

# WILSON RETIREMENT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR, IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 17th DAY OF May, 1998, I HAVE CAUSED TO BE SURVEYED AND PLATTED WILSON RETIREMENT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, AND A STREET THE SAME BEING DESCRIBED AS:

**LIBRARY COPY**  
SEDGWICK COUNTY, KANSAS  
REGISTER OF DEEDS

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE BEARING NORTH 89°10'54" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1054.80 FEET; THENCE BEARING SOUTH 0°42'31" EAST A DISTANCE OF 405.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING BEARING SOUTH 0°42'31" EAST ALONG THE EAST LINE OF BLOCK 7 AND ITS EXTENSION NORTH AS PLATTED IN WILSON FARMS ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, A DISTANCE OF 405.00 FEET; THENCE BEARING NORTH 89°10'54" EAST A DISTANCE OF 410.00 FEET; THENCE BEARING NORTH 0°42'31" WEST A DISTANCE OF 405.00 FEET; THENCE BEARING SOUTH 89°10'54" WEST PARALLEL WITH AND 40.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 410.00 FEET TO THE POINT OF BEGINNING.

James P. Moore  
JAMES P. MOORE, R.L.S. NO. 829  
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, A BLOCK, AND A STREET THE SAME TO BE KNOWN AS WILSON RETIREMENT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ADJUTERS' RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH, OVER AND ACROSS THE NORTH LINE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT 1 (ONE) LOCATION, SAID LOCATION TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

FOR ADDITIONAL INFORMATION AND SETBACK LINES SEE C.U.P. DP-201 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

OWNER: WILSON ESTATES, A GENERAL PARTNERSHIP

BY: Robert G. Wilson  
ROBERT G. WILSON, MANAGING PARTNER

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 17th DAY OF May, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME ROBERT G. WILSON, MANAGING PARTNER OF WILSON ESTATES, A GENERAL PARTNERSHIP, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley  
GARY L. WILEY, NOTARY PUBLIC  
MY COMMISSION EXPIRES Jan. 15, 2001



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 16th DAY OF MAY, 1998.

Richard Lopez, CHAIRMAN  
RICHARD LOPEZ  
Marvin S. Krout, SECRETARY  
MARVIN S. KROUT



THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 16th DAY OF JUNE, 1998.

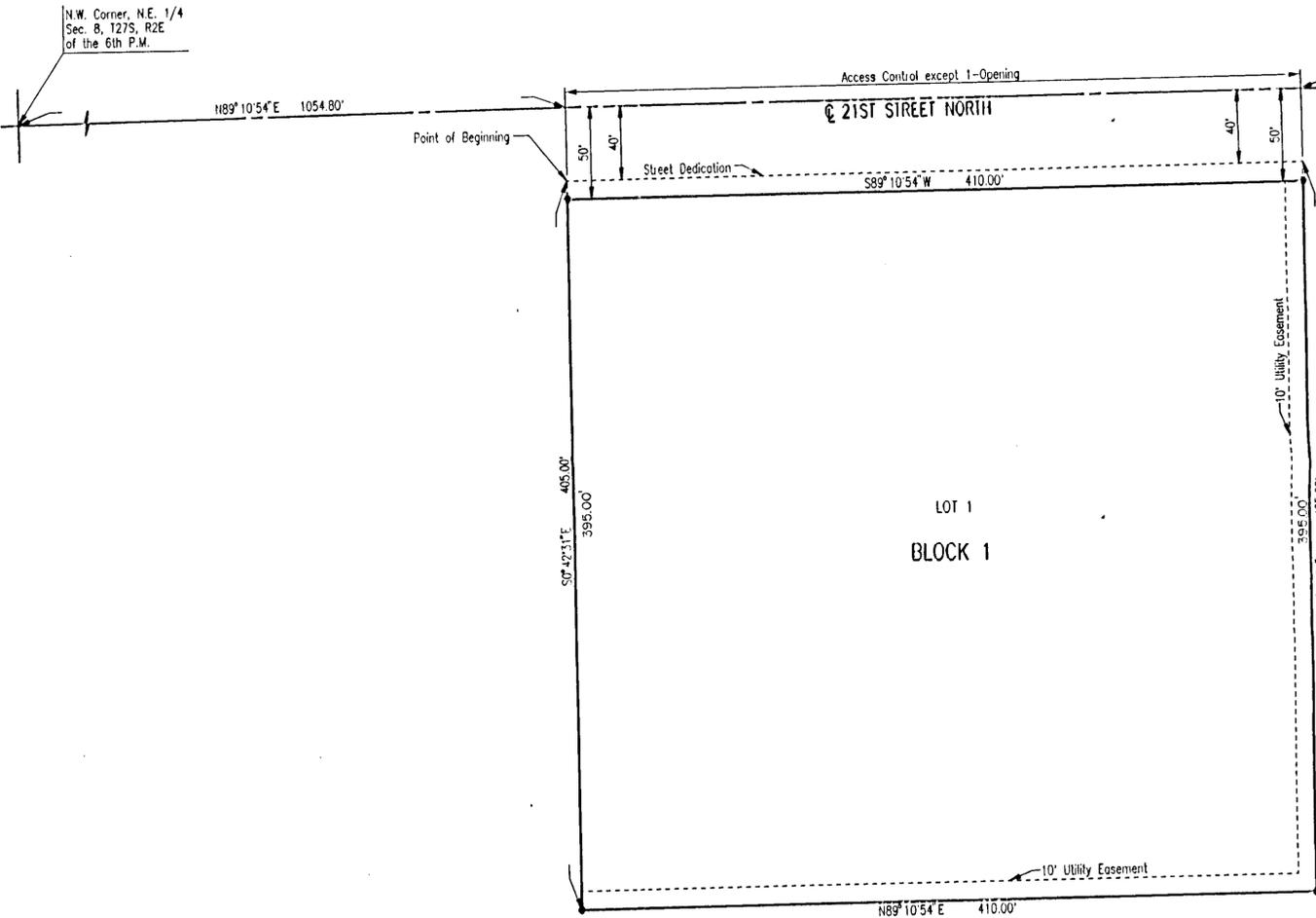
Bob Knight, MAYOR  
BOB KNIGHT  
Pat Burniett, CITY CLERK  
PAT BURNIETT



ENTERED ON TRANSFER RECORD THIS 18th DAY OF June, 1998.  
Paul J. Powell for  
JAMES ALFORD, COUNTY CLERK



THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 9:20 AM, ON THIS 18th DAY OF June, 1998.  
Bill Meek, REGISTER OF DEEDS  
Linda Kizzire, DEPUTY  
LINDA KIZZIRE



N.E. Corner  
Sec. 8, T27S, R2E  
of the 6th P.M.

SCALE: 1"=50'  
● = IRON SET

B.M. - CITY OF WICHITA BENCH MARK DISC 44 FEET SOUTH AND 48 FEET EAST OF THE INTERSECTION OF CENTERLINES OF WEBB ROAD AND 21ST STREET NORTH. ELEV.=205.238 CITY DATUM

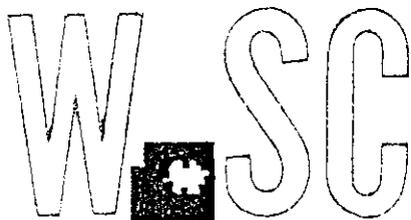
FOR ADDITIONAL INFORMATION AND SETBACK LINES SEE C.U.P. DP-201 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

DSNR: SANCHEZ OPER: DEP SCALE: 1"=50.00  
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20.00  
ck

1700194

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

March 26, 1998

Professional Engineering Consultants  
Attn.: Rob Hartman  
303 S. Topeka  
Wichita KS 67202

Re: S/D 98-24 -- One-Step Final Plat of WILSON RETIREMENT ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 26, 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 March 20, 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, along with five (5) 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

S/D 98-24 -- One-Step Final Plat of WILSON RETIREMENT ASSOCIATION  
March 26, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

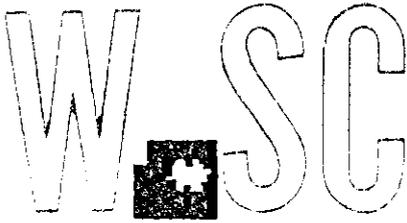
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

CC: Wilson Estates, Attn.: Bob Wilson, 132 N. Mosley, Wichita, KS 67202  
Mike Lindebak, City Engineer, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1638  
(316) 258-4421  
FAX (316) 258-4390

March 20, 1998

Professional Engineering Consultants  
Attn.: George Laham  
150 N. Market  
Wichita KS 67202

Re: S/D 98-24 -- One-Step Final Plat of WILSON RETIREMENT ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 19, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. This plat is subject to approval of the associated zone change (Z-3178) and any relevant conditions of such a zone change.
- B. Existing municipal services appear to be available to this site. City Engineering needs to indicate if any guarantees are required. A guarantee for extension for sanitary sewer is required. An off-site drainage agreement is required. A guarantee for the extension of city water is required.
- 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. The CUP required that a master drainage plan be submitted and approved with the plat for the entire development area encompassing the commercial and residential CUPs.
- E. The plat indicates access control except for one opening along 21st Street North in accordance with the approved CUP.
- F. The site is within the noise impact area of the McConnell AFB and the applicant shall submit an avigational easement covering all of the subject plat along with 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.

- G. The applicant is reminded that in accordance with the CUP, a 40-ft landscape buffer is required along 21st St. North.
- H. The CUP required a guarantee be provided at the time of platting for a left turn lane for west bound 21st St. traffic and a decel lane for east bound 21st St. traffic at the collector street access to the west of this plat. Traffic Engineering should also comment on the need for the dedication of any additional right-of-way for 21st Street North to accommodate these additional traffic lanes. Applicant will meet with Traffic Engineering to resolve this issue prior to the MAPC meeting. *No add'l ROW needed*
- I. A CUP Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-201 Amendment #1) and its special conditions for development on this property.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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 additional utilities.

S/D 98-24 -- One-Step Final Plat of WILSON RETIREMENT ADDITION  
March 20, 1998 - Page 3

- Q. 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 26, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb  
Enclosure

cc: Wilson Estates, Attn.: Bob Wilson, 132 N. Mosley, Wichita, KS 67202  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,  
1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

March 26, 1998

STAFF REPORT

(One-Step Final Plat-Approved 3/19/98)

**CASE NUMBER:** S/D 98-24 WILSON RETIREMENT ADDITION

**OWNER/APPLICANT:** Wilson Estates, Attn: Bob Wilson, 132 N. Mosley, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Professional Engineering Consultants, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** South side of 21st St. North, West of Webb Road

**SITE SIZE:** 3.7 acres

**NUMBER OF LOTS**

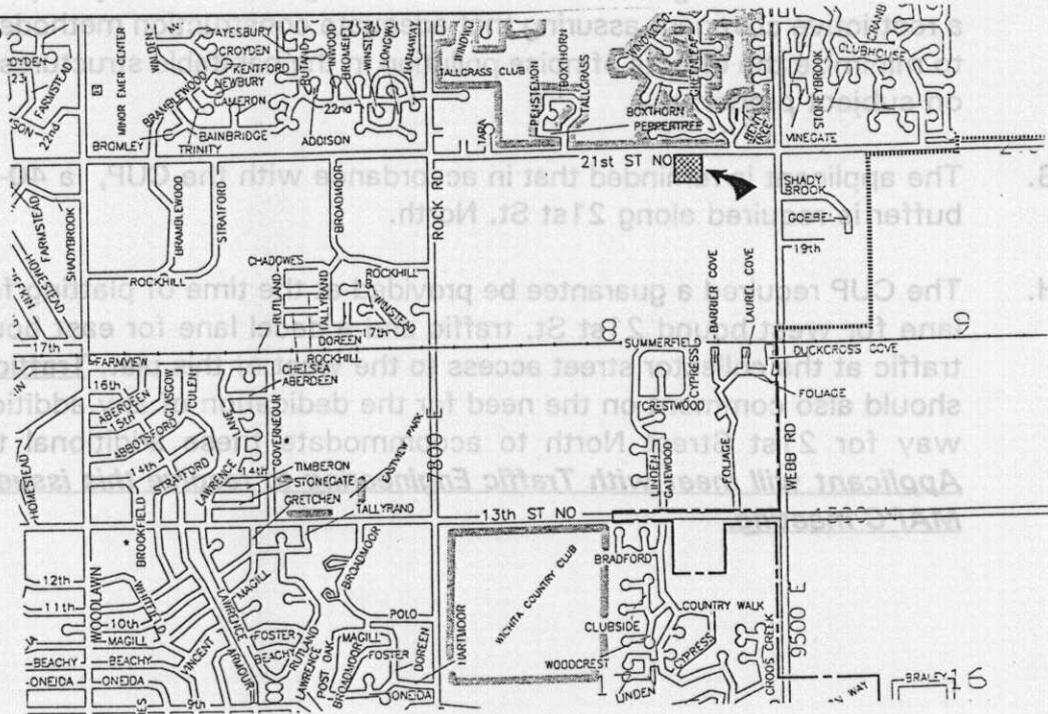
- Residential: 1
- Office:
- Commercial:
- Industrial:
- Total: 1

**MINIMUM LOT AREA:** 3.7 acres

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** B, Multi-Family

**VICINITY MAP**



Note: This site is governed by the Wilson Estates Residential CUP, DP-201 Amendment #1 (Northwest portion of Parcel 8). The site has also been approved for a zone change (Z-3178) from SF-6, Single-Family to B, Multi-Family.

STAFF COMMENTS:

- A. This plat is subject to approval of the associated zone change (Z-3178) and any relevant conditions of such a zone change.
- B. Existing municipal services appear to be available to this site. City Engineering needs to indicate if any guarantees are required. *A guarantee for extension for sanitary sewer is required. An off-site drainage agreement is required. A guarantee for the extension of city water is required.*
- 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. The CUP required that a master drainage plan be submitted and approved with the plat for the entire development area encompassing the commercial and residential CUPs.
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- G. The applicant is reminded that in accordance with the CUP, a 40-ft landscape buffer is required along 21st St. North.
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- I. A CUP Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-201 Amendment #1) and its special conditions for development on this property.
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- Q. 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.