

STAFF COMMENTS:

- A. The applicant shall provide, at the time of site development, any drainage improvements required by the platting of this property.
- B. The applicant shall submit a covenant concerning the maintenance of the floodway and the County's or appropriate governing body's right to maintain the floodway and to recover any costs from the property owner.
- C. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all nonresidential lots shall not exceed 3 times the width thereof."
- D. 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.
- E. The platting of a minimum building pad elevations of 1283.0 Mean Sea Level shall be noted on the face of the plat as well as in the platting's text.
- F. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- G. Recording of the plat within 30 days after approval by the City Council.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

February 14, 1991

STAFF REPORT
(Final Plat Approved 2/7/91)

CASE NUMBER: S/D 90-60 - DULING INDUSTRIAL 2ND ADDITION

OWNER/APPLICANT: Ray Duling, 4200 S. West St., Wichita, KS 67217

SURVEYOR/ENGINEER: Moehring & Associates, 433 South Hydraulic, Wichita, KS 67211

LOCATION: West of West St. and 1/4 mile south of MacArthur Rd.

SITE SIZE: 11.3 Acres

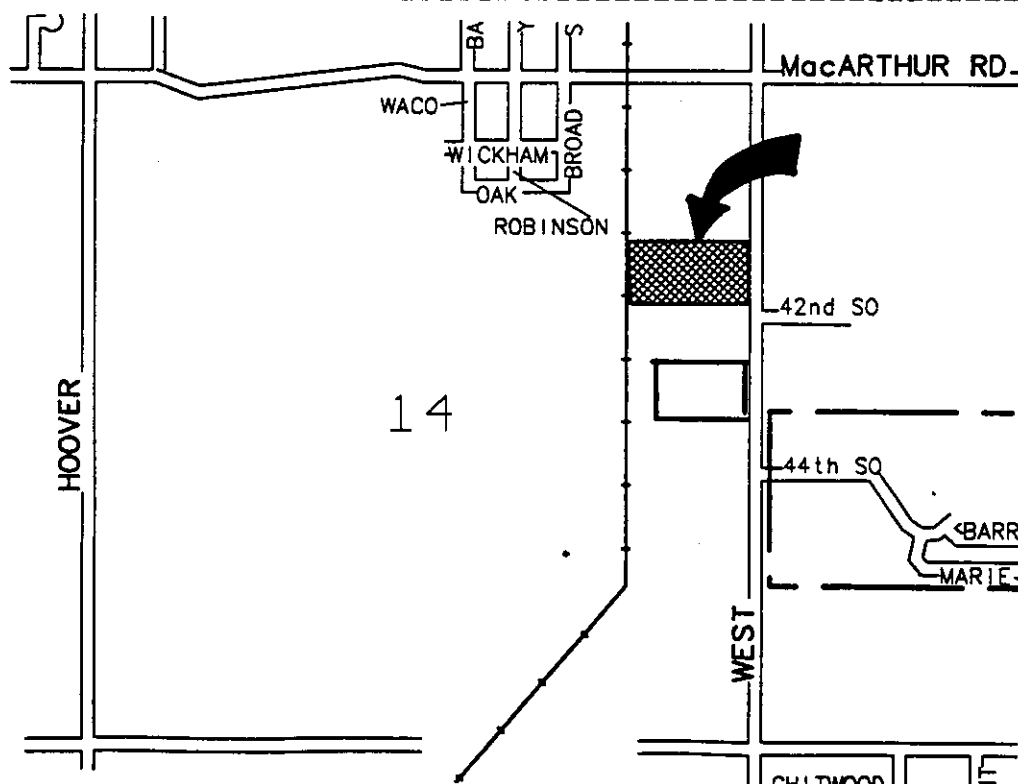
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 5.36 Acres

CURRENT ZONING: "E" Light Industrial (County)

VICINITY MAP:



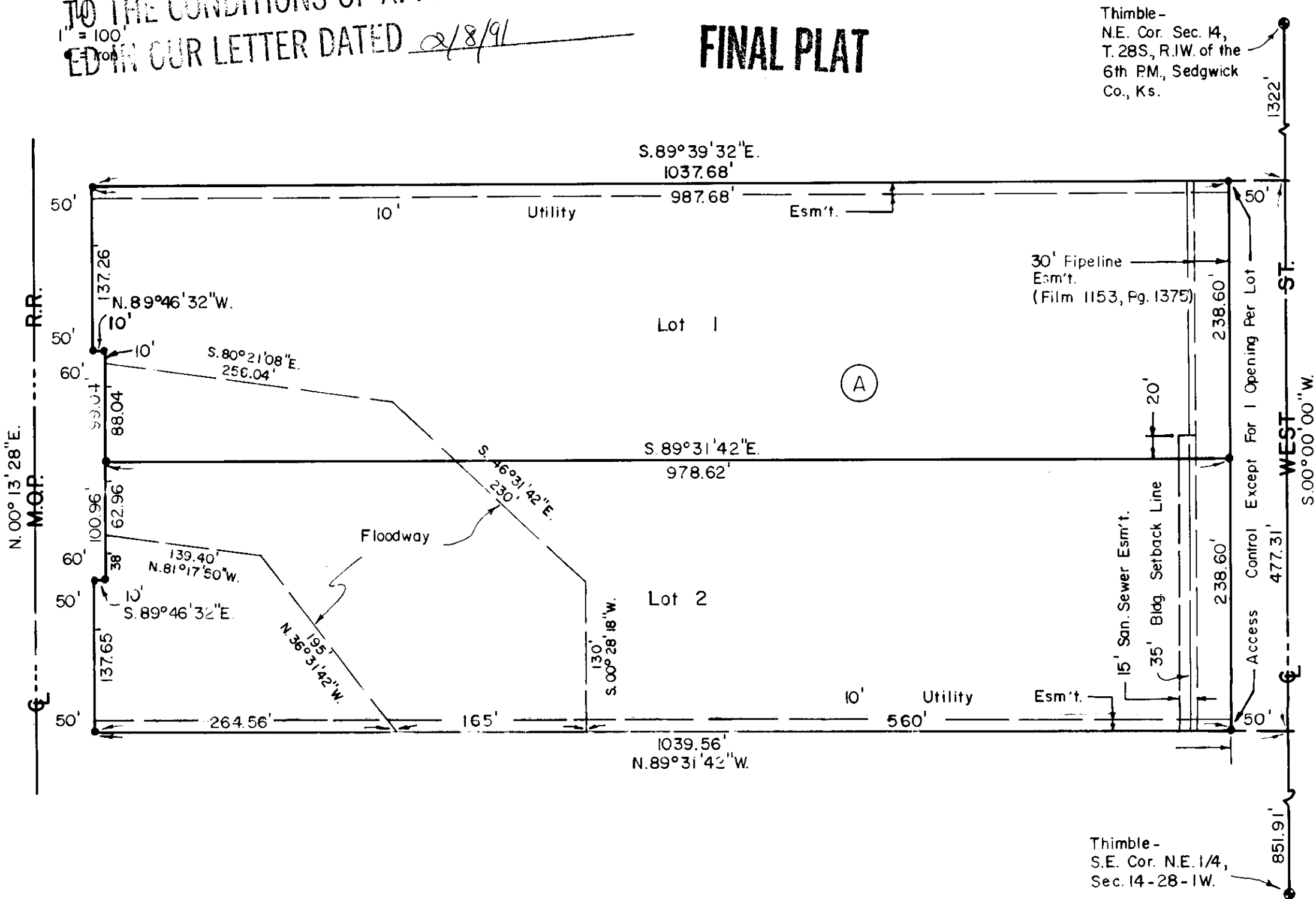
OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/7/91 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2/8/91

DULING INDUSTRIAL 2ND ADDITION

Sedgwick Co., Kansas

FINAL PLAT



This plat of "DULING INDUSTRIAL 2ND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1991.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
George Sherman

_____, 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 _____, 1991.

_____, 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 _____, 1991.

_____, Chairman
Billy Q. McCray

_____, Chairman Pro-tem
Betsy Gwin

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Bernard A. Hentzen

_____, 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 _____, 1991.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Entered on transfer record this _____ day of _____, 1991.

_____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "DULING INDUSTRIAL 2ND ADDITION", Sedgwick County, Kansas, into Lots, a Block, a Street and a Floodway, the same being accurately set forth on the accompanying plat and described as that part of the NE 1/4 of Section 14, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, lying East of the Missouri Pacific Railroad Right-of-way, except the North 1322.00 feet and also except the South 851.91 feet thereof.

Don C. Moehring II _____ Surveyor

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1991, before me, a Notary Public in and for said State and County, came Ray Duling and Winona Duling, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

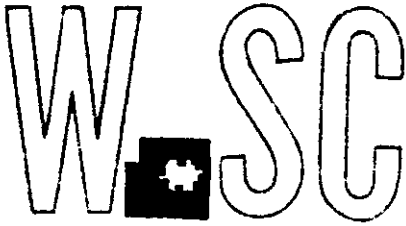
My Commission Expires _____

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 same to be surveyed and platted into Lots, a Block, a Street and a Floodway, to be known as "DULING INDUSTRIAL 2ND ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to or from West Street, over and across the East line of Lot 1 and Lot 2, Block A, are hereby granted to the appropriate governing body, provided however, that Lot 1 and Lot 2, Block A, shall each have access to West Street at one location, to be determined by the appropriate Engineer. The Floodway shall be the responsibility of the owners of the Lots on which the Floodway is located until such time as the Governing Body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage and as specified in an associated covenant, provided further, that no building shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate Engineer.

Ray Duling

Winona Duling

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1088
(316) 268-4861

February 15, 1991

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

Re: S/D 90-60 (Final Plat) Duling Industrial 2nd Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on February 14, 1991, 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 February 8, 1991.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: Ray Duling, 4200 S. West St., Wichita, KS 67217
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer

FILE COPY