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DO NOT REMOVE

# DILLON 12TH ADDITION TO SEDGWICK COUNTY, KANSAS

## FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 10/24/96 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 10-24-96

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK  
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996.

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE  
AND COUNTY, DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED DILLON 12TH ADDITION  
TO SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND STREETS THE SAME  
BEING DESCRIBED AS:  
A TRACT OF LAND IN S.W. 1/4 OF SECTION 10 TOWNSHIP 27 SOUTH, RANGE 2  
EAST OF THE 6TH P.M. DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE BEARING  
N0°47'40"W ALONG THE WEST LINE OF SAID SECTION 10 A DISTANCE OF  
758.12 FEET; THENCE BEARING N89°12'20"E A DISTANCE OF 1320.00 FEET;  
THENCE BEARING S0°47'40"E A DISTANCE OF 755.95 FEET TO A POINT IN THE  
SOUTH LINE OF SAID SECTION 10; THENCE ALONG SAID SOUTH LINE BEARING  
S89°06'40"W A DISTANCE OF 1320.00 TO THE POINT OF BEGINNING. EXCEPT  
THE WEST 50 FEET AND THE SOUTH 40 FEET THEREOF FOR ROAD AND EXCEPT  
THAT PART FOR ROAD AS ESTABLISHED ON FILM 614, PAGE 1435.

MICHAEL W. BERRY, R.L.S. NO. 946  
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 LOTS, A BLOCK,  
AND STREETS. THE SAME TO BE KNOWN AS DILLON 12TH ADDITION TO  
SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC  
UTILITIES, AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY  
DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE FIVE-FOOT WALL  
EASEMENT ALONG THE NORTH AND EAST LINES OF BLOCK 1, IS HEREBY PLATTED  
FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES  
MAY CROSS THE WALL EASEMENTS.

ALL ABUTERS' RIGHTS-OF-ACCESS TO AND FROM GREENWICH ROAD AND 13TH  
STREET NORTH OVER AND ACROSS THE WEST AND SOUTH SIDES OF BLOCK 1, AS  
SHOWN ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED  
HOWEVER THAT LOT 1, SHALL HAVE ACCESS TO GREENWICH ROAD AND 13TH  
STREET NORTH AT ONE LOCATION EACH; THAT LOT 2, SHALL HAVE ACCESS TO  
GREENWICH ROAD AND 13TH STREET NORTH AT TWO LOCATIONS EACH; THAT LOT  
3, SHALL HAVE ACCESS AT TWO LOCATIONS, AND LOT 4 AT ONE LOCATION TO 13TH  
STREET NORTH. SAID LOCATIONS TO BE DETERMINED BY THE APPROPRIATE  
ENGINEER.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-224  
ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING  
DEPARTMENT.

OWNER:

HARRY B. BROWN, JR.

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBER THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996,  
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME HARRY  
B. BROWN, JR. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO  
EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED  
THE EXECUTION OF THE SAME AS HIS VOLUNTARY ACT AND DEED, IN TESTIMONY  
WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE  
DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_, 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 \_\_\_\_\_, 1996.

\_\_\_\_\_, MAYOR

BOB KNIGHT

\_\_\_\_\_, CITY CLERK

PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY  
THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 1996.

\_\_\_\_\_, CHAIRMAN

THOMAS G. WINTERS

\_\_\_\_\_, CHAIR PRO TEM

MELODY C. MILLER

\_\_\_\_\_, COMMISSIONER

BETSY GWIN

\_\_\_\_\_, COMMISSIONER

PAUL W. HANCOCK

\_\_\_\_\_, COMMISSIONER

MARK F. SCHROEDER

\_\_\_\_\_, COUNTY CLERK

SUSAN E. CROCKETT-SPOON

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996.

\_\_\_\_\_, COUNTY CLERK

SUSAN E. CROCKETT-SPOON

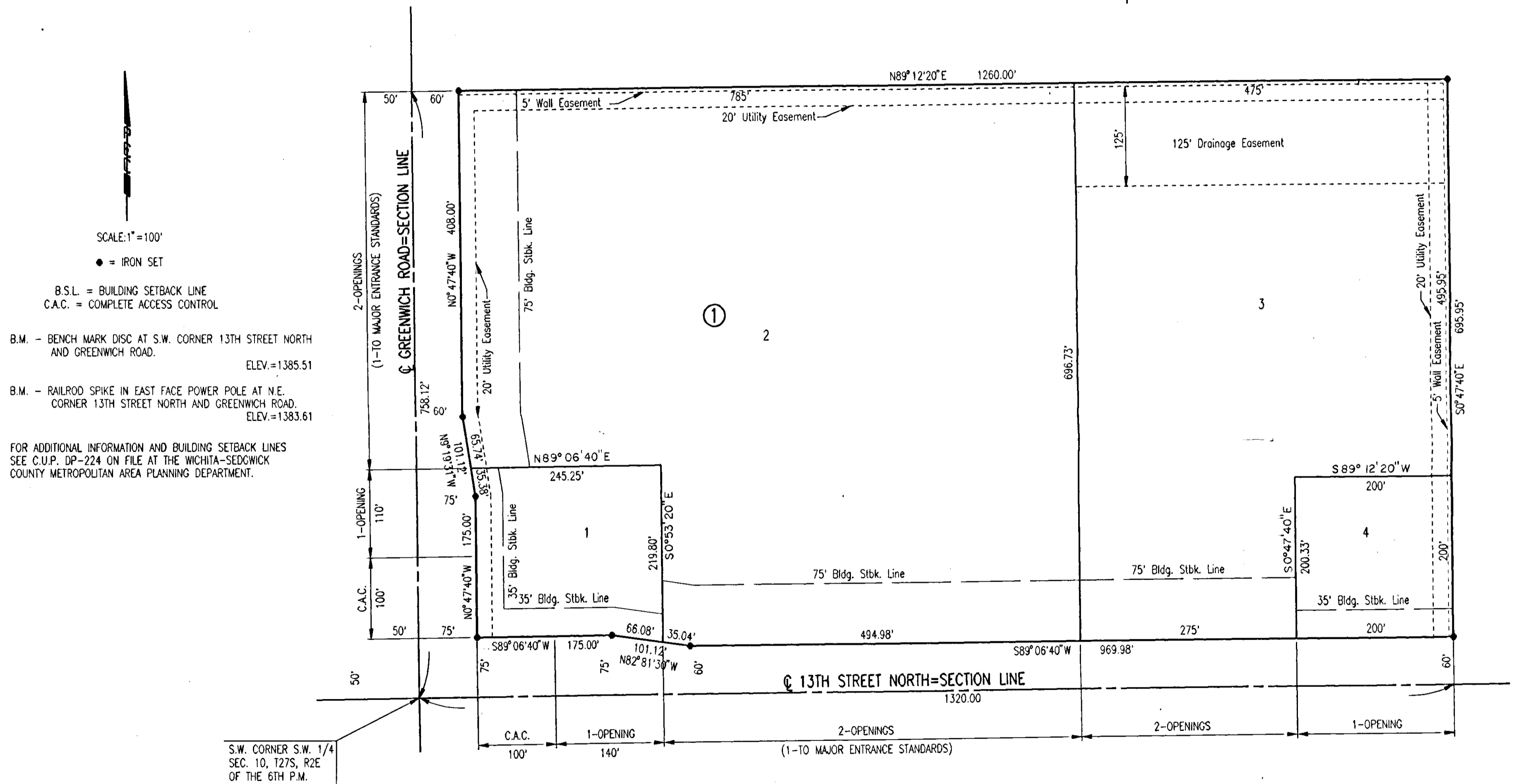
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE  
REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
1996.

\_\_\_\_\_, REGISTER OF DEEDS

PAT KETTLER

\_\_\_\_\_, DEPUTY

PHILLIS HERNANDEZ



SCALE: 1"=100'  
● = IRON SET  
B.S.L. = BUILDING SETBACK LINE  
C.A.C. = COMPLETE ACCESS CONTROL  
B.M. - BENCH MARK DISC AT S.W. CORNER 13TH STREET NORTH  
AND GREENWICH ROAD. ELEV.=1385.51  
B.M. - RAILROAD SPIKE IN EAST FACE POWER POLE AT N.E.  
CORNER 13TH STREET NORTH AND GREENWICH ROAD.  
ELEV.=1383.61  
FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES  
SEE C.U.P. DP-224 ON FILE AT THE WICHITA-SEDGWICK  
COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

S.W. CORNER S.W. 1/4  
SEC. 10, T27S, R2E  
OF THE 6TH P.M.

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

October 31, 1996

P.E.C. P.A.  
c/o Gary Wiley  
303 S. Topeka  
Wichita, KS 67202

RE: S/D 96-57, Final Plat of DILLON 12TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 31, 1996, 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 October 24, 1996.

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,

Don Losew  
Senior Planner

DL:rh

cc: Harry B. Brown, Jr., 800 Dublin, Wichita, KS 67206  
Dillon Companies, Inc., c/o Lee Kelly, P. O. Box 1608, Hutchinson, KS 67504-1608  
Mike Lindebak, City Engineer

RECEIVED

# 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

October 24, 1996

P.E.C. P.A.  
c/o Gary Wiley  
303 S. Topeka  
Wichita, KS 67202

RE: S/D 96-57, Final Plat of DILLON 12TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 24, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. As necessary, these guarantees shall provide for any needed off-site extensions such as along 13th Street North from the Whitetail Addition. Since such improvements will involve a City of Wichita water line, an outside-the-City water agreement shall also be provided.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County and shall include any needed off-site extensions.
- C. As required by the CUP, DP-224 the applicant shall guarantee left-turn and decel lanes to serve the site's major entrances from Greenwich and 13th Street North.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. As required by the CUP, the applicant shall submit for recording, with the final plat tracing, a cross-lot access/circulation agreement.
- F. The applicant is reminded that as part of this site's development, a sidewalk plat is to be submitted to Planning for approval prior to the issuance of building permits.
- G. 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

1003

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October 24, 1996

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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 is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, October 31, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Harry B. Brown, Jr., 800 Dublin, Wichita, KS 67206  
Dillon Companies, Inc., c/o Lee Kelly, P. O. Box 1608, Hutchinson, KS 67504-1608  
Mike Lindebak, City Engineer

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METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-5

October 31, 1996

STAFF REPORT

(Final Plat Approved 10/24/96, Preliminary Plat Approved 9/5/96)

**CASE NUMBER:** S/D 96-57 - DILLON 12TH ADDITION

**OWNER/APPLICANT:** Harry B. Brown, Jr., 800 Dublin, Wichita, KS 67206

**CONTRACT PURCHASER:** Dillon Companies, Inc., c/o Lee Kelly, P. O. Box 1608, Hutchinson, KS 67504-1608

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

**LOCATION:** North of 13th Street North and east of Greenwich Road

**SITE SIZE:** 22.94 ± Acres

NUMBER OF LOTS

Residential: \_\_\_\_\_

Office: \_\_\_\_\_

Commercial: 4

Industrial: \_\_\_\_\_

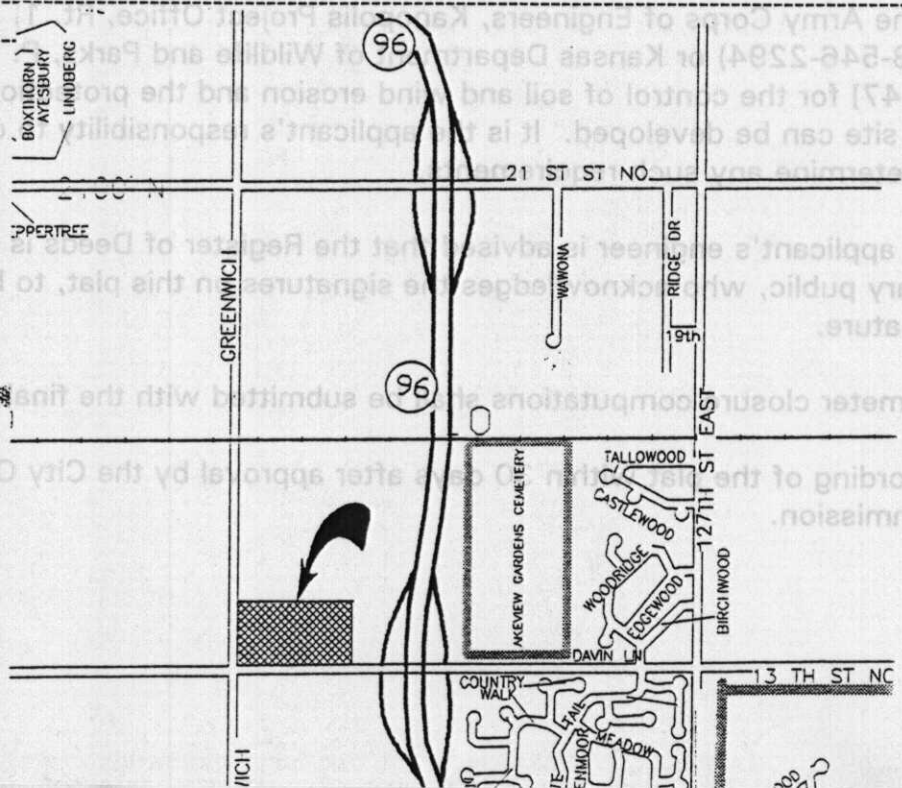
Total: 4

**MINIMUM LOT AREA:** 40,000 sq. ft

**CURRENT ZONING:** "LC" and "SF-20"

**PROPOSED ZONING:** "LC" (SCZ-0714, CUP DP-224)

VICINITY MAP:



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Call  
Vicky

STAFF COMMENTS:

- A. ✓ The applicant shall guarantee the extension of City water to serve the lots being platted. As necessary, these guarantees shall provide for any needed off-site extensions such as along 13th Street North from the Whitetail Addition. Since such improvements will involve a City of Wichita water line, an outside-the-City water agreement shall also be provided.
- B. ✓ <sup>Wichita</sup> The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County and shall include any needed off-site extensions.
- C. ✓ As required by the CUP, DP-224 the applicant shall guarantee left-turn and decel lanes to serve the site's major entrances from Greenwich and 13th Street North.
- D. ✓ <sup>Wichita</sup> The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. ✓ <sup>Spec. Ord.</sup> As required by the CUP, the applicant shall submit for recording, with the final plat tracing, a cross-lot access/circulation agreement.
- F. ✓ The applicant is reminded that as part of this site's development, a sidewalk plat is to be submitted to Planning for approval prior to the issuance of building permits.
- G. ✓ 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.)
- 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. ✓ 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.
- J. ✓ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. ✓ Recording of the plat within 30 days after approval by the City Council and/or County Commission.