

SUBDIVISION REPORT

S/D 85-89 - HI-TECH INDUSTRIAL PARK SECOND ADDITION

Page 2

- K. The east half of the right-of-way for Comotara Street will need to be vacated by a second separate vacation case. This vacation application will need to be signed by the owner of North Point Industrial Park. This separate vacation case shall accompany this replat to the City Commission for review and approval. This vacated street right-of-way will need to be retained as a utility easement to cover an existing water line.
- L. The applicant shall file a down-zoning request from "E" (light industrial) to "AA" (single family) for the properties affected by the first separate vacation case (see Item G). This down-zoning request shall be submitted prior to this replat being scheduled for City Commission consideration.
- M. The applicant shall submit a legal description which describes the northernmost triangular tip of Lot 3, Block 1, which does not currently have "E" (light industrial) zoning. This legal is necessary in order for the zoning ordinance to be drafted which will insure that all of this lot is zoned for industrial purposes.
- N. On the final plat tracing, the language in the engineer's text, regarding K.S.A. 12-512(b), shall be amended to reference the vacation of "platted" easements rather than just easements.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage improvements are required to be guaranteed with this replat?

S/D No.: 85-89 Name: HI-TECH INDUSTRIAL PARK SECOND ADDITION

Preliminary Approved: 10/24/85
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: At the northeast corner of 37th Street North and Rock Road.
Owner: Woodlawn Development, c/o Classic Real Estate, 151 N. Main, #300,
Wichita, KS 67202
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 48.97 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: ~~1~~ 8
 - Total: 8
3. Minimum Lot Area: 144,588 Sq. Ft.
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

STAFF COMMENTS:

NOTE: This plat was deferred at the 11/7/85 Subdivision Committee Meeting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall reimburse the City for the costs incurred on the petitions to be abandoned by this replat.
- F. The applicant shall guarantee the removal of the street pavement existing within the Comotara Street right-of-way which is to be vacated.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat tracing shall reference the recording information for the Rock Road and 37th Street North street dedications adjacent to this plat.
- I. The applicant shall file a separate vacation case (V-1361) to accompany this replat which vacates those portions of the original Hi-Tech Industrial Park which are not included within the perimeter of this replat. This separate vacation case shall also provide for the vacation of the west half of Comotara Street, including the temporary cul-de-sac, which is not included within the perimeter of the replat. This separate vacation case shall accompany this replat to the City Commission for review and approval. Portions of the vacated street right-of-way will need to be retained as a drainage easement to cover an existing storm sewer.
- J. The applicant is cautioned that the west half of Comotara Street right-of-way, being vacated by this replat, may not automatically revert to this plat's ownership. This may be the case since the full right-of-way for Comotara Street was dedicated as part of North Point Industrial Park to the east. In order for an abstract company to certify the applicant's ownership of the west half of the vacated street, a Quit Claim Deed may need to be obtained.

FINAL PLAT OF

HI-TECH INDUSTRIAL PARK SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HI-TECH INDUSTRIAL PARK SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas into lots, blocks, and streets, the same being accurately set forth in the accompanying plat and described as follows:

Beginning at the northeast corner of 37th Street North and Comotara, thence westerly along the north line of 37th Street North, bearing S89° 07' 15" W, 1837.31 feet; thence N 76° 50' 34" W, 103.08 feet; thence S 89° 07' 15" W, 175.00 feet to the east line of Rock Road; thence northerly along said east line bearing N 0° 44' 15" W, 175.00 feet; thence N 14° 47' 55" W, 102.90 feet; thence N 0° 44' 15" W, 305.00 feet; thence S 85° 44' 15" E, 470.00 feet; thence N 30° 49' 57" E, 104.39 feet; thence N 21° 52' 45" W, 522.00 feet; thence N 65° 37' 15" E, 435.00 feet; thence S 51° 22' 45" E, 283.00 feet; thence S 64° 52' 45" E, 360.00 feet; thence N 77° 37' 15" E, 842.21 feet; thence S 0° 49' 09" E, 104.73 feet to a point on a curve to the left having a central angle of 72° 32' 33", a radius of 50.00, a long chord bearing S 37° 05' 25" E, 59.16 feet; thence along said curve a distance of 63.31 feet; thence S 0° 49' 09" E, 989.96 feet to the point of beginning, containing 48.97 acres more or less.

Platted
All Lots, Blocks, Easements, building setbacks and streets within the above described property are being vacated & replatted by virtue of K.S.A. 12:512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1985.

Kenneth H. Bengtson
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. 800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks, and streets, the same to be known as "HI-TECH INDUSTRIAL PARK SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. All abutters rights of access over and across the east line of Rock Road, and the north line of 37th Street North, are hereby granted to the City of Wichita, provided however, that Lot 1, Block 1 shall have access to 37th Street North at two locations and to Rock Road at three locations to be determined by the Engineer of the City of Wichita.

Woodlawn Development Company,
a Partnership

By: _____
Donald J. Ablah, attorney in fact for
Woodlawn Development Company

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this _____ day of _____, 1985, before me, a Notary Public in and for said State and County, came Donald J. Ablah, attorney in fact for Woodlawn Development Company, on behalf of Woodlawn Development Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed by notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

This plat of "HI-TECH INDUSTRIAL PARK SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
William J. Goebel

_____, Secretary
Michael E. Lindebak

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

_____, Mayor
Robert C. Brown

_____, City Clerk
Donald C. Gislack

Entered on transfer record this _____ day of _____, 1985.

_____, County Clerk
Don Wright

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

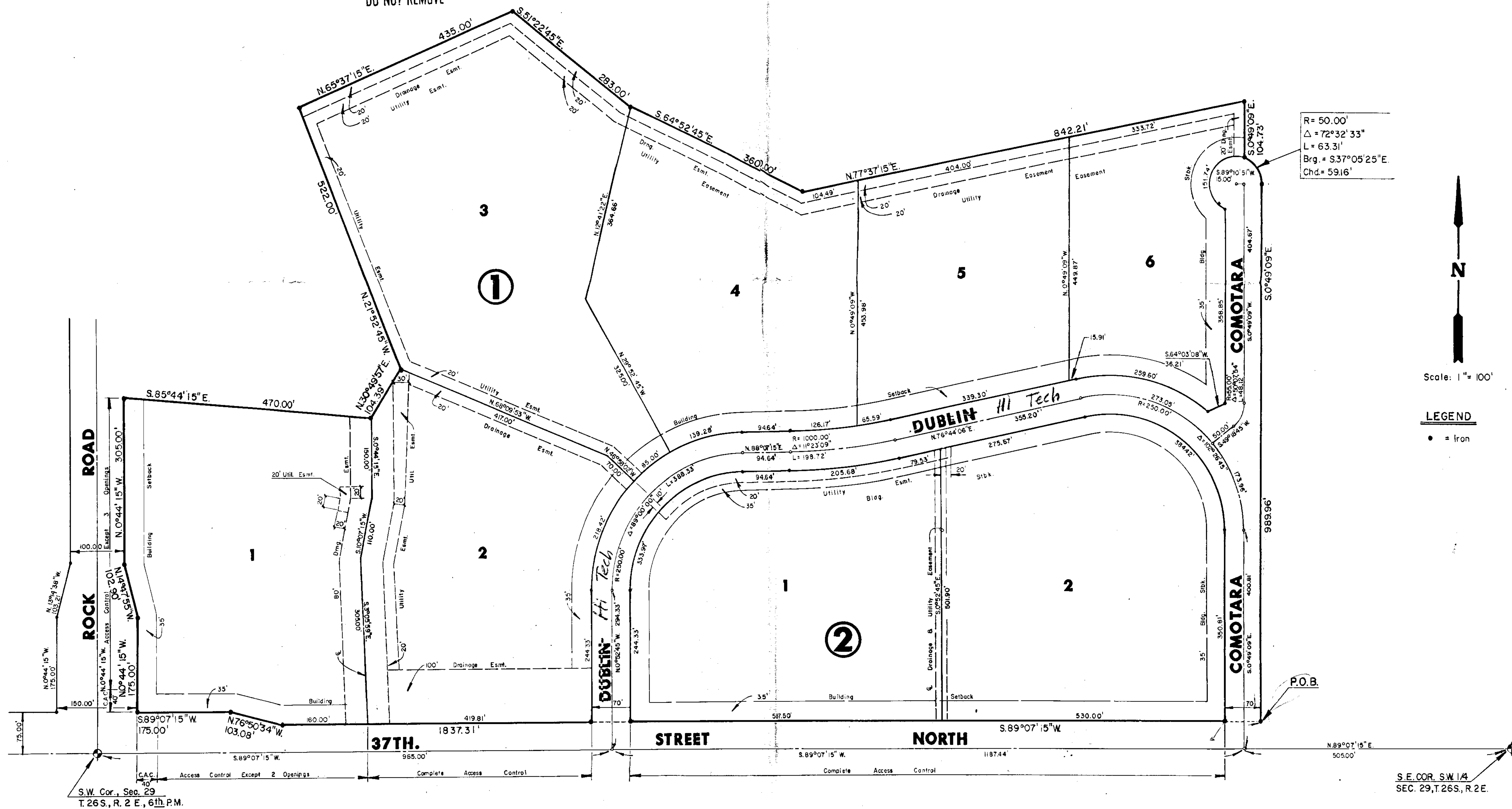
This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ day of _____, 1985.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE



November 27, 1985

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 85-89 - Final Plat of Hi-Tech Industrial Park Second
Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 25, 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 November 22, 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.
- 1-21-86 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 platfor.
- 1-21-86 3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Woodlawn Development, c/o Classic Real Estate, 151 North Main, #300,
Wichita, KS
Paxton Vierling Steel Company, c/o Central Plains Steel Company,
P.O. Box 8007, Wichita, KS 67208
Mr. Richard Owen, Central Plains Steel Company, P.O. Box 8007,
Wichita, KS 67208
Mike Lindebak, City Engineer