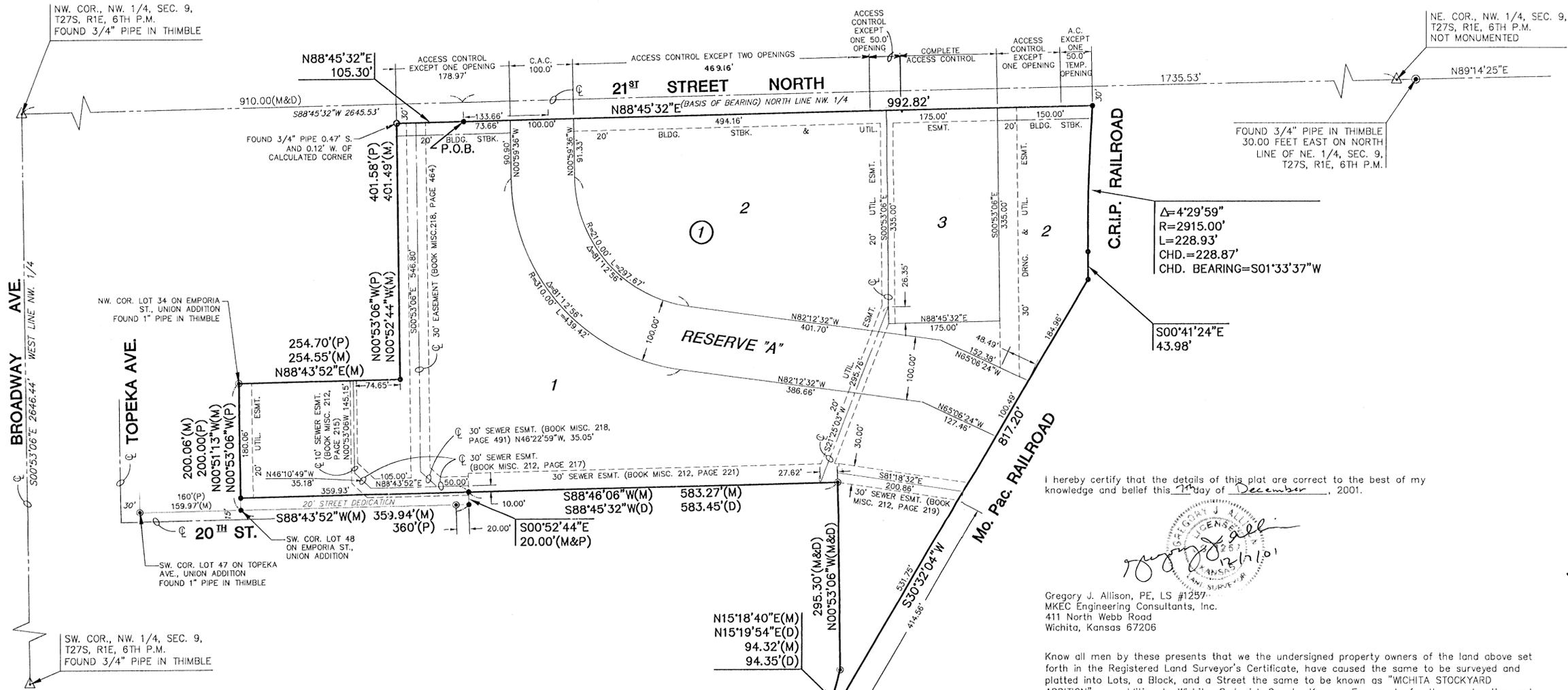


# FINAL PLAT

## WICHITA STOCKYARD ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

revised  
final tracing  
revised  
3/11/02



This plat of "WICHITA STOCKYARD ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 6th day of December, 2001.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

J.D. Michaelis, Chair  
J.D. Michaelis, Chair

Marvin S. Krout, Secretary  
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 26th day of December, 2001.

At the direction of the City Council.

Chris Cherkas, City Manager  
Chris Cherkas, City Manager

Pat Burne, City Clerk  
Pat Burne, City Clerk

Entered on transfer record this 5th day of MARCH, 2002

Don Brace, 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 \_\_\_\_\_, 2002 at \_\_\_\_\_ o'clock M; and 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 12th day of December, 2001.

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

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 7th day of December, 2001.

Gregory J. Allison, PE, LS #1257  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67208

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, a Block, and a Street the same to be known as "WICHITA STOCKYARD 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. Reserve "A" is dedicated for drainage and shall be owned and maintained by 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 21st Street North over and across the North line of "WICHITA STOCKYARD ADDITION," are hereby granted to the appropriate governing body, provided however, Lot 1 shall have one access point, Lot 2 shall have access to 21st Street at five locations: the East access to Lot 2 shall be a temporary point of access and shall revert to complete access control at the time the existing building (lying East of Lot 3) is removed from the property, Lot 3 shall receive access to 21st Street from shared drives on Lot 2, all points of access as indicated on the face of the plat.

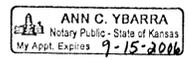
WEBB ROAD DEVELOPMENT, Inc.  
Johnny Stevens, President  
Johnny Stevens, President

STATE OF KANSAS )  
                          ) ss.  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 7th day of December, 2001, before me the undersigned, a Notary Public in and for the County and State aforesaid, come Johnny Stevens, President, Webb Road Development, Inc. 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.

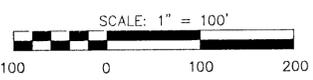
Ann C. Ybarra, Notary Public  
Notary Public  
My appointment expires: 9-15-2006



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

A replat of those portions of Union Addition, an addition to Wichita Sedgwick County, Kansas; Hersey's Subdivision of the North 125 feet of Union Addition, an addition to Wichita, Sedgwick County, Kansas; AND ALSO an unplatted tract of land lying in Northwest Quarter, Section 9, Township 27 South, Range 1 East of the 6TH Principal Meridian, Sedgwick County, Kansas; more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter; thence along the North line of said Northwest Quarter, N 88°45'32" E, 910.00 feet; thence South parallel with the West line of said Northwest Quarter, S 00°53'06" E, 30.00 feet to the POINT OF BEGINNING, said point being the South line of 21st Street North and the East line of the vacated Alley as platted in said Union Addition; thence, N 88°45'32" E, 992.82 feet to point on the West right-of-way line of C.R.I. & P. Railroad; thence, along a curve to the left and along said railroad right-of-way, along the arc of said curve for a distance of 228.83 feet, said curve having a central angle of 04°29'59", a radius of 2915.00 feet, and a long chord distance of 228.87 feet, bearing S 01°33'37" W; thence continuing along said right-of-way S 00°41'24" E, 43.98 feet to the Northwesterly right-of-way line of MO. PAC. Railroad; thence along said MO. PAC. Railroad right-of-way, S 30°32'04" W, 817.20 feet; thence, N 15°18'40" E, 94.32 feet; thence, N 00°53'06" W, 295.30 feet; thence, S 88°46'06" W, 583.27 feet to the East line of the vacated Alley as platted in said Union Addition; thence, S 00°52'44" E, 20.00 feet along the East line of said vacated Alley to the North right-of-way line of 20th Street North; thence along said 20th Street right-of-way, S 88°43'52" W, 359.94 feet to the Southwest corner of Lot 48 on Emporia Street in said Union Addition; thence, N 88°43'52" E, 254.55 feet to a point on the North line and 54.701 feet West of the Northeast corner of Lot 33 on Emporia Street in said Union Addition; thence, N 00°52'44" W, 401.49 feet parallel with the East line of said Union Addition to the South right-of-way line of 21st Street North as platted in Union Addition; thence, N 88°45'32" E, 105.30 feet along the South right-of-way line of said 21st Street North to the POINT OF BEGINNING.



**LEGEND**

- △ = SECTION CORNER MONUMENT FOUND
- = FOUND 1" PIPE IN THIMBLE
- = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- = FOUND 3/4" PIPE
- (P) = PLATTED DIMENSION
- (M) = MEASURED DIMENSION
- (D) = DEEDED DIMENSION

NOTE:  
10' Sewer Easement Book Misc. 212, Page 215; 30' Sewer Easement Book Misc. 212, Page 219. Both Easements are not entirely within the described boundary.



## **Wichita-Sedgwick County Metropolitan Area Planning Department**

December 6, 2001

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

RE: SUB 2001-115 -- One-Step Final Plat of Wichita Stockyard Addition

At the regular meeting of the Metropolitan Area Planning Commission on December 6, 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 November 30, 2001, with the following revision to Item "C":

The site is limited to six access openings: Two openings for Lot 2 and four openings for Lot 1 (three east of the drainageway and one west of the drainageway).

In addition, the easternmost opening is permitted contingent upon the existing structure being served by that opening.

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.

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

**T** 316.268.4421 **F** 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



## Wichita-Sedgwick County Metropolitan Area Planning Department

November 30, 2001

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

RE: SUB 2001-115 -- One-Step Final Plat of Wichita Stockyard Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 29, 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 appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. City Engineering needs to comment on the status of the applicant's drainage plan. If any drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage.
- C. Traffic Engineering needs to comment on the access controls. The plat proposes seven access openings along 21st St. North. Distances should be shown for all segments of access control. Traffic Engineering has limited the site to five access openings: two openings for Lot 2, and three openings for Lot 1, two east of the drainageway and one west of the drainageway.
- D. The Applicant has requested a waiver of the right-of-way dedication needed for 21st St. The Subdivision Regulations require a 50-ft half street right-of-way width for arterials. The Subdivision Committee has approved the waiver.
- E. City Public Works has requested that the 100-ft drainage easement be denoted as a drainage dedication. The plat should be revised to depict three lots bounded by the drainage dedication.

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

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)

- F. 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.
- G. 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.)
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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. Peoples Gas has advised of a gas line within the site.
- O. 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.

SUB 2001-115 -- One-Step Final Plat of Wichita Stockyard Addition  
November 30, 2001  
Page 3

This case will be forwarded to the Planning Commission on Thursday, December 6, 2001, at 1:00 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.

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Webb Road Development, Inc., P.O. Box 782257, Wichita, KS 67206  
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 11/29/01)

**CASE NUMBER:** SUB 2001-115 -- WICHITA STOCKYARD ADDITION

**OWNER/APPLICANT:** Webb Road Development, Inc., P.O. Box 782257, Wichita, KS 67278

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

**LOCATION:** East of Broadway, South side of 21st St. North

**SITE SIZE:** 15.93 Acres

**NUMBER OF LOTS**

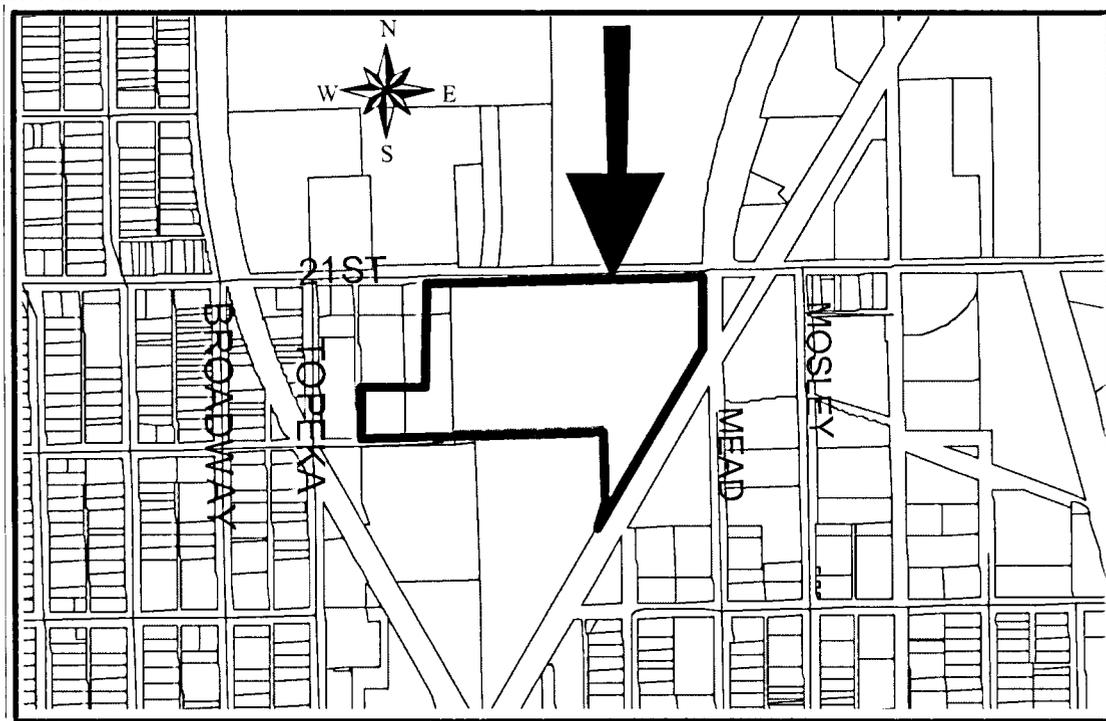
Residential:  
Office:  
Commercial:  
Industrial: 2  
Total: 2

**MINIMUM LOT AREA:** 1.1 Acres

**CURRENT ZONING:** GI, General Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a replat of the Union Addition and the Hersey's Subdivision of the Union Addition in addition to unplatted property to the east.

**STAFF COMMENTS:**

- A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- B. **City Engineering** needs to comment on the status of the applicant's drainage plan. If any drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage.
- C. **Traffic Engineering** needs to comment on the access controls. The plat proposes seven access openings along 21st St. North. Distances should be shown for all segments of access control. **Traffic Engineering has limited the site to five access openings: two openings for Lot 2, and three openings for Lot 1, two east of the drainageway and one west of the drainageway.**
- D. The Applicant has requested a waiver of the right-of-way dedication needed for 21st St. The Subdivision Regulations require a 50-ft half street right-of-way width for arterials. **The Subdivision Committee has approved the waiver.**
- E. **City Public Works** has requested that the 100-ft drainage easement be denoted as a drainage dedication. The plat should be revised to depict three lots bounded by the drainage dedication.
- F. The plat'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.
- G. 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.)
- H. 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.
- I. 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.
- J. 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.

**SUB 2001-115 -- One-Step Final Plat of WICHITA STOCKYARD ADDITION**  
**December 6, 2001 - Page 3**

- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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. **Peoples Gas has advised of a gas line within the site.**
- O. 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.