

June 12, 1986

Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: Final Plat S/D 86-39 - MID-CONTINENT AIRPORT ADDITON

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 1986, 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 June 6, 1986.

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 plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley
Senior Planner

FLN:dik

cc: Monroe Funk, Wichita Airport Authority, Wichita Mid-Continent Airport
Wichita, KS 67209

MID-CONTINENT AIRPORT ADDITION

FINAL PLAT WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6-5-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6-6-86

OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R. W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1986, I HAVE CAUSED TO BE SURVEYED AND PLATTED, MID-CONTINENT AIRPORT ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND A RESERVE, THE SAME BEING A REPLAT OF RESERVES A & B AND PART OF RESERVE C, ALSO, BLOCKS 1 & 2 WITH INCLUDED STREETS IN WICHITA MUNICIPAL AIRPORT ADDITION TO WICHITA, KANSAS, TOGETHER WITH BLOCKS D, E, F, G, H, & J, PLUS INCLUDED STREETS PUEBLO DRIVE, MONTEZUMA ROAD, SIERRA DRIVE, STEGER DRIVE, CORTEZ ROAD AND POLO ALTO DRIVE, ALL IN ROLLING HILLS MESA ADDITION, SEDGWICK COUNTY, KANSAS, AND MORE PARTICULARLY DESCRIBED AS A TRACT OF LAND IN THE S 1/2 OF SECTION 27 AND PORTION OF THE NORTH 30.00 FEET OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. AND BEGINNING AT A POINT IN THE EAST LINE AND 60.00 FEET NORTH OF THE SE CORNER OF THE SE 1/4 OF SAID SECTION 27; THENCE BEARING S88°29'02"W PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4 A DISTANCE OF 1589.66 FEET; THENCE BEARING S1°30'58"E A DISTANCE OF 110.00 FEET; THENCE BEARING S88°29'02"W PARALLEL TO AND 50.00 FEET SOUTH OF THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 27, A DISTANCE OF 1046.95 FEET; THENCE BEARING S88°16'28"W PARALLEL WITH AND 50 FEET SOUTH OF THE SOUTH LINE SW 1/4 OF SECTION 27, A DISTANCE OF 307.76 FEET; THENCE BEARING N0°55'35"W A DISTANCE OF 20.00 FEET; THENCE BEARING S88°16'28"W PARALLEL TO AND 30.00 FEET SOUTH OF THE SOUTH LINE SW 1/4 OF SECTION 27, A DISTANCE OF 973.76 FEET; THENCE BEARING N1°43'32"W A DISTANCE OF 80.00 FEET TO THE SE CORNER OF LOT 14 BLOCK "C," ROLLING HILLS MESA ADDITION; THENCE BEARING N3°15'38"W A DISTANCE OF 50.02 FEET TO THE NE CORNER OF SAID LOT 14; THENCE BEARING S88°16'28"W A DISTANCE OF 25.00 FEET TO THE NW CORNER OF SAID LOT 14; THENCE BEARING N15°08'10"E ALONG THE EASTERLY LINE OF LOT 7, IN SAID BLOCK "C," A DISTANCE OF 213.97 FEET; THENCE BEARING N1°30'33"W ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 1384.93 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF A.T. & S.F. RAILROAD; THENCE BEARING N82°14'04"E ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 1253.95 FEET TO A POINT IN THE WEST LINE OF THE SE 1/4 OF SAID SECTION 27; THENCE BEARING S1°31'03"E ALONG SAID WEST LINE A DISTANCE OF 25.15 FEET; THENCE BEARING N82°14'04"E ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 840.41 FEET; THENCE BEARING N7°45'56"W A DISTANCE OF 25.00 FEET; THENCE BEARING N82°14'04"E A DISTANCE OF 1821.25 FEET TO A POINT IN THE EAST LINE SE 1/4 OF SAID SECTION 27; THENCE BEARING S1°20'16"E A DISTANCE OF 2051.05 TO THE POINT OF BEGINNING.

R. W. LINN P.E. NO. 3684

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME BAILIS F. BELL, DIRECTOR OF AIRPORTS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF THE WICHITA AIRPORT AUTHORITY, 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 _____, 1986.

_____, CHAIRMAN
WILLIAM J. GOEBEL
_____, SECRETARY
MICHAEL E. LINDEBAK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1986.

_____, MAYOR
TONY CASADO
_____, CITY CLERK
DONALD C. GISICK

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1986.

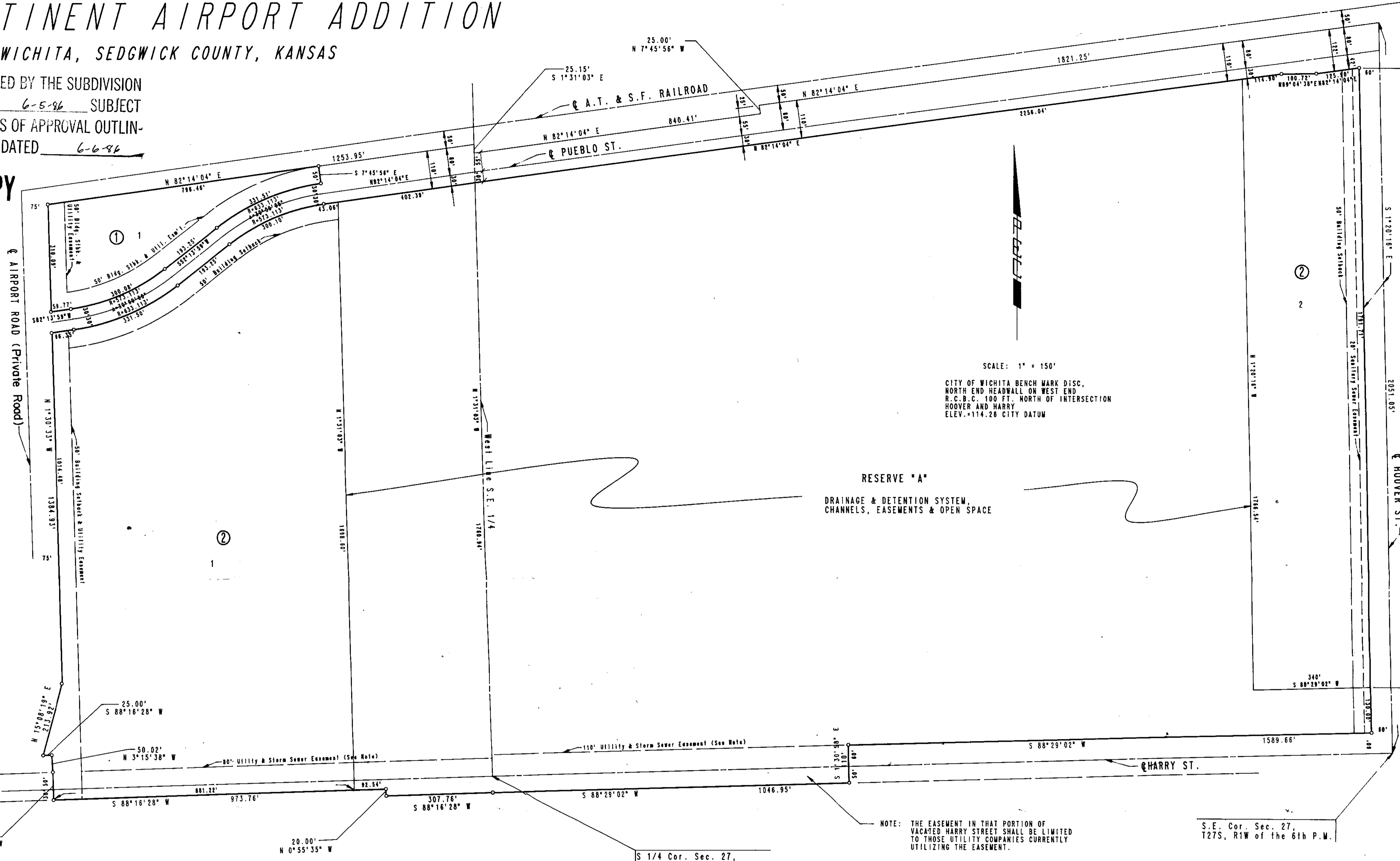
_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEED'S OFFICE AT _____, M., ON THIS _____ DAY OF _____, 1986.

_____, REGISTER OF DEEDS
PAT KETTLER
_____, ED RESA

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 LOTS, BLOCKS, STREETS AND A RESERVE, THE SAME TO BE KNOWN AS MID-CONTINENT AIRPORT ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. RESERVE A SHALL BE OWNED AND MAINTAINED BY THE WICHITA AIRPORT AUTHORITY AND SHALL BE RESERVED FOR DRAINAGE AND DETENTION SYSTEM, CHANNELS, EASEMENTS AND OPEN SPACE. MINIMUM PAD ELEVATION REQUIRED FOR ALL LOTS, SHALL BE 1304 M.S.L. = (116.6 CITY DATUM). ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM HOOVER ROAD OVER AND ACROSS THE EAST LINE OF LOT 2, BLOCK 2 ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED, HOWEVER, THAT LOT 2 SHALL HAVE ACCESS TO HOOVER ROAD AT EIGHT (8) LOCATIONS, SAID LOCATION TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS ALL PORTIONS OF WICHITA MUNICIPAL AIRPORT ADDITION AND ROLLING HILLS MESA ADDITION WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED. OWNER: THE WICHITA AIRPORT AUTHORITY

BY _____, DIRECTOR OF AIRPORTS
BAILIS F. BELL



SCALE: 1" = 150'
CITY OF WICHITA BENCH MARK DISC,
NORTH END HEADWALL ON WEST END
HOOVER AND HARRY
ELEV. = 114.26 CITY DATUM

RESERVE "A"
DRAINAGE & DETENTION SYSTEM,
CHANNELS, EASEMENTS & OPEN SPACE

NOTE: THE EASEMENT IN THAT PORTION OF VACATED HARRY STREET SHALL BE LIMITED TO THOSE UTILITY COMPANIES CURRENTLY UTILIZING THE EASEMENT.
S.E. Cor. Sec. 27,
T27S, R1W of the 6th P.M.

S/D No.: 86-39 Name: MID-CONTINENT AIRPORT ADDITION

Preliminary Approved: 5/8/86
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

General Location: Southwest corner of Pueblo and Hoover.
Owner: The Wichita Airport Authority, Attn: Monroe Funk, Wichita Mid-Continent Airport, Wichita, KS 67209
Surveyor/Engineer: Professional Engineering Consultants, P.A., Attn: Gary Wiley

1. Gross Acreage of Plat: 167.13 Acres ±
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 3
 - Total: 3
3. Minimum Lot Area: 145,900 Sq. Ft.
4. Existing Zoning: "AA", "BB", & "E"
5. Proposed Zoning: "E" (Z-2769)

STAFF COMMENTS:

NOTE: The applicant has submitted an associated zone case (Z-2769), requesting "AA" One-Family Dwelling, "BB" Office District and "E" Light Industrial to "E" Light Industrial. The zone case is scheduled for review by the Board of City Commissioners on June 10, 1986.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots not already served.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. In order to provide efficient and safe ingress and egress to Lot 2, Block 2 from the proposed eight access points to Hoover Street, the applicant shall guarantee the construction of a continuous accel/decel lane adjacent to the east line of this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Provision shall be made for ownership and maintenance of the proposed reserve. In this regard, the applicant shall submit a restrictive covenant which states that the Wichita Airport Authority will own the reserve and see that it is properly maintained.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The note included on the face of the plat which restricts use of the utility easement within vacated Harry Street shall be amended to reference which utility companies are currently using the easement (i.e., K.G.& E., K.P.L. Gas Service Company and Southwestern Bell Telephone.)
- H. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2769).
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.