

FINAL PLAT

FINAL PLAT OF

OFFICE COPY
DO NOT REMOVE

PIONEER BALLOON ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/28/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 4-29-94

SCALE: 1"=100'

• = IRON

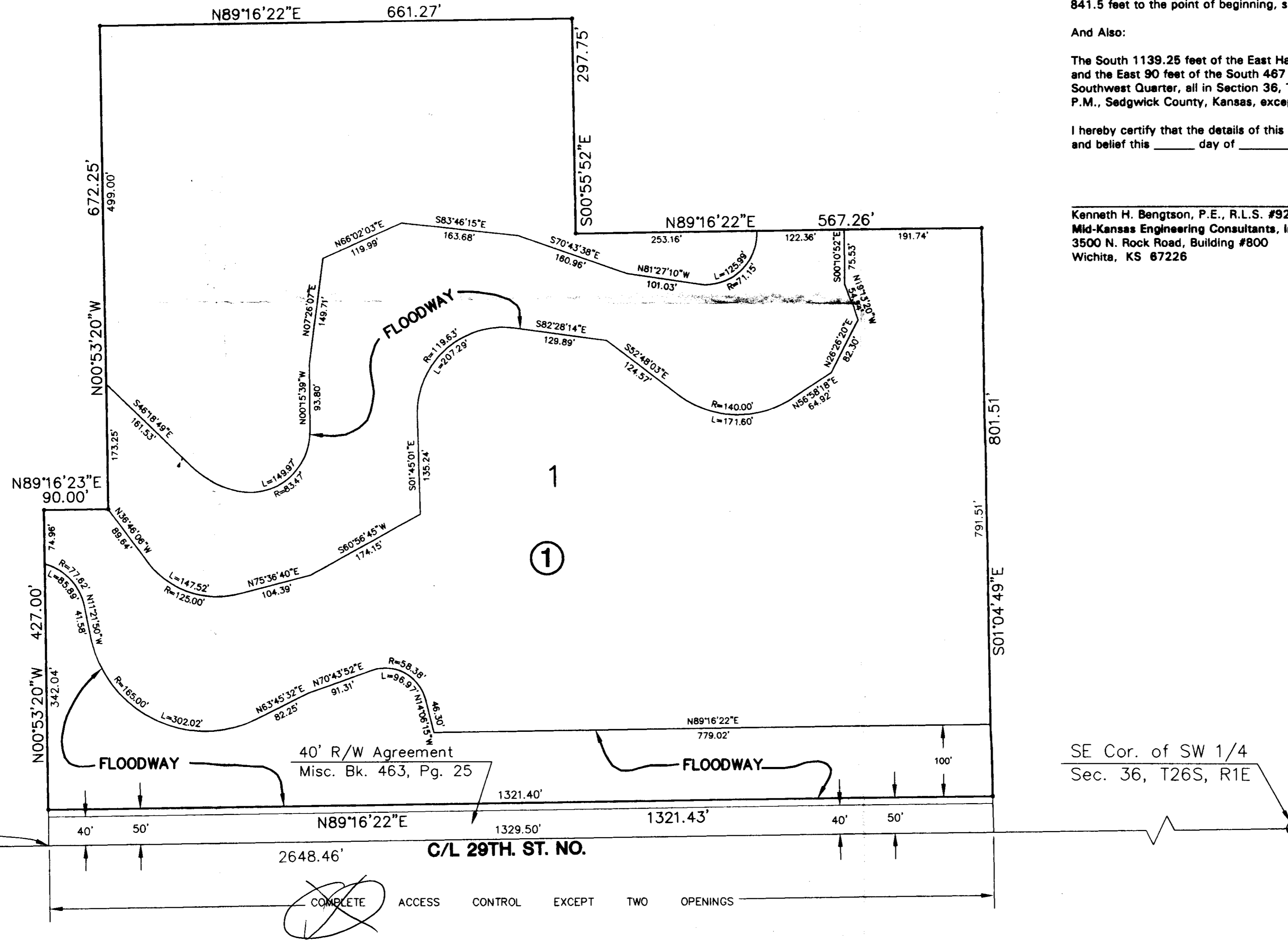
MINIMUM PAD = 1351.0 NGVD
(163.6 CITY OF WICHITA DATUM)

NW Cor. of SW 1/4
Sec. 36, T26S, R1E

C/L OLIVER

N00°50'47"W 2660.37'

SW Cor. of SW 1/4
Sec. 36, T26S, R1E



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "PIONEER BALLOON ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a lot, a block and street the same being accurately set forth in the accompanying plat and described herein:

Beginning at the Southwest corner of the East Half of the Southwest Quarter of Section 36, Township 26 South, Range 1 East of the 6th P.M., in Sedgwick County, Kansas, thence East along the South line of said East Half of the Southwest Quarter, a distance of 569.45 feet; thence North 841.5 feet to a point 567.26 feet East of the West line of the East half of the Southwest Quarter, thence West 567.26 feet, thence South along the West line of said East Half of the Southwest Quarter, a distance of 841.5 feet to the point of beginning, subject to the South 40 feet thereof for Road.

And Also:

The South 1139.25 feet of the East Half of the West Half of the Southwest Quarter and the East 90 feet of the South 467 feet of the West Half of the West Half of the Southwest Quarter, all in Section 36, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the South 40 feet thereof for Road.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1994.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a lot, a block, and street the same to be known as "PIONEER BALLOON ADDITION", an 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 and drainage, are hereby granted to the city. The floodway shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer. All abutters right of access to or from 29th Street North over and across the South line of PIONEER BALLOON ADDITION, are hereby granted to the City of Wichita, provided however that Lot 1 shall have two openings as indicated on the face of the plat, as approved by the City Engineer. Minimum Pad elevations shall be as indicated on the face of the plat.

VLAMIS ENTERPRISES

Ted A. Vlamis, President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Ted A. Vlamis, President of Vlamis Enterprises, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this day and year last above written.

Notary Public

My appointment expires: _____

This plat of "PIONEER BALLOON ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning 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 thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1994.

_____ Mayor
Elma Broadfoot

_____ City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1994.

_____ County Clerk
Susan E. Crockett-Spoon

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1994.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Phyllis Hernandez



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 9, 1994

Mid-Kansas Engineering Consultants
c/o Greg Allison
3500 North Rock Road
Wichita, KS 67226

Re: S/D 94-14 - PIONEER BALLOON ADDITION (Final Plat)

Dear Mr. Allison:

At the regular meeting of the Metropolitan Area Planning Commission on May 5, 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 29, 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. 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: Yung Design Company, c/o Terry Smythe, 4912 E. 29th Street North, Wichita, KS 67220
Pioneer Balloon Company, 555 N. Woodlawn, Wichita, KS 67208
Carol J. Darrah, P. O. Box 68063, Wichita, KS 67208
Frank Smith, Director, Park Department, City of Wichita

S/D 94-14 PIONEER BALLOON ADDITION Final Plat

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- O. As noted by City Engineering, the Floodways being shown on this plat do not conform to requirements presently indicated by FEMA maps. Prior to this plat being submitted for City Council review, the applicant shall obtain any needed revisions in FEMA's floodway maps. City Engineering will need to confirm the acceptability of such revisions and the floodway(s) as shown on this plat or the final plat tracing.**

METROPOLITAN AREA PLANNING COMMISSION

May 5, 1994

STAFF REPORT

(Final Plat Approved 4/28/94, Preliminary Plat Approved 3/17/94)

CASE NUMBER: S/D 94-14 PIONEER BALLOON ADDITION

OWNER/APPLICANT: Pioneer Balloon Company, 555 N. Woodlawn, Wichita, KS 67208
and Carol J. Darrah, P. O. Box 68063, Wichita, KS 67208

SURVEYOR/ENGINEER: Yung Design Group, c/o Terry Smythe, 4912 E. 29th St. N., Wichita, KS 67220
and Mid Kansas Engineering Consultants, 3500 N. Rock Road, Wichita, KS 67226

LOCATION: North of 29th Street North and east of Oliver

SITE SIZE: 29.3 Acres

NUMBER OF LOTS

Residential:
Office:
Commercial: 1
Industrial:
Total: 1

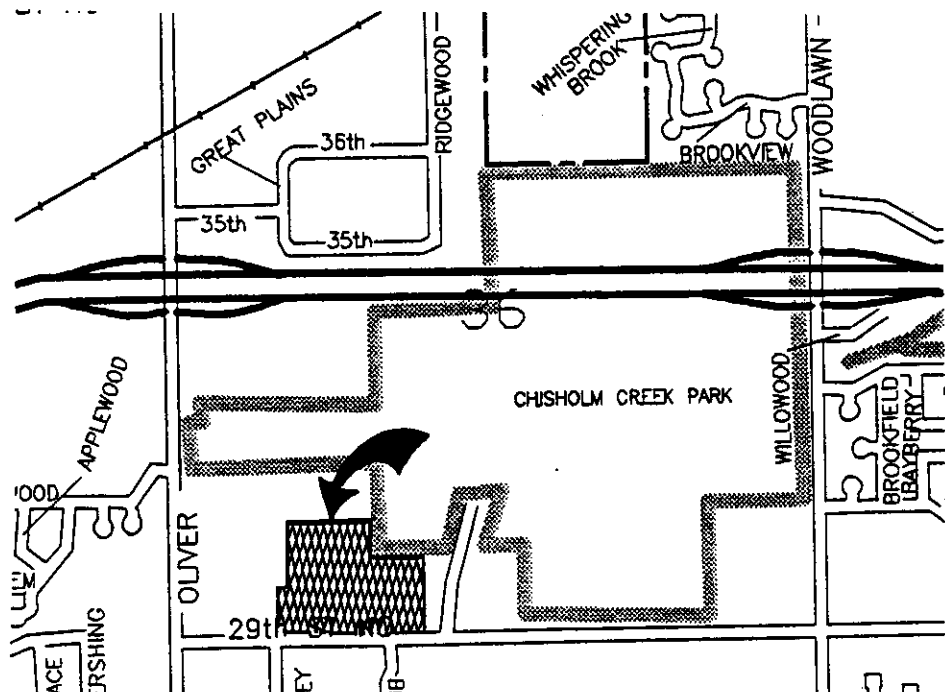
MINIMUM LOT AREA: 29.3 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "BB" (Z-3123)

VICINITY MAP:

TRUE COPY



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. As requested by Traffic Engineering, the applicant shall submit a guarantee for the installation in 29th Street North of a left-turn lane and decel lane. These improvements will be needed until such time as 29th Street is improved to a four (4) lane facility.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As required by the zone change approval, the final plat tracing shall show on the face of the plat Reserves for open space and the plattor's text shall also reference the purpose of such Reserves and that they will be owned and maintained by the owners of Lot 1 (Pioneer Balloon Addition). Specifically, the plat shall show a minimum Reserve of: 100 feet along the south line, of 50 feet along the east line, and 30 feet along the north line.
- F. The final plat tracing shall also show a minimum building setback of 100 feet along the north, south, and east property lines. If these setbacks correspond to Reserve and/or floodway boundaries, the plat shall note that any such sections are for all three purposes.
- G. As required of the zone change, the applicant shall submit with the final plat tracing a covenant restricting the size and height of development that will be allowed on this site.
- H. On the final plat tracing, it shall be noted that the minimum pad elevation is for the "lowest" floor. Also, both on-site and off-site benchmarks must be indicated. If a lowest opening elevation is desired, City Engineering will need to approve such a designation.
- I. 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.
- J. 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.
- K. On the final plat tracing, the word "Complete" shall be deleted from the face of the plat, where access is being shown to 29th Street North.
- L. Unless easements are granted, the reference to such easements shall be deleted from the plattor's text.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.