



Wichita-Sedgwick County Metropolitan Area Planning Department

May 17, 2016

Julius Properties, L.P.
c/o Brad Julius
4011 E. 31st Street S.
Wichita, KS 67210

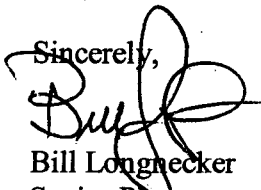
Ref: VAC2016-00002 - Request to Vacate a Sewer Easement Dedicated by Separate Instrument and a Portion of Platted Setbacks on Property Generally Located West of Interstate Highway I-35 on the Southeast Corner of East 31st Street South and South Bluff Avenue (District III).

Dear Applicant:

At its regular meeting on Tuesday, May 10, 2016, the Wichita City Council considered the above-referenced request. The action of the City Council was to **APPROVE** subject to the recommendation by the MAPC.

If you have any questions about this matter, please call 268-4421.

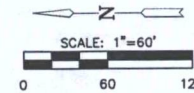
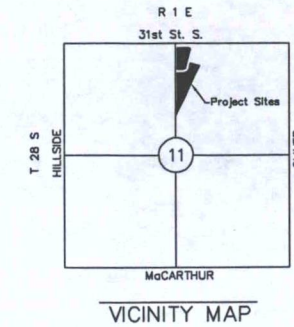
Sincerely,


Bill Longnecker
Senior Planner

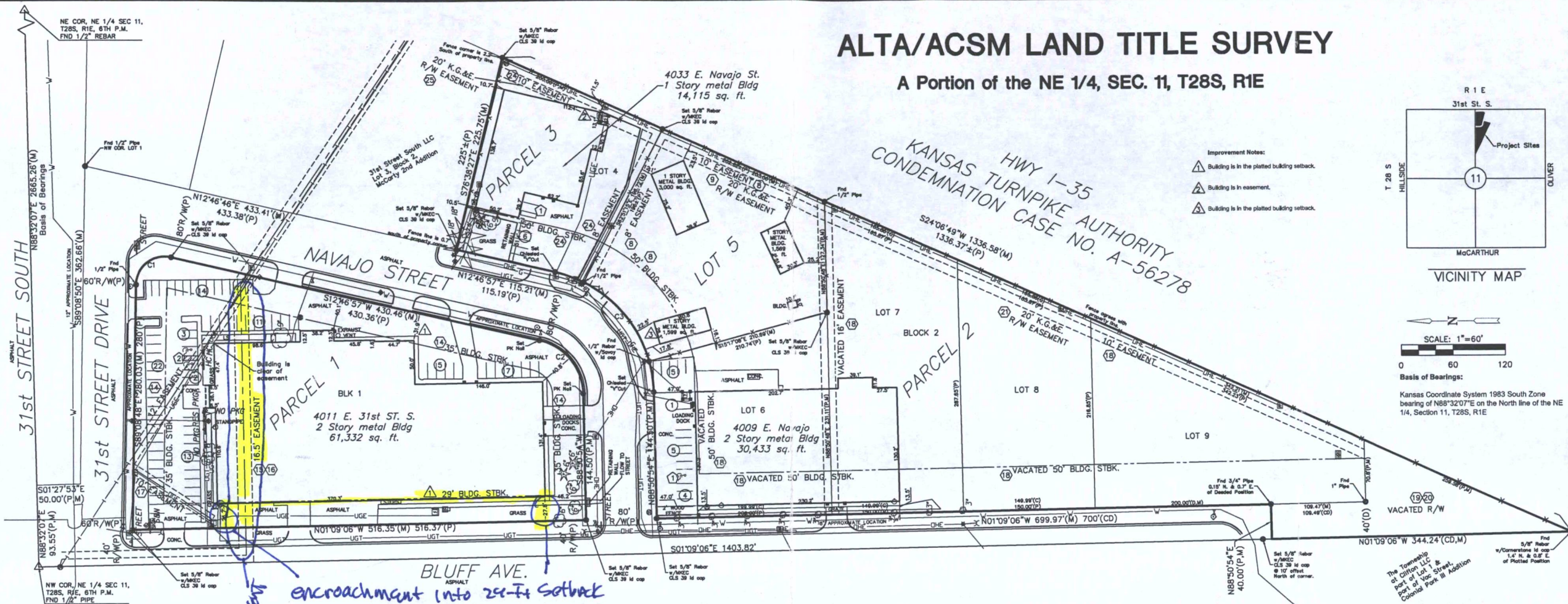
BL:klw

ALTA/ACSM LAND TITLE SURVEY

A Portion of the NE 1/4, SEC. 11, T28S, R1E



Basis of Bearings:
Kansas Coordinate System 1983 South Zone bearing of N88°32'07"E on the North line of the NE 1/4, Section 11, T28S, R1E



LEGEND

- | | |
|-------------------------------|------------------------------------|
| △ - SECTION CORNER | ☐ - TELEPHONE RISER |
| ● - SURVEY MONUMENT | — UGT — UNDERGROUND TELEPHONE LINE |
| ① - STANDARD PARKING SPOTS | ⊕ - GAS METER |
| ② - HANDICAP PARKING SPOTS | — G — GAS LINE |
| ③ - SCHEDULE "B" ITEM | ⊞ - POWER POLE AND DEADMAN |
| P - PLATTED | ⊞ - POWER POLE |
| M - MEASURED | ⊞ - AIR CONDITIONING UNIT |
| D - DEEDED | ⊞ - ELECTRICAL CONTROL BOX |
| CM - CALCULATED FROM MEASURED | ⊞ - ELECTRIC TRANSFORMER |
| CP - CALCULATED FROM PLAT | ⊞ - POWER POLE WITH LIGHT |
| CD - CALCULATED FROM DEED | — UGE — UNDERGROUND ELECTRIC LINE |
| LS - LANDSCAPING | — DHE — OVERHEAD ELECTRIC LINE |
| ⊙ - TREE AND DIAMETER | ⊙ - SANITARY SEWER MANHOLE |
| ⊙ - TREE AND DIAMETER | ⊙ - CLEANOUT |
| ⊙ - BUSH | — - - - - SANITARY SEWER LINE |
| ⊙ - SIGN | ■ - GRATE INLET |
| ⊙ - POST / BOLLARD | ⊙ - FIRE HYDRANT |
| ⊙ - GATE | ⊙ - WATER VALVE |
| ⊙ - FLAG POLE | ⊙ - WATER METER |
| | ⊙ - WATER SPIGOT |
| | — - - - - WATER LINE |
| | ⊙ - IRRIGATION CONTROL VALVE |

Land Areas:

Parcel 1 - 130,853 sq. ft. or 3.00 Acres
Parcel 2 - 189,457 sq. ft. or 4.33 Acres
Parcel 3 - 38,276 sq. ft. or 0.83 Acres
Lot 5 - 47,837 sq. ft. or 1.10 Acres

Curve Data:

C1 R=32.45(P,M) Δ=101°54'25"(P) L=57.72(CP) L=57.69(M)	C2 R=63.92(P,M) Δ=79°24'19"(M) L=48.86(P,M)	C3 R=143.92(P,M) Δ=76°04'25"(M) L=191.07(P,M)
--	--	--

Notes:

McCarthy 2nd Addition, Final Plat, was recorded at the Sedgewick County Register of Deeds office, drawer S-3-24 on December 17, 1964 and is located in the NE Quarter of Section 11, Township 28 South, Range 1 East of the 6th Principal Meridian.

Poston Addition, Final Plat, was recorded at the Sedgewick County Register of Deeds office, drawer D-3-14 on July 13, 1973 and is located in the NE Quarter of Section 11, Township 28 South, Range 1 East of the 6th Principal Meridian.

The underground utilities shown hereon were marked in the field by the utility owners in response to Kansas One Call Ticket Numbers: 15589705, 15589717, 15589725, 15589728 & 15589745. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

All platted utility easements are shown. All utility easements executed by separate instrument that were provided to the surveyor are hereon shown and labeled.

Parking
98 Standard spaces
4 Handicap spaces

Table A Item Notes:

As of December 8, 2015

16. There is no observed evidence of any earth moving work, building construction or building additions.

17. I am not aware of any proposed changes to the street right of ways and did not see any recent street or sidewalk construction.

18. There is no observed evidence of subject property being used as a solid waste dump, sump or sanitary lands.

20a. There does not appear to be any off-site easements or servitudes benefiting subject property.

Items Corresponding with Schedule "B", Section Two, Exceptions:

ALTA Commitment Number 2147556, First American Title Insurance Company of Kansas, dated October 6, 2015.

THE FOLLOWING ITEMS AFFECT PARCEL 1:

- The following matters shown or disclosed by the filed or recorded map referred to in the legal description: building setback lines and easements. (shown graphically)
- An easement for sewer, recorded as Misc. Book 150, Page 604 of Official Records. In Favor of: Board of Park Commissioners. Affects: a portion of Parcel 1 (shown graphically)
- An easement for sewer filed in Misc. Book 150, Page 604 and Misc. Book 301, Page 541. (shown graphically)
- Attorneys by a Kansas Gas and Electric Company employee claiming right-of-way over a portion of subject property recorded on Film 840, Page 999. (shown graphically)

THE FOLLOWING ITEMS AFFECT PARCEL 2:

- The following matters shown on or disclosed by the recorded plat referred to in the legal description: building setback lines and easements. NOTE: The building setback lines and the east-west 16 foot utility easement centered on the common lot line between Lots 6 and 7 were vacated by Vacation Order filed on Film 847, Page 506. (shown graphically)
- A drainage and utility easement retained on the vacated street as established in Vacation Order filed on Film 847, Page 506. (shown graphically)
- Easements, if any, for public utilities installed in, under, or upon the vacated Bluff Avenue prior to the vacation thereof, and for which no notice appears in the Official Records. (shown graphically)
- An easement for electric and communication transmission and distribution lines and appurtenances, recorded as Doc#Fm-Pg: 29399293. In favor of: Kansas Gas and Electric Company. Affects: a portion of Parcel 2 (shown graphically)

THE FOLLOWING ITEMS AFFECT PARCEL 3:

- The following matters shown on or disclosed by the recorded plat referred to in the legal description: building setback lines and easements. (shown graphically)
- An easement for electric and communication transmission and distribution lines and appurtenances, recorded as Doc#Fm-Pg: 29399295. In favor of: Kansas Gas and Electric Company. Affects: a portion of Parcel 3 (shown graphically)

Flood Zone Designation:

Subject property appears to be located in unshaded Zone "X", Areas determined to be outside the 0.2% annual chance floodplain, according to graphical plotting on Flood Insurance Rate Map, Community Panel Number 20173C0388E, effective date: February 2, 2007.

Property Development Standards:

Zoning Standards:
Subject Property is zoned LI - Limited Industrial according to the City of Wichita-Sedgewick Unified Zoning code. The property is subject to the following regulations:

Minimum Lot Area: No minimum
Minimum Lot Width: No minimum
Minimum Front Setback: 20 feet, provided that the minimum required front setback may be reduced pursuant to Sec. 18-E.2.(a)(5)
Minimum Rear Setback: No minimum
Minimum Interior Side Setback: Zero feet, but if an interior side setback is provided it shall be at least five feet in width
Minimum Street Side Setback: No minimum
Maximum Height: 60 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks.

Items Corresponding with Schedule "B", Section Two, Exceptions:

ALTA Commitment Number 2147794, First American Title Insurance Company of Kansas, dated October 1, 2015.

- The following matters shown on or disclosed by the recorded plat referred to in the legal description: building setback lines and easements. (shown graphically)
- An easement for right-of-way recorded in Doc#Fm-Pg: 29399294. (shown graphically)

Legal Description: Commitment Number 2147794

Lot 5, Block 2, McCarthy Second Addition to Wichita, Sedgewick County, Kansas.

Legal Description: Commitment Number 2147556

Parcel 1:
Block 1, Poston Addition, Wichita, Kansas, Sedgewick County, Kansas.

Parcel 2:
Lots 6, 7, 8, and 9, Block 2, McCarthy 2nd Addition, Wichita, Kansas, Sedgewick County, Kansas, together with the East Half of vacated Bluff Avenue from a point 200 feet south of the northeast corner of said Lot 9, to the northerly line of the Kansas Turnpike right-of-way.

Parcel 3:
Lot 4, Block 2, McCarthy 2nd Addition, Wichita, Kansas, Sedgewick County, Kansas.

Certification: Commitment Number 2147794

To Julius Properties, L.P., a Kansas limited partnership, William N. Stote and First American Title Insurance Company.

Certification: Commitment Number 2147556

To Julius Properties, L.P., a Kansas limited partnership and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7a, 7b, 1, 9, 11a, 13 and 15 of Table A thereof. The field work was completed December 4, 2015.

Date of Plat or Map: December 8, 2015

James C. McClure P.S. 1251
411 N. Webb Road
Wichita, KS 67206
316-684-9600



Stinson Leonard Street LLP

ALTA/ACSM LAND TITLE SURVEY

31st Street South & Bluff, Wichita, Kansas

Stinson
31st St & Bluff
ALTA

PROJECT NO.	1501020761
DATE	12/09/15
SCALE	1" = 60'
DESIGNED	JCM
DRAWN	DSN
CHECKED	JCM
NO.	1
REVISION	
SHEET NO.	1 OF 1