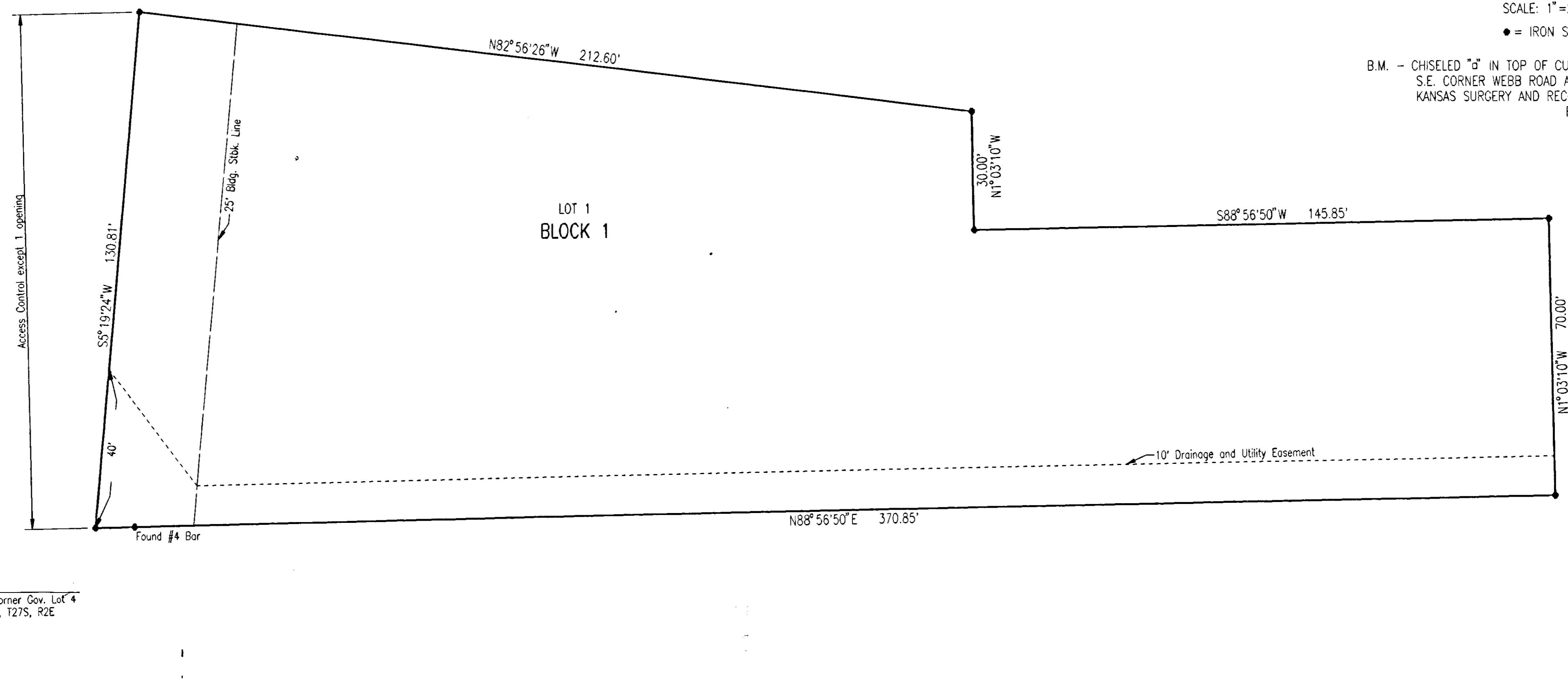


THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON _____ SUBJECT **FIRE STATION 18 ADDITION** TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED _____ TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

Q WEBB ROAD = SECTION LINE



SCALE: 1"=20'
● = IRON SET

B.M. - CHISELED "d" IN TOP OF CURB AT EAST END RETURN S.E. CORNER WEBB ROAD AND NORTH DRIVE TO KANSAS SURGERY AND RECOVERY CENTER. ELEV.=222.05 CITY DATUM

S.W. Corner Gov. Lot 4 Sec. 4, T27S, R2E

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 _____ DAY OF _____, 1997, I HAVE CAUSED TO BE SURVEYED AND PLATTED FIRE STATION 18 ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO A LOT AND A BLOCK THE SAME BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE AND 50 FEET EAST OF THE S.W. CORNER OF GOVERNMENT LOT 4 IN SECTION 4, T27S, R2E OF 6TH P.M.; THENCE BEARING N88°56'50"E ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 370.85 FEET; (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF KANSAS SURGERY AND RECOVERY CENTER ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS); THENCE BEARING N1°03'10"W A DISTANCE OF 70.00 FEET; THENCE BEARING S88°56'50"W A DISTANCE OF 145.85 FEET; THENCE BEARING N1°03'10"W A DISTANCE OF 30.00 FEET; THENCE BEARING N82°56'26"W A DISTANCE OF 212.60 FEET TO A POINT IN THE EAST LINE OF THE K-96 EXPRESSWAY/WEBB ROAD RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY BEARING S5°19'24"W A DISTANCE OF 130.81 FEET TO THE POINT OF BEGINNING.

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 FIRE STATION 18 ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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

ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM WEBB ROAD OVER AND ACROSS THE WEST 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 WEBB ROAD AT ONE (1) LOCATION, SAID LOCATION TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNER: THE CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION

BY: _____, MAYOR
BOB KNIGHT

ATTEST: _____, CITY CLERK
PAT BURNETT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1997, BY BOB KNIGHT, MAYOR OF THE CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK 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 L. CONSOLVER

_____, DEPUTY
MICHAEL D. HURTT

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

July 31, 1997

FILE COPY

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

Re: S/D 97-53 - One-step Preliminary-final Plat of FLOYD E HOBBS ADDITION (FIRE
STATION 18 ADDITION)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 31, 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 July 25, 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.

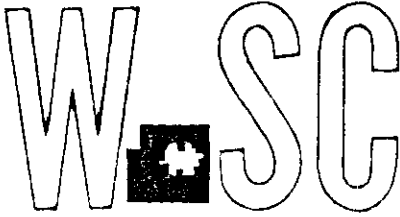
Sincerely,

Keith Gooch
Current Plans Division

KG/lfb

cc: The City of Wichita, % Dan Grohn, 8th Floor, City Hall, 455 N. Main,
Wichita, KS 67202
Mike Lindebak, City Engineer

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

July 25, 1997

Professional Engineering Consultants (PEC)
303 S. Topeka
Wichita, KS 67202

Re: S/D 97-53 - ONE-STEP PRELIMINARY-FINAL PLAT OF FIRE STATION 18 ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 24, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being created.
- B. The applicant shall guarantee the extension of Wichita water service to serve the lots being created.
- C. City Engineering approved applicant's drainage plan. No guarantees required, improvements at the time of development.
- D. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- E. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- H. 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.

- I. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- K. Engineering indicates additional right-of-way may be needed along Webb for sidewalk.
- L. Perimeter closure computations should be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the City Council.
- N. Traffic Engineering indicates access control to Webb Road is acceptable.

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, July 31, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Dale Miller
Chief Planner, Current Plans Division

DM\fb

Enclosure

cc: The City of Wichita, % Dan Grohn, 8th Floor, City Hall, 455 N. Main, Wichita, KS 67202
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

July 31, 1997

STAFF REPORT

(One-Step Preliminary Final-Approved 7/24/97)

CASE NUMBER: S/D 97-53 FLOYD E. HOBBS ADDITION
(FIRE STATION 18 ADDITION)

OWNER/APPLICANT: The City of Wichita, C/O Dan Grohn, 8th Floor, City Hall,
455 N. Main, Wichita, KS phone: 268-4119

SURVEYOR/ENGINEER: PEC, C/O Gary Wiley, 303 S. Topeka,
Wichita, KS, 67202 Phone: 262-2691

LOCATION: East of Webb Road, south of K-96

SITE SIZE: .8 acre

NUMBER OF LOTS

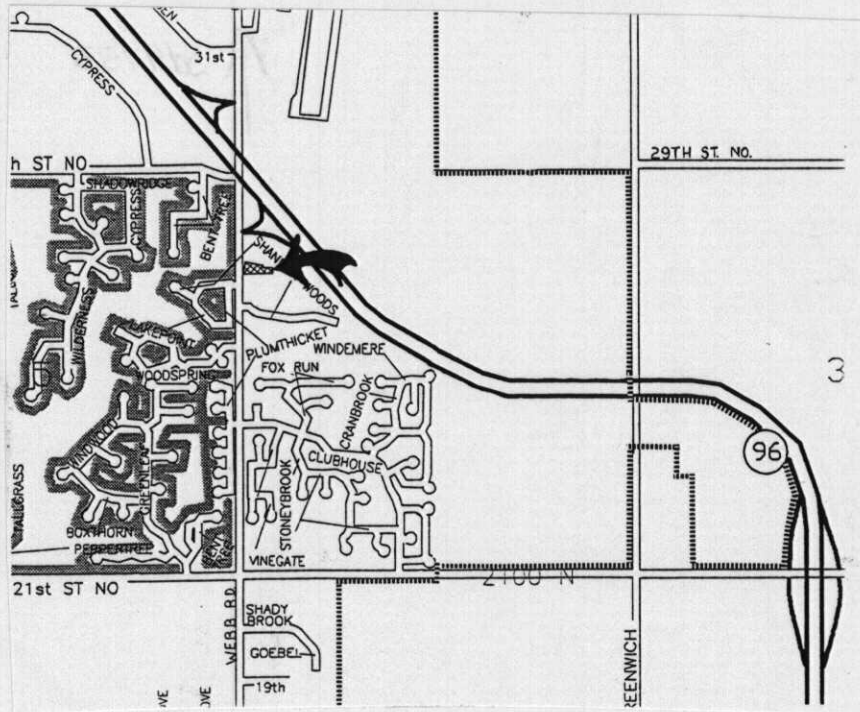
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: .8 acre

CURRENT ZONING: "SF-6", Single-Family

PROPOSED ZONING: "SF-6", Single-Family

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being created.
- B. The applicant shall guarantee the extension of Wichita water service to serve the lots being created.
- C. City Engineering approved applicant's drainage plan. No guarantees required, improvements at the time of development.
- D. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- E. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- H. 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.
- I. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements 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 (Army Corps of

S/D 97-53 One-Step Preliminary-Final Plat of FLOYD E. HOBBS ADDITION (FIRE STATION 18 ADDITION)

July 31, 1997 - Page 3

Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)

- K. **Engineering** indicates additional right-of-way may be needed along Webb for sidewalk.
- L. Perimeter closure computations should be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the City Council.
- N. **Traffic Engineering** indicates access control to Webb Road is acceptable.