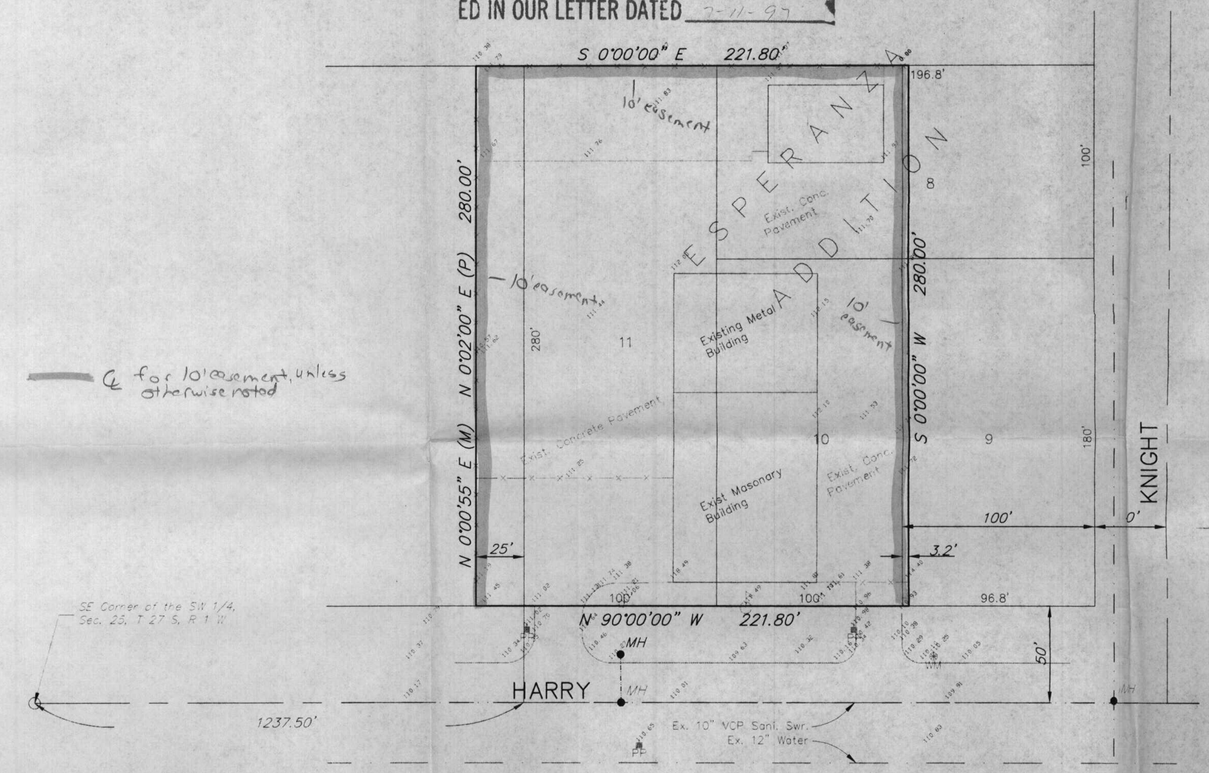
OFFICE COPY
DO NOT REMOVE

FINAL PLAT
VOEGELI ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7-10-97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-11-97



℄ for 10' easement, unless otherwise noted

State of Kansas) ss
County of Sedgwick)

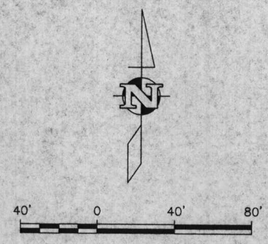
I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "VOEGELI ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land in the Southwest Quarter of Section 25, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas and described as follows: Lot 8 except the east 100 feet, Lot 10 except the east 3.2 feet, and Lot 11, Block 1, Esperanza Addition to Wichita, Sedgwick County, Kansas; and a tract beginning at a point on the south line of the Southwest Quarter of Section 25, Township 27 South, Range 1 West, Sedgwick County, Kansas, said point being 1237.5 feet east of the southwest corner of said Southwest Quarter; North parallel with the west line of the Southwest Quarter 330 feet; West parallel with the south line of the Southwest Quarter 25 feet; south 330 feet to a point on the south line of said Southwest Quarter 25 feet west of the point of beginning; East 25 feet to the point of beginning, except the south 40 feet thereof for street.

All being situated in the SW 1/4 of Sec. 25, Twp. 27–S, R–1–W, of the 6th P.M., Sedgwick County, Kansas.

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

_____ *Surveyor*
Jeffery L. Dettmann, L.S. #950

BENCHMARK:
City of Wichita Benchmark Disc
53' West & 43' South C.L.
Harry & West St.
Elev. = 111.77 (City Datum)



Scale: 1" = 40'

LEGEND:

○ *1/2" Pipe Found*

Ø *3/4" Iron Found*

● *– Set 1/2" Rebar & "LS #950" Cap*

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replat

Know all men by these presents that I, the undersigned owner have caused the land described in the Surveyors certificate to be platted into Lots to be known as "Voegili Addition", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public.

_____ *, Owner*
Randall E. Voegeli

State of Kansas) ss
Sedgwick County)

The foregoing instrument was acknowledged before me, this ____ day of _____, 1997, by Randall E. Voegeli, owner, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

_____ *, Notary Public*

My App't. Exp. _____

State of Kansas) ss
City of Wichita)

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

Dated this ___ day of _____, 1997.
Wichita–Sedgwick County Metropolitan Area Planning Commission.

_____ *, Chair*
John C. Frye

_____ *, Secretary*
Marvin S. Krout

State of Kansas) ss
City of Wichita)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1997.

_____ *, Mayor*
Bob Knight

_____ *, City Clerk*
Pat Burnett

Entered on transfer record this ____ day of _____, 1997.

_____ *, County Clerk*
James Alford

State of Kansas) ss
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1997, at _____ o'clock _____; and is duly recorded.

_____ *, Register of Deeds*
Larry L. Consolver

_____ *, Deputy*
Michael D. Hurtt

State of Kansas) ss
Sedgwick County)

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "VOEGELI ADDITION", Wichita, Sedgwick County, Kansas.

Emprise Bank, a Kansas Corporation

_____ *,* _____

State of Kansas) ss
Sedgwick County)

The foregoing instrument acknowledged before me this ____ day of _____, 1997, by _____ *,*
_____ *, of Emprise Bank, on behalf of the corporation.*

_____ *, Notary Public*

My App't. Exp. _____

AUSTIN MILLER
ENGINEERING SERVICES
254 S. Laura; Suite 210 Wichita, KS 67211
316/262-1281 fax: 316/262-6773

WICHITA — SEDGWICK COUNTY

W-SC

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 21, 1997

Engineering Services
254 S Laura Ste 210
Wichita, Ks 67211

Re: S/D 97-43 - One-step Preliminary-final Plat of VOEGELI ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 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 11, 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

Keith Gooch
Current Plans Division

KG:lfb
cc: Randall E Voegeli, 3506 W Harry, Wichita, KS 67213
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY
WSC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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FILE COPY

July 11, 1997

ENGINEERING SERVICES
254 S LAURA STE 210
WICHITA, KS 67211

Re: S/D 97-43 - ONE-STEP PRELIMINARY-FINAL PLAT OF VOEGELI ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 11, 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 served. City Engineering requests the extension of sanitary sewer from Esperanza Addition to serve these lots as well as a guarantee of a manhole placement.

B. The applicant shall guarantee the extension of city water to serve the lot being served.

C. **City Engineering** needs to indicate if any Harry Street improvements are needed.

D. **City Engineering** needs to comment on the status of the applicant's drainage plan.

E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.

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. The **representatives from the utility companies** should be prepared to comment on the need for utility easements to be platted on this property. (The platting binder indicates a utility easement was established over the west 8 feet of Lot 8, Esperanza Addition.) Attached are the additional requests for easements from KG&E.

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.

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 17, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

KG\lfb

Enclosure
cc: Randall E Voegeli, 3506 W Harry, Wichita, KS 67213
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-7

METROPOLITAN AREA PLANNING COMMISSION

July 17, 1997

STAFF REPORT

(One-Step Preliminary-Final Plat-Approved 7/10/97)

CASE NUMBER: S/D 97-43 VOEGELI ADDITION

OWNER/APPLICANT: Randall E. Voegeli, 3506 West Harry, Wichita, Ks 67213

AGENT: Engineering Services, %Austin Miller, P.A.
254 S. Laura, Suite 210, Wichita, KS 67202

SURVEYOR/ENGINEER: Benchmark Land Survey, 707 Opal, Maize, KS 67101

LOCATION: North of Harry, West of Knight Street.

SITE SIZE: 1.43 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 221.8 sq. ft.

CURRENT ZONING: "LI" Limited Industrial

PROPOSED ZONING: "LI" Limited Industrial

VICINITY MAP:

Note: The Voegeli Addition appears to be the replat of portions of Lots 8, 9, 10 and 11 of Esperanza Addition, plus a sliver of an unplatted tract west of Lot 11.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being served. City Engineering requests the extension of sanitary sewer from Esperanza Addition to serve these lots as well as a guarantee of a manhole placement.

B. The applicant shall guarantee the extension of city water to serve the lot being served.

C. **City Engineering** needs to indicate if any Harry Street improvements are needed.

D. **City Engineering** needs to comment on the status of the applicant's drainage plan.

E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.

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.

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