

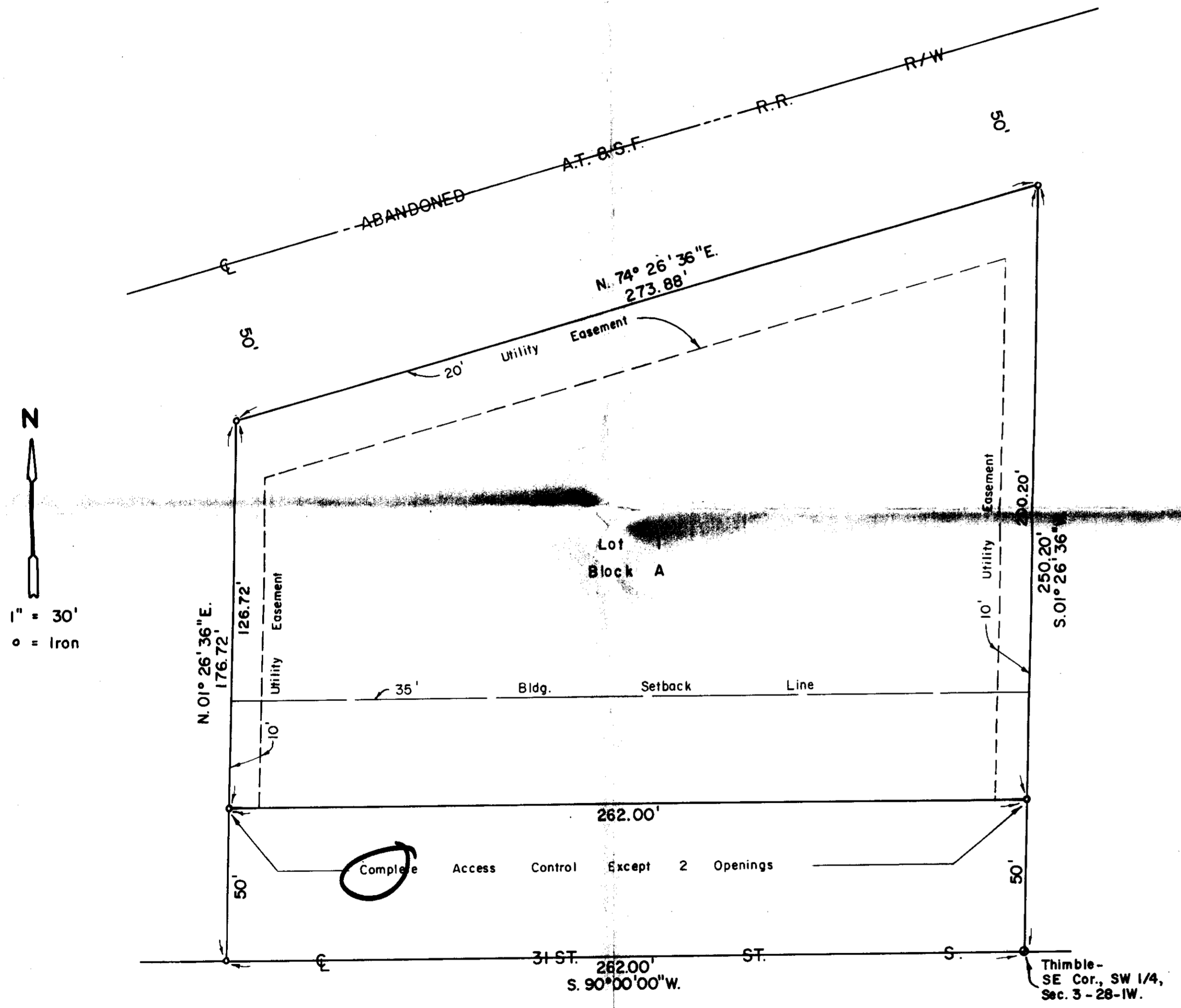
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/23/92 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED \_\_\_\_\_

# C. E. C. U. ADDITION

TO SEDGWICK CO., KANSAS

**OFFICE COPY**  
DO NOT REMOVE

**FINAL PLAT**



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 "C.E.C.U. ADDITION", 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 East 262.0 feet of the Southwest Quarter of Section 3, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, lying South of the A.T. & S.F. Railroad Right-of-way.

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 "C.E.C.U. ADDITION", Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to or from 31st Street South, over and across the South line of Lot 1, Block A, are hereby granted to the appropriate Governing Body, provided however, that Lot 1, Block A, shall have access to 31st Street South at a location to be determined by the appropriate Engineer.

THE CESSNA AIRCRAFT COMPANY

L. Pete Larson Sr. Vice President

Tom Wakefield General Counsel & Ass't. Secretary

STATE OF KANSAS, COUNTY OF SEDGWICK: SS:

Be it remembered that this \_\_\_\_\_ day of \_\_\_\_\_, 1992, before me, a Notary Public in and for said State and County, came The Cessna Aircraft Company by L. Pete Larson, Sr. Vice President, and Tom Wakefield, General Counsel & Ass't. Secretary, on behalf of the Company, to me personally known to be the same persons 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 Company. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

\_\_\_\_\_, Notary Public

My Commission Expires \_\_\_\_\_

This plat of "C.E.C.U. ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

George Sherman, Chairman

Marvin S. Krout, Secretary

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 \_\_\_\_\_, 1992.

\_\_\_\_\_, Mayor

Pat Burnett, Deputy City Clerk

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Brian McCray, Chairman

Betsy Gwin, Chairman Pro-Tem

Paul W. Hancock, Commissioner

Bernard A. Hentzen, Commissioner

Mark F. Schroeder, Commissioner

Attest: Don Wright, County Clerk

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 \_\_\_\_\_, 1992.

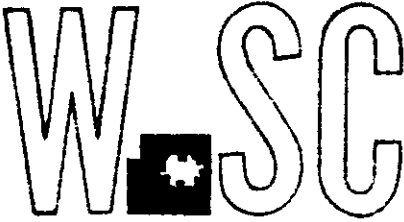
Pat Kettler, Register of Deeds

Ed Resa, Deputy

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Don Wright, County Clerk

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

January 31, 1992

Don Moehring  
Moehring & Associates  
433 South Hydraulic  
Wichita, KS 67211

Re: S/D 92-1 (Final Plat) C.E.C.U. Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on January 30, 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 January 27, 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

cc: Cessna Aircraft Co., c/o Nick Macaluso, Project Engineer,  
P.O. Box 7704, Wichita, KS 67277  
Mike Lindebak, City Engineer

FILE COPY

S/D 92-1 - C.E.C.U. ADDITION

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- L. Recording of the plat within 30 days after approval by the City Council.
- M. County Engineering has approved the applicant's drainage plan.

January 30, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92-1 - C.E.C.U. ADDITION

OWNER/APPLICANT: Cessna Aircraft Co.

SURVEYOR/ENGINEER: Moehring & Associates

CURRENT ZONING: "E" Light Industrial

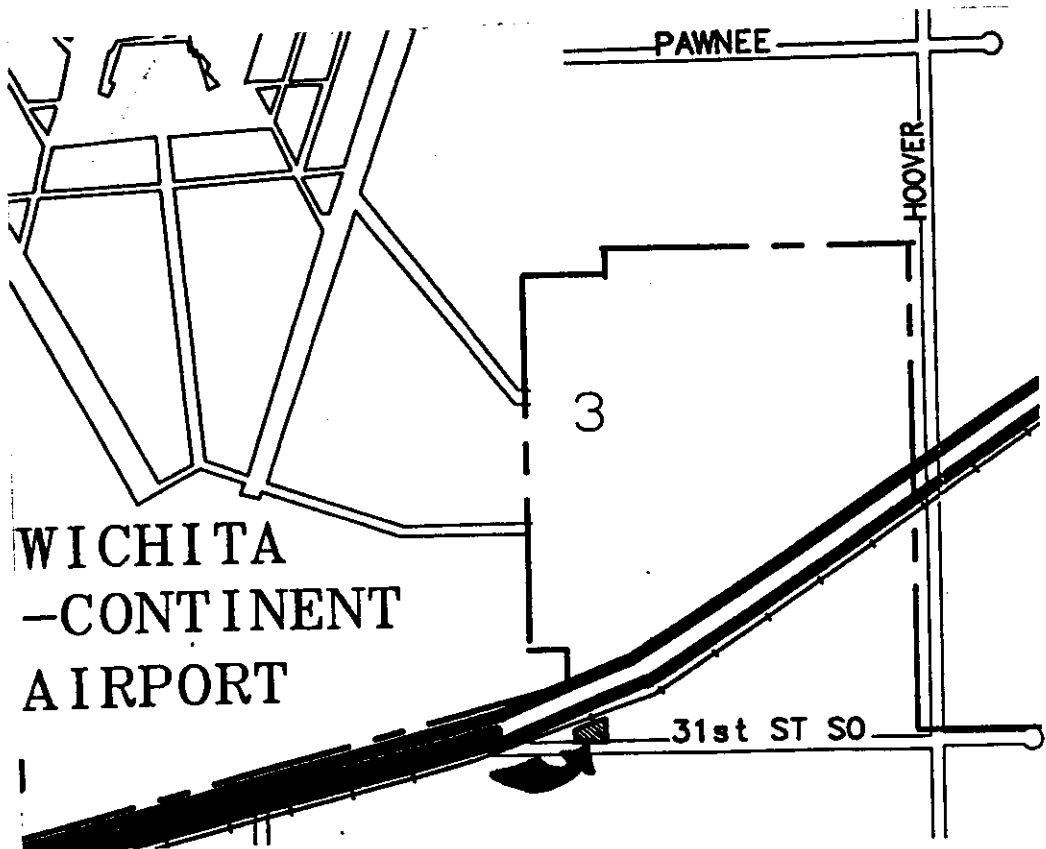
SITE SIZE: 1.28 Acres

LOCATION: One-half mile west of Hoover Rd. on the north side of 31st St. South.

NUMBER OF LOTS

Industrial:	1
Total:	1

MINIMUM LOT AREA: 42,826.52 sq. ft.



RECOMMENDATION: Approve the request, subject to the following conditions:

- A. Since neither municipal water nor sanitary sewer is available to serve this property and the applicant intends to use the private water and sewer system from the adjoining property to the east, such an agreement needs to be filed with City Engineering to ensure future property owners are provided service.
- B. City Engineering indicates petitions should be held for the future extension of municipal facilities across the frontage.
- C. Drainage improvements can be incorporated with site development so a separate guarantee is not required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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.
- F. On the final plat tracing, the face of the plat shall delete the word "complete" from the access control being shown for this plat. The plattor's text shall be corrected to indicate "shall have access to 31st St. South at 2 locations. . . "
- G. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- H. The applicant is advised that the Board of County Commissioners has changed chairmanship positions and the final plat tracing should indicate the appropriate order for Commission signatures with Betsy Gwin as Chairman and Mark Schroeder as Chairman Pro-Tem.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).