

29TH STREET SUBSTATION ADDITION TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/10/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12-11-92

OFFICE COPY
DO NOT REMOVE

N.W. CORNER, S.E. 1/4
SEC. 34, T26S, R2E
OF THE 6TH P.M.

FINAL PLAT

SCALE: 1"=20'
O = 3/4" IRON SET

B.M. - RAILROAD SPIKE IN WEST FACE OF EAST
POLE ON 2 POLE HIGH LINE STRUCTURE
87' EAST AND 76' SOUTH OF SOUTH
1/4 CORNER SEC. 34, T26S, R2E.
ELEV. = 1406.88

LOT 1
BLOCK 1

35' Building Setback Line

N90°00'00"W 140.00'

29TH STREET NORTH

ACCESS CONTROL EXCEPT (2) TWO OPENINGS

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE
AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF
_____, 1992, I HAVE CAUSED TO BE SURVEYED AND
PLATTED 29TH STREET SUBSTATION ADDITION TO SEDGWICK COUNTY, KANSAS
INTO A LOT, A BLOCK AND A STREET, THE SAME BEING DESCRIBED AS:
THE SOUTH 438 FEET OF THE WEST 140 FEET OF THE WEST HALF OF THE
SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF
THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

MICHAEL W. BERRY R.L.S. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE,
HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK,
AND A STREET, THE SAME TO BE KNOWN AS 29TH STREET SUBSTATION ADDITION,
TO SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR
THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM
29TH STREET NORTH OVER AND ACROSS THE SOUTH LINE OF LOT 1, BLOCK 1,
AND HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED
HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO 29TH STREET NORTH
AT (2) TWO LOCATIONS, SAID LOCATIONS TO BE DESIGNATED BY THE
APPROPRIATE GOVERNING BODY.

OWNER: KANSAS GAS AND ELECTRIC COMPANY

BY: _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1993,
BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
_____, OF KANSAS GAS AND
ELECTRIC COMPANY TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED
THE EXECUTION OF SAME; FOR AND ON BEHALF AND AS THE ACT AND DEED OF
SAID COMPANY, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND
AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE HOLDER OF A
MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE
PLATTING OF 29TH STREET SUBSTATION ADDITION TO SEDGWICK COUNTY,
KANSAS.

TRUST OFFICER _____ INDIVIDUAL TRUSTEE _____

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____
A.D., BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC WITHIN
AND FOR THE COUNTY AND STATE AFORESAID, CAME
_____, A TRUST OFFICER OF MORGAN GUARANTY TRUST COMPANY OF
NEW YORK, A CORPORATION, DULY ORGANIZED, INCORPORATED AND EXISTING
UNDER THE LAWS OF THE STATE OF NEW YORK, WHO IS PERSONALLY KNOWN TO
BE SUCH OFFICER, AND WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME
PERSON WHO EXECUTED, AS SUCH OFFICER, THE WITHIN INSTRUMENT OF
WRITING, AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME
TO BE THE ACT AND DEED OF SAID CORPORATION AND THAT SAID INSTRUMENT
OF WRITING WAS SO EXECUTED BY AUTHORITY OF THE BOARD OF DIRECTORS OF
SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS

ON THIS _____ DAY OF _____ IN THE YEAR OF _____, BEFORE
ME, A NOTARY PUBLIC IN AND FOR THE STATE OF NEW YORK, IN THE COUNTY
OF NEW YORK, PERSONALLY APPEARED AND CAME _____
TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON
DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND
WHOSE NAME IS SUBSCRIBED THERETO AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE
WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED
THIS _____ DAY OF _____, 1992.

_____, CHAIRMAN

L.O. BRECKENRIDGE, JR.

_____, SECRETARY

MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS
_____ DAY OF _____, 1993.

_____, MAYOR

FRANK M. OJILE

_____, DEPUTY CITY CLERK

PAI BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED
BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS THIS
_____ DAY OF _____, 1993.

_____, CHAIRMAN

BETSY GWIN

_____, CHAIRMAN PRO TEM

MARK F. SCHROEDER

_____, COMMISSIONER

PAUL W. HANCOCK

_____, COMMISSIONER

TOM WINTERS

_____, COMMISSIONER

BILLY Q. MCCRAY

_____, COUNTY CLERK

SUSAN E. CROCKETT-SPOON

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____,
1993.

_____, COUNTY CLERK

SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____, ON THIS _____
DAY OF _____, 1993.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

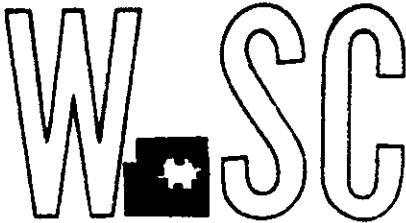
ED RESA

*South 1/4 Corner of
- East*

SOUTH 1/4 CORNER
SEC. 34, T26S, R2E
OF THE 6TH P.M.

2380
140
1532
388
543 20

WICHITA — SEDGWICK COUNTY



December 18, 1992

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888

P.E.C., P.A.
(318) 268-4421

c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 92-63 29th STREET SUBSTATION ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on December 17, 1992, 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 11, 1992.

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: Kansas Gas & Electric Company, c/o Jim Hopkins, P. O. Box
208, Wichita, Ks 67201
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available 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 and water wells. A memorandum shall be obtained specifying approval. The size of this plat implies the use of a septic system. However, if nonhabitable uses are intended for this site, the applicant should contact the Health Department to request a waiver.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee will be held for future development.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to this plat being released for recording, proof shall be provided that all applicable property taxes due on this have been paid.
- E. On the final plat tracing, the tie point reference at the "southwest corner of the plat shall be clearly labeled as the southwest corner of the southeast 1/4".
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8

December 17, 1992

STAFF REPORT
(Final Plat Approved 12/10/92)

CASE NUMBER: S/D 92-63 - 29th STREET SUBSTATION ADDITION

OWNER/APPLICANT: Kansas Gas and Electric Company, c/o Jim Hopkins, P. O. Box 208, Wichita, KS 67201

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: One-half mile east of Greenwich Road on the north side of 29th Street North

SITE SIZE: 1.41 Acres

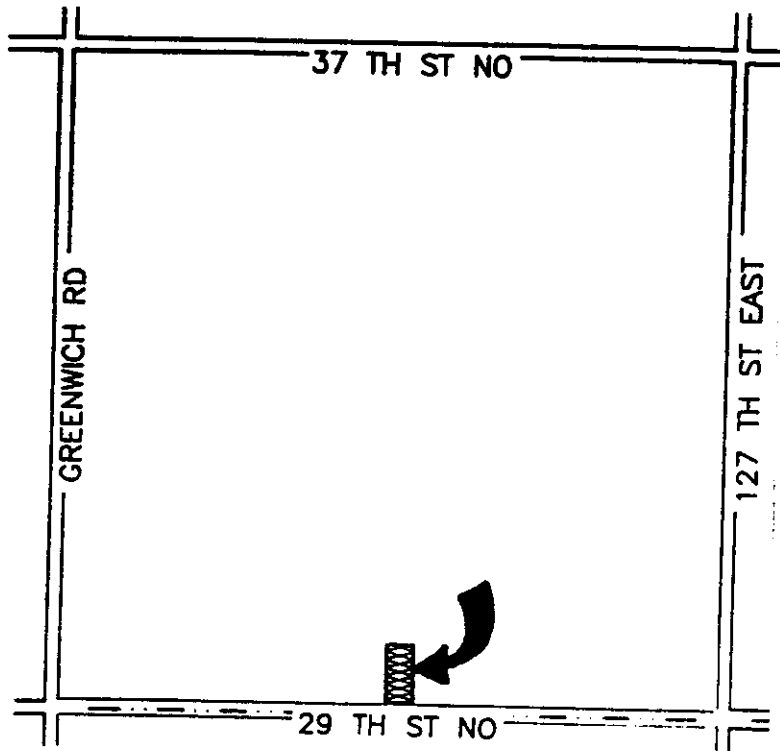
NUMBER OF LOTS

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

MINIMUM LOT AREA: 61,320 sq. ft.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



RE COPY