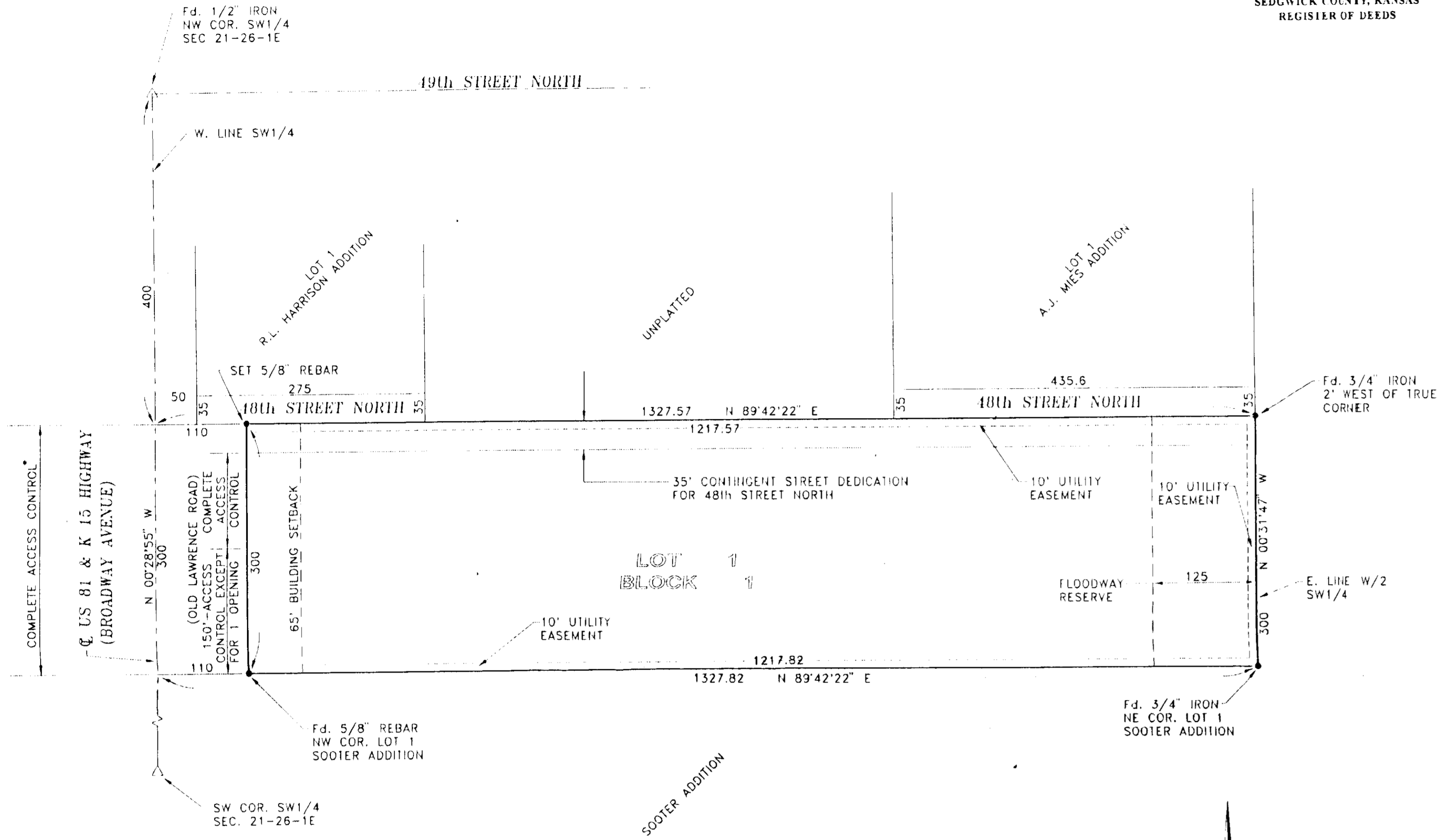
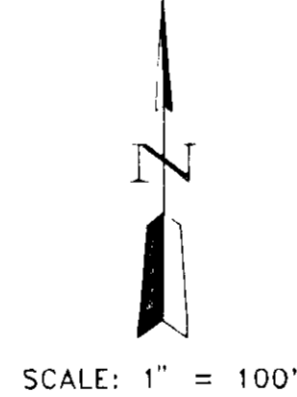


LIBRARY COPY
SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS



* THERE WILL BE COMPLETE ACCESS CONTROL BETWEEN US 81 AND K 15 HIGHWAY (BROADWAY AVENUE) AND OLD LAWRENCE ROAD.



FINAL PLAT
HACKER ADDITION
TO
SEDGWICK COUNTY, KANSAS
1998

REISS & GOODNESS ENGINEERS
2160 WEST 21st STREET
WICHITA, KANSAS 67203
(316) 832-0213

STATE OF KANSAS)
COUNTY OF SEDGWICK)SS

I, Adolf E. Reiss, a licensed land surveyor in aforesaid County and State, do hereby certify that I have surveyed and platted Hacker Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of property surveyed, described as follows:

The South 300 feet of the North 700 feet of the West Half the Southwest quarter of Section 21, Township 26 South, 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas lying east of Old Lawrence Road right of way.

ADOLF E. REISS LS#77



Know all men by these presents that we, the undersigned owners of the land 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 to be known as Hacker Addition to Sedgwick County, Kansas. Easements as indicated for the construction and maintenance of public utilities are hereby granted. There will be complete access control between US 81 & K 15 Highway (Broadway Avenue) and Old Lawrence Road. Access control between Lot 1, Block 1, Hacker Addition and Old Lawrence Road as indicated on the face of the plat is hereby granted to the appropriate governing body. 48th Street North is hereby contingently dedicated to and for the use of the public subject to additional right-of-way being granted for 48th Street North lying between R. L. Harrison Addition and A. J. Mies Addition.

The Floodway Reserve shall be the responsibility of the owner until such time as the governing agency exercising jurisdiction elects to assume responsibility for maintenance and improvement of the drainage. Provided further, that no building shall be constructed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing agency.

HOMESTEAD ENTERPRISES, L.L.C.

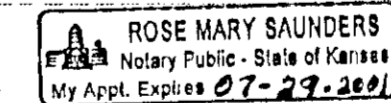
Larry Hacker, Manager

STATE OF KANSAS)
COUNTY OF SEDGWICK)SS

The instrument was acknowledged before me this 20th day of February, 1997, by Larry Hacker, Manager for Homestead Enterprises L.L.C. on behalf of the corporation.

Rose Mary Saunders, Notary Public

My Appointment Expires



1691083

This plat of Hacker Addition has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 12th day of December, 1997.

Richard Lopez, Chairman
Marvin Krout, Secretary

This plat has been approved by the City Council of City of Wichita, Kansas, this 7th day of April, 1998.

Bob Knight, Mayor
Pat Burnett, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 13 day of May, 1998.

Mark F. Schroeder, Chairman
Paul W. Hancock, Pro-tem Chairman
Betsy Gwin, Commissioner
Melody C. Miller, Commissioner
Thomas G. Winters, Commissioner

Attest: James Alford, County Clerk

Entered on transfer record on this 18th day of May, 1998.

James Alford, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at 2:25 o'clock P.M. on this 18th day of May, 1998.

Bill Meek, Register of Deeds
Linda Kizzire, Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
316 268 4421
FAX 316 268 4390

December 12, 1997

FILE COPY

Reiss and Goodness
2160 W. 21st Street
Wichita, KS 67203-2181

RE: S/D 97-78 - Final Plat of HACKER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. County Engineering needs to indicate the status of the water and sanitary sewer service for this area and if improvements are needed. Planning Staff has received information from Park City that water lines adjoin the site. County Health needs to meet with the applicant to discuss approval of sanitary sewage facilities.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. 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.)
- D. 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.
- E. 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.
- F. 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.

- G. Perimeter closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- I. 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.
- J. On the final plat tracing, both the face of the plat and the platator's text shall indicate complete access control to Broadway Avenue. Complete access control along Broadway Avenue has been dedicated on the final plat.

*10-18
A.C. OK'd
by weber*
→ County Engineering requests complete access control along Old Lawrence Road except for the north 35 feet.

- K. County Engineering needs to comment on the status of the applicant's drainage concept and if any drainage guarantees are required by the platting of this property. County Engineering has not received a drainage concept.

County Engineering indicates that on-site detention will need to be delineated on the plat.

- L. If the pipeline easement indicated in the platting binder is encumbering this plat, it shall be shown and the plat will be subject to the standard pipeline conditions. Verification must be provided if the easement is off-site or has been released.
- M. Approval of this plat, would necessitate a waiver of the 3-to-1 lot depth-to-lot width ratio.
- N. The final plat shall meet the requirements of Part 4, Article 5 of the MAPC Subdivision regulations.

- O. County Engineering should comment on the need for any improvements to Old Lawrence Road. County Engineering has not requested any improvements to Old Lawrence Road. County Engineering will discuss with the applicant the possibility of limiting access to the property from 48th Street North.

- P. Article 7, Part 2 indicates a street standard of 70 feet of right-of-way for industrial areas. Along a portion of the north boundary of this property, 48th Street has 35 feet of half-street right-of-way. This plat should contingently dedicate, 35 feet of half-street right-of-way to provide for the possibility that 48th Street could function appropriately.

→ The final plat denotes the requested contingent dedication of half-street right-of-way.

- Q. The Chair of the MAPC should read: Richard Lopez.

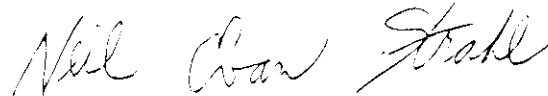
S/D 97-78 -- Final Plat of the HACKER ADDITION
December 12, 1997 -- Page 3

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, December 18, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script that reads "Neil Evan Strahl".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ifb

Enclosure: Marked Copy of plat

CC: Homestead Enterprises LLC, %Larry Hacker, 5360 N Broadway, Wichita KS 67219
Mike Lindebak, City Engineer, Public Works Department, 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

AGENDA ITEM NO. 4-4

December 18, 1997

STAFF REPORT

(Final Plat-Approved 12/11/97, Preliminary Plat-Approved 10/23/97)

CASE NUMBER: S/D 97-78 HACKER ADDITION

OWNER/APPLICANT: Homestead Enterprises
5360 N. Broadway, Wichita, KS 67219

SURVEYOR/ENGINEER: Reiss and Goodness
2160 W. 21st Street, Wichita, KS 67203-2181

LOCATION: East side of Old Lawrence Road, south side of 48th Street North

SITE SIZE: 8.5 acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial: 1

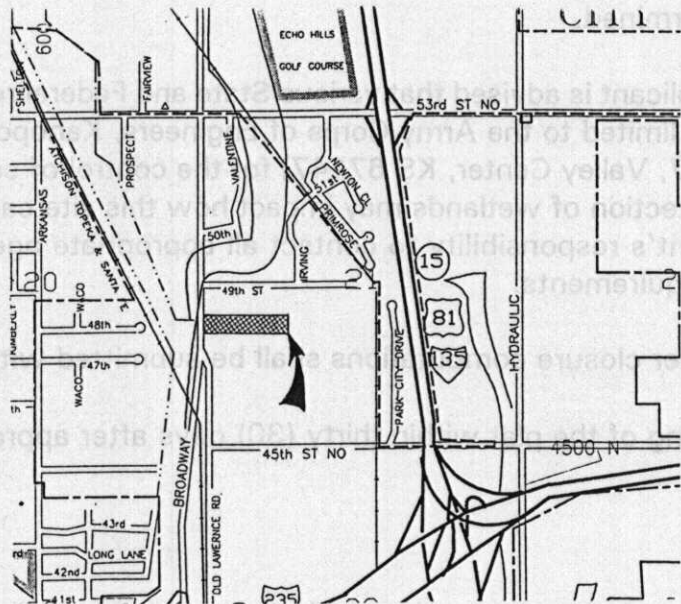
Total: 1

MINIMUM LOT AREA: 8.5 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in an area designated as "Small City Growth Area" (Park City) by the Wichita-Sedgwick County Comprehensive Plan and is classified as a "suburban subdivision". This site is within the Park City area of influence and is zoned LI, Limited Industrial.

STAFF COMMENTS:

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S/D 97-78 -- Final Plat of HACKER ADDITION

December 18, 1997 - Page 4

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