

MID-CONTINENT AIRPORT 3RD ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

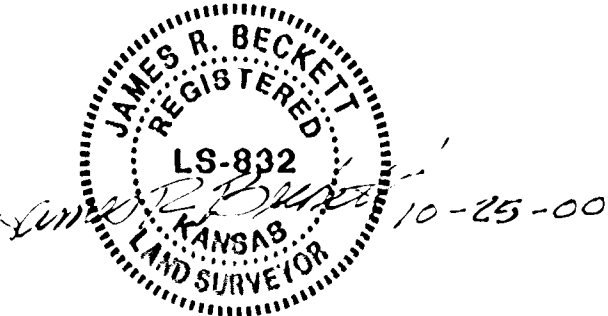
mod 11-1-00
pl of 4

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 25th DAY OF OCTOBER, 2000, WE HAVE SURVEYED AND PLATTED MID-CONTINENT AIRPORT 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND BLOCK, THE SAME BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 1 WEST AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:
THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE EAST 50 FEET FOR ROAD PURPOSES, TOGETHER WITH THE EAST 112 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE SOUTH 100 FEET THEREOF; SECTION 3, TOWNSHIP 28 SOUTH, RANGE 1 WEST, TOGETHER WITH THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 1 WEST, EXCEPT THE SOUTH 100 FEET THEREOF AND EXCEPT THE EAST 50 FEET FOR ROAD PURPOSES.

ALL PORTIONS OF PAWNEE LYING WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.



JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND BLOCK, THE SAME TO BE KNOWN AS MID-CONTINENT AIRPORT 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM HOOVER ROAD OVER AND ACROSS THE EAST LINE OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE ACCESS TO HOOVER ROAD AT FIVE LOCATIONS AS SHOWN.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNER: THE WICHITA AIRPORT AUTHORITY

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2000, BY BOB KNIGHT, MAYOR AND PAT BURNETT, CITY CLERK, OF THE CITY OF WICHITA, A MUNICIPAL CORPORATION.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF MID-CONTINENT AIRPORT 3RD ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
CHRISTOPHER S. CARRAHER

_____, SECRETARY
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2000.

TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2000.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2000.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

MID-CONTINENT AIRPORT 3RD ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

B.M. 56: City Disk 48" East and 5' South of the East 1/4
Corner, Section 34, T27S, R1W, East side of Hoover
Road, 1/2 mile South of Harry Street.
Elev. = 1297.97 N.G.V.D.

11-1-00
p2 of 4

SCALE : 1" = 100'

• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

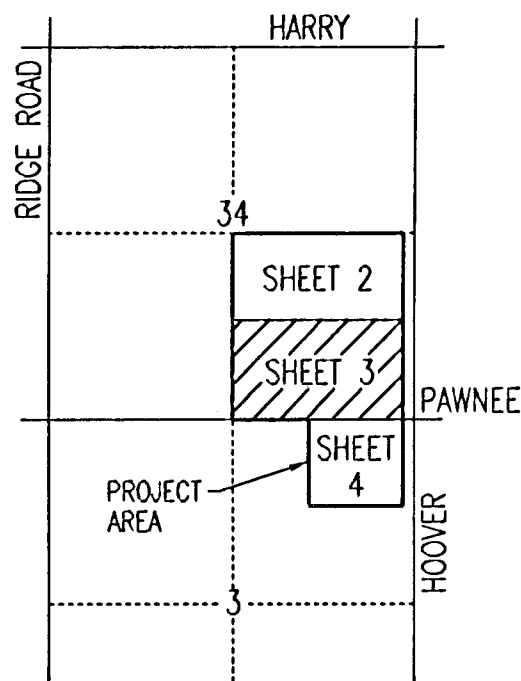
Center of Section 34,
T27S, R1W
Found 1 1/2" Iron Pipe

N01°03'35"W 2634.33'

MATCH LINE
(See Sheet 3)

SE 1/4, SECTION 34

MID-CONTINENT AIRPORT 3RD ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS



B.M. 57: RR Spike in East face Power Pole at SW Corner of Hoover
Road and Pawnee.
Elev. = 1297.04 N.G.V.D.

Revised 11-1-00
P3 of 4

SCALE : 1" = 100'

• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

(See Sheet 2)
MATCH LINE

SE 1/4, SECTION 34

①
1

Calculated S 1/4 Corner,
Section 34, T27S, R1W
No Monument Found

Calculated Northeast Corner,
NW 1/4, NE 1/4,
Section 3, T28S, R1W

Southeast Corner,
Section 34, T27S, R1W
Found 60d Nail in Thimble

MATCH LINE
(See Sheet 4)

Access Control Except 1 - Opening
1202.07'

Access Control Except 4 - Openings
2639.06'

TO WICHITA, SEDGWICK COUNTY, KANSAS

ev. = 1298.155 N.G.V.D.

4 of 4

SCALE : 1" = 100'

● = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

Calculated S 1/4 Corner,
Section 34, T27S, R1W
No Monument Found

Calculated Northeast Corner,
NW 1/4, NE 1/4,
Section 3, T28S, R1W

Southeast Corner,
Section 34, T27S, R1W
Found 60d Nail in Thimble

(See Sheet 3)
MATCH LINE

NW 1/4, NE 1/4, SECTION 3

NE 1/4, NE 1/4, SECTION 3

Calculated Southeast Corner
NW 1/4, NE 1/4,
Section 3, T28S, R1W

Southwest Corner,
NW 1/4, NE 1/4,
Section 3, T28S, R1W
Found 3/4" Bar

Southeast Corner,
E 1/4, NE 1/4,
Section 3, T28S, R1W
bound 1/2" Iron Pipe



Wichita-Sedgwick County Metropolitan Area Planning Department

June 29, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

SUB 2000-46 -- One-Step Final Plat of MID CONTINENT AIRPORT THIRD ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 29, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 23, 2000, with the following addition to Item "C":

Rand Publishing shall be notified in the event there are any changes in the drainage plan.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

June 23, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

SUB 2000-45 -- One-Step Final Plat of MID CONTINENT AIRPORT THIRD ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 22, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Municipal services are available to serve the site. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. Traffic Engineering needs to comment on the need for access controls. Distances should be shown for all segments of access control. Four openings have been approved north of Pawnee, one opening south of Pawnee.
- E. The applicant shall attempt to obtain a vacation for the north half of May Street.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

- H. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the Bond and Irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 29, 2000, at 1:15 p.m.

STAFF REPORT

(One-Step Final Plat Approved 6/22/00)

CASE NUMBER: SUB 2000-46 -- MID CONTINENT AIRPORT 3rd ADDITION

OWNER/APPLICANT: Wichita Airport Authority, Attn: Bailis Bell, Director of Airports, P.O. Box 9130, Wichita, KS 67209-0139

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: West side of Hoover, North and south sides of Pawnee

SITE SIZE: 195.94 Acres

NUMBER OF LOTS

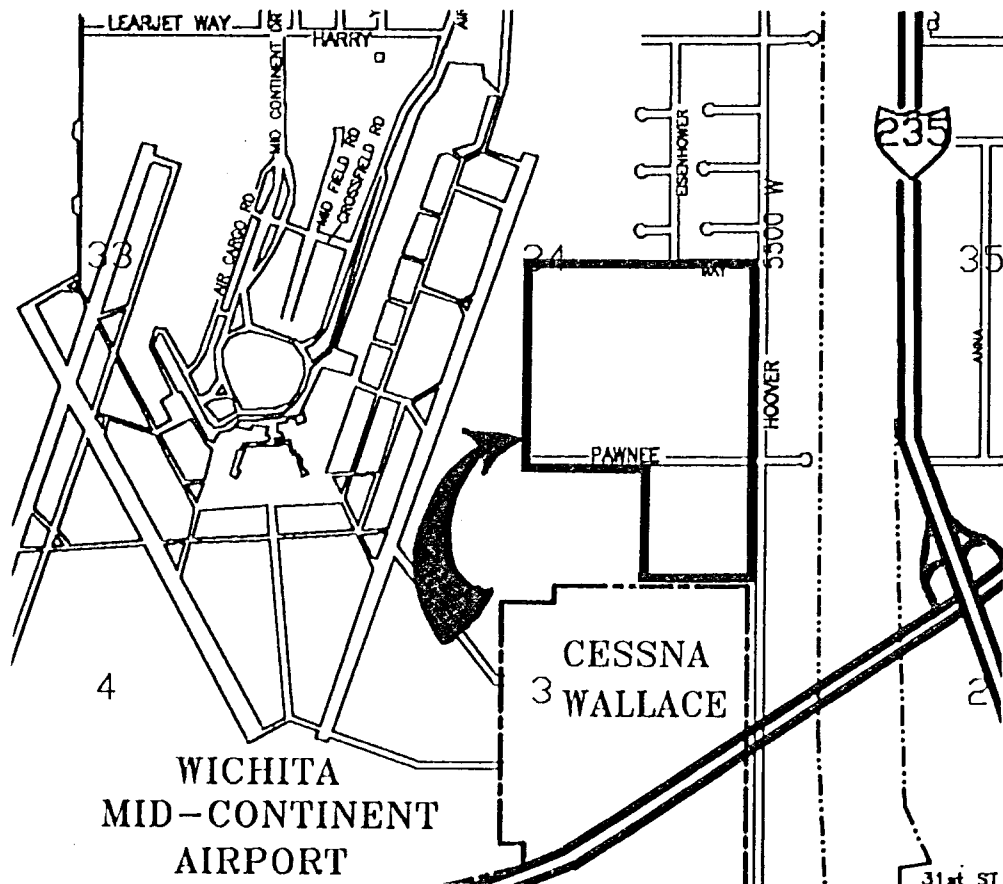
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 195.94 Acres

CURRENT ZONING: , Limited Industrial; SF-6, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: The eastern portion of this site was approved for a zone change from SF-6, Single-Family Residential to LI, Limited Industrial (Z-3303) subject to platting. The plat indicates the vacation of the portion of Pawnee lying within the plat and the vacation of May Street abutting the plat to the north.

The portion of the plat south of vacated Pawnee is located in a designated ponding area as identified by the Wichita -Valley Center Flood Control Project. The Army Corps of Engineers has been notified for their comments.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. Traffic Engineering needs to comment on the need for access controls. Distances should be shown for all segments of access control. Four openings have been approved north of Pawnee, one opening south of Pawnee.
- E. The applicant shall attempt to obtain a vacation for the north half of May Street.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management

SUB 2000-46 -- One-Step Final Plat of MID CONTINENT AIRPORT 3rd ADDITION
June 29, 2000 - Page 3

Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.