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FINAL PLAT

FINAL PLAT

# MACHINISTS UNION ADDITION SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company P.A., Surveyors in  
Sedgwick County) and state do hereby certify that we have surveyed  
and platted "MACHINISTS UNION ADDITION", Sedgwick County, Kansas,  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed described as being a tract in Government Lot 1, in  
the N.W. 1/4 of Sec. 14, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick  
County, Kansas, described as commencing at the intersection of the  
north line of said Government Lot 1 and the centerline of the Atchison,  
Topeka, and Santa Fe Railroad right-of-way thence N90°W along  
the north line of said Government Lot 1, 50.78 feet to the intersection  
of the westerly line of said Railroad right-of-way, being 50 feet westerly  
of said centerline as measured perpendicularly for a place of beginning;  
thence continuing N90°W along the north line of said Government  
Lot 1, 99.22 feet; thence S10°01'50"E parallel with the centerline of  
said Railroad right-of-way, 127.02 feet to the south line of MacArthur  
Road as resurveyed in Film 1263, Page 1248; thence N89°37'W along the  
south line of said MacArthur Road, 158.6 feet; thence N73°36'46"W  
along the south line of said MacArthur Road, 177.01 feet; thence S18°39'09"W  
along road right-of-way as divided in Film 341, Page 489, 132.64 feet  
to a point on the east right-of-way line of a 60 foot road (Misc. 307,  
Page 577 & 578) being described as the west 60 feet of the east 787.7  
feet of Government Lot 1; thence S00°32'43"W along the east line of  
said 60 foot road, 867.04 feet to the northernmost point of a dedication  
(Film 369, Page 1069); thence S02°42'57"E along the east line of said  
dedication, 284.31 feet to the south line of Government Lot 1 in said  
Sec. 14; thence S89°51'31"E along the south line of said Government  
Lot 1, 674.69 feet to the westerly right-of-way line of said Atchison,  
Topeka, and Santa Fe Railroad; thence N10°01'50"W, 1350.31 feet to the  
place of beginning.

All being situated in the NW 1/4 of Sec. 14, Twp. 28-S, R-1-E of  
the 6th P.M., Sedgwick County, Kansas.  
Existing public easements and dedications being vacated by  
virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date \_\_\_\_\_  
Surveyor  
William L. Korber

Know all men by these presents that we,  
the undersigned, have caused the land described in the surveyors  
certificate to be platted into Lots, a Block, a Street, and a Reserve  
to be known as "MACHINISTS UNION ADDITION", Sedgwick County, Kansas.  
Reserve "A" is hereby reserved for open space, landscaping, and drainage  
purposes. Reserve "A" shall be owned and maintained by the owner of  
Lot 1, Block A. 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 and from MacArthur Road over and across the north line  
of Lots 1, 2, and 3, Block A, are hereby granted to the appropriate governing  
body. All abutters rights of access to and from Englewood Street over and  
across the west line of Lot 3, Block A, except the north 30 feet thereof  
and except the south 15 feet thereof, and over and across the west  
line of Lot 4, Block A, except the north 15 feet thereof, and over and  
across the west line of Lot 1, Block A, and over and across the west  
line of Reserve A are hereby granted to the appropriate governing body.

International Association of Machinists & Aerospace Workers AFL-CIO,  
Aero Lodge No. 834

(Title)

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

Bank IV Kansas, N.A.

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 9/2/93 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 9-3-93

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me this \_\_\_\_\_ day of \_\_\_\_\_, 1993, by \_\_\_\_\_  
(Title) of Bank IV Kansas, N.A., on behalf of the bank.

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

This plat of "MACHINISTS UNION ADDITION",  
Sedgwick County, Kansas, has been submitted to and approved  
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1993,  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman  
Secretary  
Marvin S. Krout

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me this \_\_\_\_\_ day of \_\_\_\_\_, 1993, by \_\_\_\_\_  
of the International Association of Machinists & Aerospace  
Workers AFL-CIO, Aero Lodge No. 834, on behalf of the association.

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

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

Mayor  
Elma Broadfoot  
Deputy City Clerk  
Pat Burnett

This plat approved and all dedications shown  
hereon accepted by the Board of County Commissioners of Sedgwick  
County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

Chairman  
Mark F. Schroeder  
Chairman Pro-Tem  
Billy O. McCray  
Commissioner  
Ray C. G...  
Commissioner  
Paul W. Hancock  
Commissioner  
Tom Winters  
County Clerk  
Susan E. Crockett-Spoon

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 1993.  
County Clerk  
Susan E. Crockett-Spoon

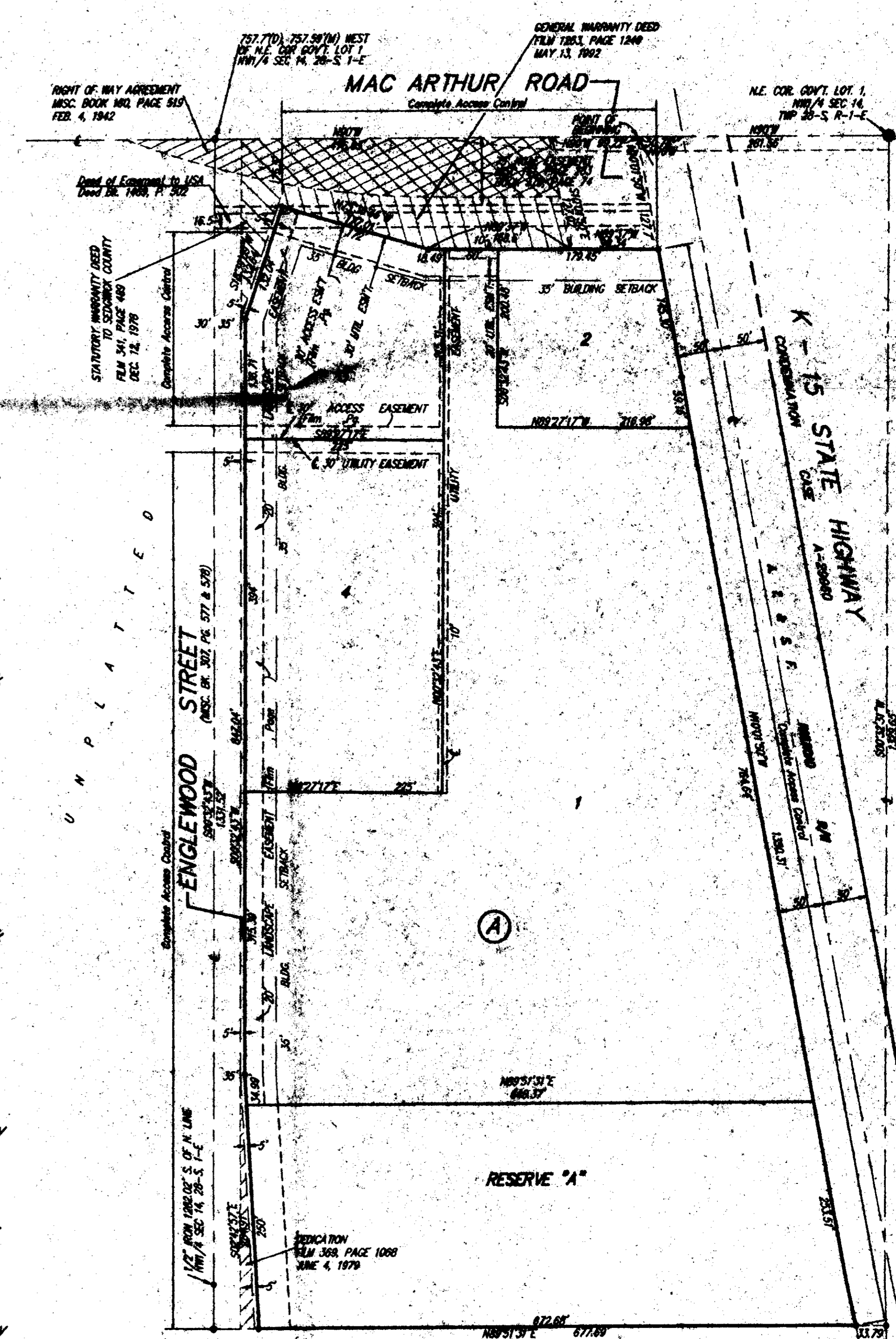
This is to certify that this plat has been  
recorded in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 1993, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly  
recorded.

Register of Deeds  
Pat Kettler  
Deputy  
Ed Resa



1" = 100'  
BEARING BASE - ASSUMED  
CORNERS ARE OF UNIDENTIFIED ORIGIN UNLESS  
IDENTIFIED ON SKETCH  
○ = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)  
● = 1/2" IRON (FOUND)  
⊙ = 5/8" PIN IN TRIMBLE (FOUND)

- RIGHT OF WAY AGREEMENT  
MSC. BOOK 160, PAGE 519  
FEB. 4, 1942
- GENERAL WARRANTY DEED  
FILM 1263, PAGE 1249  
MAY 13, 1992
- STATUTORY WARRANTY DEED TO SEDGWICK COUNTY  
FILM 341, PAGE 489  
DEC. 12, 1978
- DEDICATION  
FILM 369, PAGE 1069  
JUNE 4, 1979





METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

September 10, 1993

Baughman Company  
Attn: Phil Meyer  
315 Ellis  
Wichita, KS 67211

Re: S/D 93-33 - MACHINIST'S UNION ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on September 9, 1993, 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 3, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Machinist's Union, 3917 E. MacArthur Road, Wichita, KS 67210  
Mike Lindebak, City Engineer

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**S/D 93-33 MACHINIST'S UNION ADDITION Final Plat**

**September 9, 1993**

**Page 4**

- P. 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.**
  
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).**
  
- R. Recording of the plat within 30 days after approval by the City Council.**

METROPOLITAN AREA PLANNING COMMISSION

September 9, 1993

STAFF REPORT

(Final Plat Approved 9/2/93, Preliminary Plat Approved 6/10/93)

CASE NUMBER: S/D 93-33 - MACHINIST'S UNION ADDITION

OWNER/APPLICANT: Machinist Union, 3917 E. MacArthur Road,  
Wichita, KS 67210

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

LOCATION: Southeast corner of MacArthur and Englewood (west of  
K-15)

SITE SIZE: 16.14 Acres

NUMBER OF LOTS

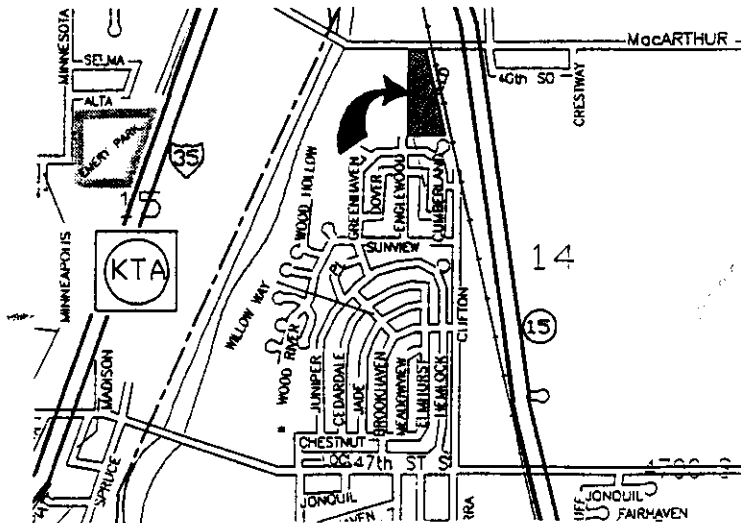
- Residential:
- Office:
- Commercial: 4
- Industrial:
- Total: 4

MINIMUM LOT AREA: 0.91 Acres

CURRENT ZONING: "LC" and "R-1"

PROPOSED ZONING: "C" (SCZ-0647)

VICINITY MAP:



**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall provide for the extension of water in Englewood, along the west line of this plat.
- B. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- C. Both a municipal sanitary sewer line (from Oaklawn) and a private Boeing sanitary sewer line are adjacent to this site. Since sanitary sewer service would be expected to be provided from one or both of these lines, the applicant shall submit a letter or letters from Oaklawn and Boeing indicating arrangements have been made to extend service from/to these sanitary sewer lines.
- D. As indicated by the approved zone change, the applicant is to guarantee the paving of Englewood to an urban curb and gutter standard from MacArthur Road to the southernmost access to the site along Englewood (northern portion of Lot 4).
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the paving guarantee.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. This plat is indicating various "private" access easements. These easements need to be created by separate instrument which are then recorded by the applicant so that the recording information can be shown on the final plat tracing. Copies of these recorded easements need to be submitted to Planning for the plat file. The applicant is advised that such easements should clearly indicate who will benefit from the easement, who or how access will be maintained, and that no blockage of the easement will be allowed.

In particular for Lots 1 and 2, since the indicated access controls do not allow direct access to a public street, the access easement between Lots 3 and 4 shall clearly indicate that these lots (1 and 2) are being provided access by this easement. It is recommended that this easement be shown as actually crossing

Lot 1 and extending to Lot 2.

- H. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- I. The final plat tracing shall clearly indicate those Reserves being platted for drainage purposes.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. In terms of the 20-foot landscape area required by the zone case along this plat's west line, this area shall be platted as a Reserve. The purpose of this Reserve shall be clearly indicated on the plat and in the plat's text, noting: what will be installed for landscaping; who will be responsible for the initial installation; who will be responsible for maintenance of the landscaping and any rights of the adjoining property owners for entering onto the Reserve for purposes of installing or maintaining the landscaping or in any other way using this Reserve.
- L. If any drainage from this site is directed to the AT&SF R.R. right-of-way, a letter shall be provided from this railroad indicating their willingness to accept this drainage.
- M. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- N. As indicated by the platting binder, a mortgage is being held on this site by the Dolese Bros. Company. This party shall either be shown as signing the final plat tracing or proof that the mortgage has been released shall be provided before the tracing is released for recording.
- O. 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.