

ANDERSON PROPERTIES ADDITION

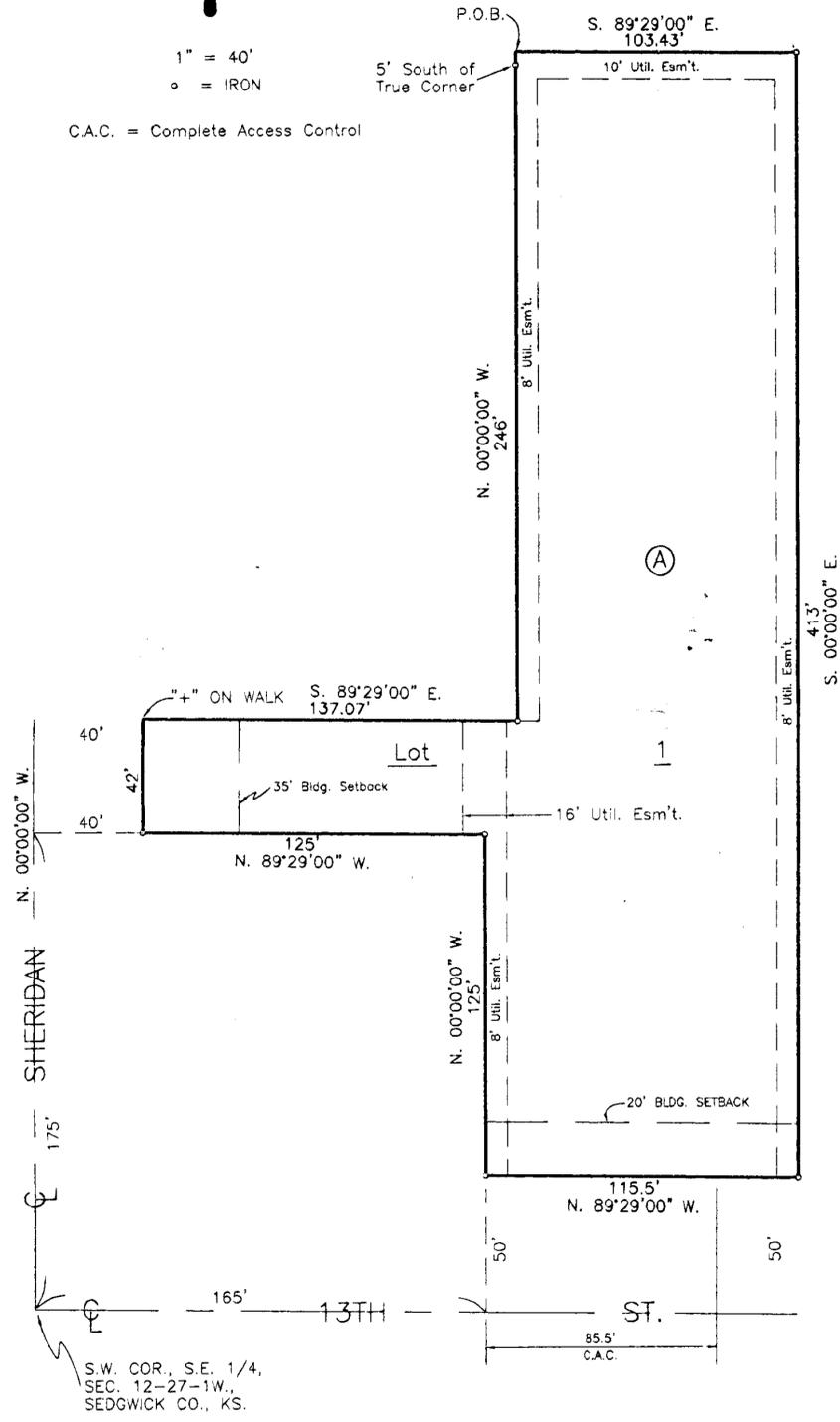
WICHITA, SEDGWICK COUNTY, KANSAS

*find tracing
revised 12-2-98*



1" = 40'
o = IRON

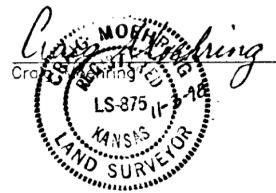
C.A.C. = Complete Access Control



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Craig Moehring, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "ANDERSON PROPERTIES ADDITION", to Wichita, Sedgwick County, Kansas, into a Lot, and a Block, the same being accurately set forth on the accompanying plat, and described as being a replat of Lot 1, Block A, F.O. Moore Second Addition, to Wichita, Sedgwick County, Kansas, together with a tract of land described as beginning 463 feet North and 177.07 feet East of the Southwest Corner of the Southeast Quarter of Section 12, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence East 103.43 feet; thence South 140 feet; thence West 103.43 feet; thence North 140 feet to beginning.

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



KS. L.S. # 875

Know all men by these presents that we, the undersigned, owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, and a Block, to be known as "ANDERSON PROPERTIES ADDITION", to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities are hereby granted. All abutter's rights of access to and from 13th Street, over and across the West 85.5 feet of the South line of Lot 1, Block A, are hereby granted to the City of Wichita.

ANDERSON PROPERTIES, L.L.C.

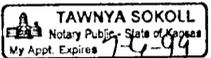
Thomas M. Anderson
Thomas M. Anderson, Member

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this 12th day of November, 1998, before me a Notary Public in and for said State and County, came Anderson Properties, L.L.C., by Thomas M. Anderson, Member, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said limited liability company. In testimony whereof I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

Tawnya Sokoll
Tawnya Sokoll, Notary Public

My Commission Expires 11-6-99



This plat of "ANDERSON PROPERTIES ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Richard E. Lopez, Chairman

Marvin S. Krout, Secretary

This plat has been approved and all dedications shown hereon, if any accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1998.

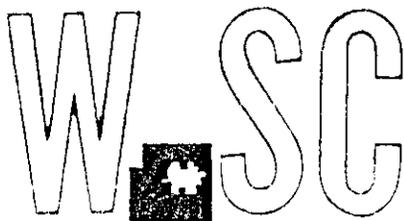
Bill Meek, Register of Deeds

Linda Kizzire, Deputy

Entered on transfer record this _____ day of _____, 1998.

James Aiford, County Clerk

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
(316) 268-4421
FAX (316) 268-4390

September 24, 1998

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

RE: S/D-9888 -- One-Step Final Plat of ANDERSON PROPERTIES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 24, 1998, 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 September 18, 1998.

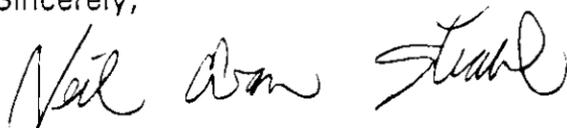
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be by the City and County GIS Departments.

In regards to Item "C" (as shown on the letter dated September 18, 1998) City Engineering has requested an Off-site Drainage Agreement.

Please call if you have any questions.

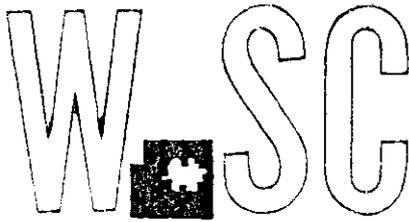
Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

cc: Anderson Properties, LLC, Attn: Thomas M. Anderson, 3246 W. 13th St., Wichita,
KS 67203
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 258-4421
FAX (316) 258-4390

September 18, 1998

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

S/D 98-88 - One-Step Final Plat of ANDERSON PROPERTIES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 17, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to the following:

- A. Existing municipal services appear to be available to serve this site. **City Engineering** needs to verify if any other additional guarantees are required. **A guarantee is needed for the abandonment of an existing sanitary sewer across the lot.**
- 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. The issues regarding drainage need to be resolved with City Engineering before the MAPC meeting.**
- D. **Traffic Engineering** needs to comment on the access controls. The final plat denotes complete access control except for one opening along 13th St. North. The preliminary plat indicates two existing access openings, one along 13th St. North and one along Sheridan.
- E. 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.)
- F. 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.

- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- K. 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.
- L. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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. Also, 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, September 24, 1998, 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

cc: Anderson Properties, LLC, Attn: Thomas M. Anderson, 3246 W. 13th St., Wichita, KS 67203
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 9/17/98)

CASE NUMBER: S/D 98-88 - ANDERSON PROPERTIES ADDITION

OWNER/APPLICANT: Anderson Properties, LLC, Attn: Thomas M. Anderson,
3246 W. 13th St., Wichita, KS 67203

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS
67211

LOCATION: North side of 13th St., East side of Sheridan

SITE SIZE: 1.14 acres

NUMBER OF LOTS

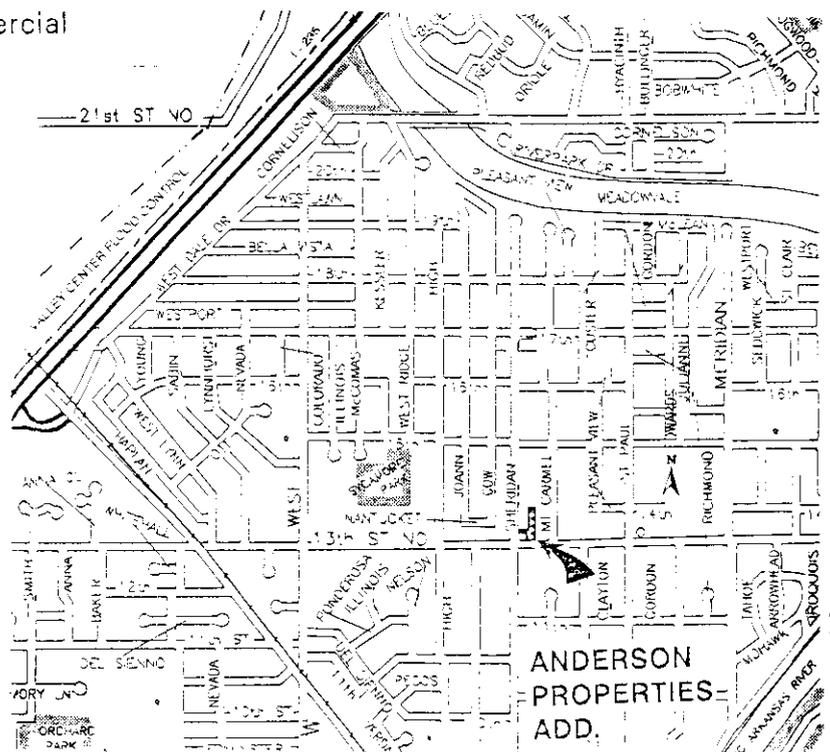
Residential:	
Office:	
Commercial:	1
Industrial:	=
Total:	1

MINIMUM LOT AREA: 1.14 acres

CURRENT ZONING: SF-6, Single Family Residential, GO, General Office, LC,
Limited Commercial

PROPOSED ZONING: OW, Office Warehouse, GO, General Office, LC, Limited
Commercial

VICINITY MAP



Note: This is a replat of the F.O. Moore 2nd Addition together with an unplatted tract to the north. The northern portion of this site has been approved for a zone change (Z-3282) from SF-6, Single Family to OW, Office Warehouse.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. **City Engineering** needs to verify if any other additional guarantees are required. **A guarantee is needed for the abandonment of an existing sanitary sewer across the lot.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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