

REDBURN 2ND 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 20th DAY OF October, 1997, I HAVE CAUSED TO BE SURVEYED AND PLATTED REDBURN 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK THE SAME BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF OHIO STREET AS PLATTED IN BURLINGTON NORTHERN INDUSTRIAL CENTER, SAID POINT ALSO BEING THE N.W. CORNER OF LOT 1, BURLINGTON NORTHERN INDUSTRIAL CENTER SECOND ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID OHIO STREET, 350.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 135; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY TO A POINT 180.00 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION; THENCE WEST PARALLEL WITH AND 180.00 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION TO THE SOUTHEAST CORNER OF LOT 2, BURLINGTON NORTHERN INDUSTRIAL CENTER SECOND ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID ADDITION, 370.00 FEET TO THE NORTHEAST CORNER OF LOT 1, IN SAID ADDITION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 300.00 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 AND A BLOCK, THE SAME TO BE KNOWN AS REDBURN 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM I-135 HIGHWAY ALONG THE EAST LINE OF BLOCK 1, IS HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOT 1, BLOCK 1 SHALL BE ELEV.=128.5 CITY DATUM ELEV.=1315.9 M.S.L.

OWNER: CENTRAL DIESEL - ALLISON, INC.

BY: *Jon S. Hayes*
JON S. HAYES, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 20th DAY OF October, 1997, BY JON S. HAYES, VICE PRESIDENT OF CENTRAL DIESEL - ALLISON, INC.

Gary V. Wiley, NOTARY PUBLIC
GARY V. WILEY



MY APPOINTMENT EXPIRES: 1-15-2001

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1997.

_____, CHAIRMAN
JOHN C. FRYE

_____, 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 _____ DAY OF _____, 1997.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1997.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1997.

_____, REGISTER OF DEEDS
LARRY CONSOLVER

_____, DEPUTY
MICHAEL D. HURTT



SCALE: 1"=100'

● = 3/4" IRON SET (EXCEPT AS NOTED)

M = MEASURED
R = RECORD
CM = CALCULATED FROM MEASURED

DATUM BENCH MARK: RAILROAD SPIKE EMBEDDED IN CONCRETE HUBGUARD, S.W. CORNER RBC UNDER OHIO ST. 75± NORTH OF 29TH STREET NORTH. ELEV.=129.61

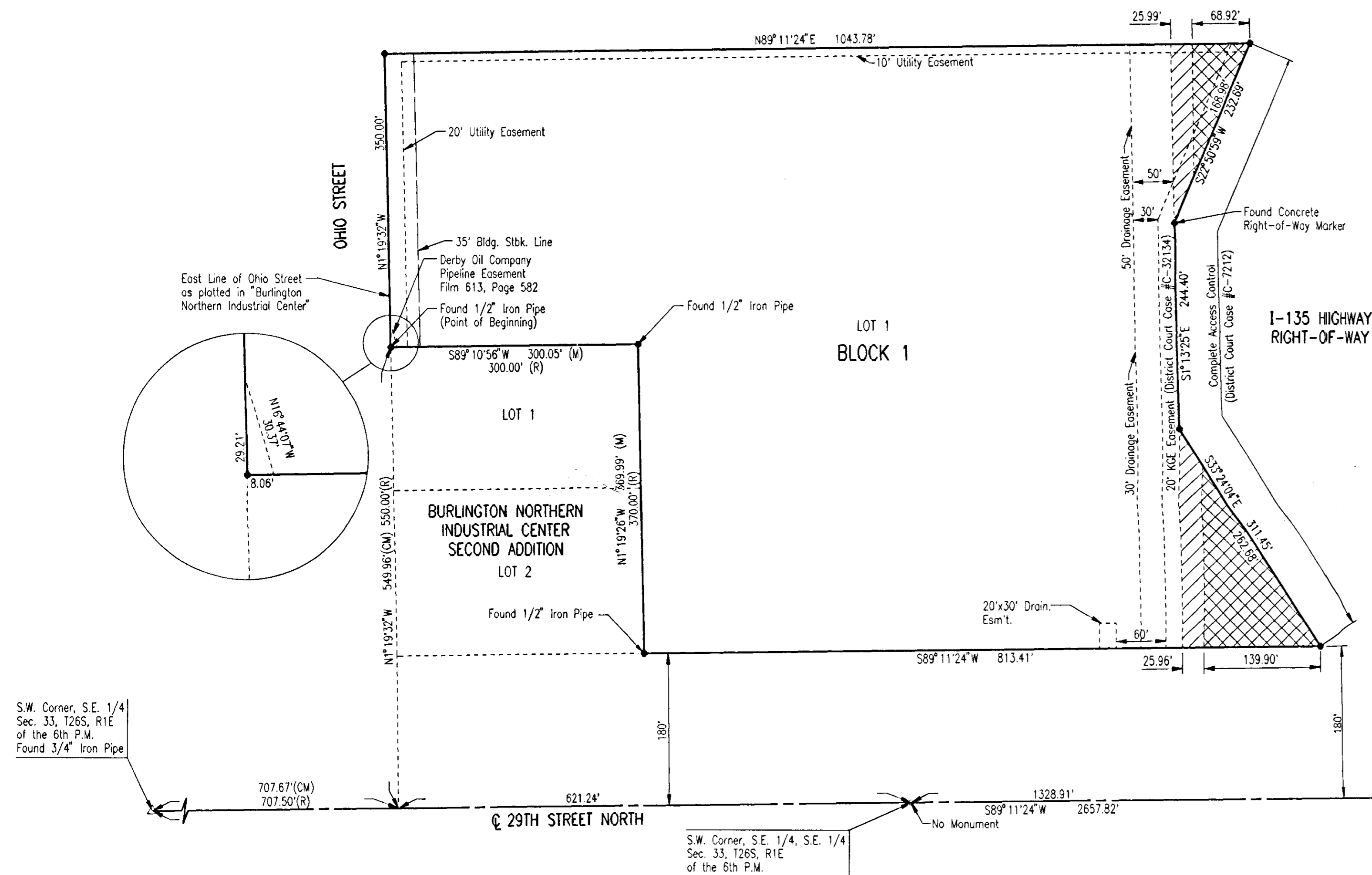
BENCH MARK 1: CHISELED "d" IN TOP OF HEADWALL OF OUTFALL OF AREA INLET, EAST OF S.W. PROPERTY CORNER. ELEV.=128.89

BENCH MARK 2: CHISELED "d" IN TOP OF PIPE OF OUTFALL OF AREA INLET, WEST OF S.E. PROPERTY CORNER. ELEV.=124.73

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOT 1, BLOCK 1 SHALL BE ELEV.=128.5 CITY DATUM ELEV.=1315.9 M.S.L.

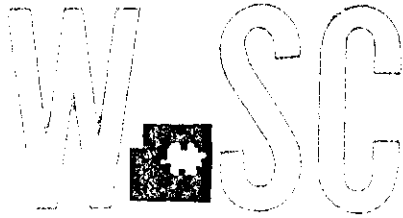
LEGEND

- Blanket Gas Service Co. Easement Misc. Book 377, Page 176
- Blanket Phillips Pipeline Easement Misc. Book 98, Page 211 and Blanket Gas Service Co. Easement Misc. Book 377, Page 176



10-09-1997 1:40:19 pm

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

FILE COPY

September 12, 1997

Professional Engineering Consultants (PEC)
% Gary Wiley
303 S Topeka
Wichita, KS 67202

Re: S/D 9761 - One-Step Final Plat of REDBURN 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on **September 11, 1997**, 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 5, 1997**.

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.

Please call if you have any questions.

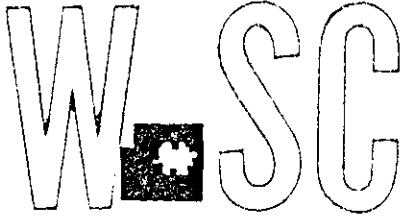
Sincerely,

Keith Gooch
Current Plans Division

KG\lfb

cc: Central Detroit Diesel-Allison, Inc., P O Box 1558, Wichita, KS 67201-1558
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

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421
FAX (316) 268-4390

September 5, 1997

PEC PA C/O GARY WILEY
303 S TOPEKA
WICHITA, KS 67202

Re: S/D 97-61- ONE-STEP FINAL PLAT OF REDBURN 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 4, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- A. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required.
- B. City Engineering should be ready to comment on the applicant's drainage plan. **The plan has been approved but a cross-lot drainage agreement shall be submitted. Also, on-site detention of storm water needs to be provided, as well as, a minimum pad elevation for Lot 1.**
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Traffic Engineering should be ready to comment on the number of permissible access points to Ohio Street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- F. 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.)
- G. 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.

- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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. Additional utility easements are requested by KG&E.
- M. The applicant's agent shall more clearly state the legal description text (i.e. beginning at a point on the east line of Ohio Street as platted in Burlington Northern Industrial Center 2nd Addition this point also being the NW corner of Lot 1, BNIC 2nd Addition).

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 11, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Keith Gooch
Current Plans Division

KG:lfb

Enclosure

cc: CENTRAL DETROIT DIESEL-ALLISON, INC., P O BOX 1558, WICHITA, KS 67201-1558
MIKE LINDEBAK, CITY ENGINEER
JIM WEBER, PE DIRECTOR, SEWER OPERATIONS & MAINTENANCE DEPARTMENT,
BUREAU OF PUBLIC SERVICES, 1250 S SENECA, WICHITA, KS 67213

STAFF REPORT
(One-Step Final-Approved 9/4/97)

CASE NUMBER: S/D 97-61 REDBURN 2ND ADDITION
OWNER/APPLICANT: Central Detroit Diesel-Allison, Inc., P.O. Box 1558,
Wichita, KS 67201-1558

SURVEYOR/ENGINEER: P.E.C., PA, c/o Gary Wiley, 303 S. Topeka,
Wichita, KS 67202

LOCATION: North of 29th St. N., and east of Ohio

SITE SIZE: 13.85 Acres

NUMBER OF LOTS

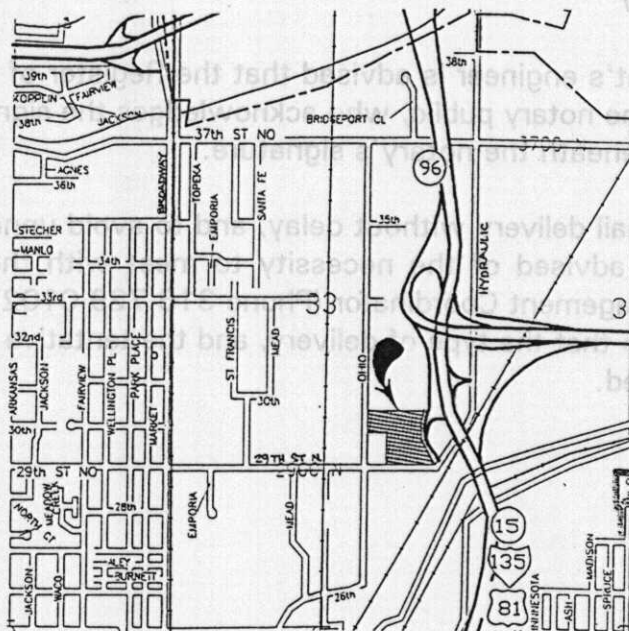
Residential:
Office:
Commercial:
Industrial: $\frac{1}{1}$
Total: $\frac{1}{1}$

MINIMUM LOT AREA: 13.85 Acres

CURRENT ZONING: "GI" (General Industrial)

PROPOSED ZONING: "GI" (General Industrial)

VICINITY MAP



Note: This is a replat of a portion of land in Burlington Northern Industrial Center plat.

STAFF COMMENTS:

- A. City services appear to be available to this site. *City Engineering* needs to verify if any other guarantees are required.
- B. City Engineering should be ready to comment on the applicant's drainage plan. *The plan has been approved but a cross-lot drainage agreement shall be submitted. Also, on-site detention of storm water needs to be provided, as well as, a minimum pad elevation for Lot 1.*
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Traffic Engineering should be ready to comment on the number of permissible access points to Ohio Street.
- E. 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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- G. 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.
- H. 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.

*Drainage
Department
instead*

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.

- J. Perimeter closure computations shall be submitted with the final plat tracing.
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- M. The applicant's agent shall more clearly state the legal description text (i.e. beginning at a point on the east line of Ohio Street as platted in Burlington Northern Industrial Center 2nd Addition this point also being the NW corner of Lot 1, BNIC 2nd Addition).