

FINAL PLAT

KISER WEST ADDITION

AN ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS

12-12-01
Final
tracing

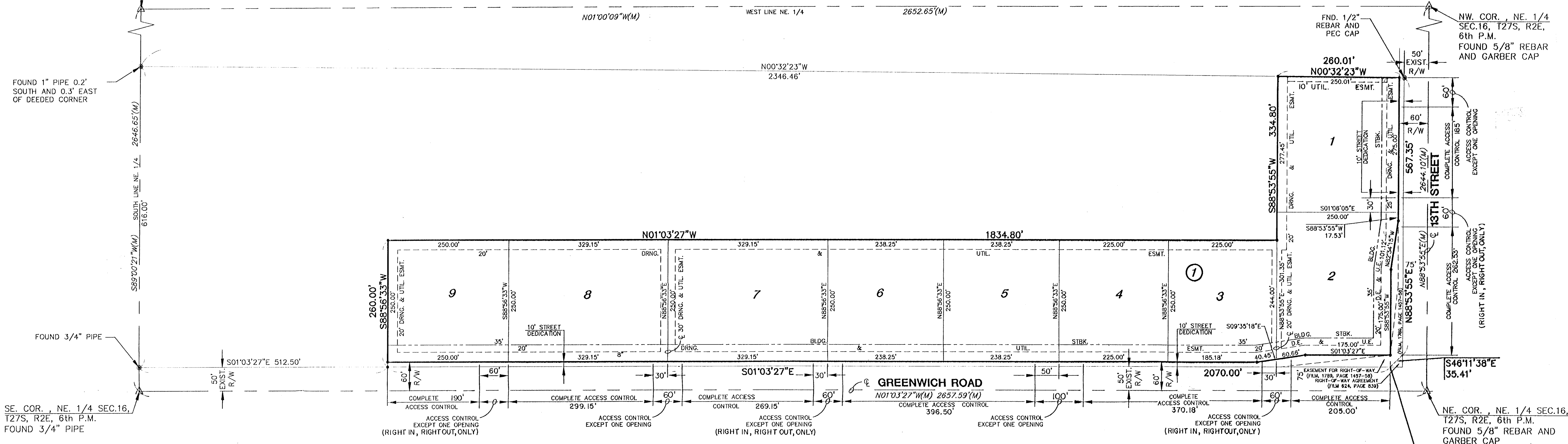
SW. COR., NE. 1/4 SEC.16,
T27S, R2E, 6th P.M.
FOUND CENTER OF SECTION
STONE

NW. COR., NE. 1/4
SEC.16, T27S, R2E,
6th P.M.
FOUND 5/8" REBAR
AND GARBER CAP

FOUND 1" PIPE 0.2'
SOUTH AND 0.3' EAST
OF DEEDED CORNER

SE. COR., NE. 1/4 SEC.16,
T27S, R2E, 6th P.M.
FOUND 3/4" PIPE

NE. COR., NE. 1/4 SEC.16,
T27S, R2E, 6th P.M.
FOUND 5/8" REBAR AND
GARBER CAP



I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "KISER WEST ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, and a Block, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter, Section 16, Township 27 South, Range 2 East of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point 75.00 feet South of the North line of said Northeast Quarter and 50.00 feet West of the East line of said Northeast Quarter; thence on a Kansas South-Zone Grid bearing of S01°03'27"E, 2070.00 feet parallel with the East line of said Northeast Quarter; thence S88°56'33"W, 260.00 feet; thence N01°03'27"W, 1834.80 feet; thence S88°53'55"W, 334.80 feet; thence N00°32'23"W, 260.01 feet to a point 50.00 feet South of said North line; thence N88°53'55"E, 567.35 feet to a point 75.10 feet West of said East line; thence S46°11'38"E, 35.41 feet along a Right Of Way Agreement set forth on Film 624, Page 839 to the point-of-beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 9th day of November, 2001.

Gregory J. Allison, Registered Land Surveyor
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, and a Block, the same to be known as "KISER WEST ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted. The streets are hereby dedicated to and for the use of the public. A drainage plan has been developed for this plat and all drainage easements, right-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 storm water. All abutters right of access to or from 13th Street East over and across the North line of "KISER WEST ADDITION", are hereby granted to the the appropriate governing body, as indicated on the face of the plat. All abutters right of access to or from North Greenwich Road over and across the East line of "KISER WEST ADDITION", are hereby granted to the the appropriate governing body, as indicated on the face of the plat. This plat is subject to the conditions of the Kiser West Community Unit Plan (CUP 2000-21, DP - 254).

Kiser Inc., a Kansas Corporation

A. Dwayne Brodrie, President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 15th day of November 2001, before me the undersigned, a Notary Public in and for the County and State aforesaid, came A. Dwayne Brodrie, President 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Krista L. Peterson, Notary Public
My appointment expires: 9-27-2003

This plat of "KISER WEST ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 9th day of August, 2001.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

J. Michael, Acting Chair

Marvin S. Krout, Secretary

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

At the Direction of the City Council
_____, City Manager
Chris Cherches, City Manager

_____, City Clerk
Pat Burnett, City Clerk

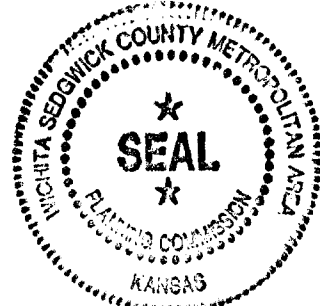
Entered on transfer record this ___ day of _____, 2001.

_____, County Clerk
Don Brace, County Clerk

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

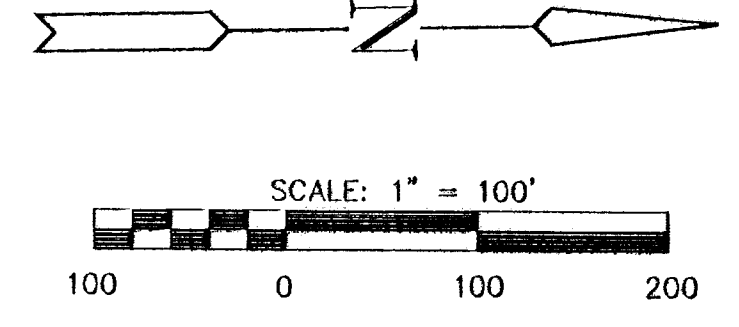
This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of _____, 2001, at _____ o'clock ___M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds
_____, Deputy
Linda Kizzire, Deputy



Reviewed in accordance with K.S.A. 58-2005 on this 6th day of November, 2001.

Tricia L. Robello, Deputy County Surveyor
Deputy County Surveyor
Sedgwick County, Kansas



- LEGEND**
- = FOUND 1/2" REBAR AND PEC CAP
 - = SET 5/8" REBAR/MKEC CLS 39
 - △ = FOUND SECTION CORNER MONUMENT
 - (M) = MEASURED DIMENSION
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT



Wichita-Sedgwick County Metropolitan Area Planning Department

August 9, 2001

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2001-74 -- One-Step Final Plat of Kiser West Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 9, 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 July 27, 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.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division



Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2001

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2001-74 -- One-Step Final Plat of Kiser West Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 26, 2001, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. The guarantee for sewer service shall be with the City for service through the Four Mile Creek sanitary sewer system.
- 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.
- D. The CUP approval stated that traffic improvements shall be guaranteed at the time of platting. Traffic Engineering needs to comment on the need for traffic improvements beyond those specified in the CUP. The CUP approval referred to the following anticipated traffic improvements: an accel/decel lane along the entire 13th Street North and Greenwich frontage, and a left turn lane at all openings not restricted to right-in/right-out only.
- E. The plat proposes five access openings along Greenwich and two access openings along 13th St. Distances should be shown for all segments of access control. In accordance with the CUP approval, the access openings located between lots 1 and 2, 2 and 3, and between lots 6 and 7 are limited to right-turns only, and shall be referenced on the face of the plat.
- F. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.

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- G. In accordance with the CUP approval, a cross-lot circulation agreement shall be provided to assure vehicular circulation between the lots.
- H. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-254) and its special conditions for development on this property.
- I. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Kiser West Community Unit Plan (CUP 2000-21, DP-254).
- J. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- K. The applicant needs to revise the legal description to accurately portray the land being platted. If the platted description is different than the legal, then both descriptions shall be shown.
- L. On the north line of Lot 2, the extra "35 feet" label may be removed.
- M. The spelling of the label at the center of the section should be corrected to "Center".
- N. A dimension needs to be added on the south line of the 25-ft drainage and utility easement on the north side of Lot 1.
- O. The labeling of dimensions and dedications along 13th Street and within Lots 1 and 2 needs to be reoriented 180 degrees to be aligned with the north arrow.
- P. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.

- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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. ***KGE has requested additional easements.***
- Z. 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.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, August 9, 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.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Kiser, Inc., 7765 Killarney Place, Wichita, KS 67226
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(One-Step Final Plat Approved 7/26/01)

CASE NUMBER: SUB 2001-74 -- KISER WEST ADDITION

OWNER/APPLICANT: Kiser, Inc., 7765 Killarney Place, Wichita, KS 67226

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: Southwest corner of 13th St. North and Greenwich Road

SITE SIZE: 13.71 Acres

NUMBER OF LOTS

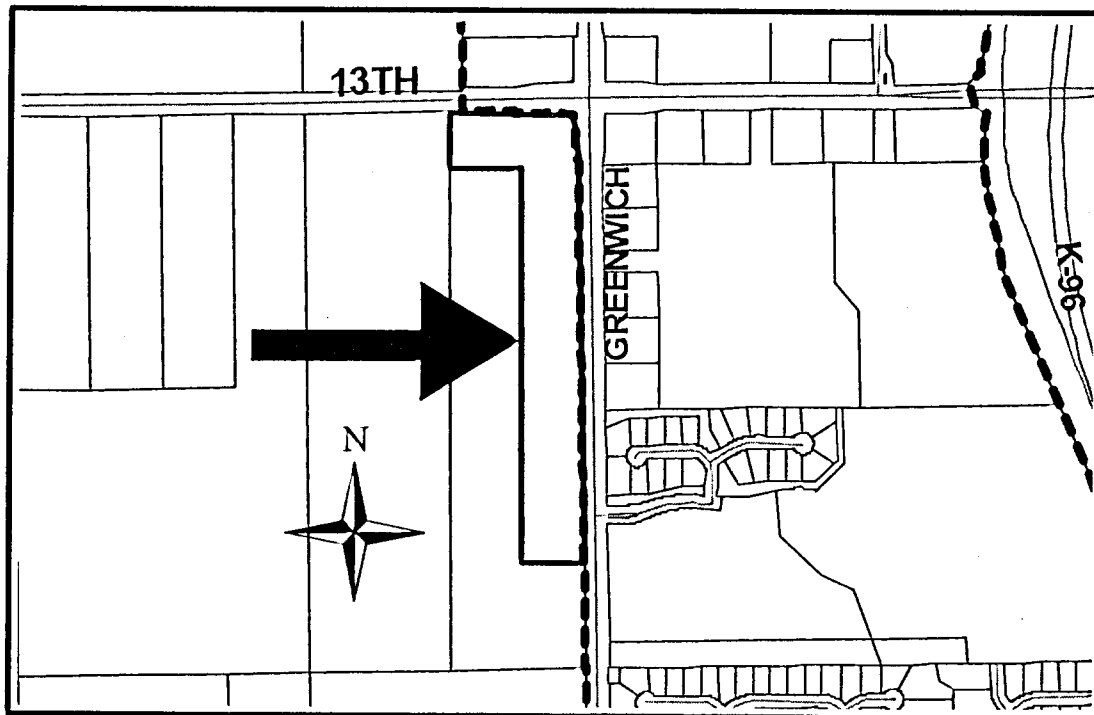
Residential:	
Office:	
Commercial:	9
Industrial:	
Total:	9

MINIMUM LOT AREA: 1.25 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2000-22) from SF-20, Single-Family Residential to LC, Limited Commercial. The Kiser West Community Unit Plan (CUP 2000-21, DP-254) was also approved for this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. The guarantee for sewer service shall be with the City for service through the Four Mile Creek sanitary sewer system.
- 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.*
- D. The CUP approval stated that traffic improvements shall be guaranteed at the time of platting. **Traffic Engineering** needs to comment on the need for traffic improvements beyond those specified in the CUP. The CUP approval referred to the following anticipated traffic improvements: an accel/decel lane along the entire 13th Street North and Greenwich frontage, and a left turn lane at all openings not restricted to right-in/right-out only.
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SUB 2001-74 -- One-Step Final Plat of KISER WEST ADDITION
August 9, 2001 - Page 3

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