

C. E. C. U. ADDITION
TO SEDGWICK CO., KANSAS

FINAL PLAT



Don C. Moehring II Surveyor

THE CESSNA AIRCRAFT COMPANY

L. Pete Larson Sr. Vice President

Tom Wakefield General Counsel & Ass't. Secretary

STATE OF KANSAS, COUNTY OF SEDGWICK: SS:

Be it remembered that this _____ day of _____, 1992, before me, a Notary Public in and for said State and County came The Cessna Aircraft Company by L. Pete Larson, Sr. Vice President, and Tom Wakefield, General Counsel & Ass't. Secretary, on behalf of the Company, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of 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 _____

Dated this _____ day of _____, 1992.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1992.

_____, Mayor
Bob Knight

_____, Deputy City Clerk
Pat Burnett

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1992.

_____, Chairman
BILLY D. McCray

_____, Chairman Pro-Tem
Betsy Gwin

_____, Commissioner
Paul W. Hancock

Bernard A. Hentzen, Commissioner

_____, Commissioner
Mark F. Schroeder

Attest: _____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS.

This is to certify that this instrument was filed for record
in the Register of Deeds Office at _____ on the _____
day of _____, 1992.

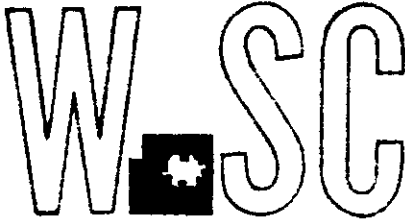
_____, Register of Deeds
Pat Kettler

Ed Resa _____, Deputy

Entered on transfer record this _____ day of _____, 1992.

_____, County Clerk
Don Wright

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

January 31, 1992

Don Moehring
Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 92-1 (Final Plat) C.E.C.U. Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on January 30, 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 January 27, 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

cc: Cessna Aircraft Co., c/o Nick Macaluso, Project Engineer,
P.O. Box 7704, Wichita, KS 67277
Mike Lindebak, City Engineer

FILE COPY

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- L. Recording of the plat within 30 days after approval by the City Council.**
- M. County Engineering has approved the applicant's drainage plan.**

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

January 30, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER:

S/D 92-1 - C.E.C.U. ADDITION

OWNER/APPLICANT:

Cessna Aircraft Co.

SURVEYOR/ENGINEER:

Moehring & Associates

CURRENT ZONING:

"E" Light Industrial

SITE SIZE:

1.28 Acres

LOCATION:

One-half mile west of Hoover Rd. on the north side of 31st St. South.

NUMBER OF LOTS

Industrial:

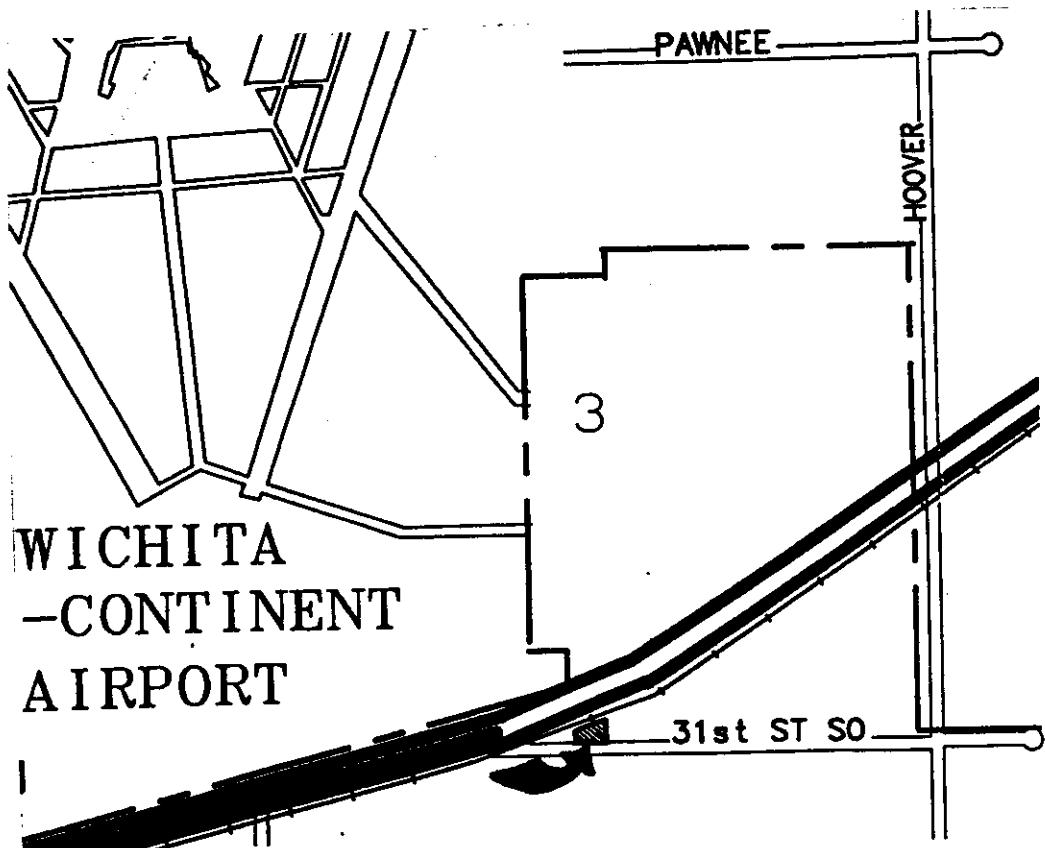
1

Total:

1

MINIMUM LOT AREA:

42,826.52 sq. ft.



RECOMMENDATION: Approve the request, subject to the following conditions:

- A. Since neither municipal water nor sanitary sewer is available to serve this property and the applicant intends to use the private water and sewer system from the adjoining property to the east, such an agreement needs to be filed with City Engineering to ensure future property owners are provided service.
- B. City Engineering indicates petitions should be held for the future extension of municipal facilities across the frontage.
- C. Drainage improvements can be incorporated with site development so a separate guarantee is not required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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.
- F. On the final plat tracing, the face of the plat shall delete the word "complete" from the access control being shown for this plat. The plat's text shall be corrected to indicate "shall have access to 31st St. South at 2 locations. . . "
- G. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- H. The applicant is advised that the Board of County Commissioners has changed chairmanship positions and the final plat tracing should indicate the appropriate order for Commission signatures with Betsy Gwin as Chairman and Mark Schroeder as Chairman Pro-Tem.
- 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).