

- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage improvements required?
- N. The representative from the County Engineer's office should be prepared to comment on the acceptability of the amount of right-of-way depicted for 47th Street South at the intersection with Oliver. Is 75 feet of half-street right-of-way needed at the intersection of the two arterial streets? Also, are the access controls recommended for 47th Street South in Item H of those comments acceptable? Should more than 40 feet of "complete access control" be required back from the major street intersection?
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

NOTE: This plat has been submitted in final form only.

S/D No.: 87-70 Name: JACK CALDWELL ONE

Preliminary Approved:
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: Northeast corner of 47th Street South and Oliver.
Owner: Jack Caldwell, Inc., 5602 Sullivan, Wichita, KS 67204
Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 W. Dewey,
Wichita, KS 67202

1. Gross Acreage of Plat: 1.5± Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 1.5± Acres
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
-

STAFF COMMENTS:

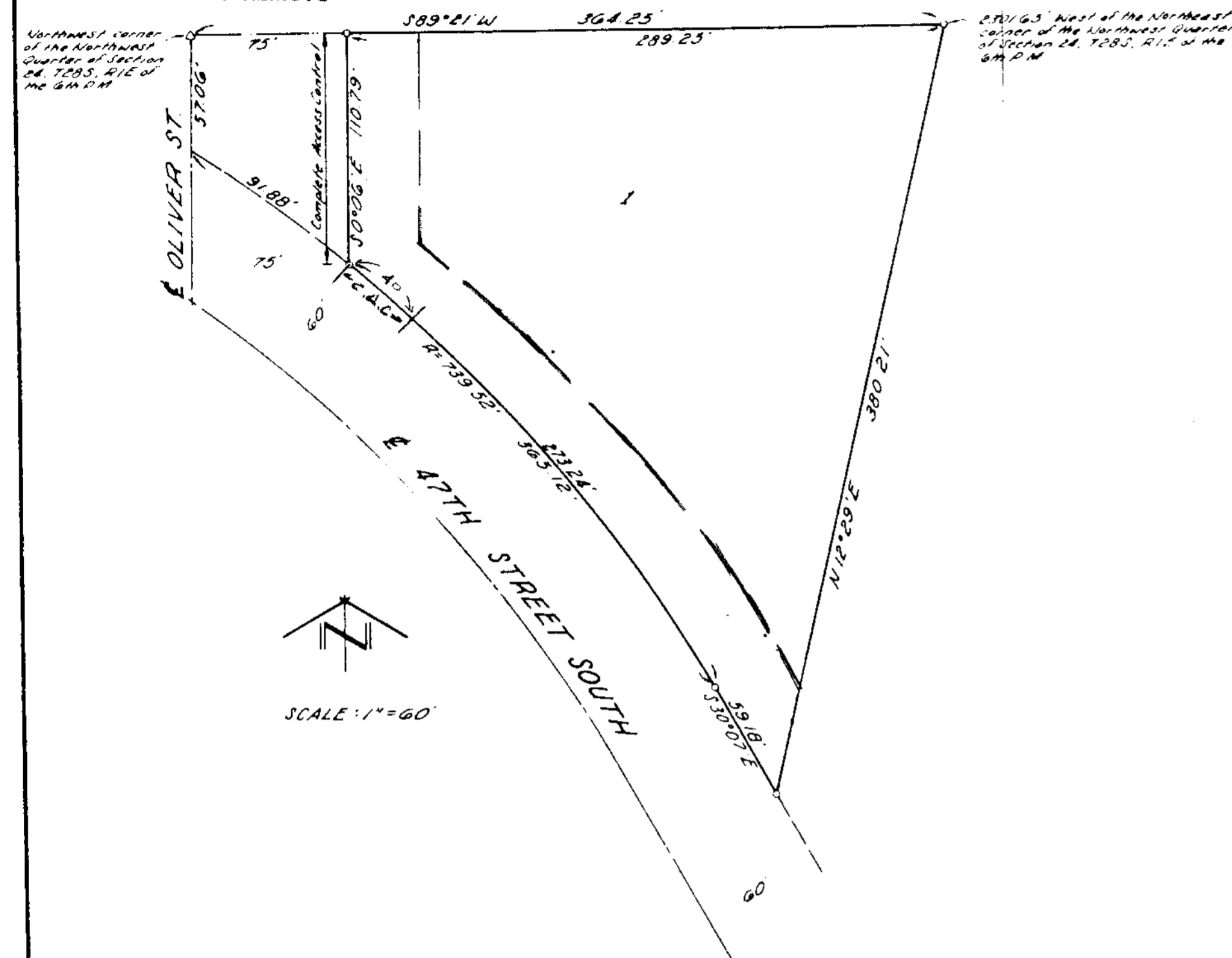
- A. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lot. When the property to the west of this plat was subdivided (Chelsea Industrial Addition), sewer service was obtained through the Oaklawn Improvement District. A restrictive covenant was obtained by the County which limited development of the property to nonindustrial uses and to a level equivalent to the amount of sewer capacity available within the Oaklawn System for serving this property. If additional main capacity exists, connection to sanitary sewer, through the Oaklawn System, appears to be the most direct way to sewer this industrial plat. As the City of Wichita treats Oaklawn's sewage, City of Wichita approval for the Improvement District to accept industrial effluent may be required. If this plat is to be served with sanitary sewer, the applicant shall obtain a letter from Oaklawn stating their ability and willingness to serve this property. The applicant shall be prepared to state how this property will be served with sanitary sewer.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted.
- 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. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The final plat tracing shall indicate the platting of 35-foot building setbacks from Oliver and 47th Street South.
- H. The final plat tracing shall indicate the platting of the following access controls to 47th Street South:
 1. "Complete access control" from the westerly 40 feet of the lot.
 2. "Access control except for two openings" from the lot's remaining frontage.

The plattor's text shall be amended to reference that the access controls are granted to the appropriate governing body. The location of the two openings to 47th Street South needs to be determined by the appropriate engineer.

**FINAL PLAT JACK CALDWELL ONE
SEDGWICK COUNTY, KANSAS**

NW 1/4 SEC. 24, T28S, R1E

**OFFICE COPY
DO NOT REMOVE**



STATE OF KANSAS)
SEDGWICK COUNTY) SS

WE, TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED "JACK CALDWELL ONE", SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24, SAID POINT BEING SOUTH 89° 21' WEST, 2301.65 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 12° 29' WEST, 958.79 FEET TO THE NORTH LINE OF THE SOUTH 1726.57 FEET OF SAID NORTHWEST QUARTER; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 1726.57 FEET OF SAID NORTHWEST QUARTER TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE NORTH ON THE WEST LINE OF SAID NORTHWEST QUARTER TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER TO THE PLACE OF BEGINNING, EXCEPT THAT PART LYING SOUTH OF 47TH STREET SOUTH.

TERRA TECH LAND SURVEYING, INC.

T. L. DANIEL LS#489



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7-30-87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-31-87

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT AND A STREET TO BE KNOWN AS "JACK CALDWELL ONE", SEDGWICK COUNTY, KANSAS. EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. COMPLETE ACCESS CONTROL TO OLIVER STREET OVER AND ACROSS THE WEST LINE OF LOT 1 IS HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS.

JACK CALDWELL, INC.

JACK CALDWELL

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1987, BY JACK CALDWELL, INC., A KANSAS CORPORATION, BY JACK CALDWELL, PRESIDENT.

_____, NOTARY PUBLIC
MICHELE R. HALL
MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS)
SEDGWICK COUNTY) 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 _____, 1987.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1987.

_____, COUNTY CLERK
DON WRIGHT

THIS PLAT OF "JACK CALDWELL ONE", SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY, METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, THIS _____ DAY OF _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
JOHN TERRY MOORE

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1987.

BOARD OF COUNTY COMMISSIONERS

_____, CHAIRMAN
TOM SCOTT

_____, COMMISSIONER
MARK F. SCHROEDER

_____, COMMISSIONER
DAVID BAYOUTH

_____, COMMISSIONER
BERNARD A. HENTZEN

_____, COMMISSIONER
BILLY Q. MCCRAY

ATTEST: _____, COUNTY CLERK
DON WRIGHT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1987.

WICHITA CITY COUNCIL

_____, MAYOR
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

August 6, 1987

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 87-70 - JACK CALDWELL ONE

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 6, 1987, 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 31, 1987.

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 the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dIk

cc: Jack Caldwell, Inc., 5602 Sullivan, Wichita, KS 67204