

FINAL PLAT

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DO NOT REMOVE

SCHULTE INDUSTRIAL PARK

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7/27/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 7/28/89

This plat of "Schulte Industrial Park", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 19__.

Wichita-Sedgwick County Metropolitan
Area Planning Commission

_____, Chairman
Sue L. Crockett

_____, Secretary
Arvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by this Board of City Commissioners of the City of Wichita, Kansas this ____ day of _____, 19__.

_____, Mayor
Bob Knight

_____, City Clerk
John Moir

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this ____ day of _____, 19__.

_____, Chairman
Paul W. Hancock

_____, Commissioner
Bernard Hentzen

_____, Commissioner
Dave Bayouth

_____, Commissioner
Bill McCray

_____, Commissioner
Mark Schroeder

Attest:

_____, County Clerk
Don Wright

Entered on transfer record this ____ day of _____, 19__.

_____, 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 ____ o'clock, ____ m., on the ____ day of _____, 19__.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Rosa

State of Kansas, County of Sedgwick, SS

I, Lowell D. High, Land Surveyor in the State of Kansas do hereby certify that I have surveyed and platted "Schulte Industrial Park", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows: The SE 1/4 of the NE 1/4 of Section 13, T28S, R2W of the 6th P.M., Sedgwick County, Kansas, lying north of K-42 Highway.

_____, L.S.
Lowell D. High, L.S.

Know all men by these presents that C. Eugene Francis and J. Roy Holder have caused the land described in the Land Surveyor's certificate to be platted into Lots, a Block, and a Street to be known as "Schulte Industrial Park", Sedgwick County, Kansas.

119th Street West and K-42 Highway are hereby dedicated for street purposes.

All Abutters' Rights of Access to or from 119th Street West, over and across the east line of Lots 3, 4, and 5, Block 1, are granted to the appropriate governing body, provided, however, that Lots 3, 4, and 5, Block 1, shall have access to 119th Street West at one location to be designated by the appropriate governing body.

All Abutters' Rights of Access to or from 119th Street West, over and across the east line of Lot 2, Block 1, are granted to the appropriate governing body.

All Abutters' Rights of Access to or from K-42 Highway, over and across the easterly 280 feet of the southerly line of Lot 2, Block 1, are granted to the appropriate governing body.

All Abutters' Rights of Access to or from K-42 Highway, over and across the southerly line of Lot 2, Block 1, EXCEPT the easterly 280 feet, thereof, are granted to the appropriate governing body, provided, however, that Lot 2, Block 1, shall have access to K-42 Highway at one location to be designated by the appropriate governing body.

All Abutters' Rights of Access to or from K-42 Highway, over and across the westerly 100 feet of the southeasterly line of Lot 1, Block 1, are granted to the appropriate governing body.

All Abutters' Rights of Access to or from K-42 Highway, over and across the southeasterly line of Lot 1, Block 1, EXCEPT the westerly 100 feet, thereof, are granted to the appropriate governing body, provided, however, that Lot 1, Block 1, shall have access to K-42 Highway at one location to be designated by the appropriate governing body.

C. Eugene Francis

J. Roy Holder

State of Kansas, County of Sedgwick, SS

The foregoing instrument was acknowledged before me this ____ day of _____, 1989 by C. Eugene Francis.

_____, Notary Public

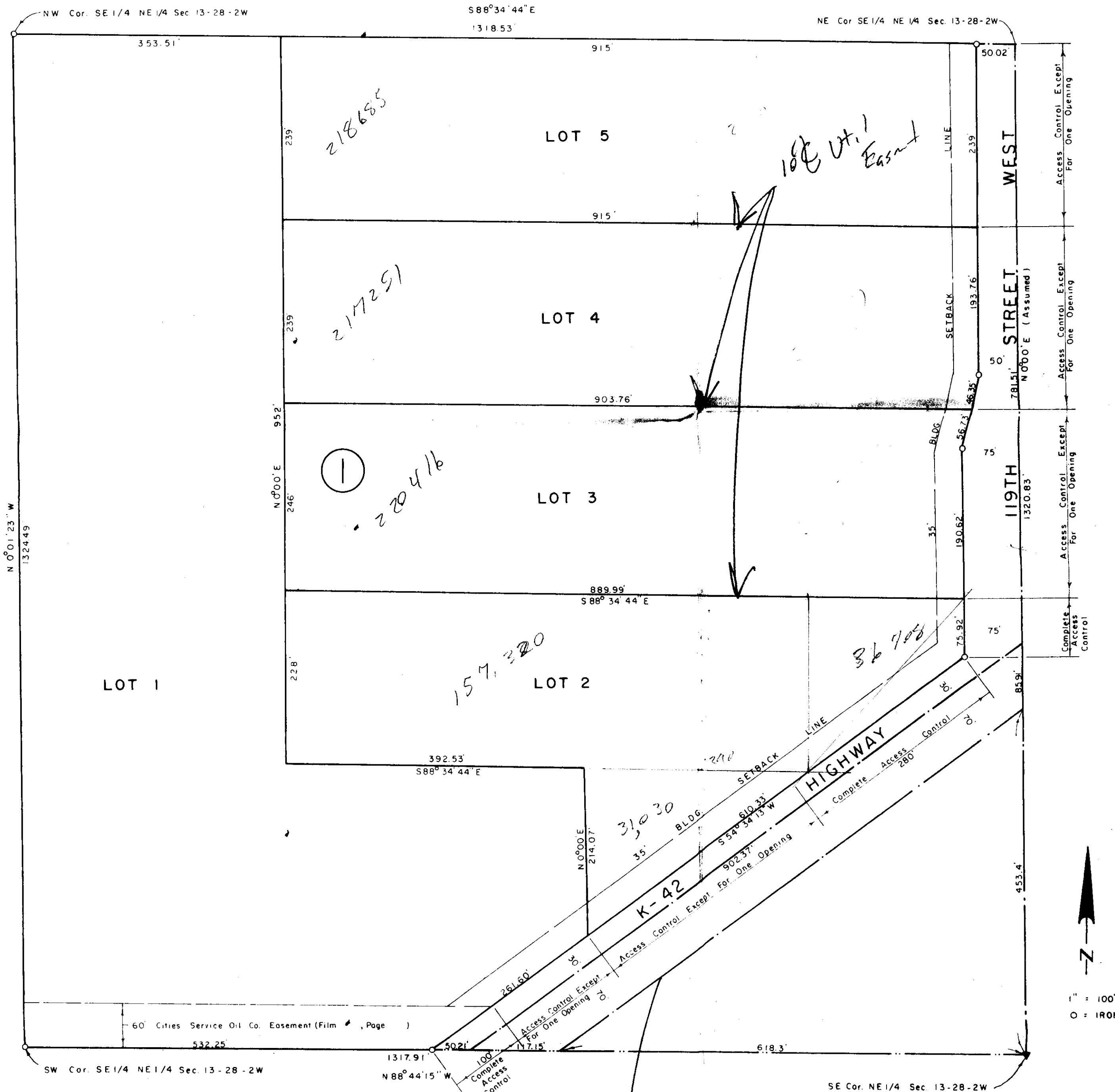
My Commission expires: _____

State of Kansas, County of Sedgwick, SS

The foregoing instrument was acknowledged before me this ____ day of _____, 1989 by J. Roy Holder.

_____, Notary Public

My Commission expires: _____



Label of
K-42

SEDCWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 4, 1989

Hi-Tech Surveyors
1542 S. St. Francis
Wichita, KS 67211

Re: S/D 89-45 - SCHULTE INDUSTRIAL PARK

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 3, 1989, 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 July 28, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: C. Eugene Francis and J. Roy Holder, 11028 W. MacArthur,
Wichita, KS 67215
Mr. Joseph Krahn, Chief of Bureau of Right-of-Way, K.D.O.T.,
State Office Bldg., Topeka, KS 66612
Jim Weber, County Engineer
Ron Worley, County Public Works
Mike Lindebak, City Engineer

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- L. Prior to this plat being scheduled for City Council review, sufficient information shall be provided to County Engineering for approval of the drainage plan.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

August 3, 1989

STAFF REPORT
(Final Plat Approved 7/27/89;
Preliminary Plat Approved 7/13/89)

CASE NUMBER: S/D 89-45 - SCHULTE INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: Eugene Francis & Roy Holder, 11028 MacArthur,
Wichita, KS 67215

SURVEYOR/ENGINEER: Hi-Tech Surveyors

LOCATION: N.W. corner K-42 and 119th St. West

SITE SIZE: 35.46 Acres

NUMBER OF LOTS

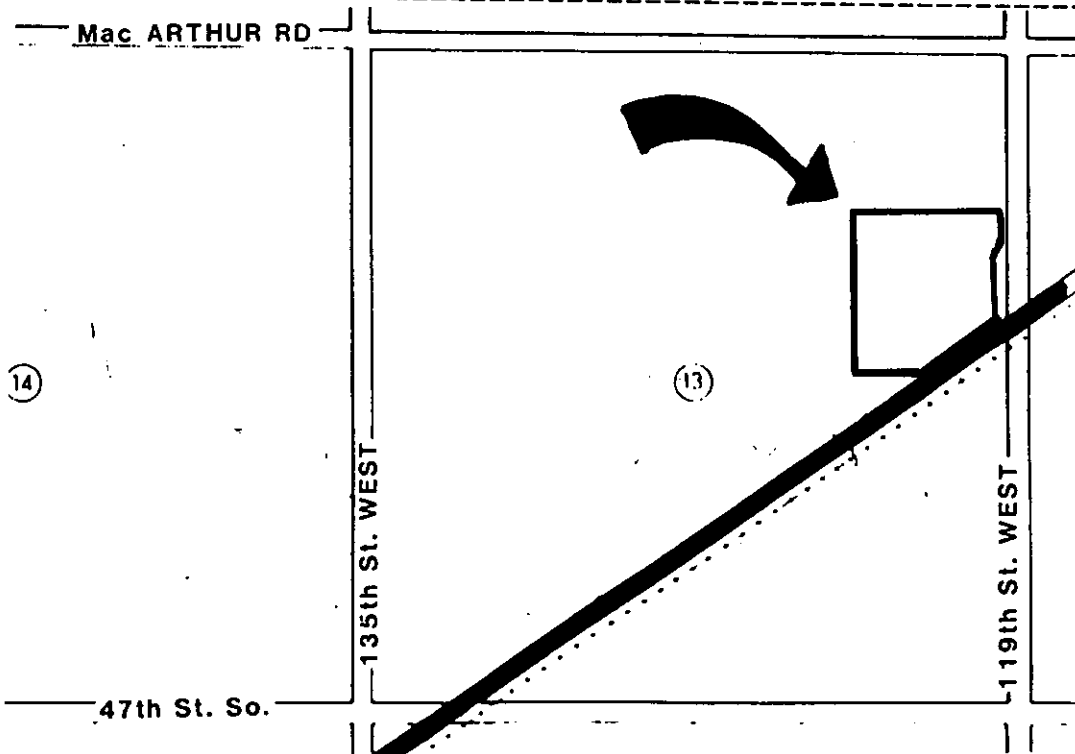
Residential:	
Office:	
Commercial:	
Industrial:	5
Total:	5

MINIMUM LOT AREA: 218,620 sq. ft.

CURRENT ZONING: R-1

PROPOSED ZONING: "E" Light Industrial (SCZ-0610)

VICINITY MAP:



STAFF COMMENTS:

- A. Approval of this plat will be subject to any requirements of the associated zone change case (SCZ-0610).
- B. 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.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate the platting of 10-foot center-lined east/west utility easements on the common lot line, shared between lots 2 and 3, 3 and 4, and 4 and 5, as requested by Southwestern Bell. The granting of these easements shall also be noted in the plat's text.
- F. The applicant is advised a municipal water supply may be required depending on the size of the buildings and the type of materials stored on this property for fire protection. The applicant should contact the County Fire Department for more detailed information.
- G. The final plat tracing shall identify K-42 Highway as it was labeled on the preliminary.
- H. On the final plat tracing the plat's text shall state that access control is "determined by the appropriate engineer," and not "designated by the appropriate governing body."
- I. The applicant shall submit a copy of the instrument which establishes the Cities Service Oil Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- J. The final plat tracing shall indicate the recording information for the 50-foot oil pipeline easement on this property.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.