

HARRISON INDUSTRIAL ADDITION

SEDGWICK COUNTY, KANSAS

received 5-3-00
Final Tracing


State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "HARRISON INDUSTRIAL ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A tract in the SE1/4 of Sec. 20, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 49.8 feet west of the N.E. Corner of said SE1/4; thence south, 395.2 feet; thence southerly along a curve to the right having a radius of 11409 feet, to the south line of the NE1/4 of said SE1/4; thence west, along the south line of the NE1/4 of said SE1/4 to the east Right-of-way line line of the Wichita and Valley Center Chisholm Creek Diversion as condemned in Case No. A-41035; thence northerly, along said Right-of-way line to the north line of said SE1/4; thence east, along the north line of said SE1/4 to the place of beginning,
AND

A tract in the NE1/4 of Sec. 20, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 39.6 feet west of the S.E. Corner of said NE1/4; thence west, along the south line of said NE1/4 to the east Right-of-way line of the Wichita and Valley Center Chisholm Creek Diversion as condemned in Case No. A-41035; thence northerly and northeasterly, along said Right-of-way line to a point 39.6 feet west of the east line of said NE1/4; thence south to the place of beginning.

Savoy, Ruggles & Bohm, P.A.

Date 24 APRIL 2000

 Mark A. Savoy RLS #788
 Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, a Block and a Street to be known as "HARRISON INDUSTRIAL ADDITION", Sedgwick County, Kansas. A drainage plan has been developed for this plat and all drainage easements or rights-of-way shall remain at established grades, or as modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat).

L & J Investments, L.L.C.

Leslie J. Ward Member
Leslie J. Ward

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 26th day of April, 2000, by Leslie J. Ward, Member of L & J Investments, L.L.C., on behalf of the L.L.C.

Linda S. Hamby Notary Public

My App't. Exp. 12-30-03

LINDA S. HAMBY
NOTARY PUBLIC
STATE OF KANSAS

This plat of "HARRISON INDUSTRIAL ADDITION", Sedgwick County, Kansas, 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

Francis S. Garofalo Chairman
Francis S. Garofalo

Marvin S. Krbut Secretary
Marvin S. Krbut

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2000.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 2000.

_____ Chairman
Bill Hancock

_____ County Clerk
James Alford

Entered on transfer record this _____ day of _____, 2000.

_____ County Clerk
James Alford

Reviewed in accordance with K.S.A. 58-2005 on this 2nd day of May, 2000.

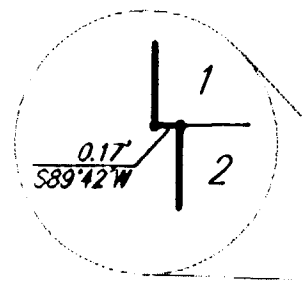
Tricia L. Robello Deputy County Surveyor
Tricia L. Robello, LS #1245
Sedgwick County Kansas

State of Kansas)
Sedgwick County) SS

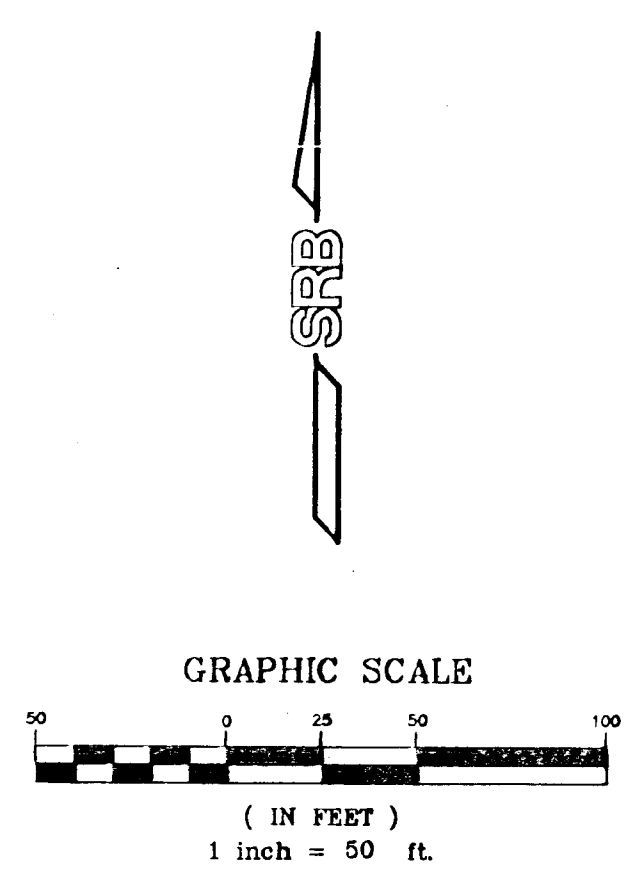
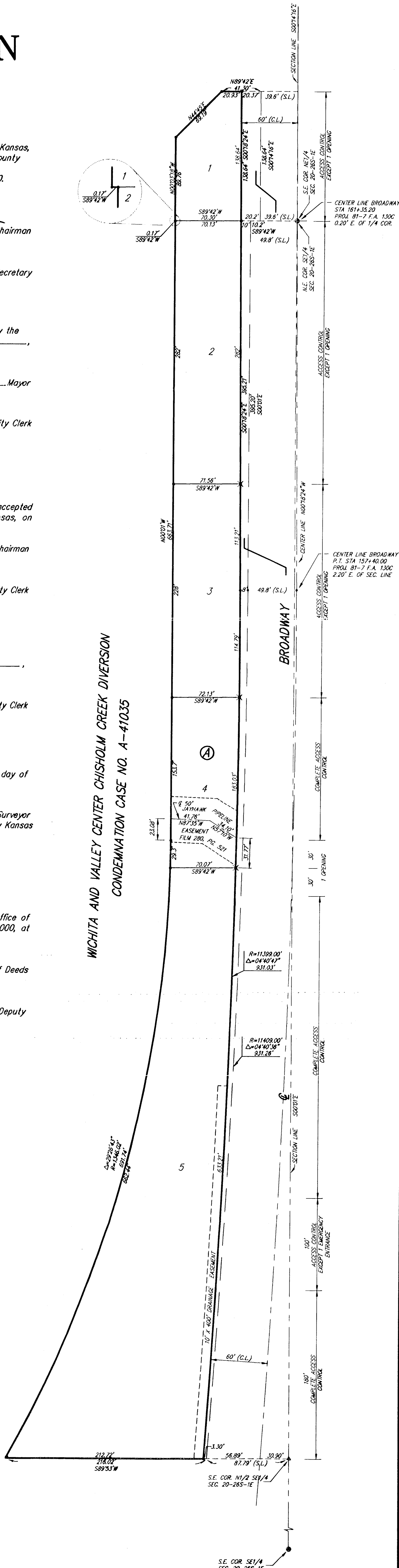
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2000, at _____ o'clock _____ M. and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire



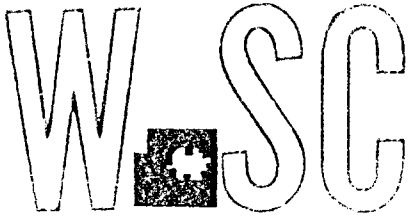
WICHITA AND VALLEY CENTER CHISHOLM CREEK DIVERSION
CONDEMNATION CASE NO. A-41035



BENCH MARK:
USCGS DISC SET IN CONCRETE PIER BR. 2060
4TH PIER FROM NORTH END, 4.0' ABOVE TRACK
ELEV.=1339.52 (NGVD)

- = SECTION CORNER (FOUND)
- = 1/4 SECTION CORNER (FOUND-BENT) RESET
- △ = 1/16 SECTION CORNER (FOUND)
- = 3/4 STEEL PIN (FOUND)
- = 1/2 REBAR W/SRB CAP (SET)
- × = MAGNETIC NAR (SET)

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 30, 2000

Darrell Leffew
6440 Tarrytown
Wichita, KS 67204

S/D 99-78 -- Final Plat of HARRISON INDUSTRIAL ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 30, 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 March 24, 2000.

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

NES:ch

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 24, 2000

Darrell Leffew
6440 Tarrytown
Wichita, KS 67204

S/D 99-78 -- Final Plat of HARRISON INDUSTRIAL ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 23, 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. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. *The Applicant proposes a storage use for the site, requiring no additional on-site sewage disposal.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. *A revised drainage plan is required. A drainage easement is needed in Lot 5.*
- D. The plat proposes five access openings along Broadway, including one joint opening between Lots 4 and 5. County Engineering has approved the access controls. The joint access opening shall be established by separate instrument.
- E. County Engineering requests the dedication of additional right-of-way. 60-ft of half-street right-of-way is required from the centerline of Broadway. .
- F. The recording data and location of the pipeline shall be included on the face of the plat.
- G. The designation of Broadway as U.S. Highway 81 shall be removed.
- H. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

- I. 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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 Release 13 version of 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. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, March 30, 2000, at 1:00 p.m.

STAFF REPORT

(Final Plat Approved 3/23/00; Preliminary Plat Approved 12/2/99)

CASE NUMBER: S/D 99-78 -- HARRISON INDUSTRIAL ADDITION

OWNER/APPLICANT: L & J Investments, L.L.C., 2452 Redbud Lane, Wichita, KS 67204

AGENT: Darrell Leffew, 6440 Tarrytown, Wichita, KS 67219-1718

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: West side of Broadway, North of 45th St. North

SITE SIZE: 3.28 Acres

NUMBER OF LOTS

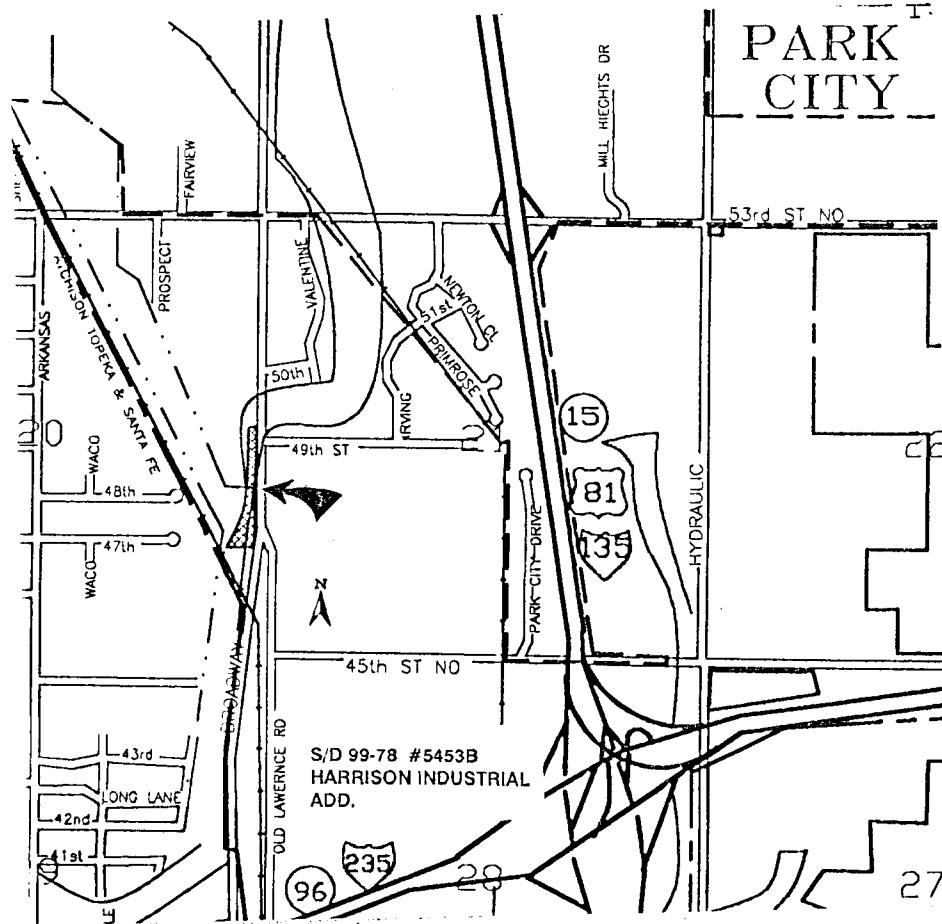
Residential:	
Office:	
Commercial:	
Industrial:	5
Total:	5

MINIMUM LOT AREA: 9,911 Sq. Ft.

CURRENT ZONING: LI, Limited Industrial
GI, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



S/D 99-78 – Final Plat of HARRISON INDUSTRIAL ADDITION
March 30, 2000 - Page 2

Note: This site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "small cities future growth" in the Wichita - Sedgwick County Comprehensive Plan. The site is located within the Park City Area of Influence and municipal water is available from Park City.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. *The Applicant proposes a storage use for the site, requiring no additional on-site sewage disposal.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. *A revised drainage plan is required. A drainage easement is needed in Lot 5.*
- D. The plat proposes five access openings along Broadway, including one joint opening between Lots 4 and 5. County Engineering has approved the access controls. The joint access opening shall be established by separate instrument.
- E. County Engineering requests the dedication of additional right-of-way. 60-ft of half-street right-of-way is required from the centerline of Broadway. .
- F. The recording data and location of the pipeline shall be included on the face of the plat.
- G. The designation of Broadway as U.S. Highway 81 shall be removed.
- H. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.

S/D 99-78 – Final Plat of HARRISON INDUSTRIAL ADDITION

March 30, 2000 - Page 3

- M. 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.

- N. 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.

- O. Perimeter closure computations shall be submitted with the final plat tracing.

- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- Q. 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.

- R. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.