



METROPOLITAN AREA PLANNING DEPARTMENT

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

January 28, 1994

Mr. Mark Savoy
Savoy, Ruggles, & Bohm, P.A.
841 South Hillside
Wichita, KS 67202

Re: S/D 94-1 - UNION STATION 2ND ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, January 27, 1994, 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 January 21, 1994.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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 and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: City of Wichita, City Manager's Office, Attn: Allen Eichacher, City Hall- 13th Floor, 455 North Main Street, Wichita, KS 67202
Mike Lindebak, City Engineer



STAFF COMMENTS:

- A. The applicant shall provide for the extension of sanitary sewer into the lot being platted.
- B. The final plat tracing shall indicate building setbacks to both Waterman and Rock Island. To be consistent with the Union Station First Addition, these setbacks shall be 15-feet to Rock Island and 30-feet to Waterman. As necessary, however, these setbacks may be platted around any areas in which a reduced setback is necessary to accommodate existing building plans (along Rock Island).
- C. The final plat tracing shall show and dedicate complete access control to Waterman.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

January 27, 1994

STAFF REPORT
(Final Plat Approved 1/20/94)

CASE NUMBER: S/D 94-1 UNION STATION SECOND ADDITION

OWNER/APPLICANT: City of Wichita, City Manager's Office, Attn: Allen Eichacher, 13th Floor - City Building, 455 North Main Street, Wichita, KS 67202

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles, & Bohm, P.A., 841 South Hillside, Wichita, KS 67211

LOCATION: Northwest corner of Rock Island and Waterman

SITE SIZE: 1.838 Acres

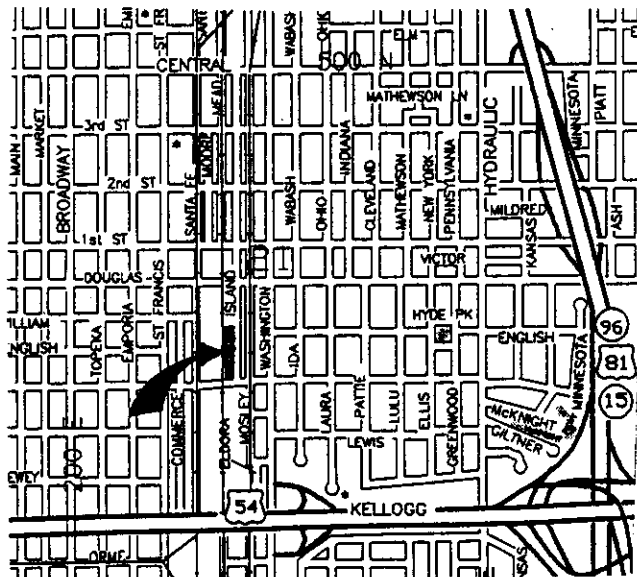
NUMBER OF LOTS

| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | |
| Industrial: | 1 |
| Total: | 1 |

MINIMUM LOT AREA: 79,404.11 sq. ft.

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



FINAL PLAT

UNION STATION SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

**OFFICE COPY
DO NOT REMOVE**

**THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11-20-94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 1-21-94**

State of Kansas) SS
Sedgwick County)

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 "UNION STATION SECOND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 5, except that portion described as beginning at the northeast corner of said Lot 5, thence S 0 degrees 00' E along the East line of said Lot 5, 8.36 feet; thence S 89 degrees 54'35" W, 125 feet; thence North 0 degrees 00' East along the West line of said Lot 5, 8.41 feet to the Northwest corner of said Lot 5; thence N 89 degrees 56' E along the North line of said Lot 5, 125 feet to the point of beginning and all of Lots 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, and 51, on Rock Island Avenue, in the Rock Island Addition to Wichita, Sedgwick County, Kansas. And a tract in the Southwest quarter of Section 21, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Commencing at a point 660 feet west and 114 feet South of the Northeast Corner of said Southwest Quarter, said point being the Northwest Corner of Lot 19, W. B. Smith's Addition to Wichita, Kansas; thence S 0 degrees 00' E parallel to the East line of said Southwest Quarter, 447.02 feet to a point of beginning, said point of beginning being a point on the West line of Rock Island Second Addition to Wichita, Kansas; thence S 0 degrees 00' E along said West line of said Rock Island Second Addition and along the West line of Rock Island Addition to Wichita, Kansas, 586.81 feet; thence N 89 degrees 57'35" W, 18.12 feet; thence N 0 degrees 02'25" E, 251.69 feet; thence N 5 degrees 57'34" E, 143.12 feet; thence N 0 degrees 01'21" W, 192.55 feet; thence N 89 degrees 56' E, 3.22 feet to the point of beginning; except a tract in the Southwest Quarter of Section 21, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as commencing at a point 660 feet West and 114 feet South of the Northeast Corner of said Southwest Quarter, said point being the Northwest Corner of Lot 19, W. B. Smith's Addition to Wichita, Kansas; thence S 0 degrees 00' E parallel to the East Line of said Southwest Quarter, 447.02 feet to a point of beginning, said point of beginning being a point on the West Line of Rock Island Second Addition to Wichita, Kansas; thence S 0 degrees 00' E along said West line of said Rock Island Second Addition and along the West line of said Rock Island Addition to Wichita, Kansas, 162.89 feet to a point 8.41 feet South of the Northwest Corner of Lot 5 on Rock Island Avenue, Rock Island Addition to Wichita, Sedgwick County, Kansas; thence S 89 degrees 54'35" W, 3.10 feet; thence N 0 degrees 02'21" W, 162.90 feet; thence N 89 degrees 56' E, 3.22 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of KSA 12-512(b).

All being situated in the SW1/4 of Sec. 21, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Savoy, Ruggles & Bohm, P.A.

Date _____
Mark A. Savoy _____ 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 and Streets to be known as "UNION STATION SECOND ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public.

The City of Wichita, Kansas

Elma Broadfoot _____ Mayor

Pat Burnett _____ City Clerk

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 1994, by Elma Broadfoot, Mayor and Pat Burnett, City Clerk of the City of Wichita, Kansas, on behalf of the City of Wichita, Kansas.

Notary Public

My App't. Exp. _____

This plat of "UNION STATION SECOND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1994.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James D. _____ Chairman

Marvin S. Krut _____ Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1994.

Elma Broadfoot _____ Mayor

Pat Burnett _____ City Clerk

Entered on transfer record this _____ day of _____, 1994.

Susan E. Crockett-Sheen _____ County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1994, at _____ o'clock _____ M. and is duly recorded.

Pat Kettler _____ Register of Deeds

Ed Resa _____ Deputy

