

R. L. HAYES ADDITION

Copy from tracing
10124195

WICHITA, SEDGWICK COUNTY, KANSAS

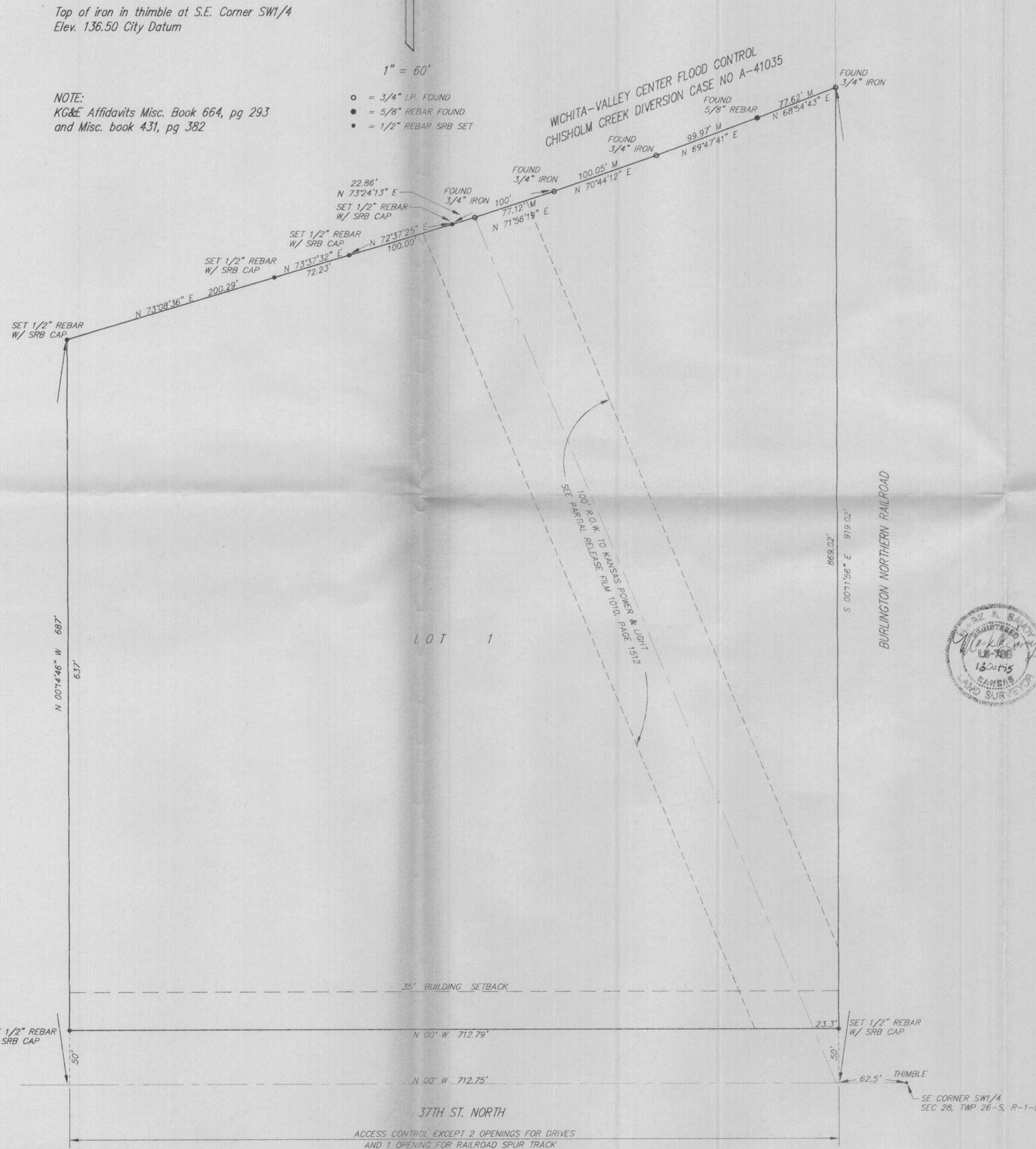
BENCH MARK:
Top of Fire Hydrant S.E. Corner 37th & Emporia
Elev. 135.69 City Datum

Top of iron in thimble at S.E. Corner SW1/4
Elev. 136.50 City Datum

NOTE:
K&E Affidavits Misc. Book 664, pg 293
and Misc. book 431, pg 382

1" = 60'

- = 3/4" I.P. FOUND
- = 5/8" REBAR FOUND
- = 1/2" REBAR SRB SET



State of Kansas) SS
Sedgwick County)
We Savoy Ruggles & Bohm, Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "R. L. HAYES 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 beginning at a point 35 feet North and 409.75 feet West of the South-east corner of the SW1/4 of Sec 28, Twp 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence West parallel with the South line of said Sec 28 a distance of 365.5 feet; thence North at an included angle of 90°17' a distance of 407 feet; thence East parallel with the South line of the SW1/4 of said Sec 28, a distance of 365.5 feet; thence South a distance of 407 feet to the point of beginning.

A tract beginning at a point 62.5 feet West and 185 feet North of the South-east corner of the SW1/4 of Section 28, Twp 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, said point being on the West line of the St. L. & S.F. Railway Right of Way; thence West parallel with South line of said Sec 28, a distance of 150 feet; thence South parallel with the West line of said railway right-of-way a distance of 150 feet; thence West parallel with and 35 feet North of the South line of the SW1/4 of said Sec 28, a distance of 197.25 feet; thence North at an included angle of 90°17' a distance of 407 feet; thence West parallel with the South line of the SW1/4 of said Sec 28, a distance of 365.5 feet; thence North at an included angle of 90°17' a distance of 245 feet, more or less, to a point in the South line of the Wichita Flood Control right-of-way; thence Northeastly along the South line of said right-of-way a distance of 751 feet, more or less, to the West right-of-way line of said railway; thence South 734.5 feet to the point of beginning.

A tract beginning 35 feet North and 62.37 feet West of the Southeast corner of the SW1/4 of Sec 28, Twp 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence North 150 feet; thence West 150.13 feet; thence South 150 feet; thence East 150.13 feet to the point of beginning.

Together with the 35 feet of 37th St. North right-of-way lying south of and adjacent to the above described property and being vacated by virtue of K.S.A. 12-512(b).

Date 18 Oct 95
Savoy, Ruggles & Bohm, P.A.
Mark A. Savoy Surveyor



Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot and street to be known as "R. L. HAYES ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 37th St. No., over an across the South line of Lot 1, are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to 37th St. No. at two locations for drive entrances and at one location for railroad spur track purposes, all as shall be determined by the City Engineer of Wichita, Kansas.

Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, Dated April 23, 1992.

Robert L. Hayes Trustee

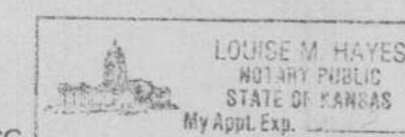
The City of Wichita

Bob Knight Mayor

Pat Burnett Deputy City Clerk

State of Kansas) SS
Sedgwick County)
The foregoing instrument acknowledged before me, this ___ day of ___ 1995, by Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, Dated April 23, 1992.

My App't. Exp. ___ Louise M. Hayes Notary Public



This plat of "R. L. HAYES ADDITION", Wichita, Sedgwick County, Kansas has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this 28th day of September, 1995.
Wichita, Sedgwick County Metropolitan Area Planning Commission

John W. McKay, Jr. Chairman

Marvin S. Krout Secretary

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 ___, 1995.

Bob Knight Mayor

Pat Burnett Deputy City Clerk

Entered on transfer record this ___ day of ___, 1995.

Susan E. Crockett-Spoon County Clerk

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 ___, 1995, at ___ o'clock ___ M. and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

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

Emprise Bank
Richard W. Lewallen Assistant V.P.
Richard W. Lewallen

State of Kansas) SS
Sedgwick County)
The foregoing instrument acknowledged before me, this 19th day of October 1995, by Richard W. Lewallen, Vice President of Emprise Bank, on behalf of the Corporation.



Barbara S. Brewer Notary Public

State of Kansas) SS
Sedgwick County)
The foregoing instrument acknowledged before me, this ___ day of ___ 1995, by Bob Knight, Mayor and Pat Burnett, Deputy City Clerk of The City of Wichita, Kansas.

My App't. Exp. ___ Notary Public

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421
FAX (316) 258-4390

September 28, 1995

Mark A. Savoy
Savoy, Ruggles, & Bohm, P.A.
924 N. Main
WICHITA, KS 67203

Re: S/D 95-63 - R. L. HAYES ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 1995, 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 September 21, 1995.

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

Don Losew
Senior Planner

DL:rh

cc: Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, Dated April 23, 1992, 800 E. 37th Street North, WICHITA, KS 67219
Mike Lindebak, City Engineer

SEDGWICK COUNTY



September 21, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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Mark A. Savoy
Savoy, Ruggles, & Bohm, P.A.
924 N. Main
WICHITA, KS 67203

Re: S/D 95-63 - R. L. HAYES ADDITION (Preliminary Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 21, 1995, 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, privately.
- ~~B.~~ The applicant shall submit a copy of the instrument which establishes the Kansas Power and Light Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- ~~C.~~ Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- ~~D.~~ This site is outside of any FEMA recognized floodway or 100-year floodplain, even though it is adjacent to the Wichita-Valley Center Flood Control channel and no minimum building pad requirements exist for this site.
- ~~E.~~ If any drainage from this site is directed to the Burlington Northern Railroad, a letter shall be provided from this railroad indicating their acceptance of any such drainage.
- ~~F.~~ 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.)
- ~~G.~~ 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.

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 platting binder for this addition indicates a mortgage being held by United American Bank & Trust Company while the tracing is indicating Emprise Bank as a mortgage holder. The applicant shall submit documentation indicating that Emprise is the property signatory for any such mortgage.

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.

L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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.

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, September 28, 1995 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: Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, Dated April 23, 1992,
800 E. 37th Street North, WICHITA, KS 67219
Mike Lindebak, City Engineer

September 28, 1995

STAFF REPORT

(Final Plat Approved 9/21/95, Preliminary Plat Approved 9/7/95)

CASE NUMBER: S/D 95-63 R. L. HAYES ADDITION

OWNER/APPLICANT: Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, Dated April 23, 1992, 800 E. 37th Street North, WICHITA, KS 67219

SURVEYOR/ENGINEER: Mark A. Savoy, Savoy, Ruggles, & Bohm, P.A., 924 N. Main, WICHITA, KS 67203

LOCATION: North of 37th Street North and east of Broadway

SITE SIZE: 12.47 Acres

NUMBER OF LOTS

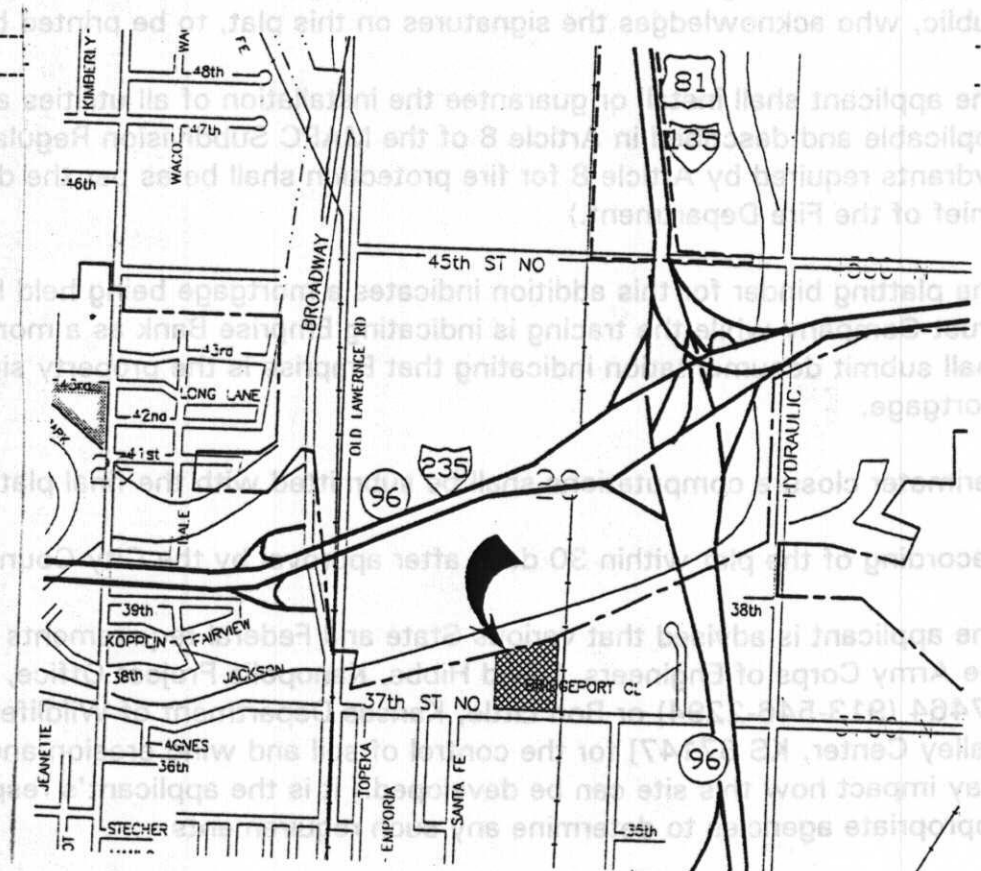
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | |
| Industrial: | 1 |
| Total: | 1 |

MINIMUM LOT AREA: 542,999.8 sq. ft.

CURRENT ZONING: "F" Heavy Industrial

PROPOSED ZONING:

VICINITY MAP:



COPY

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, privately.
- B. The applicant shall submit a copy of the instrument which establishes the Kansas Power and Light Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- C. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- D. This site is outside of any FEMA recognized floodway or 100-year floodplain, even though it is adjacent to the Wichita-Valley Center Flood Control channel and no minimum building pad requirements exist for this site.
- E. If any drainage from this site is directed to the Burlington Northern Railroad, a letter shall be provided from this railroad indicating their acceptance of any such drainage.
- F. 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.)
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notar public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- 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 platting binder for this addition indicates a mortgage being held by United American Bank & Trust Company while the tracing is indicating Emprise Bank as a mortgage holder. The applicant shall submit documentation indicating that Emprise is the property signatory for any such mortgage.
- 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.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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.