

MID-CONTINENT AIRPORT 2ND ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
record 11-1-00

SCALE : 1" = 100'

• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

B.M. 59: City Disk 52" East and 43" North of centerlines of Harry Street
and Ridge Road, 22' Northeast of Light Pole.
Elev. = 1319.26 N.G.V.D.

B.M. 60: Railroad Spike in Southeast Face Light Pole at Southwest
corner Pueblo and Ridge Road.
Elev. = 1322.42 N.G.V.D.

East 1/4 Corner,
Section 28, T27S, R1W
Found 3/4" Iron Pipe in Thimble

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND
SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF
THIS 25TH DAY OF OCTOBER, 2000, WE HAVE SURVEYED AND
PLATTED MID-CONTINENT AIRPORT 2ND ADDITION TO WICHITA, SEDGWICK COUNTY,
KANSAS, INTO A LOT AND BLOCK AND STREET, THE SAME BEING DESCRIBED AS FOLLOWS:

THE SOUTH 1140.60 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 28, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK
COUNTY, KANSAS, EXCEPT THE WEST 500 FEET THEREOF AND ALSO EXCEPT THAT
PART DEDICATED FOR HIGHWAY RIGHT-OF-WAY FOUND ON FILM 311, PAGE 147,
AND ALSO EXCEPT THE SOUTH 30 FEET AND THE EAST 30 FEET FOR ROAD RIGHT-
OF-WAY. MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE
1 WEST OF THE 6TH P.M.; THENCE BEARING N90°00'00"W ALONG THE SOUTH LINE OF
SAID SECTION 28 A DISTANCE OF 441.10 FEET; THENCE BEARING N0°29'30"E A DISTANCE
OF 561.16 FEET; THENCE BEARING N04°45'03"W A DISTANCE OF 581.40 FEET TO THE
NORTH LINE OF THE SOUTH 1140.60 FEET OF SAID SOUTHEAST QUARTER; THENCE BEARING
N89°59'57"E ALONG THE NORTH LINE OF THE SOUTH 1140.60 FEET A DISTANCE OF 494.83
FEET TO THE EAST LINE OF SAID SECTION 28; THENCE BEARING S0°31'20"W ALONG THE
EAST LINE OF SAID SECTION 28 A DISTANCE OF 1140.60 FEET TO THE POINT OF BEGINNING;
EXCEPT THE EAST 30 FEET AND THE SOUTH 30 FEET THEREOF.

THIS PLAT OF MID-CONTINENT AIRPORT 2ND ADDITION HAS BEEN SUBMITTED TO
AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING
COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
CHRISTOPHER S. CARRAHER

_____, SECRETARY
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY
OF _____, 2000.

TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS
_____ DAY OF _____, 2000.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____, M., ON THE _____ DAY
OF _____, 2000.

_____, REGISTER OF DEEDS
BILL WEEK

_____, DEPUTY
LINDA KIZZIRE

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE,
HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND BLOCK
AND STREET, THE SAME TO BE KNOWN AS MID-CONTINENT AIRPORT 2ND ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM RIDGE ROAD AND HARRY OVER AND
ACROSS THE EAST AND SOUTH LINES OF BLOCK 1 ARE HEREBY GRANTED TO THE
CITY OF WICHITA. PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE ACCESS TO RIDGE
ROAD AT TWO LOCATIONS AND ACCESS TO HARRY AT ONE LOCATION AS SHOWN.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS
AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED
TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE
APPROVAL OF THE CITY ENGINEER.

OWNER: THE WICHITA AIRPORT AUTHORITY

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

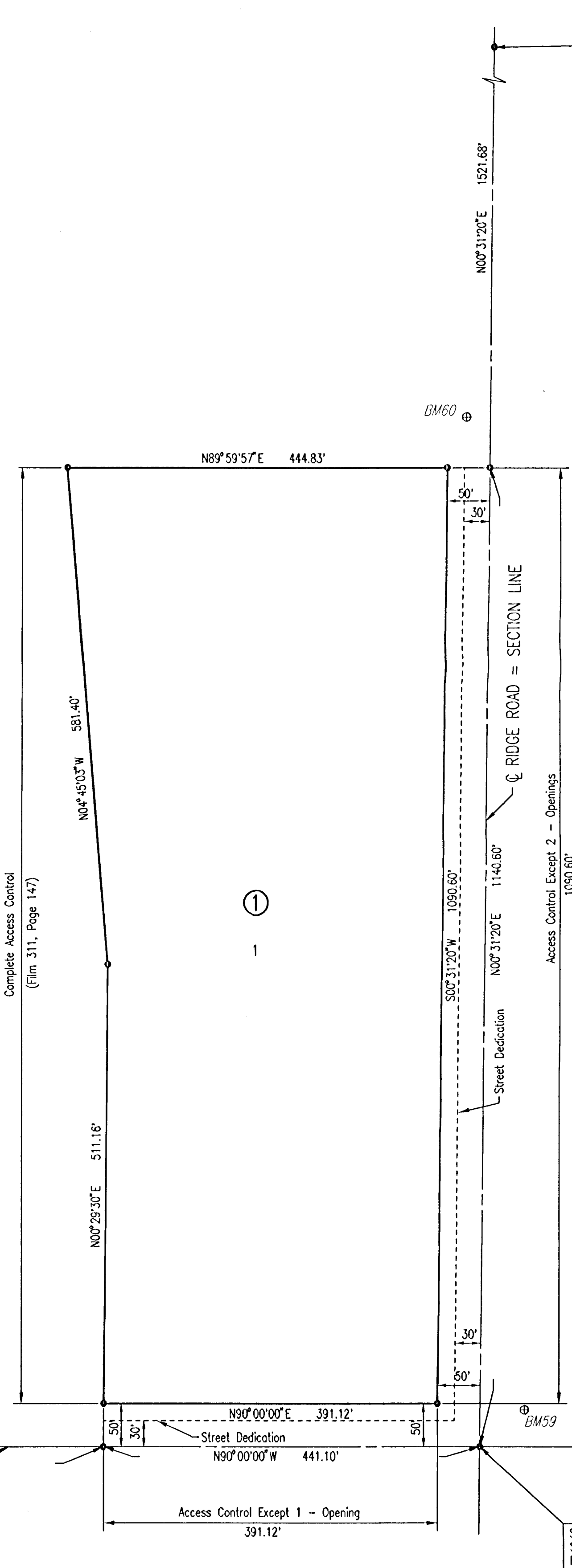
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2000, BY BOB KNIGHT, MAYOR AND PAT BURNETT, CITY CLERK,
OF THE CITY OF WICHITA, A MUNICIPAL CORPORATION.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

MID-CONTINENT DRIVE



South 1/4 Corner,
Section 28, T27S, R1W
Found 3/4" Iron Pipe

SE Corner,
Section 28, T27S, R1W
Found 1" Bar in Thimble



Wichita-Sedgwick County Metropolitan Area Planning Department

June 29, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

SUB 2000-45 -- One-Step Final Plat of MID CONTINENT AIRPORT SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 29, 2000, 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 June 23, 2000.

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

NES:ch

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

June 23, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

SUB 2000-45 -- One-Step Final Plat of MID CONTINENT AIRPORT SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 22, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. City water is available to serve the site. A petition for the extension of sanitary sewer will be required at time of site development.
- 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. A drainage guarantee is required at time of site development.
- D. Traffic Engineering needs to comment on the need for access controls to Harry and Ridge Road. Distances should be shown for all segments of access control. Two points of access are permitted along Ridge Road. One point of access is permitted along Harry.
- E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 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.)

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June 23, 2000

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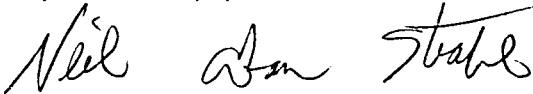
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) 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.
- 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 available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 29, 2000, at 1:15 p.m.

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

STAFF REPORT

(One-Step Final Plat Approved 6/22/00)

CASE NUMBER: SUB 2000-45 --MID CONTINENT AIRPORT 2nd ADDITION

OWNER/APPLICANT: Wichita Airport Authority, Attn: Bailis Bell, Director of Airports, P.O. Box 9130, Wichita, KS 67209-0139

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of Harry and Ridge Road

SITE SIZE: 10.15 acres

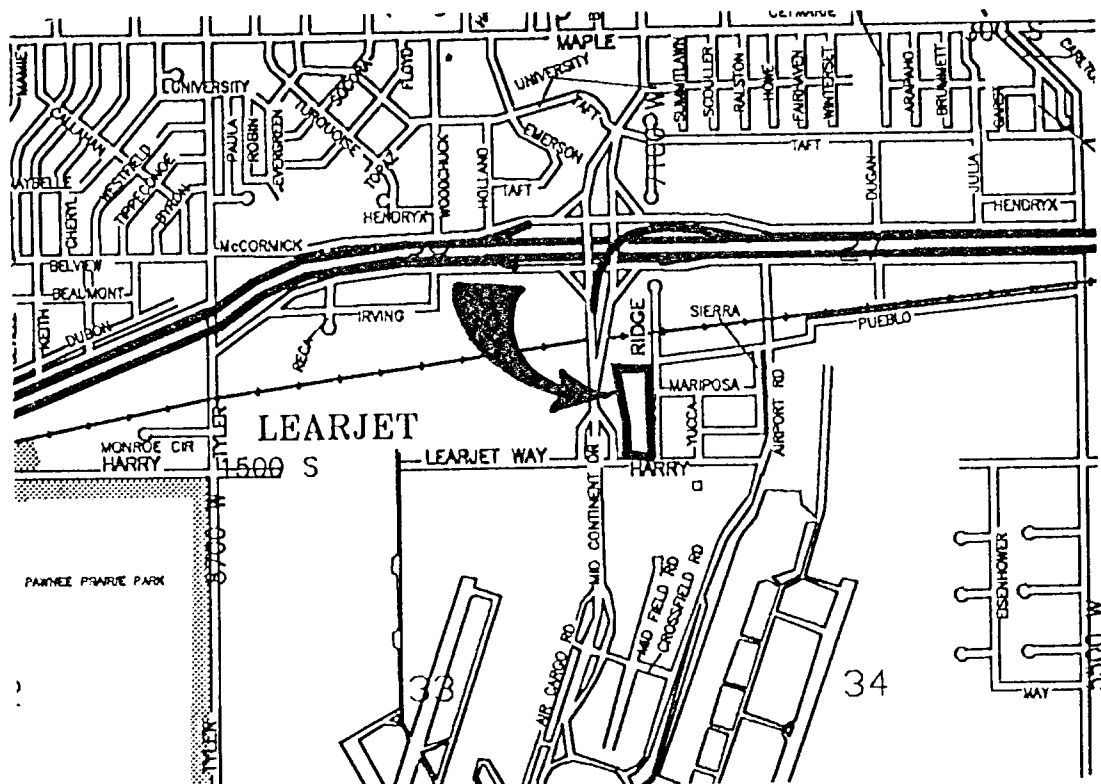
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 10.15 acres

CURRENT ZONING: Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP

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

STAFF COMMENTS:

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- 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. A drainage guarantee is required at time of site development.
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SUB 2000-45 -- One-Step Final Plat of MID CONTINENT AIRPORT 2ND ADDITION

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