

April 16, 1987

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Final Plat S/D 87-12 - AIR PRODUCTS 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 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 April 9, 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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



Donald Losew  
Junior Planner

DL:dlk

cc: Air Products and Chemicals, Inc., 6601 S. Ridge Road,  
Wichita, KS 67026  
David M. Harris, Air Products and Chemicals, Inc., P.O. Box 538,  
Allentown, PA 18105

State of Kansas }  
 Sedgwick County } S.S. We, Baughman Company, P.A.  
 surveyors in aforesaid county and state do hereby  
 certify that we have surveyed and platted "AIR  
 PRODUCTS 2ND ADDITION," Sedgwick County,  
 Kansas, and that the accompanying plat is a true  
 and correct exhibit of the property surveyed, de-  
 scribed as and being a replat of Lot 2, Air Pro-  
 ducts Addition, Sedgwick County, Kansas together  
 with the W 1/2 of the S 1/2 of the NE 1/4 of Sec. 33, Twp.  
 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas,  
 except that part described as beginning at the S.E.  
 corner of the W 1/2 of the S 1/2 of said NE 1/4; thence  
 west along the south line of said NE 1/4, 308.24 feet  
 more or less to a point 355 feet west of the west  
 right of way line of the St. Louis, Fort Scott and  
 Wichita Railroad now the Missouri Pacific Railroad  
 as established at Deed Book 36, Page 124; thence  
 north parallel with the east line of said NE 1/4, 850  
 feet; thence east parallel with the south line of said  
 NE 1/4, 307.66 feet more or less to a point on the east  
 line of the W 1/2 of the S 1/2 of said NE 1/4; thence  
 south 850 feet to the place of beginning. The  
 previous easements as platted across Lot 2,  
 Air Products Addition, Sedgwick County, Kansas,  
 are hereby vacated by virtue of K.S.A. 12-512 (b).

Baughman Company, P.A.

Date

Surveyor

Know all men by these presents  
 that we, the undersigned, have caused the land de-  
 scribed in the surveyors certificate to be platted  
 into a lot and block to be known as "AIR PRODUCTS  
 2ND ADDITION" Sedgwick County, Kansas. The  
 utility easements are hereby granted as indicated  
 for the construction and maintenance of all public  
 utilities. The floodway is hereby established for storm  
 water retention. The floodway shall be the responsibility  
 of the owners of the property in the subdivision until  
 such time as the governing body exercising jurisdiction  
 elects to assume the responsibility for maintenance  
 and improvement of the drainage, 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 govern-  
 ing body.

Air Products and Chemicals, Inc.

State of Pennsylvania }  
 County } S.S. The foregoing instrument  
 acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
 198\_\_\_\_, by \_\_\_\_\_,  
 of Air Products and Chemicals,  
 Inc., on behalf of the corporation.

Notary Public

My Appt. Exp. \_\_\_\_\_

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_\_\_,  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman

John Terry Moore

Secretary

Marvin S. Kraut

Entered on transfer record this

\_\_\_\_\_ day of \_\_\_\_\_, 198\_\_\_\_.

County Clerk

Den Wright

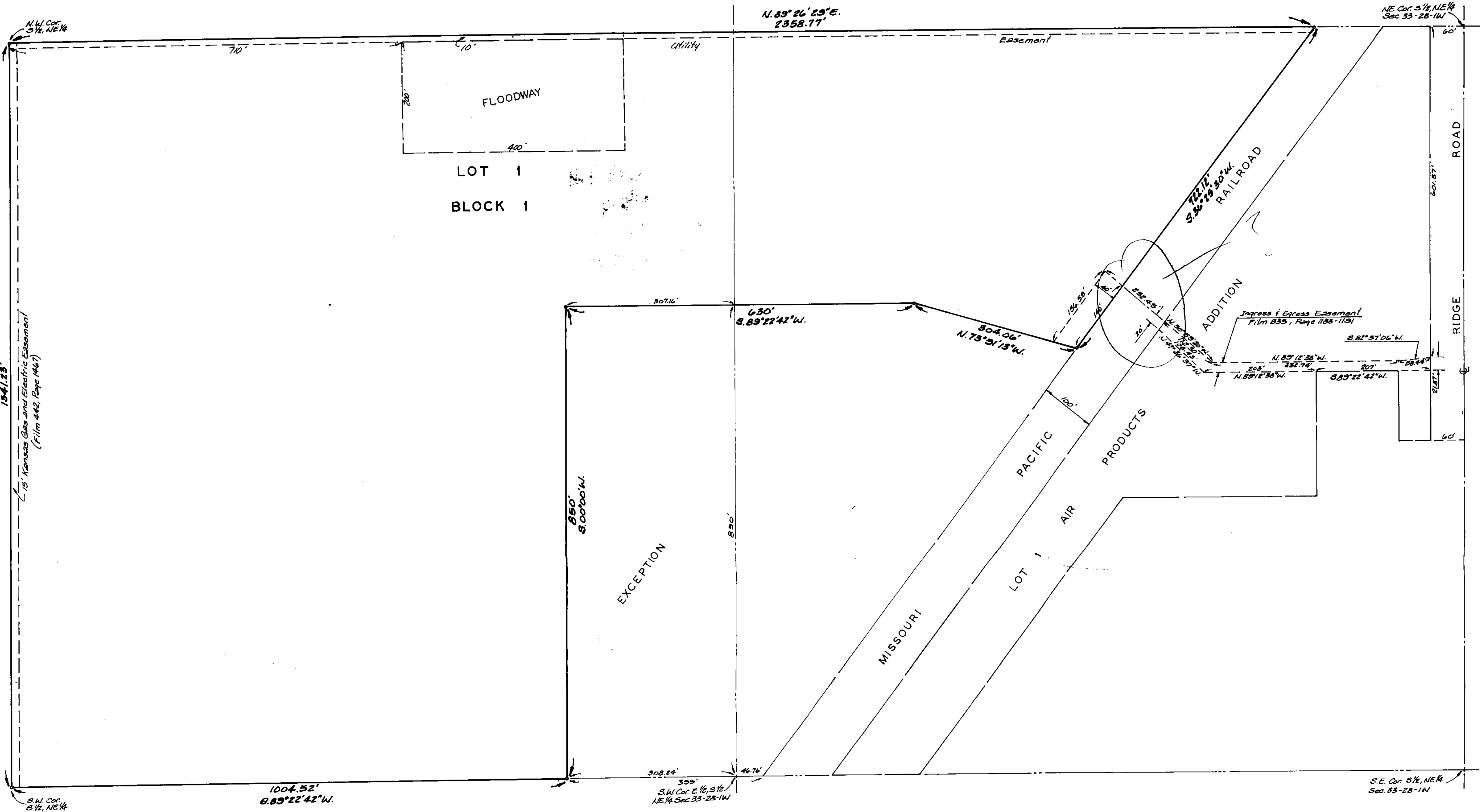
State of Kansas }  
 Sedgwick County } S.S. This is to certify that this plat has  
 been filed for record in the office of the Register of Deeds this  
 \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is  
 duly recorded.

Register of Deeds

Pat Kettler

Deputy

Ed Posa



OFFICE COPY  
 DO NOT REMOVE

FINAL PLAT

AIR PRODUCTS 2ND ADDITION

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION  
 COMMITTEE ON 4-9-87 SUBJECT  
 TO THE CONDITIONS OF APPROVAL OUTLIN-  
 ED IN OUR LETTER DATED 4-9-87



1" = 100'  
 • • iron

S/D No.: 87-12 Name: AIR PRODUCTS 2ND ADDITION

Preliminary Approved: 2/12/87  
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: West side of Ridge Road, in an area south of 63rd Street South.

Owner: Air Products and Chemicals, Inc., 6601 S. Ridge Road, Wichita, KS 67026

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 44.5
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial: 1
  - Total: 1
3. Minimum Lot Area: 1,936,914.80 Sq. Ft.
4. Existing Zoning: "R"
5. Proposed Zoning: "F" (SCZ-0572)

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STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0572), requesting "R" (rural residential) to "F" (heavy industrial) zoning has been approved subject to platting.

- A. 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.
- B. In 1986, the plat of Air Products Addition was recorded. The current plat of Air Products 2nd Addition proposes to replat Lot 2 of the original subdivision along with 34.4 acres of unplatted property to the west. When Lot 2 of the original plat was approved, a restrictive covenant was required which prevented the sale of Lot 2 to an individual who does not own Lot 1, Air Products Addition. This requirement was established because access to Lot 2 was by way of a 20-foot wide ingress/egress easement on Lot 1. Given the past requirement of Air Products Addition to tie together lots, in order to assure street access, the applicant shall submit a new restrictive covenant which provides that Lot 1, Air Products 2nd Addition will not be sold to an individual or company who does not also own Lot 1, Air Products Addition.
- C. The applicant shall submit a copy of the instrument which establishes the 20-foot ingress/egress easement which provides access to this industrially zoned lot.
- D. The applicant shall guarantee the detention pond required by this plat.
- E. The applicant shall obtain, by separate instrument, the off-site drainage easement required on the property to the north of this plat.
- F. The final plat tracing shall indicate the ingress and egress easement to the east of this plat, as crossing the Missouri Pacific Railroad right-of-way.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the perimeter of the proposed floodway correct?