

BEELINE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

word 12-5-01
final tracing

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BEELINE ADDITION", Wichita, Sedgwick County, Kansas.
American Mortgage Associates, Inc.

William Kelly Tribell
WILLIAM KELLY TRIBELL, PRESIDENT

State of Arkansas) SS The foregoing instrument acknowledged before me, this 19th day of November, 2001, by William Kelly Tribell, President of American Mortgage Associates, Inc., on behalf of the corporation.

William Payne Jr.
WILLIAM PAYNE JR., Notary Public

My App't. Exp. 5/31/04

OFFICIAL SEAL
WILLIAM PAYNE JR.
NOTARY PUBLIC-ARKANSAS
WASHINGTON COUNTY
MY COMMISSION EXPIRES: 5-31-04

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 2001.

Dated this ___ day of ___, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

J. D. Michaelis, Chair

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 2001.

At the direction of the City Council

Chris Cherches, City Manager

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 2001.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this ___ day of ___, 2001.

Don Bruce, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of ___, 2001 at ___ o'clock ___ M., and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizaire, Deputy

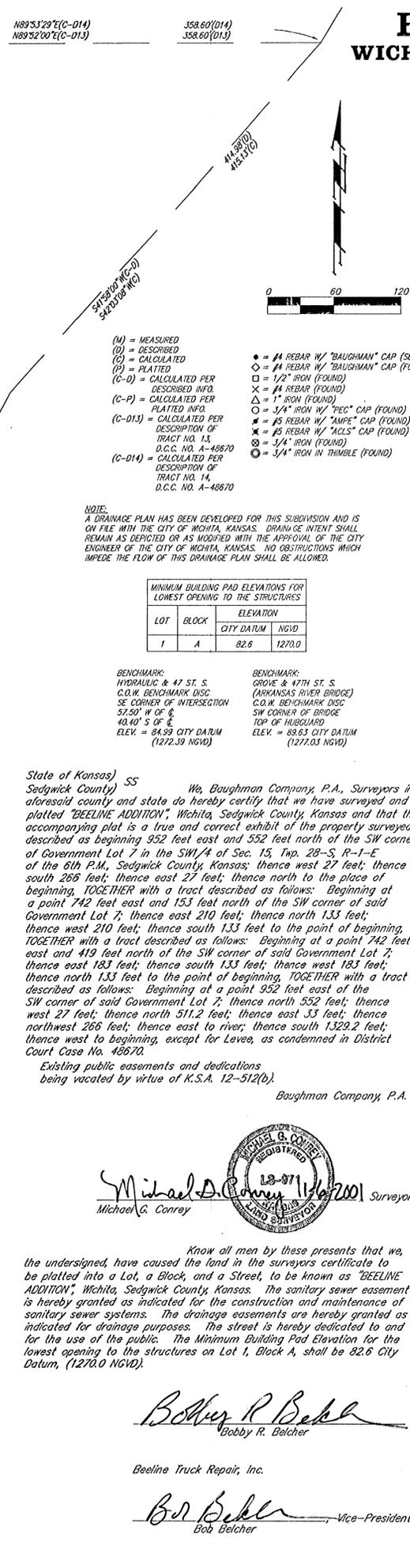
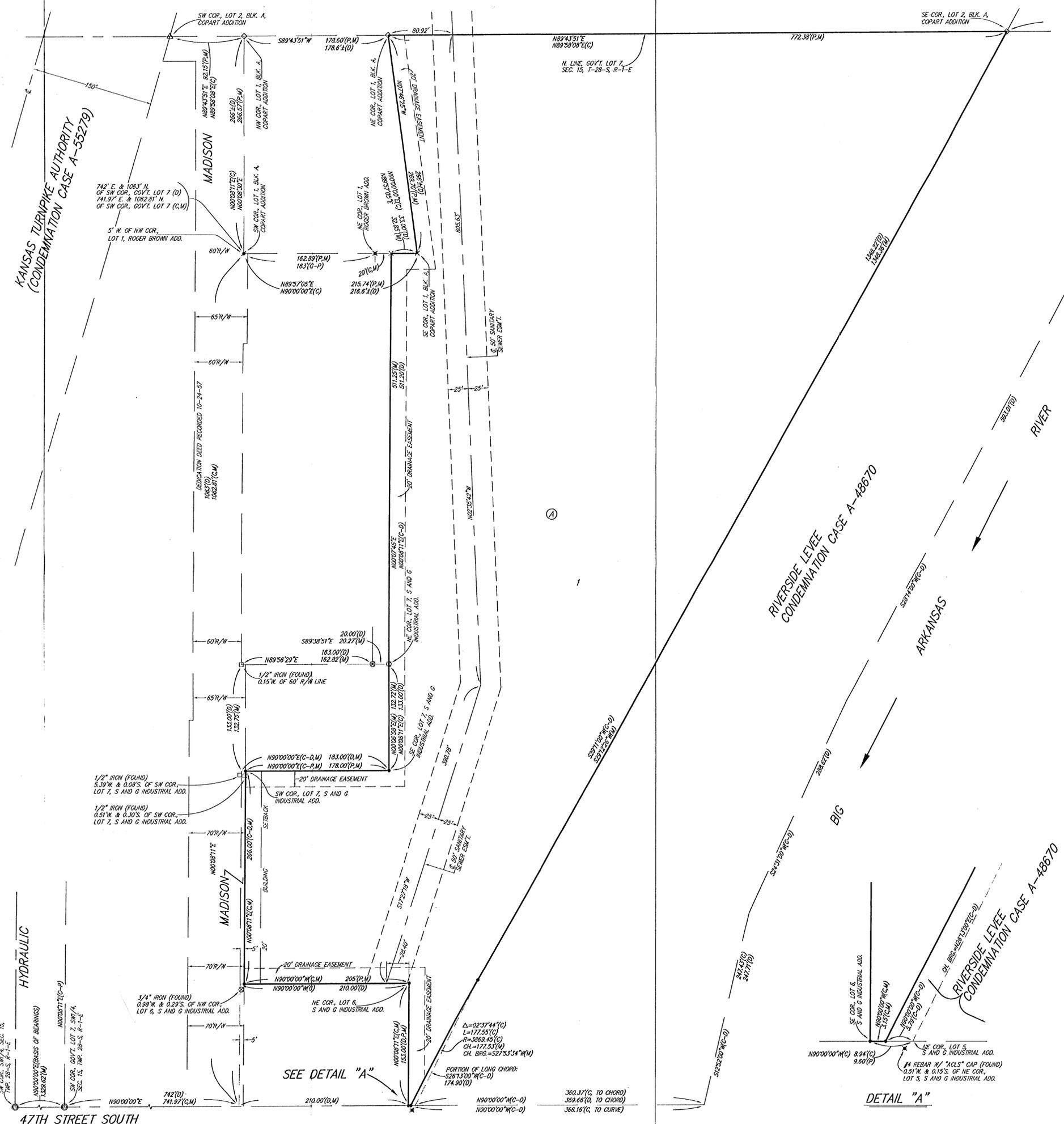
State of Kansas) SS The foregoing instrument acknowledged before me, this 13th day of November, 2001, by Bobby R. Belcher, a single person.

John Long
JOHN LONG, Notary Public
My App't. Exp. 8/30/2003

State of Kansas) SS The foregoing instrument acknowledged before me, this 13th day of November, 2001, by Bob Belcher, Vice-President of Beeline Truck Repair, Inc., on behalf of the corporation.

John Long
JOHN LONG, Notary Public
My App't. Exp. 8/30/2003

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\BEELINE ADDITION\LONG\BEELINE.DWG-02



- (M) = MEASURED
 - (D) = DESCRIBED
 - (C) = CALCULATED
 - (P) = PLATTED
 - (C-D) = CALCULATED PER DESCRIBED INFO.
 - (C-P) = CALCULATED PER PLATTED INFO.
 - (C-D13) = CALCULATED PER DESCRIPTION OF TRACT NO. 13, D.C.C. NO. A-48670
 - (C-D14) = CALCULATED PER DESCRIPTION OF TRACT NO. 14, D.C.C. NO. A-48670
- = #1 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = 1/2" IRON (FOUND)
 - × = #4 REBAR (FOUND)
 - △ = 1" IRON (FOUND)
 - = 3/4" IRON W/ "PEC" CAP (FOUND)
 - = #5 REBAR W/ "AMPE" CAP (FOUND)
 - × = #9 REBAR W/ "ACLS" CAP (FOUND)
 - = 3/4" IRON (FOUND)
 - = 3/4" IRON IN THIMBLE (FOUND)

NOTE: A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

| LOT | BLOCK | ELEVATION | |
|-----|-------|------------|--------|
| | | CITY DATUM | NGVD |
| 1 | A | 82.6 | 1270.0 |

BENCHMARK: HYDRAULIC & 47 ST. S. C.O.W. BENCHMARK DISC SE CORNER OF INTERSECTION 57.50' W OF E. 40.40' S OF E. ELEV. = 84.99 CITY DATUM (1272.39 NGVD)

BENCHMARK: GROVE & 47TH ST. S. (ARKANSAS RIVER BRIDGE) C.O.W. BENCHMARK DISC SW CORNER OF BRIDGE TOP OF HUBBARD ELEV. = 88.83 CITY DATUM (1271.03 NGVD)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BEELINE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning 952 feet east and 552 feet north of the SW corner of Government Lot 7 in the SW 1/4 of Sec. 15, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence west 27 feet; thence south 266 feet; thence east 27 feet; thence north to the place of beginning, TOGETHER with a tract described as follows: Beginning at a point 742 feet east and 153 feet north of the SW corner of said Government Lot 7; thence east 210 feet; thence north 133 feet; thence west 210 feet; thence south 133 feet to the point of beginning, TOGETHER with a tract described as follows: Beginning at a point 742 feet east and 419 feet north of the SW corner of said Government Lot 7; thence east 183 feet; thence south 133 feet; thence west 183 feet; thence north 133 feet to the point of beginning, TOGETHER with a tract described as follows: Beginning at a point 952 feet east of the SW corner of said Government Lot 7; thence north 552 feet; thence west 27 feet; thence north 511.2 feet; thence east 33 feet; thence northwest 266 feet; thence east to river; thence south 1329.2 feet; thence west to beginning, except for Levee, as condemned in District Court Case No. 48670.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael D. Conroy
Michael D. Conroy, 11/16/2001 Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and a Street, to be known as "BEELINE ADDITION", Wichita, Sedgwick County, Kansas. The sanitary sewer easement is hereby granted as indicated for the construction and maintenance of sanitary sewer systems. The drainage easements are hereby granted as indicated for drainage purposes. The street is hereby dedicated to and for the use of the public. The Minimum Building Pad Elevation for the lowest opening to the structures on Lot 1, Block A, shall be 82.6 City Datum, (1270.0 NGVD).

Bobby R. Belcher
Bobby R. Belcher

Beeline Truck Repair, Inc.
Bob Belcher
Bob Belcher, Vice-President



Wichita-Sedgwick County Metropolitan Area Planning Department

October 11, 2001

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

RE: SUB 2001-87 -- Final Plat of Beeline Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 11, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated September 28, 2001.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

September 28, 2001

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

RE: SUB 2001-87 -- Final Plat of Beeline Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 27, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. No additional guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. Minimum pad elevations need to be platted.
- D. The structure situated within the 35-ft building setback shall not be enlarged to increase its nonconformity and if removed cannot be replaced within the building setback.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. The Applicant is advised that if platted, the building setback may be reduced to 20 feet to conform with the Zoning setback standard for the LI District.
- G. The Sanitary Sewer Easement needs to be located.
- H. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

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- I. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- K. 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.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

This case will be forwarded to the Planning Commission on Thursday, October 11, 2001, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

STAFF REPORT

(Final Plat Approved 9/27/01; Preliminary Plat Approved 8/30/01)

CASE NUMBER: SUB 2001-87 -- BEELINE ADDITION

OWNER/APPLICANT: Beeline Truck Repair, Inc., Attn: B. Belcher, 4754 S. Madison, Wichita, KS 67216; Bobby R. Belcher, 4736 S. Madison, Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Northeast corner of Madison and 47th Street South

SITE SIZE: 13.04 Acres

NUMBER OF LOTS

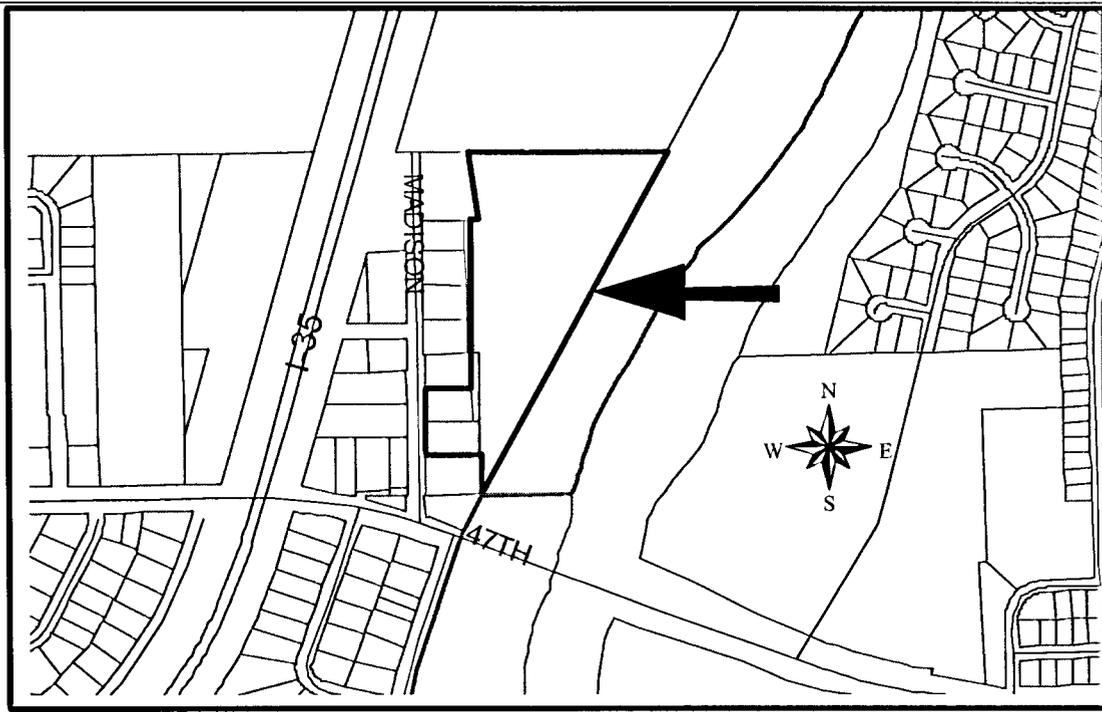
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | |
| Industrial: | 1 |
| Total: | 1 |

MINIMUM LOT AREA: 13.04 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. ***No additional guarantees are required.***
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. Minimum pad elevations need to be platted.***
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