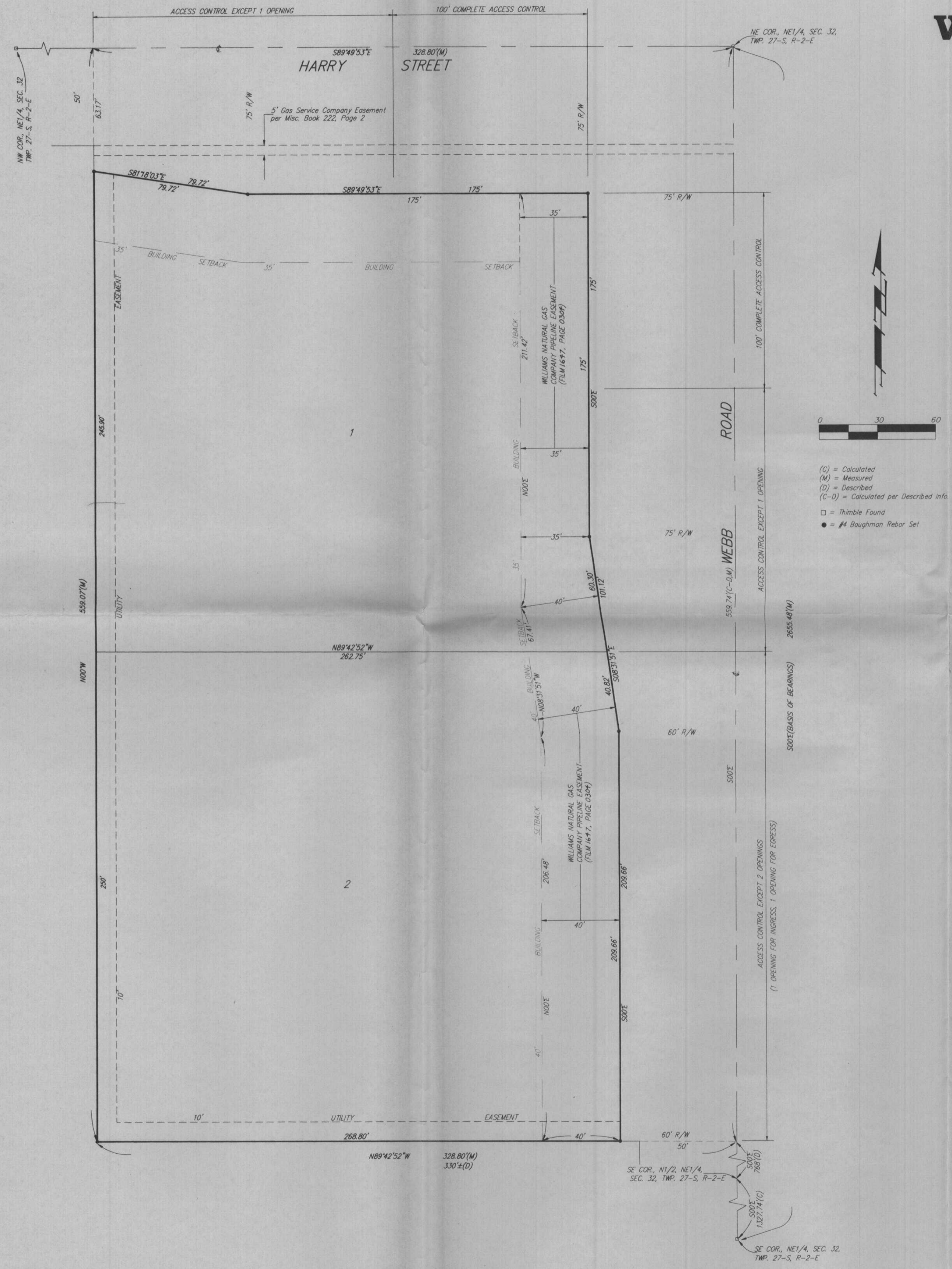


# CONOCO ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

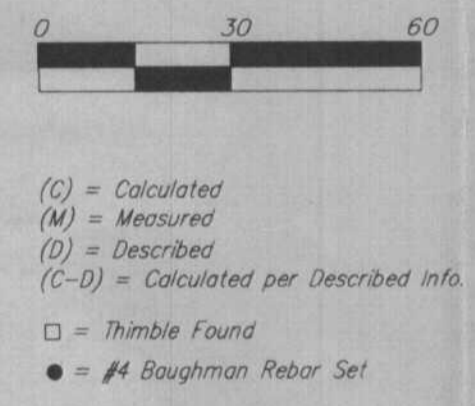
Open from the Tracing  
11/5/96



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and platted "CONOCO ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Part of the east 10 acres of the N1/2 of the NE1/4 of Sec. 32, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as beginning 768 feet north of the SE Corner of the N1/2 of said NE1/4; thence west, 330 feet, more or less, to the west line of said east 10 acres; thence north to the north line of said NE1/4; thence east to the NE Corner of said NE1/4; thence south to beginning.

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

*Michael G. Conroy* 10-22-96 Surveyor  
Michael G. Conroy



(C) = Calculated  
(M) = Measured  
(D) = Described  
(C-D) = Calculated per Described Info  
□ = Thimble Found  
● = #4 Baughman Rebar Set

This plat of "CONOCO ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 13th day of June, 1996.  
Wichita-Sedgwick County Metropolitan Area Planning Commission



\_\_\_\_\_  
Susan Osborne-Howes Chair

\_\_\_\_\_  
Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 1996.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and Streets to be known as "CONOCO ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Harry Street over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Harry Street at one location over all except the east 100 feet of said north line as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Webb Road over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to or from Webb Road at one location over all except the north 100 feet of said east line as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Webb Road over and across the east line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 2 shall have access to Webb Road at two locations, (one opening for ingress and one opening for egress), as shall be determined by the City Engineer of the City of Wichita, Kansas.

Conoco Inc., a Delaware Corporation

*W.R. Cover* W.R. Cover, Attorney-in-Fact

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_  
Bob Knight Mayor

\_\_\_\_\_  
Pat Burnett City Clerk

\_\_\_\_\_  
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 \_\_\_\_\_, 1996, at \_\_\_\_ o'clock \_\_\_\_ M; and is duly recorded.

State of Texas) SS The foregoing instrument acknowledged before me, this 24th day of October, 1996, by W.R. Cover, Attorney-in-Fact, of Conoco Inc., a Delaware Corporation, on behalf of the corporation.

*Kathy D. Williams* Notary Public



My App't. Exp. \_\_\_\_\_

\_\_\_\_\_  
Pat Kettler Register of Deeds

\_\_\_\_\_  
Ed Resa Deputy

SEDCWICK COUNTY



June 13, 1996

METROPOLITAN AREA PLANNING  
DEPARTMENT

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

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 96-31 - Final Plat of the CONOCO ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 13, 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 May 23, 1996 but with the following requirement: That only one access opening shall be provided to Harry from Lot 1, and that the two openings to Webb from Lot 2 will be signed as a one-way in and a one-way out pair of openings.

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 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: Phillip Beard, Conoco, Inc., P. O. Box 2197, Houston, TX 77252  
Mike Lindebak, City Engineer

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WICHITA - SEDGWICK COUNTY

May 23, 1996



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
316 268-4421  
FAX: 316 268-4090

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 96-31 - Final Plat of the CONOCO ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 23, 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 any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development.
- ~~B.~~ *is way? CK #110*  
The applicant shall guarantee the closure of the driveway opening on Lot 1 being located in an area of complete access control to Webb.
- C. On the final plat tracing, the areas of complete access to Harry and Webb from Lot 1 shall be shown, as required by the Subdivision Regulations, to be at least 100 feet instead of 75 feet.
- ~~D.~~ *Confirmed - see document on table*  
Based on the platting binder, this site appears to be encumbered by a blanket pipeline easement. The applicant shall provide proof (recorded copy of easement) that the pipeline easement has been released or has been confined to the easement area being depicted on the final plat. It is the applicant's responsibility to research the text of any such agreement (easement) and to determine any setback requirements. If required, such setbacks shall be shown on the final plat tracing.
- E. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- ~~G.~~ The sketch plat shows several overhead utility lines and poles as being located outside of easements. The final plat tracing shall either show easements to cover these utilities or

May 23, 1996

Page 2

letters shall be provided from the utilities indicating that arrangements have been made to relocate all such utilities.

Hx 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.)

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.

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, May 30, 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: Attn: Phillip Beard, Conoco, Inc., P. O. Box 2197, Houston, TX 77252  
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

May 30, 1996

STAFF REPORT  
(Final Plat Approved 5/23/96)

**CASE NUMBER:** S/D 96-31 CONOCO ADDITION

**OWNER/APPLICANT:** Attn: Phillip Beard, Conoco, Inc., P. O. Box 2197, Houston, TX 77252

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

**LOCATION:** South of Harry Street and west of Webb Road

**SITE SIZE:** 3.26 Acres

**NUMBER OF LOTS**

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

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

Commercial: 2

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

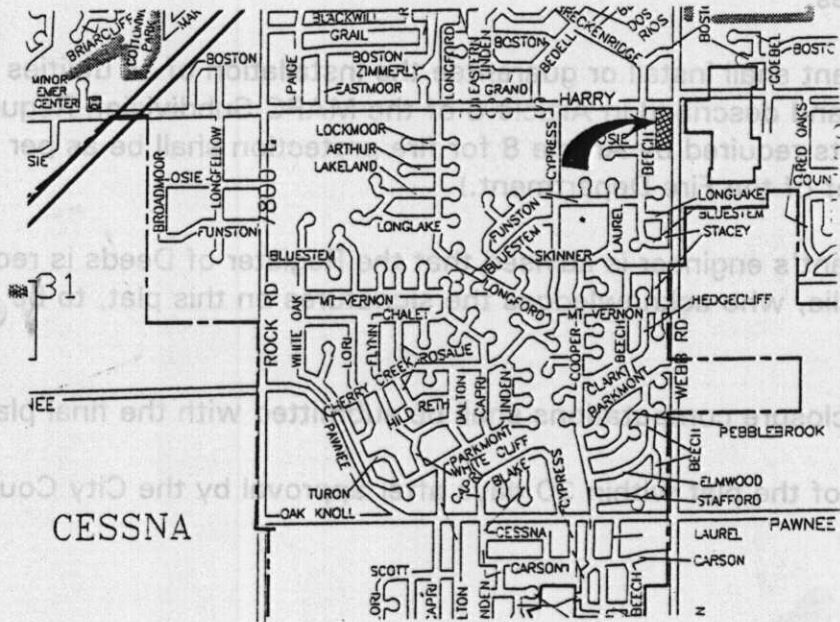
Total: 2

**MINIMUM LOT AREA:** 69,700 sq. ft.

**CURRENT ZONING:** "LC" Limited Commercial

**PROPOSED ZONING:**

**VICINITY MAP:**



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development.
- B. The applicant shall guarantee the closure of the driveway opening on Lot 1 being located in an area of complete access control to Webb.
- C. On the final plat tracing, the areas of complete access to Harry and Webb from Lot 1 shall be shown, as required by the Subdivision Regulations, to be at least 100 feet instead of 75-feet.
- D. Based on the platting binder, this site appears to be encumbered by a blanket pipeline easement. The applicant shall provide proof (recorded copy of easement) that the pipeline easement has been released or has been confined to the easement area being depicted on the final plat. It is the applicant's responsibility to research the text of any such agreement (easement) and to determine any setback requirements. If required, such setbacks shall be shown on the final plat tracing.
- E. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. The sketch plat shows several overhead utility lines and poles as being located outside of easements. The final plat tracing shall either show easements to cover these utilities or letters shall be provided from the utilities indicating that arrangements have been made to relocate all such utilities.
- 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.)
- 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.