

S/D No.: 85-36 Name: PHILLIPPI ADDITION

Preliminary Approved: 4/25/85
Scheduled S/D Meeting: 5/9/85

DESCRIPTION

General Location: North side of K-42 between Tyler and Ridge Road.
Owner: Daniel J. Phillippi, 1517 N. Santa Fe, Wichita, KS 67214
Surveyor/Engineer: Terra Tech

1. Gross Acreage of Plat: 8.2 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
3. Minimum Lot Area: 62,500 Sq. Ft. ±
4. Existing Zoning: "R" and "R-1"
5. Proposed Zoning: "E" (SCZ-0543)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0543), requesting "R" and "R-1" to "E", has been approved subject to platting.

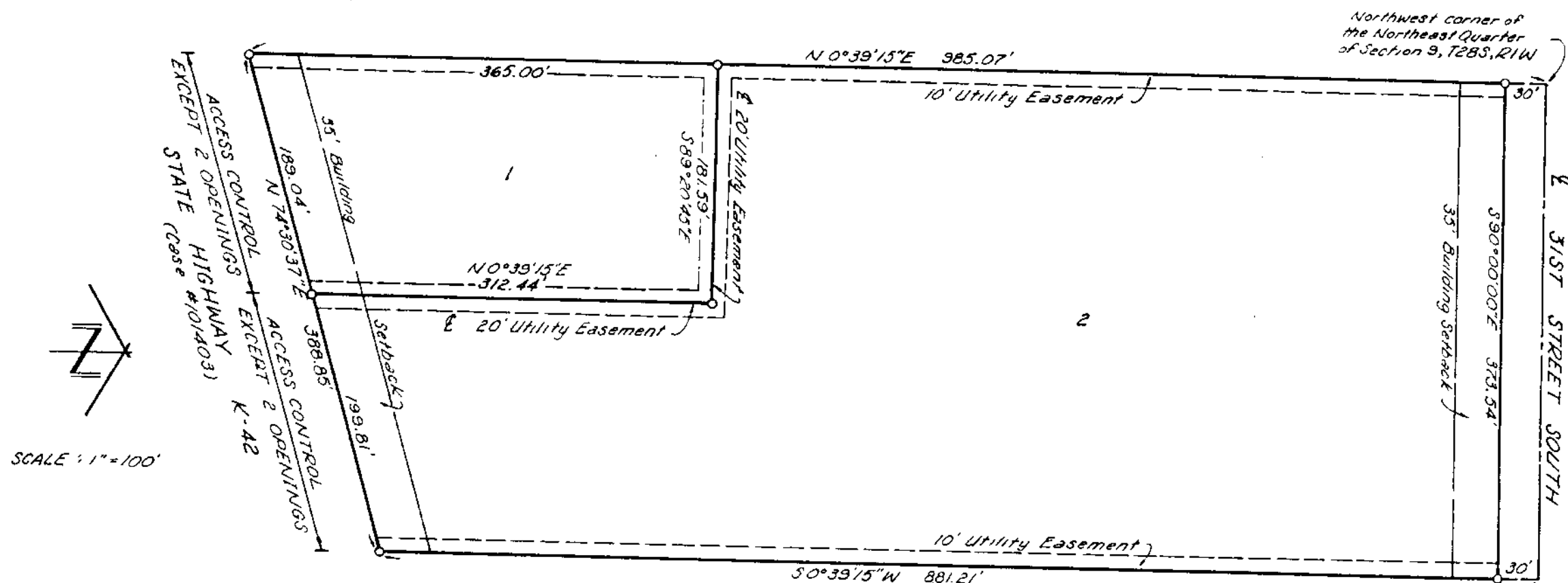
- A. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The applicant is advised that approval of on-site sewerage facilities and water wells for this industrially-zoned property may require the platting of all of this site into just one lot. This issue shall be resolved with the Health Department prior to Subdivision Committee review of a final plat.
- B. The final plat tracing shall indicate the amount of half-street right-of-way existing for State Highway K-42 adjacent to this plat.
- C. The final plat tracing shall provide for dates to be included as part of the M.A.P.C. signature block.
- D. Prior to Subdivision Committee review of a final plat, the applicant shall resolve the issue of access points to K-42 and the existence or non-existence of 50 feet of additional right-of-way for K-42 with the Kansas Department of Transportation (K.D.O.T.). K.D.O.T. has requested that we limit the access from this property to K-42 to one or two openings.
- E. The applicant shall petition the City for extension of municipal water and sanitary sewer. These petitions will be held for more complete development of the area.
- F. If improvements are guaranteed by petition, a certificate of petitions shall be submitted for recording.
- G. The final plat tracing shall omit the platting of street right-of-way for 31st Street South. Instead, this 30 feet of property shall be indicated as a drainage and utility easement on the final plat tracing.
- H. *Airport access and maintenance purposes*
The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's lot grading plan.

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/9/85 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN
ED IN OUR LETTER DATED 5/10/85

PHILLIPPI ADDITION
SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

NE 1/4 SEC. 9, T28S, R1W



This plat of "PHILLIPPI ADDITION", Sedgwick County, Kansas, has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
James C. Wilson

_____, Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon, if any, accepted by the Board of City Commissioners of the City of Wichita, Kansas, this _____ day of _____, 1985

_____, Mayor
Robert C. Brown

_____, City Clerk
Donald C. Gisick

Entered on transfer record this _____ day of _____, 1985

_____, County Clerk
Don Wright

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1985

_____, Chairman
Donald E. Gragg

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Tom Scott

Attest: _____, 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 _____, 1985

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

LEGAL DESCRIPTION:

The West 373.54 feet of the Northeast Quarter of Section 9, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, lying North of the North line of the right-of-way of K-42 Highway, as condemned in case #101403, in District Court of Sedgwick County, Kansas.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

We, Terra Tech, Inc., a Corporation registered for the practice of land surveying in the aforesaid county and state, do hereby certify that we have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of our knowledge and information available.

T.L. Daniel LS #489

Date

Know all men by these presents that we, the undersigned owners and contract purchasers of the land as set forth in the Legal Description, have caused the same to be surveyed and platted into 2 lots and a street to be known as "PHILLIPPI ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. Complete access control to Kansas Highway #42 over and across the South lot lines of Lots 1 & 2 is hereby granted to the appropriate governing body, provided, however, that Lots 1 & 2 shall each have access at 2 (two) locations as shall be determined by the appropriate engineer.

Verena Schammerhorn (owner)

James E. Schammerhorn (owner)

Daniel J. Phillippi
(contract purchaser)

Cheryl R. Phillippi
(contract purchaser)

State of Kansas)
County of Sedgwick) SS

The foregoing instrument was acknowledged before me this day of _____, 1985 by, Verena Schammerhorn.

_____, Notary Public
My appointment expires: _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

The foregoing instrument was acknowledged before me this day of _____, 1985 by, James E. Schammerhorn.

_____, Notary Public
My appointment expires: _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

The foregoing instrument was acknowledged before me this day of _____, 1985 by, Daniel J. Phillippi and Cheryl R. Phillippi.

_____, Notary Public
My appointment expires: _____

May 16, 1985

Terra Tech
245 West Dewey
Wichita, KS 67202

Re: S/D 85-36 - Final Plat of Phillippi Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 16, 1985, 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 May 10, 1985.

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 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Daniel J. Phillippi, 1517 N. Santa Fe, Wichita, KS 67214
Jack Brown, Health Department
David Spears, Director, County Department of Public Services
Mike Lindebak, City Engineer
Kenneth J. Gudenkauf, Lighting Engineer, K.D.O.T., State Office
Building, Topeka, Kansas 66612