

**S/D 94-49 I-135 Power Center Final Plat**  
**August 25, 1994 - Page 3**

- K. 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.**
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).**
- M. Recording of the plat within 30 days after approval by the City Council.**

METROPOLITAN AREA PLANNING COMMISSION

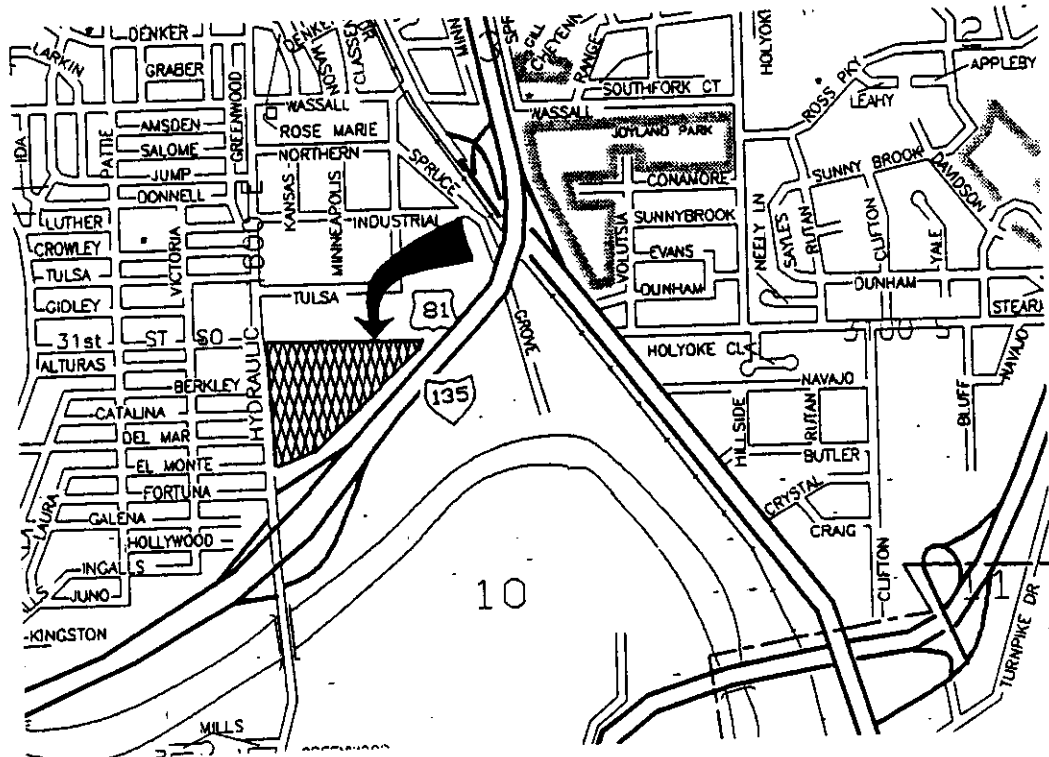
August 25, 1994

STAFF REPORT

(Final Plat Approved 8/18/94, Preliminary Plat Approved 7/21/94)

- CASE NUMBER: S/D 94-49 I-135 POWER CENTER
- OWNER/APPLICANT: John E. Dugan, R. R. 1, Box 37, Clearwater, Ks 67026
- AGENT: Christian Ablah, 8343 East 32nd Street - Suite 150, Wichita, KS 67226
- CONTRACT PURCHASER: Tom Boyd, 128 S. Dellrose, Wichita, KS 67218
- SURVEYOR/ENGINEER: Kaw Valley Engineering, Inc., 2319 N. Jackson, Junction City, KS 66441
- LOCATION: Northeast corner of I-135 and Hydraulic Avenue
- SITE SIZE: 38.46 Acres
- NUMBER OF LOTS
  - Residential:
  - Office:
  - Commercial:
  - Industrial: 5
  - Total: 5
- MINIMUM LOT AREA: .51 Acre
- CURRENT ZONING: "E" Light Industrial

VICINITY MAP:

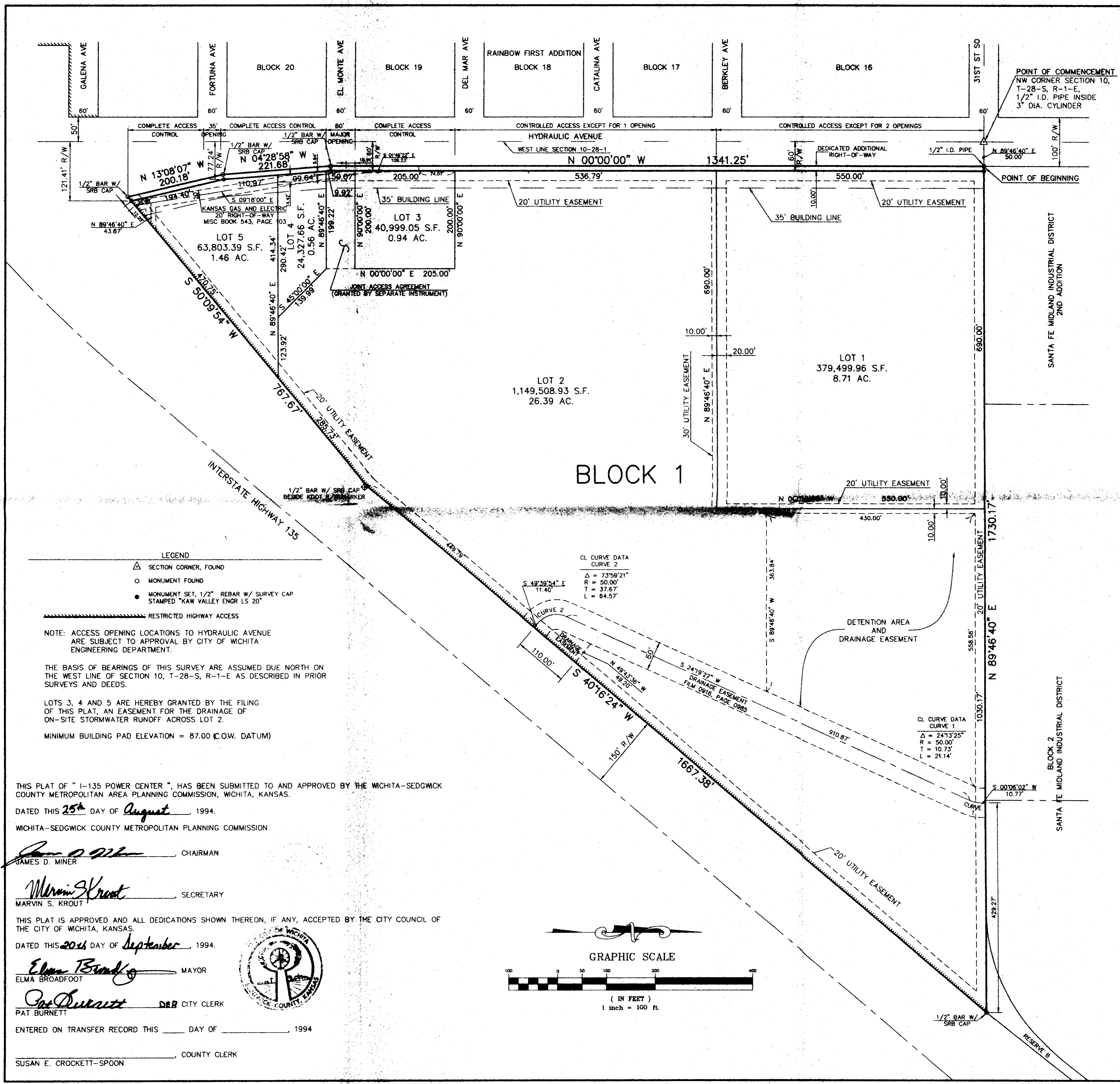


**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Sewer service will require a lift station.
- B. Prior to scheduling this plat for City Council approval, the applicant's agent shall submit to City Engineering all drainage information necessary for complete review of this plat. Lots 1 and 2 will need a minimum pad elevation (to be determined by City Engineering). The drainage easement(s) may need to be expanded if an open ditch is proposed. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Since the drainage concept requires certain drainage improvements within KDOT right-of-way, the applicant shall obtain a letter of approval from KDOT.
- D. The following access controls to Hydraulic shall be shown on the final plat tracing and dedicated in the plattor's text:
  - a) Complete access control from Lot 5 except for one opening (35 feet wide) to align with Fortuna Avenue;
  - b) Complete access control from Lots 4, 3 and that portion of Lot 2 between Lots 4 and 3, except for one major opening (60 feet wide) to align with El Monte Avenue;
  - c) Access control except for one opening from the north 536.79 feet of Lot 2;
  - d) Access control except for two openings from Lot 1.
- E. A joint access easement shall be granted by separate instrument for the major opening which is to be shared by multiple lots. The boundaries of this easement shall be shown on the final plat tracing. The document shall be submitted to the Planning Department for review and approval and for recording with the plat.
- F. The 10 feet of additional right-of-way being dedicated on Hydraulic for a decel lane shall continue to the south line of the plat. The applicant shall guarantee construction of a decel lane adjacent to Lots 5, 4, 3 and 2.
- G. The applicant shall guarantee construction of a left-turn lane to serve the major entrance south of Lot 3.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. On the final plat tracing, the plattor's text shall be amended to note that the site is also being platted for street(s) and such street(s) are dedicated to and for the use of the public. Also, the text shall note that the access opening locations to Hydraulic are subject to approval by City Engineering.
- J. As indicated by this site's platting binder, a mortgage is held on this plat by American National Bank of Wichita. The final plat tracing shall either include this party as a signer on the plat or proof that this mortgage has been released shall be provided.



As approved by WCC



I, JOHN L. SHEETS, A CIVIL ENGINEER AND REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF "1-135 POWER CENTER AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A BLOCK, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED HEREIN:

A TRACT OF LAND LOCATED IN A PART OF GOVERNMENT LOTS 2 AND 3, SECTION 10, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE N 89°46'40" E ON THE NORTH LINE OF SAID SECTION 10 A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HYDRAULIC AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SANTA FE MIDLAND INDUSTRIAL DISTRICT 2ND ADDITION TO WICHITA, KANSAS, AND BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N 89°46'40" E ON THE NORTH LINE OF SAID SECTION 10 A DISTANCE OF 1730.17 FEET TO THE SOUTHEAST CORNER OF RESERVE B, BLOCK 2, SANTA FE MIDLAND INDUSTRIAL DISTRICT, AN ADDITION TO WICHITA, KANSAS, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 135; THENCE S 40°16'24" W ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1667.38 FEET; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, S 50°09'54" W A DISTANCE OF 767.67 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 135 WITH THE EAST RIGHT-OF-WAY LINE OF HYDRAULIC AVENUE; THENCE N 13°08'07" W ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 200.18 FEET; THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY LINE, N 04°28'58" W A DISTANCE OF 221.68 FEET; THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY LINE, N 00°00'00" E A DISTANCE OF 1341.25 FEET TO THE POINT OF BEGINNING, CONTAINS 38.47 ACRES, MORE OR LESS. SAID DESCRIBED TRACT ALSO BEING THE SAME AS DESCRIBED ON FILM 1367, PAGE 1507 IN THE OFFICE OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS.

I HEREBY CERTIFY THAT THE DETAILS OF THIS PLAT, ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS 1ST DAY OF SEPT. 1994.

John L. Sheets  
 JOHN L. SHEETS, P.E., R.L.S. NO. 583  
 KAW VALLEY ENGINEERING, INC.  
 PO BOX 1304, 2319 NORTH JACKSON  
 JUNCTION CITY, KANSAS 66441

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED PROPERTY OWNER OF THE LAND AS ABOVE SET FORTH IN THE CIVIL ENGINEER'S AND REGISTERED LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND STREET, THE SAME TO BE KNOWN AS "1-135 POWER CENTER", AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS. THE STREET IS DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY GRANTED TO THE CITY. ALL ABUTTERS RIGHT TO ACCESS TO OR FROM HYDRAULIC AVENUE OVER AND ACROSS THE WEST LINE OF I-135 POWER CENTER, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE 2 OPENINGS AS INDICATED ON THE FACE OF THE PLAT, LOT 2 SHALL HAVE 2 OPENINGS AS INDICATED ON THE FACE OF THE PLAT, AND LOT 5 SHALL HAVE 1 OPENING AS INDICATED ON THE FACE OF THE PLAT. A CROSS LOT JOINT ACCESS AGREEMENT FOR LOTS 2, 3 AND 4 IS GRANTED ON FILM 1475, PAGE 1670.

K.C.B.B., INC.  
 THOMAS W. BOYD, PRESIDENT

STATE OF KANSAS }  
 SEDGWICK COUNTY }

BE IT REMEMBERED, THAT ON THIS 25th DAY OF August, 1994, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID CAME THOMAS W. BOYD, PRESIDENT OF K.C.B.B., INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, HE READ AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

TERESA J. ROUSHKOLB, NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 1/30/97

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE AMERICAN NATIONAL BANK OF WICHITA, AS MORTGAGE HOLDER OF THE LAND AS ABOVE SET FORTH IN THE CIVIL ENGINEER'S AND REGISTERED LAND SURVEYOR'S CERTIFICATE, DO HEREBY CONSENT TO THE PLATTING OF THE SAME TO BE KNOWN AS "1-135 POWER CENTER", AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

H.C. Stalker  
 AMERICAN NATIONAL BANK OF WICHITA  
 H.C. STALKER, VICE PRESIDENT OF REAL ESTATE

STATE OF KANSAS }  
 SEDGWICK COUNTY }

BE IT REMEMBERED, THAT ON THIS 26th DAY OF September, 1994, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID CAME H.C. STALKER, VICE PRESIDENT OF REAL ESTATE FOR THE AMERICAN NATIONAL BANK OF WICHITA, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

TERESA J. ROUSHKOLB, NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 1/30/97

STATE OF KANSAS }  
 SEDGWICK COUNTY }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ A.M.--P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1994.

PAT KETTLER REGISTER OF DEEDS  
 ED RESA DEPUTY

FINAL PLAT  
**1-135 POWER CENTER**  
 AN ADDITION TO THE CITY OF WICHITA,  
 SEDGWICK COUNTY, KANSAS

- LEGEND
- △ SECTION CORNER, FOUND
  - MONUMENT FOUND
  - MONUMENT SET, 1/2" REBAR W/ SURVEY CAP STAMPED "KAW VALLEY ENGR LS 20"

NOTE: ACCESS OPENING LOCATIONS TO HYDRAULIC AVENUE ARE SUBJECT TO APPROVAL BY CITY OF WICHITA ENGINEERING DEPARTMENT.

THE BASIS OF BEARINGS OF THIS SURVEY ARE ASSUMED DUE NORTH ON THE WEST LINE OF SECTION 10, T-28-S, R-1-E AS DESCRIBED IN PRIOR SURVEYS AND DEEDS.

LOTS 3, 4 AND 5 ARE HEREBY GRANTED BY THE FILING OF THIS PLAT, AN EASEMENT FOR THE DRAINAGE OF ON-SITE STORMWATER RUNOFF ACROSS LOT 2.

MINIMUM BUILDING PAD ELEVATION = 87.00 (C.O.W. DATUM)

THIS PLAT OF "1-135 POWER CENTER", HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 25th DAY OF August, 1994.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

James D. Miner CHAIRMAN  
 JAMES D. MINER

Marvin S. Krout SECRETARY  
 MARVIN S. KROUT

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN THEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS.

DATED THIS 26th DAY OF September, 1994.

Elma Broadfoot MAYOR  
 ELMA BROADFOOT

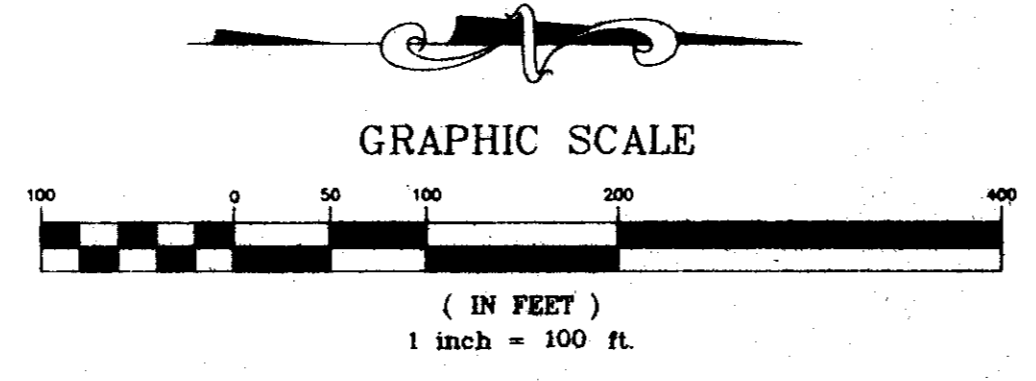
Pat Burnett DEB CITY CLERK  
 PAT BURNETT

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1994

Susan E. Crockett-Spoon COUNTY CLERK  
 SUSAN E. CROCKETT-SPOON

CL CURVE DATA  
 CURVE 2  
 Δ = 73°58'21"  
 R = 50.00'  
 T = 37.67'  
 L = 64.37'

CL CURVE DATA  
 CURVE 1  
 Δ = 24°13'25"  
 R = 50.00'  
 T = 10.73'  
 L = 21.14'



NO.	DATE	REVISION	BY

P.O. BOX 1304  
 2319 NORTH JACKSON  
 JUNCTION CITY, KANSAS 66441  
 (813) 762-3040  
 FAX 913-762-7744

**KAW VALLEY ENGINEERING, INC.**

122 N.W. PARKWAY  
 RIVERSIDE, MISSOURI 64150  
 (816) 987-5033  
 FAX 816-587-0126

PROJ. NO. 94-1588  
 DATE AUG. 30, 1994  
 DESIGNER LDB  
 DRAWN BY DBA  
 CHECKED BY  
 I 1598PLAT1  
 SHEET 1 OF 1