

OFFICE COPY
DO NOT REMOVE

PAWNEE AND WEST INDUSTRIAL PARK

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/31/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4-1-94

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "PAWNEE AND WEST INDUSTRIAL PARK", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The E1/2 of the S1/2 of the SE1/4 of Sec. 35, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, except the east 50 feet thereof for road and except that portion condemned for highway in Case No. 101403 and Case No. A-68605 and except the right-of-way of the Atchison, Topeka and Santa Fe Railroad.

Savoy, Ruggles & Bohm, P.A.

Date _____
Mark A. Savoy RLS #788 Surveyor

This plat of "PAWNEE AND WEST INDUSTRIAL PARK", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Commission, Wichita, Kansas. Dated this _____ day of _____ 1994

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
James D. Miner

Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, _____ day of _____ 1994.

Mayor
Elma Broadfoot

City Clerk
Pat Burnett

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and Streets to be known as "PAWNEE AND WEST INDUSTRIAL PARK", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby dedicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from West St., over and across the east line of Lots 1 and 2 are hereby granted as indicated on the face of the plat.

John F. Dugan

Gerry Roland Cook

Entered on transfer record this _____ day of _____ 1994.

County Clerk
Susan E. Crockett-Spoon

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____ 1994, by John E. Dugan and Gerry Roland Cook

My App't. Exp _____
Notary Public

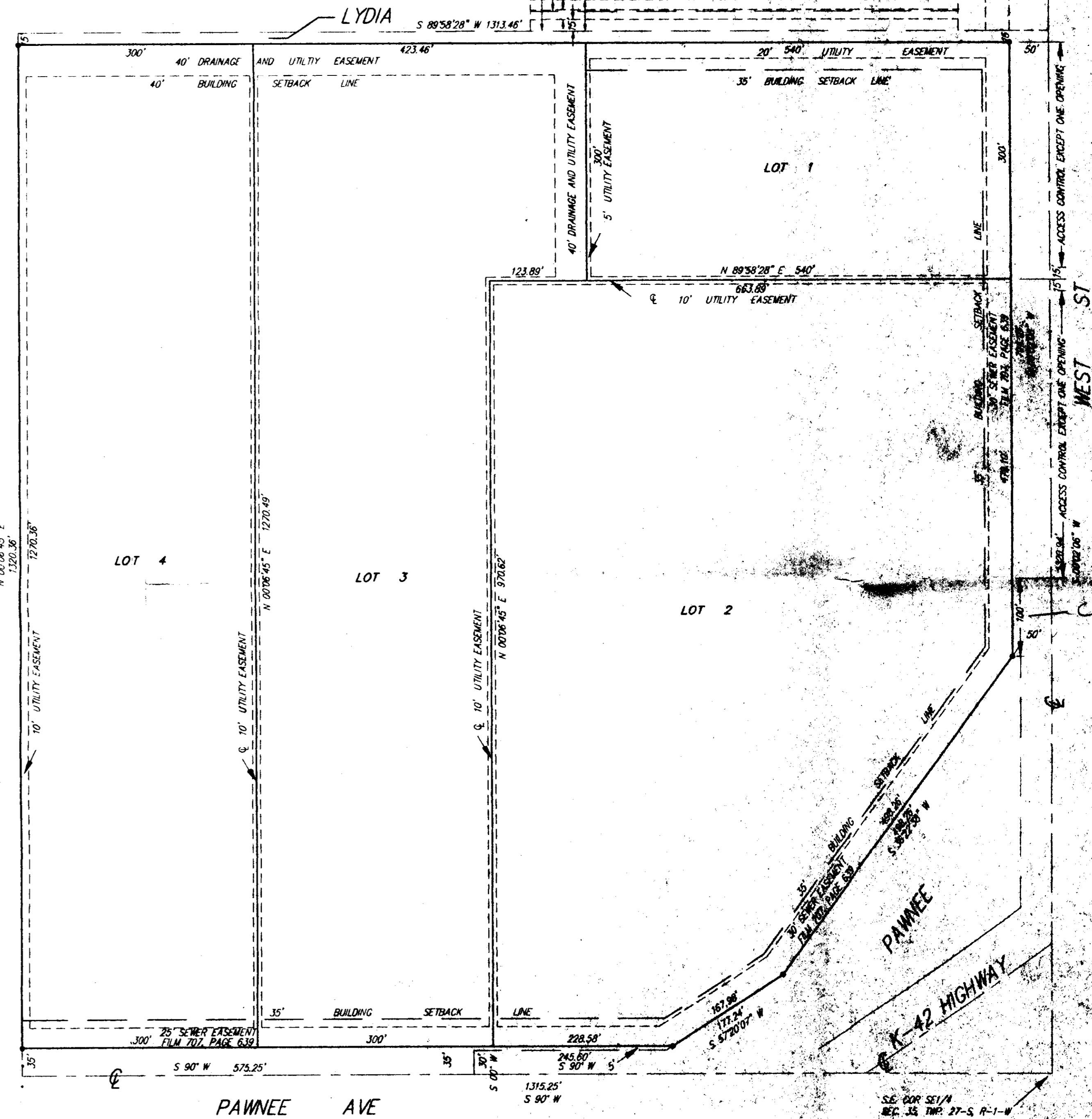
State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1994, at _____ o'clock _____ M. and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

? mort. held by Trust
? Drain Esm + submd. = ? (y/later), ESt 5/2/1994
CAC to Wick St 5-100' lot 2
- Owners Names below not on site lines
- Oil & Gas lease = App'l's response to submd



1" = 100'
• = IRON

DWG FILE: 21PF-S.A.M.
PROJECT NO. 92L00021P

SRB 841 SOUTH HILLSIDE 318-852-7754
WICHITA, KANSAS 67211 FAX 852-7932

SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING



METROPOLITAN AREA PLANNING DEPARTMENT

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

April 11, 1994

Savoy, Ruggles & Bohm, P.A.
Attn: Mark Savoy
924 North Main
Wichita, KS 67203

Re: S/D 94-7 - PAWNEE AND WEST INDUSTRIAL ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on April 7, 1994, 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 April 1, 1994.

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.

3/5/4/94

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: John Dugan, Route 1, Box 37, Clearwater, KS 67026
Mike Lindebak, City Engineer



STAFF COMMENTS:

- A. If any part of Pawnee/Southwest Drive adjacent to this site is unpaved, the applicant shall guarantee the paving of such street section. If possible, this guarantee may be combined with other paving requirements for Pawnee in this area.
- B. The applicant shall guarantee any on-site and off-site drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. If any portion of the Arkla Pipeline along this site's north line effects this site, including a pipeline setback, the final plat shall show this easement. The pipeline's name and recording information shall be shown.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. As indicated by the platting binder, a mortgage for this site is being held by Intrust Bank and consequently they will be required to be shown as signing the final plat tracing.
- G. Complete access control shall be shown on the face of the plat for the 100-foot portion of Lot 2 adjacent to West Street and south of the area allowing one (1) opening.
- H. It is the applicant's responsibility to determine if development of this site is in any way hampered by the oil and gas lease noted in the platting binder.
- I. On the final plat tracing the names of this site's owners shall be printed below the signature lines, not on the lines.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

IDA ITEM NO. 1-4

April 7, 1994

STAFF REPORT

(Final Plat Approved 3/31/94, Preliminary Plat Approved 3/3/94)

CASE NUMBER: S/D 94-7 PAWNEE AND WEST INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: John Dugan, Route 1, Box 37, Clearwater, KS 67026

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles, & Bohm, P. A., 841 S. Hillside, Wichita, KS 67211

LOCATION: Corner of Pawnee, K-42 and West Street

SITE SIZE: 35.7 Acres

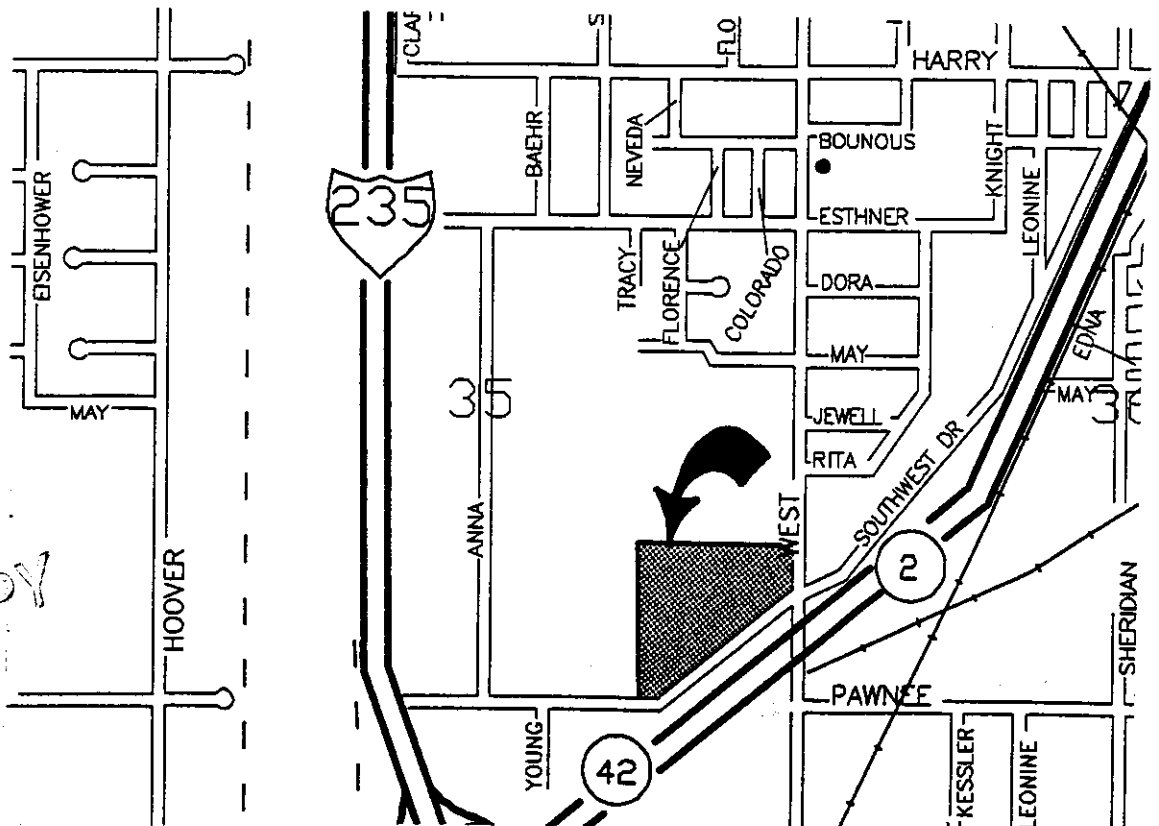
NUMBER OF LOTS

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

MINIMUM LOT AREA: 4.8 Acres

CURRENT ZONING: "E"

VICINITY MAP:



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