

# O'REILLY 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing  
12/24/96

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and platted "O'REILLY 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 1, Parker Pawnee Trust Second Addition, Wichita, Kansas, Sedgwick County, Kansas, TOGETHER with the north 65 feet of Lot 1, Parker Pawnee Trust Addition, Wichita, Kansas, Sedgwick County, Kansas.

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

This plat of "O'REILLY 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 21st day of November, 1996.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
John C. Frye Chairman  
\_\_\_\_\_  
Marvin S. Krout Secretary



This plat approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 199\_\_.

\_\_\_\_\_  
Bob Knight Mayor  
\_\_\_\_\_  
Pat Burnett City Clerk

Michael G. Conroy  
Michael G. Conroy  
LS-971  
KANSAS  
REGISTERED SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "O'REILLY 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Pawnee Avenue over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Pawnee Avenue at one location over all except the west 100 feet of said north line as shall be determined by the City Engineer of the City of Wichita, Kansas.

Parker Real Estate Trust dated May 1, 1968

Marcille Alta Wohlgermuth, Trustee  
Marcille Alta Wohlgermuth  
1/k/a Marcille Alta Hirieman

Dorothy Bernice Nibarger, Trustee  
Dorothy Bernice Nibarger

John S. Hoover, Trustee  
John S. Hoover

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 199\_\_.  
\_\_\_\_\_  
Susan E. Crockett-Spoon County Clerk

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 \_\_\_\_ day of \_\_\_\_\_, 199\_\_, at \_\_\_\_ o'clock \_\_\_\_ M; and is duly recorded.

\_\_\_\_\_  
Pat Kettler Register of Deeds  
\_\_\_\_\_  
Ed Resa Deputy

State of \_\_\_\_\_ County) SS The foregoing instrument acknowledged before me, this 13th day of DECEMBER, 1996, by Dorothy Bernice Nibarger, Trustee of the Parker Real Estate Trust dated May 1, 1968, on behalf of the trust.

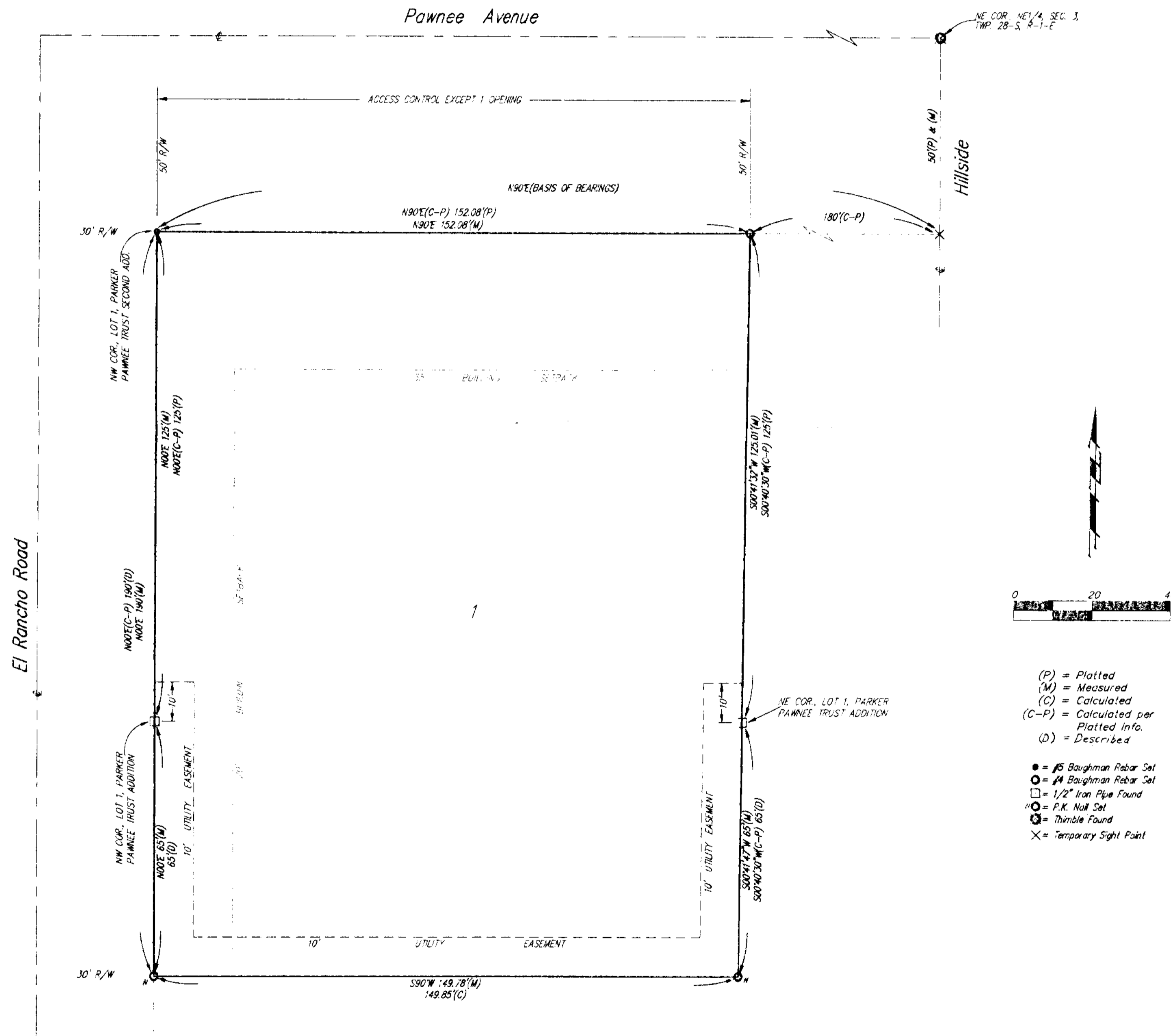
\_\_\_\_\_  
Philip J. Meyer Notary Public  
My App't. Exp. 5/5/97  
PHILIP J. MEYER  
NOTARY PUBLIC  
STATE OF KANSAS

State of \_\_\_\_\_ County) SS The foregoing instrument acknowledged before me, this 13th day of DECEMBER, 1996, by Marcille Alta Wohlgermuth 1/k/a Marcille Alta Hirieman, Trustee of the Parker Real Estate Trust dated May 1, 1968, on behalf of the trust.

\_\_\_\_\_  
Philip J. Meyer Notary Public  
My App't. Exp. 5/5/97  
PHILIP J. MEYER  
NOTARY PUBLIC  
STATE OF KANSAS

State of \_\_\_\_\_ County) SS The foregoing instrument acknowledged before me, this 13th day of DECEMBER, 1996, by John S. Hoover, Trustee of the Parker Real Estate Trust dated May 1, 1968, on behalf of the trust.

\_\_\_\_\_  
Philip J. Meyer Notary Public  
My App't. Exp. 5/5/97  
PHILIP J. MEYER  
NOTARY PUBLIC  
STATE OF KANSAS



SEDGWICK COUNTY



November 14, 1996

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
316 268-4421  
FAX 316 268-4390

Baughman Company, P.A. S/D 96-76  
315 Ellis  
WICHITA, KS 67211

Re: S/D 96-76 O'REILLY 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 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 November 7, 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: Attn: Marcille Wohlgemuth, Parker Real Estate Trust, 6530 E. 13th Street, WICHITA, KS 67206

Attn: Kathy Fer, O'Reilly Auto Parts, P. O. Box 1156, SPRINGFIELD, MO 65801

Mike Lindebak, City Engineer

SEDGWICK COUNTY



November 7, 1996

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1388  
PHONE 316 268-4421  
FAX 316 268-4390

Baughman Company, P.A. S/D 96-76  
315 Ellis  
WICHITA, KS 67211

Re: S/D 96-76 O'REILLY 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 7, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As noted by City Engineering, the applicant shall guarantee the abandonment and relocation of sanitary sewer. The existing line shall be covered by a Temporary Easement submitted to Planning for recording with the plat.
- C. For the area of the relocated sewer line, additional on-site or off-site easement shall be provided to create a 20-foot utility easement. In particular, additional easement will be required along the south line of this plat and possibly along the east line. Also, guarantees shall be provided for extension of municipal water along El Rancho adjacent to this site. Such an extension will apparently be needed to provide adequate fire protection to the site.
- B. The applicant shall guarantee the closure of any driveways in excess of the number allowed by the dedication of access controls.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat, access control to Pawnee Avenue may be indicated as one opening across any portion of the site's frontage to Pawnee. That is, the area of 100 feet of complete access control is typically only required when the intersection of arterials and/or collector type streets are involved.
- E. Based upon setback requirements of the Subdivision Regulations, El Rancho Road being a "side" type street would only require a 20-foot building setback to be indicated from that street. If the applicant chooses, the final plat may indicate only a 20-foot setback to El Rancho Road.

- F. On the final plat tracing for the apparent tie point to the site's northeast corner, a dimension needs to be shown for the east-west distance from the CL of Hillside to that corner.
- G. *Private easement side lot*  
Both the plat binder and the existing plat reference "private" driveway or access easements. The present plat no longer shows such easements on the property. Depending on who benefits from such easements, this or these easements could still need to be shown on the plat. The agent, therefore, needs to verify that any such easement(s) have been properly released by a benefitting party or that this site was itself the benefitting party and is therefore releasing its interest in such easement(s).
- H. 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.) The applicant is advised that for fire protection, water may be required to be extended along El Rancho Road.
- 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, November 14, 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: Attn: Marcille Wohlgemuth, Parker Real Estate Trust, 6530 E. 13th Street, WICHITA, KS 67206  
Attn: Kathy Fer, O'Reilly Auto Parts, P. O. Box 1156, SPRINGFIELD, MO 65801  
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

November 14, 1996

STAFF REPORT  
(Final Plat Approved 11/7/96)

**CASE NUMBER:** S/D 96-76 - O'REILLY 2ND ADDITION  
**OWNER/APPLICANT:** Attn: Marcille Wohlgemuth, Parker Real Estate Trust, 6530 E. 13th Street, WICHITA, KS 67206  
**CONTRACT PURCHASER:** Attn; Kathy Fer, O'Reilly Auto Parts, P. O. Box 1156, SPRINGFIELD, MO 65801

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

**LOCATION:** South of Pawnee and west of Hillside

**SITE SIZE:** 0.7 Acres

**NUMBER OF LOTS**

Residential:  
Office:  
Commercial: 1  
Industrial:  
Total: 1

**MINIMUM LOT AREA:** 28,690 sq. ft.

**CURRENT ZONING:** "LC"

**PROPOSED ZONING:**

**VICINITY MAP:**



STAFF COMMENTS:

- A. As noted by City Engineering, the applicant shall guarantee the abandonment and relocation of sanitary sewer. The existing line shall be covered by a Temporary Easement submitted to Planning for recording with the plat.

For the area of the relocated sewer line, additional on-site or off-site easement shall be provided to create a 20-foot utility easement. In particular, additional easement will be required along the south line of this plat and possibly along the east line.

Also, guarantees shall be provided for extension of municipal water along El Rancho adjacent to this site. Such an extension will apparently be needed to provide adequate fire protection to the site.

- B. The applicant shall guarantee the closure of any driveways in excess of the number allowed by the dedication of access controls.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat, access control to Pawnee Avenue may be indicated as one opening across any portion of the site's frontage to Pawnee. That is, the area of 100 feet of complete access control is typically only required when the intersection of arterials and/or collector type streets are involved.
- E. Based upon setback requirements of the Subdivision Regulations, El Rancho Road being a "side" type street would only require a 20-foot building setback to be indicated from that street. If the applicant chooses, the final plat may indicate only a 20-foot setback to El Rancho Road.
- F. On the final plat tracing for the apparent tie point to the site's northeast corner, a dimension needs to be shown for the east-west distance from the CL of Hillside to that corner.
- G. Both the plat binder and the existing plat reference "private" driveway or access easements. The present plat no longer shows such easements on the property. Depending on who benefits from such easements, this or these easements could still need to be shown on the plat. The agent, therefore, needs to verify that any such easement(s) have been properly released by a benefitting party or that this site was itself the benefitting party and is therefore releasing its interest in such easement(s).
- H. 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.) The applicant is advised that for fire protection, water may be required to be extended along El Rancho Road.

S/D 96-76 - Final Plat of O'REILLY 2ND ADDITION

November 14, 1996 - Page 3

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