

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

March 16, 1989

Mr. Gary Wiley  
P.E.C., P.A.  
1440 E. English  
Wichita, KS 67211

Re: S/D 89-13 NORTHWEST SUBSTATION ADDITION

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 10, 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 Board of City Commissioners 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 platlor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Kansas Gas & Electric Co., Attn: Harley Albin, P.O. Box 208  
Wichita, KS 67201  
Jim Weber, County Engineer  
Ron Worley, County Public Works  
Mike Lindebak, City Engineer

FILE COPY

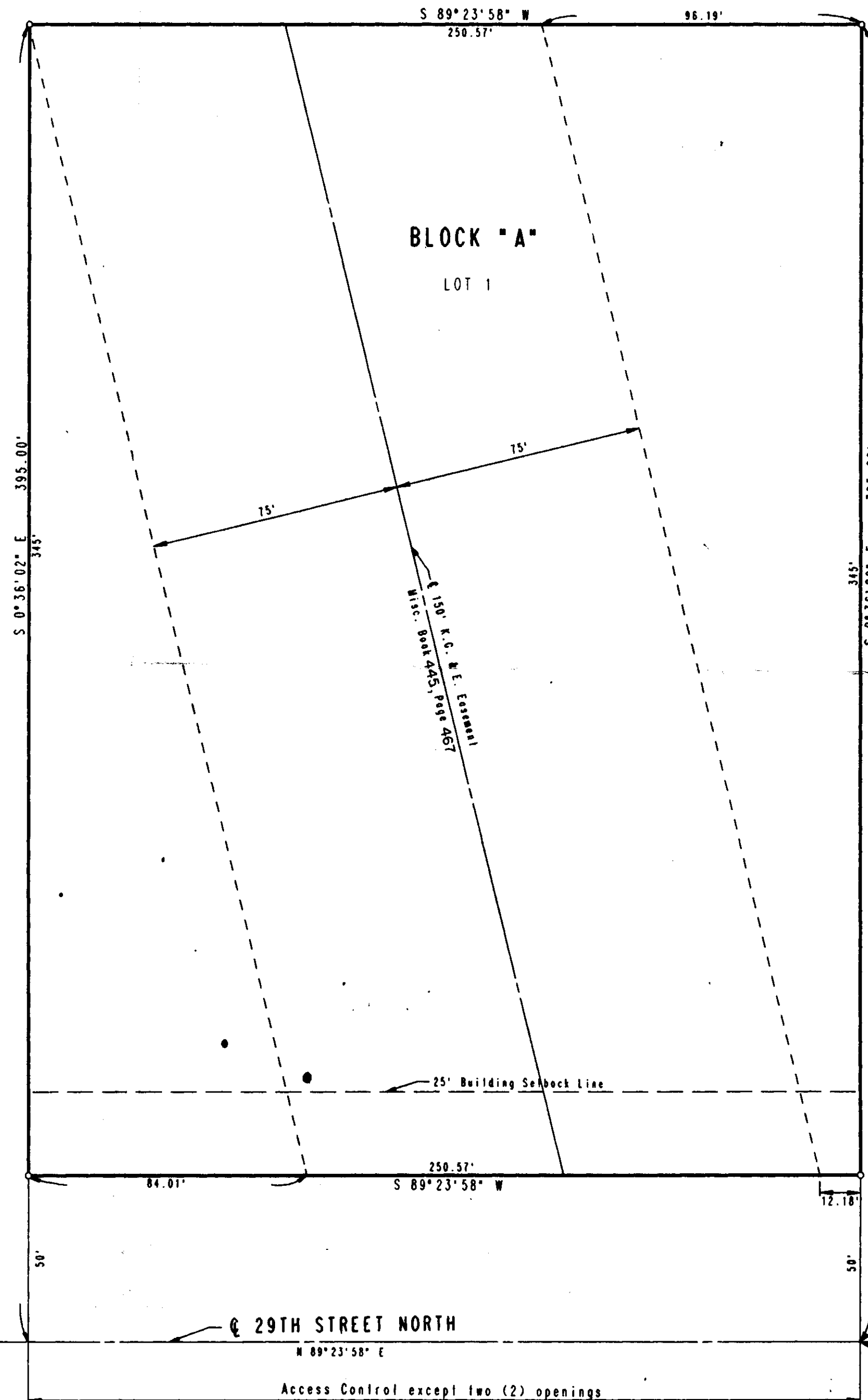
OFFICE COPY  
DO NOT REMOVE

# NORTHWEST SUBSTATION ADDITION

TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 3/9/89 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 3/10/89

FINAL PLAT



SCALE: 1" = 30'  
○ = IRON SET

B.M. - R.R. SPIKE IN POWER POLE  
ELEV. = 1347.14 M.S.L.

TYLER ROAD

SW Corner  
Sec. 33, T26S, R1W  
of the 6th P.M.

STATE OF KANSAS )  
COUNTY OF SEDGWICK )

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989, I HAVE CAUSED TO BE SURVEYED AND PLATTED NORTHWEST SUBSTATION ADDITION, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, AND A STREET THE SAME BEING A TRACT OF LAND IN THE SW 1/4 OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M. DESCRIBED AS: COMMENCING AT THE SE CORNER OF THE SW 1/4 SECTION 33, T26S, R1W OF THE 6TH P.M.; THENCE BEARING S89°23'58"W ALONG THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 582.81 FEET TO THE POINT OF BEGINNING; THENCE BEARING N0°36'02"W PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 395.00 FEET; THENCE BEARING S89°23'58"W PARALLEL TO SAID SOUTH SECTION LINE, A DISTANCE OF 250.57 FEET; THENCE BEARING S0°36'02"E PERPENDICULAR TO SAID SOUTH SECTION LINE, A DISTANCE OF 395.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE N89°23'58"E ALONG THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 250.57 FEET TO THE POINT OF BEGINNING; ENCOMPASSING 2.272 ACRES MORE OR LESS.

R.W. LINN, P.E. LIC. NO. 3684, R.L.S. NO. 934  
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 ENGINEER'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 NORTHWEST SUBSTATION ADDITION, SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 29TH STREET NORTH OVER AND ACROSS THE SOUTH LINE OF LOT 1, BLOCK A ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER LOT 1, BLOCK A SHALL HAVE ACCESS TO 29TH STREET NORTH AT TWO (2) LOCATIONS. SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE ENGINEER.

OWNER:

KANSAS GAS AND ELECTRIC COMPANY

BY: \_\_\_\_\_

STATE OF KANSAS )  
COUNTY OF SEDGWICK )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY 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 \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989.

\_\_\_\_\_  
SUE L. CROCKETT CHAIRMAN

\_\_\_\_\_  
MARVIN S. KROUT SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989.

\_\_\_\_\_  
SHELDON KAMEN MAYOR

\_\_\_\_\_  
JOHN MOIR DEPUTY CITY CLERK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989.

\_\_\_\_\_  
PAUL W. HANCOCK CHAIRMAN

\_\_\_\_\_  
BERNARD A. HENTZEN PRO-TEM CHAIRMAN

\_\_\_\_\_  
DAVID BAYOUTH COMMISSIONER

\_\_\_\_\_  
BILLY Q. MCCRAY COMMISSIONER

\_\_\_\_\_  
MARK F. SCHROEDER COMMISSIONER

ATTEST:

\_\_\_\_\_  
DON WRIGHT COUNTY CLERK

ENTERED ON TRANSFER RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989.

\_\_\_\_\_  
DON WRIGHT COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989.

\_\_\_\_\_  
PAT KETTLER REGISTER OF DEEDS

\_\_\_\_\_  
ED RESA DEPUTY

STAFF COMMENTS:

- A. On the final plat tracing, the City signature block shall be amended by deleting "Deputy" from the City Clerk's signature.
- B. 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.
- C. 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- E. Recording of the plat within 30 days after approval by the City Council.

March 16, 1989

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 89-13 - NORTHWEST SUBSTATION ADDITION

OWNER/APPLICANT: Kansas Gas & Electric Company - Harley Albin

SURVEYOR/ENGINEER: P.E.C., P.A.

LOCATION: On the north side of 29th St. North,  
approximately 1800 feet east of Tyler Road.

SITE SIZE: 2.3 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 87,120+ sq. ft.

CURRENT ZONING: R-1

PROPOSED ZONING: R-1 (Special Permit) DR 88-14

VICINITY MAP:

