

CELLULARONE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

LIBRARY COPY
SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS

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

Dated this 30th day of April, 1998, Wichita-Sedgwick County Metropolitan Area Planning Commission.



John C. Frye, Chairman
John C. Frye

Marvin S. Krout, Secretary
Marvin S. Krout

State of Kansas)
County of Sedgwick) SS We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "CELLULARONE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in the SE1/4 of Sec. 16, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the NE Corner of the intersection of Murdock Avenue and Mathewson Avenue; thence north, 150 feet; thence east, 140 feet; thence south, 150 feet to the north line of said Murdock Avenue; thence west to beginning.

All being situated in the SE1/4 of Sec. 16, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Lenny D. Wood, Surveyor
Lenny D. Wood
2/24/1998

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 12th day of May, 1998.



Bob Knight, Mayor
Bob Knight

Pat Burnett, City Clerk
Pat Burnett

Know all men by these presents that we, the undersigned, have caused the land described in the Surveyors certificate to be platted into a Lot to be known as "CELLULARONE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Airtouch Cellular of Kansas, a corporation

Joe B. Clary, Operations Manager
JOE B. CLARY, OPERATIONS MANAGER

Entered on transfer record this 20th day of May, 1998.

James Allford, County Clerk
James Allford

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 20th day of May, 1998, at 10:55 o'clock A.M. and is duly recorded.

Bill Meek, Register of Deeds
BILL MEEK

Linda Kizzire, Deputy
LINDA KIZZIRE

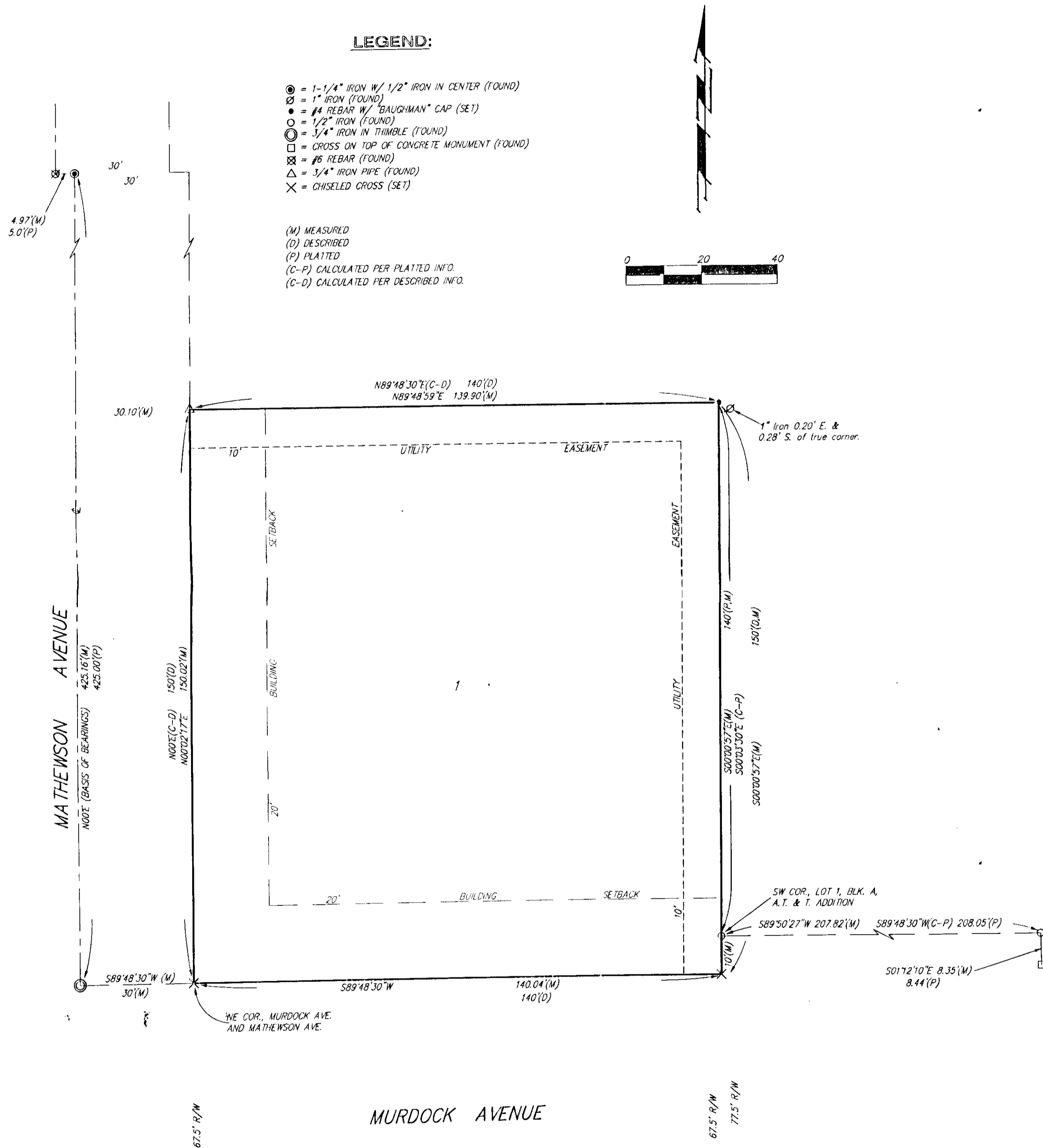
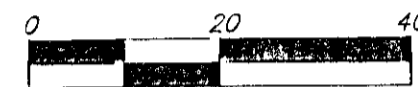
State of Kansas) SS The foregoing instrument acknowledged before me this 23rd day of March, 1998, by *Joe B. Clary*, Operations Manager of Airtouch Cellular of Kansas, a corporation, on behalf of the corporation.

Teresa C. Hamblin, Notary Public
TERESA C. HAMBLIN
NOTARY PUBLIC
STATE OF KANSAS
My App't Expires 10/27/99

LEGEND:

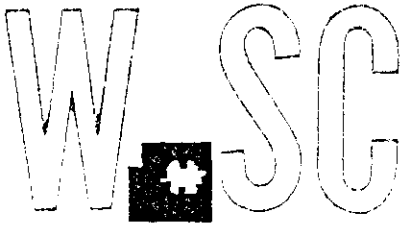
- = 1-1/4" IRON W/ 1/2" IRON IN CENTER (FOUND)
- = 1" IRON (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)
- = 3/4" IRON IN THIMBLE (FOUND)
- ⊗ = CROSS ON TOP OF CONCRETE MONUMENT (FOUND)
- ⊗ = #6 REBAR (FOUND)
- △ = 3/4" IRON PIPE (FOUND)
- × = CHISELED CROSS (SET)

(M) MEASURED
(D) DESCRIBED
(P) PLATTED
(C-P) CALCULATED PER PLATTED INFO.
(C-D) CALCULATED PER DESCRIBED INFO.



20.00
CK

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421
FAX (316) 258-4390

April 30, 1998

FILE COPY

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 97-63 - ONE-STEP FINAL PLAT OF CELLULARONE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 30, 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 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, 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.

Re: S/D 97-63 - ONE-STEP FINAL PLAT OF CELLULARONE ADDITION
April 30, 1998 -- Page 2

Please call if you have any questions.

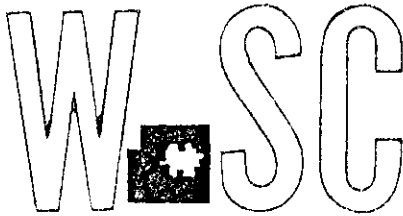
Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Cellularone, Attn.: Bill Ames, 10895 Lowell, Overland Park, KS 67210
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 67202-1688
(316) 268-4421
FAX (316) 268-4390

September 5, 1997

FILE COPY

BAUGHMAN COMPANY PA
315 ELLIS
WICHITA KS 67211

Re: S/D 97-63- ONE-STEP FINAL PLAT OF CELLULARONE 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. Municipal services appear to be available to the site. City Engineering needs to comment if any additional guarantees are required and/or the need for any additional easements. *A petition shall be submitted for the extension of a sanitary sewer.*

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

City Engineering should be ready to comment on the applicant's drainage plan. *City Engineering has approved the drainage plan and no guarantee is requested.*

C. Traffic Engineering should comment on the need for any improvements to Murdock, as well as if the number of access points shown are appropriate. *No improvements to Murdock are asked for, however, Traffic Engineering is requesting the driveway be upgraded to City standards.*

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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.

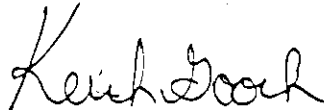
- G. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations 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.

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:ifb
Enclosure

cc: CELLULARONE, ATTN.: BILL AMES, 10895 LOWELL, OVERLAND PARK, KS 67210
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 9/11/97)

CASE NUMBER: S/D97-63 -- CELLULARONE ADDITION

OWNER/APPLICANT: Cellularone, Attn.: Bill Ames
10895 Lowell, Overland Park, KS 67210

SURVEYOR/ENGINEER: Baughman Company, P.A.
315 Ellis, Wichita, KS 67211

LOCATION: Northeast corner of Mathewson and Murdock

SITE SIZE: 21,000 sq. ft.

NUMBER OF LOTS:

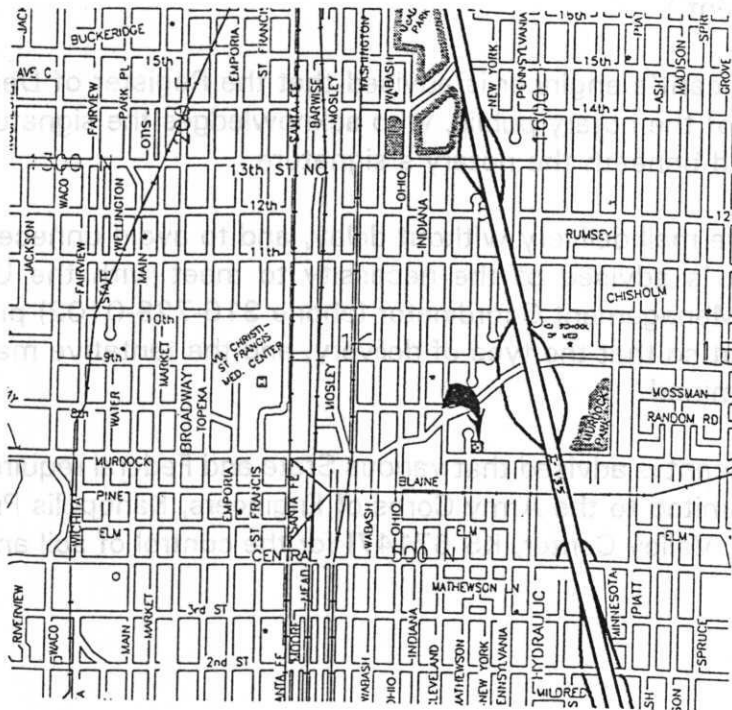
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 21,000 sq. ft.

CURRENT ZONING: "B" Multi Family

PROPOSED ZONING: "GC" General Commercial

VICINITY MAP:



STAFF COMMENTS:

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S/D 97-63 -- One-Step Final Plat of CELLULARONE ADDITION

September 11, 1997 - Page 3

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.

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- 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.