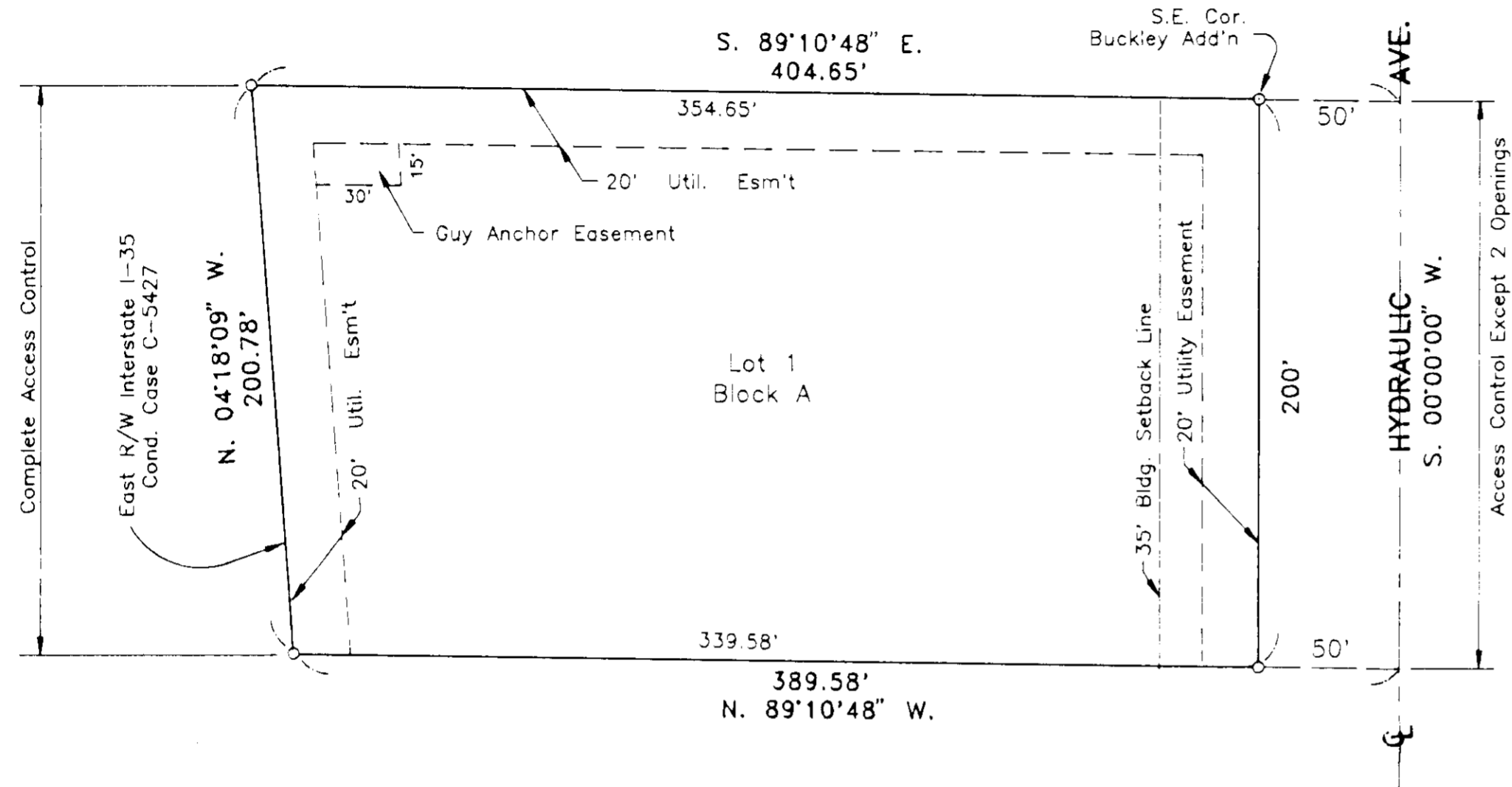
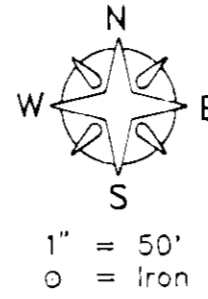


# HAMPEL ADDITION

## TO WICHITA, SEDGWICK COUNTY, KANSAS

*Copied from  
Tracing 8/24/95*



THIS PLAT OF "HAMPEL ADDITION" TO WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION.

DATED THIS 27th DAY OF August, 1995.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, CHAIRMAN  
JOHN W. MCKAY, JR.

\_\_\_\_\_, SECRETARY  
MARVIN S. KROUT

THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

\_\_\_\_\_, MAYOR  
BOB KNIGHT

\_\_\_\_\_, DEPUTY CITY CLERK  
PAT BURNETT

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

\_\_\_\_\_, REGISTER OF DEEDS  
PAT KETTLER

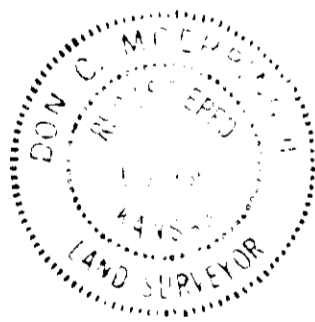
\_\_\_\_\_, DEPUTY  
ED RESA

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

\_\_\_\_\_, COUNTY CLERK  
SUSAN E. CROCKETT-SPOON

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, DON C. MOEHRING II, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "HAMPEL ADDITION" TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK AND A STREET, THE SAME BEING ACCURATELY SET FORTH ON THE ACCOMPANYING PLAT, AND DESCRIBED AS BEING THE NORTH 200 FEET OF THE NORTH 470 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; LYING EAST OF THE EAST RIGHT-OF-WAY OF THE INTERSTATE HIGHWAY 35W.



*Don C. Moehring II*  
DON C. MOEHRING II SURVEYOR

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 SAME TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK AND A STREET, TO BE KNOWN AS "HAMPEL ADDITION" TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AS INDICATED ON THE ACCOMPANYING PLAT, ARE HEREBY GRANTED. ALL ABUTTER'S RIGHTS OF ACCESS OVER AND ACROSS THE EAST LINE OF I-35W RIGHT-OF-WAY, AND THE WEST LINE OF HYDRAULIC AVENUE ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK "A", SHALL HAVE ACCESS TO HYDRAULIC AVENUE AT 2 LOCATIONS, TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA.

HAMPEL OIL DISTRIBUTOR'S, INC.

*William J. Hampel, Pres.*  
WILLIAM J. HAMPEL, PRESIDENT

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT THIS 22nd DAY OF August, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME HAMPEL OIL DISTRIBUTOR'S, INC. BY WILLIAM J. HAMPEL, PRESIDENT, ON BEHALF OF THE CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME ON BEHALF OF AND AS THE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

*Virginia L. Merriman*  
VIRGINIA L. MERRIMAN, NOTARY PUBLIC MY COMMISSION EXPIRES 3-22-98

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
3161 268-4421  
FAX 3161 268-4390

August 17, 1995

Moehring & Associates S/D 95-53  
433 S. Hydraulic  
Wichita, KS 67211

Re: S/D 95-53 HAMPEL ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 17, 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 August 10, 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  
Senior Planner

DL:rh

cc: Hampel Oil Distributors, Inc., 3727 S. West Street, P. O. Box 12346, Wichita, KS  
67277  
Mike Lindebak, City Engineer

# SEDGWICK COUNTY



August 10, 1995

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1538  
316-268-4421  
FAX 316-268-4390

Moehring & Associates S/D 95-53  
433 S. Hydraulic  
Wichita, KS 67211

Re: S/D 95-53 HAMPEL ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 10, 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 the extension of sanitary sewer to serve the lots being platted. Additional utility easement, off-site, shall also be provided for the extension of such sewer service.
- ~~B.~~ 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.
- ~~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 tracing, the word "complete" shall be deleted on the face of the plat where access control to Hydraulic is shown.
- ~~E.~~ 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.)
- ~~F.~~ 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.
- G. The applicant is advised that if any drainage from this site is directed to the Interstate Highway, a letter will be required from the appropriate authority (KDOT) indicating their willingness to accept such drainage.

S/D 95-53 HAMPEL ADDITION Final Plat  
August 10, 1995 - Page 2

- ✓ H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ✓ f. 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, August 17, 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: Hampel Oil Distributors, Inc., 3727 S. West Street, P. O. Box 12346, Wichita, KS 67277  
Mike Lindebak, City Engineer

August 17, 1995

**STAFF REPORT**

(Final Plat Approved 8/10/95, Preliminary Plat Approved 7/20/95)

**CASE NUMBER:** S/D 95-53 HAMPEL ADDITION

**OWNER/APPLICANT:** Hampel Oil Distributors, Inc., 3727 S. West Street, P. O. Box 12346, Wichita, KS 67277

**SURVEYOR/ENGINEER:** Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

**LOCATION:** South of 37th Street North and west of Hydraulic

**SITE SIZE:** 1.60 Acres

**NUMBER OF LOTS**

Residential:

Office:

Commercial:

Industrial: 1

Total: 1

**MINIMUM LOT AREA:** 69,696 sq. ft.

**CURRENT ZONING:** "F"

**PROPOSED ZONING:**

**VICINITY MAP:**



FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Additional utility easement, off-site, shall also be provided for the extension of such sewer service.
- B. 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.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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- F. 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.
- G. The applicant is advised that if any drainage from this site is directed to the Interstate Highway, a letter will be required from the appropriate authority (KDOT) indicating their willingness to accept such drainage.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.