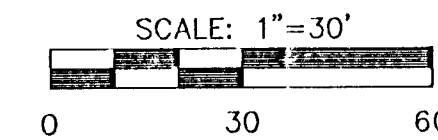
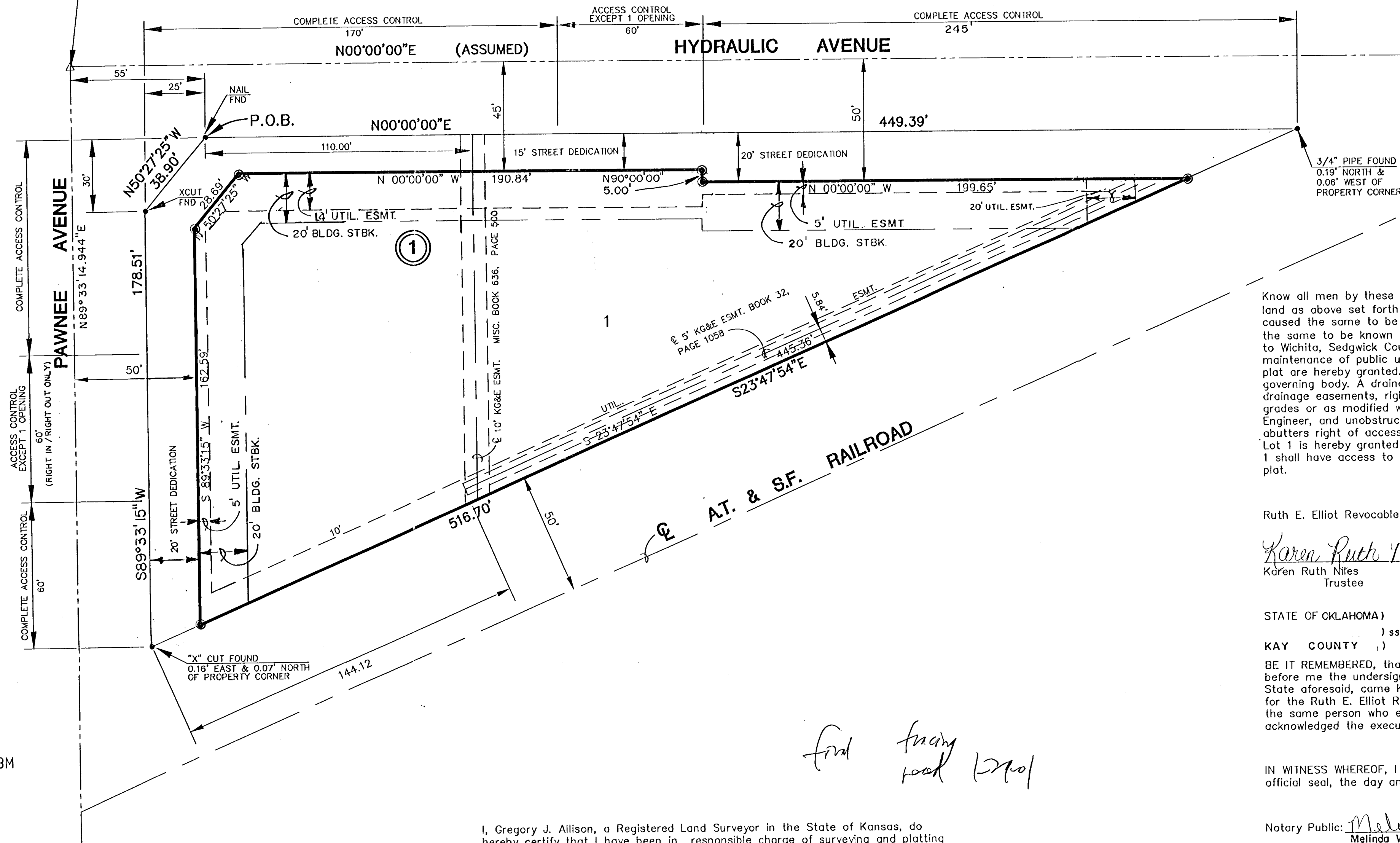


FINAL PLAT  
PIZZA HUT PAWNEE/HYDRAULIC ADDITION  
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SW COR., SW 1/4, SEC. 34,  
T27S, R 1 E, 6TH. P.M.



BM C.O.W. BM Disk in concrete base of Railroad crossing  
signal, 38.7' South of C Pawnee & 32.2' West of C  
A.T. & S.F. Railroad  
Elevation = 100.45

LEGEND

- = Monument Found
- ⊙ = 5/8" Rebar / MKEC  
CLS #39 Set

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a lot, a block and a street, the same to be known as "PIZZA HUT PAWNEE/HYDRAULIC 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 granted to the appropriate governing body. A drainage plan has been developed for this plat and 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 storm water. All abutters right of access to or from Pawnee over and across the south line of Lot 1 is hereby granted to the appropriate governing body, provided however, Lot 1 shall have access to Pawnee and Hydraulic as indicated on the face of the plat.

Ruth E. Elliot Revocable Living Trust

*Karen Ruth Niles*  
Karen Ruth Niles  
Trustee

*Marsha Lee Briggs*  
Marsha Lee Briggs  
Trustee

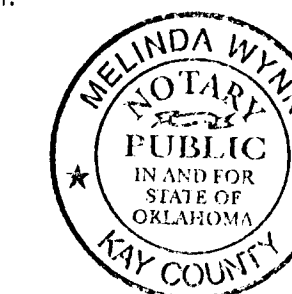
STATE OF OKLAHOMA ) ss

KAY COUNTY )

BE IT REMEMBERED, that on this 10<sup>th</sup> day of Oct, 2000, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Karen Ruth Niles and Marsha Lee Briggs, Trustees for the Ruth E. Elliot Revocable Living Trust 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.

Notary Public: *Melinda Wynn*  
Melinda Wynn  
My appointment expires: 1-28-04



*Richard Earl Hammer*  
Richard Earl Hammer

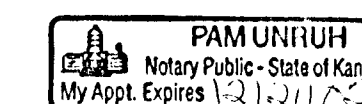
*Susan Hall*  
Susan Hall

STATE OF KANSAS ) ss  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 13<sup>th</sup> day of October, 2000, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Earl Hammer and Susan Hall, husband and wife 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.

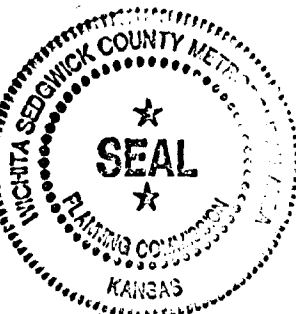
Notary Public: *Pam Unruh*  
Pam Unruh  
My appointment expires: 12/31/02



This plat of "PIZZA HUT PAWNEE/HYDRAULIC ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 17<sup>th</sup> day of August, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

*Francis S. Garofalo*  
Francis S. Garofalo  
Chairman  
*Marvin S. Krout*  
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 27<sup>th</sup> day of November, 2000.

*Bob Knight*  
Bob Knight  
Mayor  
*Pat Burnett*  
Pat Burnett  
City Clerk



Entered on transfer record this 24<sup>th</sup> day of January, 2001

*Don Brace*  
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 24<sup>th</sup> day of January, 2001 9:59 A.M.

*Bill Meek*  
Bill Meek  
Register of Deeds



*Linda Kizzire*  
Linda Kizzire  
Deputy  
# 1944509

Reviewed in accordance with K.S.A. 58-2005 on this 26<sup>th</sup> day of October, 2000.

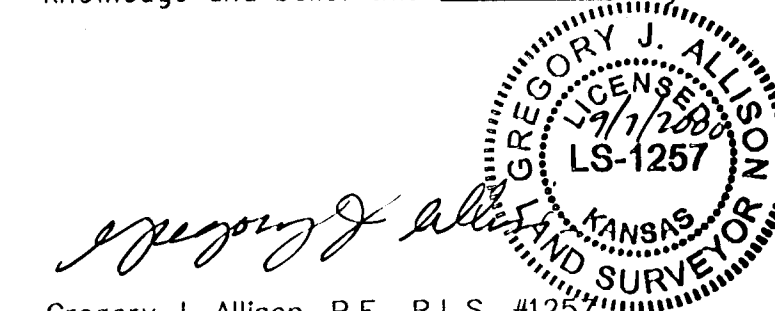
*Tricia L. Robello*  
Tricia L. Robello, LS #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

I, Gregory J. Allison, a Registered Land Surveyor in the State of Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "PIZZA HUT PAWNEE/HYDRAULIC ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a lot, a block and streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southwest Quarter of Section 34, Township 27 South, Range 1 East of the 6th. P.M., Wichita, Sedgwick County, Kansas, being more particularly described as follows:

Beginning at a point lying 30 feet East of the West line and 55 feet North of the South line of said SW Quarter; thence N00°00'00"E, parallel with said West line, 449.39 feet to the Westerly Right-of-Way of the Atchinson, Topeka and Santa Fe Railroad; thence S23°47'54"E, along said Right-of-Way, 516.70 feet to a point lying 30 feet North of said South line; thence S89°33'15"W parallel with said South line, 178.51 feet to a point lying 60 feet East of said West line; thence N50°27'25"W, 38.90 feet 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 24<sup>th</sup> day of September, 2000.



Gregory J. Allison, P.E., R.L.S. #1257  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67206

20.00  
OK



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

August 17, 2000

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

RE: SUB 2000-60 -- One-Step Final Plat of PIZZA HUT PAWNEE/HYDRAULIC ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on August 17, 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 August 11, 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.

Sincerely,

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



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

August 11, 2000

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

RE: SUB 2000-60 -- One-Step Final Plat of PIZZA HUT PAWNEE/HYDRAULIC ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 10, 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. Municipal water and sanitary sewer services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. A 20-ft wide easement will need to be platted to cover the existing east-west sanitary sewer line across the northern portion of the site. A temporary easement is needed to cover the sewer line running parallel with the east line of the plat until its removal.
- B. The applicant shall remove the underground storage tank before the release of the plat for recording.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. A revised drainage plan needs to be submitted. As some of the site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their willingness to accept such drainage.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along Hydraulic and two access openings along Pawnee. 150 feet of complete access control is required from the intersection and from the nearest railroad track. This will necessitate a modification from the Subdivision Committee. Distances should be shown for all segments of access control. The final plat tracing shall reference the access controls in the plat's text. Traffic Engineering has approved one opening along Hydraulic (full turning movements) and one opening along Pawnee (right turns only). The Subdivision Committee has approved a modification of the required complete access control along Pawnee.

mt  
needed  
11-58  
Vicky

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. **Traffic Engineering** needs to comment on the need for additional right-of-way along Hydraulic and Pawnee. *The Applicant shall dedicate 50-ft of half street right-of-way along the northern 245 feet of the plat's frontage along Hydraulic, 45-ft of half-street right-of-way along the remainder of Hydraulic, 50 feet of half-street right-of-way along the corner clip, and 50 feet of half street right-of-way along Pawnee.*
- G. The platting binder shows that the site's ownership is in the name of additional parties. These names must appear on the owner's signature block on the final plat tracing.
- H. The owner's name "Noles" on the signature block needs to be corrected to "Niles" as referenced in the platting binder.
- I. The Deputy County Surveyor has advised that the plat boundary does not close.
- J. The "utility setback" along the south needs changed to a "utility easement".
- K. The width of the KGE easement in Book 32, Page 1058 needs to be denoted, along with the location of the south end of the easement.
- L. On the Benchmark, both C's need changed to Centerline.
- M. The legend needs changed from "=I.P." to "=found monument".
- N. 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.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.

- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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. Southwestern Bell requests a 10-ft utility easement along the eastern line of the plat.
- X. 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.

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, August 17, 2000, at 1:30 p.m.

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

Sincerely,



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

STAFF REPORT

(One-Step Final Plat Approved 8/10/00)

**CASE NUMBER:** SUB 2000-60 -- PIZZA HUT PAWNEE/HYDRAULIC ADDITION

**OWNER/APPLICANT:** Karen Ruth Niles, Marscha Lee Briggs, 1304 S. 11<sup>th</sup> St.. #204,  
Blackwell, OK 74361; Richard Hammer, Susan Hall, 15 Northmore  
Street, Daglish 6008, Western Australia

**SURVEYOR/ENGINEER:** MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita,  
KS 67208

**LOCATION:** Northeast corner of Hydraulic and Pawnee

**SITE SIZE:** 1.13 Acres

**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 1.13 Acres

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

VICINITY MAP

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

**STAFF COMMENTS:**

- A. Municipal water and sanitary sewer services are available to serve the site. **City Engineering** needs to comment on the need for any guarantees or easements. *A 20-ft wide easement will need to be platted to cover the existing east-west sanitary sewer line across the northern portion of the site. A temporary easement is needed to cover the sewer line running parallel with the east line of the plat until its removal.*
- B. *The applicant shall remove the underground storage tank before the release of the plat for recording.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. *A revised drainage plan needs to be submitted. As some of the site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their willingness to accept such drainage.*
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