

N.W.Cor.,N.E.1/4, Sec.2, TWP 28-S, R-1W rather than the N 1/4 Cor. etc.

- G. On the final plat tracing, it also appears that Line 11 of the legal description should include the word "thence" south at right angles to the North line....
- H. As indicated by City Engineering, since a portion of this site is draining to K-42, a drainage plan shall be submitted to KDOT for their review. A letter shall be provided from KDOT indicating that they are willing to accept any such drainage from this site.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

December 16, 1993

STAFF REPORT

(Final Plat Approved December 9, 1993)

CASE NUMBER: S/D 93-72 HALL INDUSTRIAL ADDITION

OWNER/APPLICANT: Scott C. Hall, 820 N. Central, Harper, KS 67058

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West of West Street on the north side of K-42

SITE SIZE: 9.46 Acres

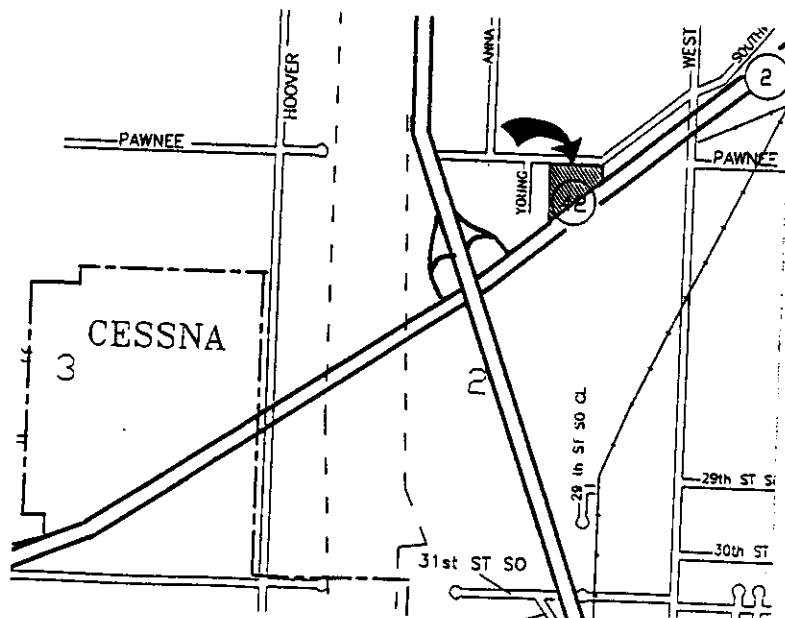
NUMBER OF LOTS

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

MINIMUM LOT AREA: 9.46 Acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

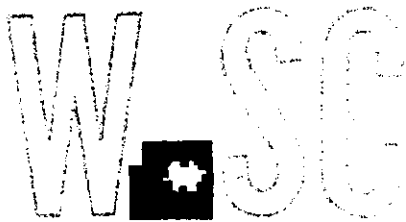
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The Subdivision Committee/MAPC recommends waiver of any paving or petition requirements for Pawnee at this time. But instead requires the submittal of an affidavit or agreement indicating the applicant's or subsequent property owners obligation to participate in any future guarantees requested for paving Pawnee at this location. This affidavit/agreement shall be submitted to Planning with the final plat tracing and approval of the plat will be contingent on the City Council's acceptance of such document instead of an acceptable guarantee.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Industrial streets are required to be platted with 70-foot rights-of-way. Since only 30-feet has been provided from this side of Pawnee, the final plat tracing shall dedicate an additional 5-feet of right-of-way. This shall be noted both on the face of the plat and within the plat's text.
- E. Since Pawnee is not an arterial street at this location, access controls need not be dedicated. The final plat may therefore be amended to eliminate any such dedication.

As requested by Traffic Engineering, complete access control shall be shown across this plat's south line to K-42 (Drive). From the southwest corner, 100 feet of complete access control shall be extended eastward and also complete access control shall be indicated from the drive at the east line of the plat, southward along the curve (S.E. corner) to the drive along the plat's south line. The plat's text shall also note this access control.

The face of the plat shall also note that except for the present connection from K-42 to the drive (at this plat's southwest corner) that there is no access between K-42 and the drive adjacent to this site.

- F. On the final plat tracing the tie point reference to the section corner, to the west of this site, would appear to be properly indicated as the

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 17, 1993

Mr. Phil Meyer
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 93 - 72 - HALL INDUSTRIAL ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on December 16, 1993, 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 December 10, 1993.

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,

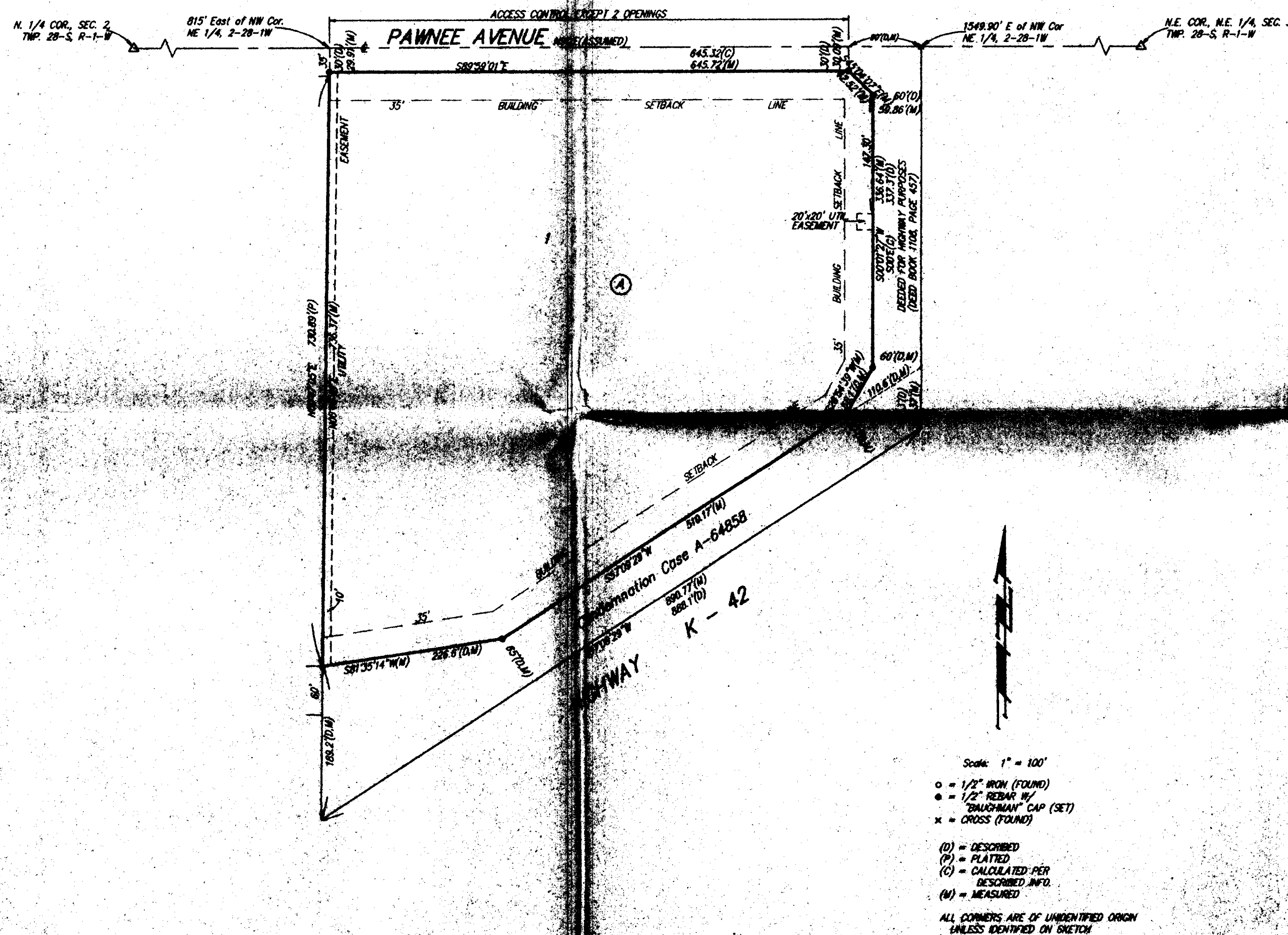
Don Losew
Senior Planner

DL:rh

cc: Scott C. Hall, 820 N. Central, Harper, KS 67058
Sam Mobley, 420 S. Ridge Road, Wichita, KS 67209
Mike Lindebak, City Engineer

HALL INDUSTRIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company P.A., Surveyors in
County of Sedgwick) do hereby certify that we have surveyed
and platted "HALL INDUSTRIAL ADDITION" to Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit
of the property surveyed, and described as follows: A tract in the
Northeast Quarter of Section 2, Township 28 South, Range 1 West of
the Sixth Principal Meridian, Sedgwick County, Kansas, described as
follows: Beginning 815 feet east of the Northwest corner of said
Northeast Quarter, being the Northeast corner of Vanderhoff Gardens;
thence east along the North line of said Northeast Quarter, 734.9 feet;
south at right angles to the North line of said Section, to Northwest
right-of-way line of Highway #42 as condemned in Case 101403; thence
southwesterly along Northwest right-of-way line of said Highway to the
Southeast corner of Vanderhoff Gardens; thence north along the East line
of Vanderhoff Gardens, 955.19 feet more or less, to point of beginning;
EXCEPT the north 30 feet for road, AND EXCEPT a tract of land for
highway right-of-way in the Northeast Quarter of Section 2, Township 28
South, Range 1 West described as follows: Beginning at a point on the
present Northwest right-of-way line of Highway K-42, said point being
875.1 feet Southwesterly from the North line of said Quarter Section as
measured along said right-of-way line; thence Southwesterly along said
right-of-way line, 888.1 feet; thence North 189.2 feet; thence Easterly
226.6 feet to a point 65.0 feet Northwesterly at right angles from said
right-of-way line; thence Northeasterly parallel to said right-of-way line
to a point 77.3 feet North of the place of beginning; thence South 77.3 feet
to the place of beginning; AND EXCEPT a tract of land in the Northeast
Quarter of Section 2, Township 28 South, Range 1 West described as follows:
Beginning at a point on the North line, 1549.9 feet East of the Northwest
corner of said Quarter Section; thence South 396.4 feet to the present
Northwesterly right-of-way line of Highway K-42; thence Southwesterly along
said right-of-way line 110.6 feet; thence Northeasterly 68.1 feet to a point
60 feet West of said South course; thence North 337.3 feet; thence North-
westerly to a point on the South right-of-way line of the public road, 30.0
feet South and 90.0 feet West of the place of beginning; thence North,
30.0 feet to the North line of said Quarter Section; thence East 90.0 feet
along said North line of the place of beginning.

Date _____

Baughman Company, P.A.

Gregory F. Saverns

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into a lot and a block to be known as
"HALL INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas. The
utility easements are hereby granted as indicated for the construction
and maintenance of all public utilities. All abutters rights of access
to and from Pawnee Avenue over and across the north line of Lot 1,
Block A, are hereby granted to the City of Wichita, Kansas provided,
however, that Lot 1, Block A, shall have access to Pawnee Avenue
at two locations as shall be determined by the City Engineer of the
City of Wichita, Kansas.

Scott C. Hall

Lindsey M. Hall

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me this _____ day of _____, 199____, by Scott C. Hall and
Lindsey M. Hall, husband and wife.

My App't Exp. _____ Notary Public

We, the undersigned, holders of a mortgage
on the above described property do hereby consent to this plat of
"HALL INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas.

The First National Bank of Anthony

(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Johnson County) fore me this _____ day of _____, 199____, by _____
of The First National Bank of Anthony, on behalf of the bank.
(Title)

My App't Exp. _____ Notary Public

This plat of "HALL INDUSTRIAL 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 _____, 199____,
Wichita-Sedgwick County Metropolitan Area Planning Commission.

James D. Miner

Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 199____.

Elma Broadfoot

Pat Burnett

Entered on transfer record this _____ day
of _____, 199____.

Susan E. Crockett-Spoon

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 199____, at _____ o'clock _____ M; and is duly
recorded.

Pat Kettler

Ed Resa