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DO NOT REMOVE

FINAL PLAT

FINAL PLAT

MACHINISTS UNION ADDITION SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed
and platted "MACHINISTS UNION ADDITION", Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed described as being a tract in Government Lot 1, in
the N.W. 1/4 of Sec. 14, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick
County, Kansas, described as commencing at the intersection of the
north line of said Government Lot 1 and the centerline of the Atchison,
Topeka, and Santa Fe Railroad right-of-way, thence N90°W along
the north line of said Government Lot 1, 50.78 feet to the intersection
of the westerly line of said Railroad right-of-way, being 50 feet westerly
of said centerline as measured perpendicularly, for a place of beginning;
thence continuing N90°W along the north line of said Government
Lot 1, 99.22 feet; thence S100°15'0"E parallel with the centerline of
said Railroad right-of-way, 127.02 feet to the south line of MacArthur
Road as recorded in Film 1263, Page 1248; thence N89°37'W along the
south line of said MacArthur Road, 158.6 feet; thence N77°36'46"W
along the south line of said MacArthur Road, 177.01 feet; thence S18°39'09"W
along road right-of-way as divided in Film 341, Page 489, 132.64 feet
to a point on the east right-of-way line of a 60 foot road (Misc. 307,
Page 577 & 578) being described as the west 60 feet of the east 787.7
feet of Government Lot 1; thence S00°32'43"W along the east line of
said 60 foot road, 867.04 feet to the northernmost point of a dedication
(Film 369, Page 1009); thence S02°42'57"E along the east line of said
dedication, 284.91 feet to the south line of Government Lot 1 in said
Sec. 14; thence S89°51'31"E along the south line of said Government
Lot 1, 672.69 feet to the westerly right-of-way line of said Atchison,
Topeka, and Santa Fe Railroad; thence N100°15'0"W, 1350.31 feet to the
place of beginning.

All being situated in the NW 1/4 of Sec. 14, Twp. 28-S, R-1-E of
the 6th P.M., Sedgwick County, Kansas.
Existing public easements and dedications being vacated by
virtue of KSA 12-512(b).

Baughman Company, P.A.

Date _____

William L. Korber
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, a Street, and a Reserve
to be known as "MACHINISTS UNION ADDITION", Sedgwick County, Kansas.
Reserve "A" is hereby reserved for open space, landscaping, and drainage
purposes. Reserve "A" shall be owned and maintained by the owner of
Lot 1, Block A. The utility easements are hereby granted as indicated
for the construction and maintenance of all public utilities. The streets
are hereby dedicated to and for the use of the public. All abutters rights
of access to and from MacArthur Road over and across the north line
of Lots 1, 2, and 3, Block A, are hereby granted to the appropriate governing
body. All abutters rights of access to and from Englewood Street over and
across the west line of Lot 3, Block A, except the north 30 feet thereof
and except the south 15 feet thereof, and over and across the west
line of Lot 4, Block A, except the north 15 feet thereof, and over and
across the west line of Lot 1, Block A, and over and across the west
line of Reserve A are hereby granted to the appropriate governing body.

International Association of Machinists & Aerospace Workers AFL-CIO,
Aero Lodge No. 834

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

Bank IV Kansas, N.A.

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/2/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9-3-93

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me this _____ day of _____, 1993, by _____
(Title) of Bank IV Kansas, N.A., on behalf of the bank.

Notary Public
My App't Exp. _____

This plat of "MACHINISTS UNION 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 _____, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman

Secretary
Marvin S. Krout

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me this _____ day of _____, 1993, by _____
(Title) of the International Association of Machinists & Aerospace
Workers AFL-CIO, Aero Lodge No. 834, on behalf of the association.

Notary Public
My App't Exp. _____

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1993.

Elma Broadfoot
Mayor

Deputy City Clerk
Pat Burnett

This plat approved and all dedications shown
hereon accepted by the Board of County Commissioners of Sedgwick
County, Kansas, this _____ day of _____, 1993.

Chairman
Mark F. Schroeder

Chairman Pro-Tem
Billy O. McCray

Commissioner
Betsy Galt

Commissioner
Paul W. Hancock

Commissioner
Tom Winters

County Clerk
Susan E. Crockett-Spoon

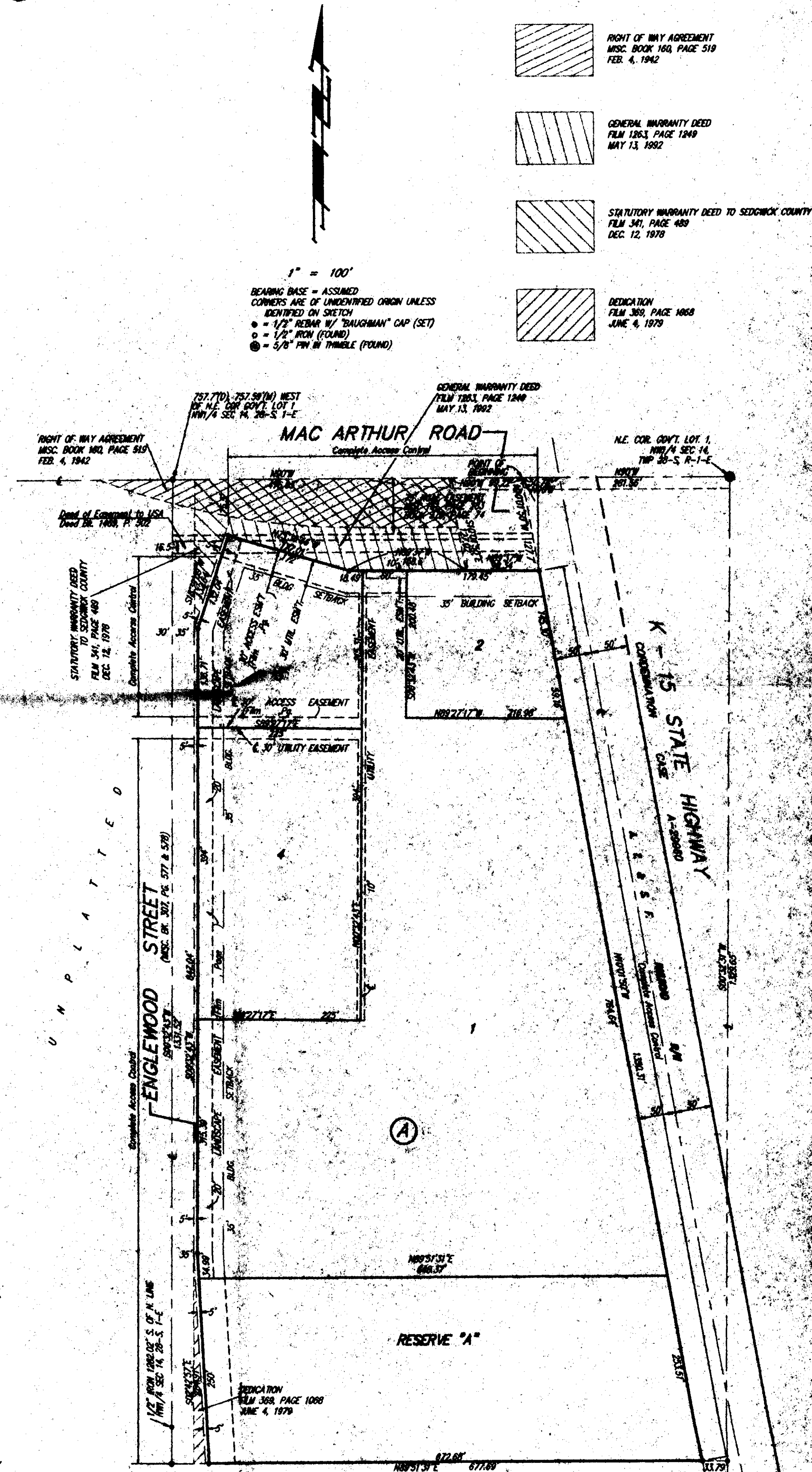
Entered on transfer record this _____ day
1993.

County Clerk
Susan E. Crockett-Spoon

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed in the office of the Register of Deeds, this _____ day
of _____, 1993, at _____ o'clock _____ M.; and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa





METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 10, 1993

Baughman Company
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 93-33 - MACHINIST'S UNION ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on September 9, 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 September 3, 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,

DL/BGP
Don Losew
Senior Planner

DL:rh

cc: Machinist's Union, 3917 E. MacArthur Road, Wichita, KS 67210
Mike Lindebak, City Engineer

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September 9, 1993

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

METROPOLITAN AREA PLANNING COMMISSION

September 9, 1993

STAFF REPORT

(Final Plat Approved 9/2/93, Preliminary Plat Approved 6/10/93)

CASE NUMBER: S/D 93-33 - MACHINIST'S UNION ADDITION

OWNER/APPLICANT: Machinist Union, 3917 E. MacArthur Road,
Wichita, KS 67210

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

LOCATION: Southeast corner of MacArthur and Englewood (west of
K-15)

SITE SIZE: 16.14 Acres

NUMBER OF LOTS

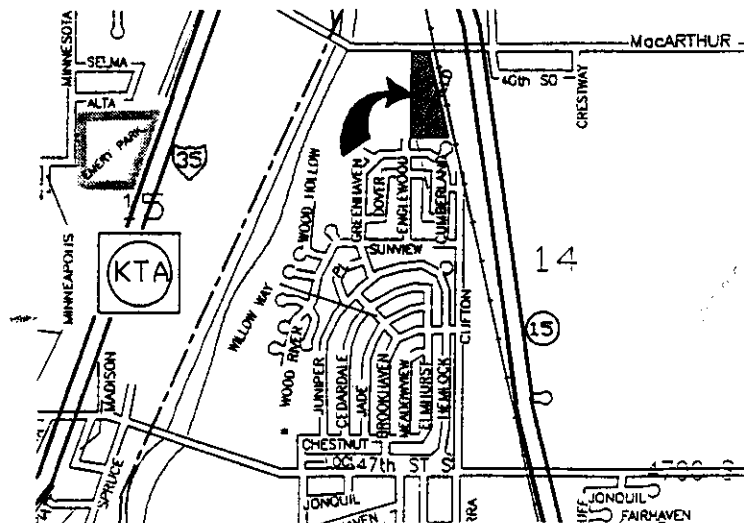
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 0.91 Acres

CURRENT ZONING: "LC" and "R-1"

PROPOSED ZONING: "C" (SCZ-0647)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall provide for the extension of water in Englewood, along the west line of this plat.
- B. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- C. Both a municipal sanitary sewer line (from Oaklawn) and a private Boeing sanitary sewer line are adjacent to this site. Since sanitary sewer service would be expected to be provided from one or both of these lines, the applicant shall submit a letter or letters from Oaklawn and Boeing indicating arrangements have been made to extend service from/to these sanitary sewer lines.
- D. As indicated by the approved zone change, the applicant is to guarantee the paving of Englewood to an urban curb and gutter standard from MacArthur Road to the southernmost access to the site along Englewood (northern portion of Lot 4).
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the paving guarantee.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. This plat is indicating various "private" access easements. These easements need to be created by separate instrument which are then recorded by the applicant so that the recording information can be shown on the final plat tracing. Copies of these recorded easements need to be submitted to Planning for the plat file. The applicant is advised that such easements should clearly indicate who will benefit from the easement, who or how access will be maintained, and that no blockage of the easement will be allowed.

In particular for Lots 1 and 2, since the indicated access controls do not allow direct access to a public street, the access easement between Lots 3 and 4 shall clearly indicate that these lots (1 and 2) are being provided access by this easement. It is recommended that this easement be shown as actually crossing

Lot 1 and extending to Lot 2.

- H. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- I. The final plat tracing shall clearly indicate those Reserves being platted for drainage purposes.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. In terms of the 20-foot landscape area required by the zone case along this plat's west line, this area shall be platted as a Reserve. The purpose of this Reserve shall be clearly indicated on the plat and in the plat's text, noting: what will be installed for landscaping; who will be responsible for the initial installation; who will be responsible for maintenance of the landscaping and any rights of the adjoining property owners for entering onto the Reserve for purposes of installing or maintaining the landscaping or in any other way using this Reserve.
- L. If any drainage from this site is directed to the AT&SF R.R. right-of-way, a letter shall be provided from this railroad indicating their willingness to accept this drainage.
- M. The applicant shall submit an avigational easement covering all of 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.
- N. As indicated by the platting binder, a mortgage is being held on this site by the Dolese Bros. Company. This party shall either be shown as signing the final plat tracing or proof that the mortgage has been released shall be provided before the tracing is released for recording.
- O. 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.