

BOEING INDUSTRIAL ADDITION TO SEDGWICK COUNTY, KANSAS FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/10/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12-1-92

N 1/16 COR. SW 1/4 SEC. 11

SCALE: 1"=40'

o = 3/4" IRON SET

BENCHMARK
BOEING HORIZONTAL CONTROL POINT NO. 112 3-1/4"
BRASS DISC SET IN 6" PVC CASING TOP OF WEST
DIKE BOEING INDUSTRIAL WASTEWATER TREATMENT
POND 394' SOUTH, 63' EAST OF CENTER SECTION
CORNER SECTION 11, T28S, R1E. ELEV. = 1332.89

KTA CURVE DATA &

$\Delta = 54^{\circ}18'35''$
 $\Delta c = 39^{\circ}18'35''$
 $D_c = 3^{\circ}00'$
 $L_c = 1310.32'$
 $R_c = 1909.86'$
 $T_s = 1232.31'$
 $L_s = 500'$
 $\theta_s = 7^{\circ}30'$
 $E_s = 242.77'$

COMPLETE ACCESS CONTROL

& KANSAS TURNPIKE AUTHORITY

R=2059.86'
455.71'

150' from & Turnpike

10' Western Union
Telegraph Co. Esm't.
Misc. Book 161, Page 207

POINT OF BEGINNING

14.00'
N88°10'13"E

CENTER SEC. 11, T28S,
R1E OF THE 6TH P.M.
Chiseled "

N1°13'29"W
432.00'

- ? See Sewer Contract - Letter from Boeing/Hatchell L&H.
- H&O
- Pipeline
- Air Esm't

LOT 1
BLOCK 1

N83°06'29"W
282.80'

83°53'00"

830.30' S1°13'29"E

35' Building Setback Line

Misc. Book 161, Page 207

TURNPIKE DRIVE
Calculated 104'

S 1/4 COR. SEC. 11
Found 1" Iron Pipe

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE
AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____
1992, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING
OF BOEING INDUSTRIAL ADDITION, TO SEDGWICK COUNTY, KANSAS, INTO A LOT
AND A BLOCK, THE SAME BEING A TRACT OF LAND IN THE NORTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 1
EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON
THE NORTH LINE AND 114 FEET WEST OF THE NORTHEAST CORNER OF THE SAID
SOUTHWEST QUARTER; THENCE EAST ALONG SAID NORTH LINE 14 FEET; THENCE
SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER, A
DISTANCE OF 830.3 FEET; THENCE NORTHWEST WITH INTERIOR ANGLE OF
83°53' A DISTANCE OF 282.8 FEET; THENCE NORTH PARALLEL TO SAID EAST
LINE 432 FEET; THENCE NORTHEAST ALONG A LINE 150' SOUTHEAST AT RIGHT
ANGLES FROM THE CENTERLINE OF THE KANSAS TURNPIKE A DISTANCE OF
455.7 FEET MORE OR LESS TO THE POINT OF BEGINNING.

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE CITY OF WICHITA, A
MUNICIPAL CORPORATION, OWNER OF THE LAND AS ABOVE SET FORTH IN THE
SURVEYOR'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND
PLATTED INTO A LOT AND A BLOCK, THE SAME TO BE KNOWN AS BOEING
INDUSTRIAL ADDITION, TO SEDGWICK COUNTY, KANSAS.

ALL ABUTTER'S RIGHTS OF ACCESS OVER AND ACROSS THE NORTHEASTLY
LINE OF BLOCK 1 ALONG THE SOUTHEASTLY RIGHT-OF-WAY OF THE KANSAS
TURNPIKE AUTHORITY ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING
BODY.

OWNER: THE CITY OF WICHITA, A MUNICIPAL CORPORATION
FRANK W. OJILE, MAYOR
PAT BURNETT, DEPUTY CITY CLERK

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____
1992 BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
FRANK W. OJILE, MAYOR; AND PAT BURNETT, DEPUTY CITY CLERK OF THE
CITY OF WICHITA, A MUNICIPAL CORPORATION, TO ME PERSONALLY KNOWN TO
BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, RATIFYING
AND DULY ACKNOWLEDGE THE EXECUTION OF SAME, FOR AND IN WITNESS
THE VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION, AND AS
TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED
THIS _____ DAY OF _____, 1992.

L. O. BRECKENRIGE, JR., CHAIRMAN

WARVIN S. KROUT, COUNTY CLERK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS
_____ DAY OF _____, 1993.

FRANK W. OJILE, MAYOR
PAT BURNETT, DEPUTY CITY CLERK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY,
ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,
KANSAS THIS _____ DAY OF _____, 1993.

BETSY GWIN, CHAIRMAN
MARK F. SCHROEDER, CHAIRMAN PRO TEM
PAUL W. HANCOCK, COMMISSIONER
TOM WINTERS, COMMISSIONER
BILLY Q. MCCRAY, COMMISSIONER
SUSAN E. CROCKETT-SPOON, COUNTY CLERK

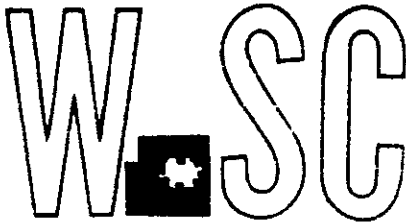
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____,
1993.

SUSAN E. CROCKETT-SPOON, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____, MO., ON THIS _____
DAY OF _____, 1993.

PAT KETTLER, REGISTER OF DEEDS
ED RESA, DEPUTY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 18, 1992

P.E.C.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 92-64 BOEING INDUSTRIAL ADDITION (FINAL Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on December 17, 1992, 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 December 11, 1992.

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: The City of Wichita, 455 North Main, Wichita, KS 67202
Mike Lindebak, City Engineer

FILE COPY

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

AGENDA ITEM NO. 2-9

December 17, 1992

STAFF REPORT
(Final Plat Approved 12/10/92)

CASE NUMBER: S/D 92-64 - BOEING INDUSTRIAL ADDITION

OWNER/APPLICANT: The City of Wichita, 455 North Main, Wichita, KS 67202

SURVEYOR/ENGINEER: P.E.C., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: West side of Turnpike Drive, one-half mile north of MacArthur Road

SITE SIZE: 4.13 Acres

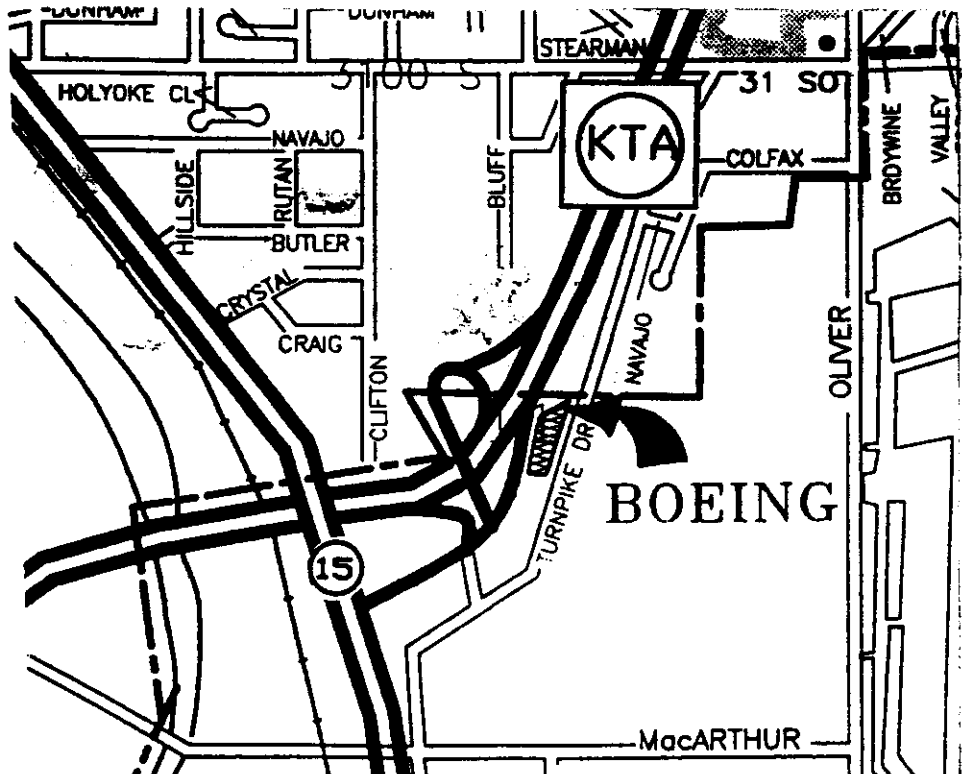
NUMBER OF LOTS

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

MINIMUM LOT AREA: 180,033 sq. ft.

CURRENT ZONING: "F" Industrial

VICINITY MAP:



NOTE:

STAFF COMMENTS:

- A. The applicant shall either guarantee the extension of sanitary sewer to this site, or submit a letter from Boeing indicating that use of the Boeing system will be allowed for this site.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This shall include extension of water, adjacent to this site, in Turnpike Drive.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. If any portion of the easement or a building setback for the Williams Pipeline, adjacent to this site, is on this plat, the final plat tracing shall indicate such easement and/or setback along with appropriate recording information.
- F. The applicant shall submit a copy of the instrument which establishes the Williams Gas Line 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.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. On the final plat tracing, the tie point to the southeast of the plat shall be indicated as the "southeast corner of the southwest 1/4".
- I. 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.
- 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