

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

November 21, 1991

**STAFF REPORT**  
(Final Plat Approved 11/14/91;  
Preliminary Plat Approved 9/19/91)

**CASE NUMBER:** S/D 91-45 - B.R. STEPHENSON ADDITION

**OWNER/APPLICANT:** Wichita Concrete Pipe, Inc. (Attn: Willard Childress), P.O. Box 369, McPherson, KS 67460

**SURVEYOR/ENGINEER:** Macon Company, Engineers & Surveyors, 114 E. 4th, Newton, Kansas 67114

**LOCATION:** South side of 37th St. North, 1/8 mile west of Broadway

**SITE SIZE:** 19

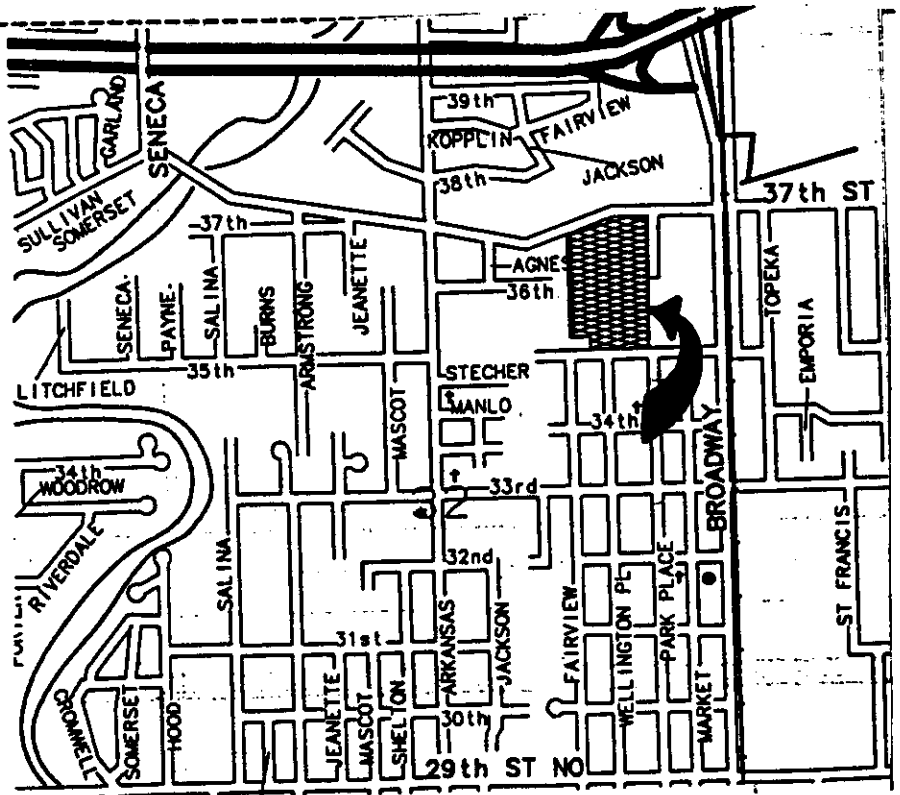
**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 19 acres

**CURRENT ZONING:** "E" Light Industrial

VICINITY MAP:



## STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this industrial lot. Since an off site easement is required, this easement shall be obtained by the applicant by separate instrument, and submitted with the final plat tracing for recording.
- B. The applicant shall guarantee any 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. As requested during the review of the preliminary plat, a vacation of the east half of Park Place along with the related building setback was required. This vacation has been submitted and reviewed by the Subdivision Committee and the MAPC. This vacation will be forwarded to the City Council upon the completion of this plat (recording).
- E. As was requested during review of the preliminary plat, to assure that access to or from this site is not allowed through the residential area to the south, complete access control needs to be platted across this site's southern property line to 35th Street South (even though a narrow Reserve strip presently separates this plat from the street). The final plat tracing shall therefore indicate on the face of the plat complete access control to 35th St. South. The plattor's text shall also note the dedication of this access control.
- F. Provision shall be made for the ownership and maintenance of the proposed Reserve. Since the applicant intends for the Reserve to be owned and maintained by the owner of Lot 1, Block 1, this requirement has been noted in the plattor's text.
- G. On the final plat tracing the plattor's text shall be amended by deleting the last two lines (starting at "additional improvements" . . .) and changing in the third line from the bottom "the appropriate governing body" to "The City Engineer of the City of Wichita."
- H. City Engineering has advised that a project for extending a 12-inch water line in 37th Street from east of Arkansas to west of St. Francis should be sent out for bids in the near future.
- 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.

S/D 91-45 B.R. Stephenson

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This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 21, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

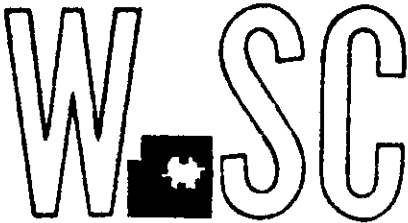


Don Losew  
Senior Planner

DL:sm

cc: Wichita Concrete Pipe, Inc., P.O. Box 369, McPherson, KS  
67460  
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 15, 1991

Bob Moser  
Macon Company, Engineers & Surveyors  
114 E. 4th  
Newton, Kansas 67114

Re: S/D 91-45 (Final Plat) B.R. Stephenson Addition

Dear Bob:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 14, 1991, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- L.O.C. A. The applicant shall guarantee the extension of sanitary sewer to serve this industrial lot. Since an off site easement is required, this easement shall be obtained by the applicant by separate instrument, and submitted with the final plat tracing for recording.
- L.O.C. B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- N.A. C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As requested during the review of the preliminary plat, a vacation of the east half of Park Place along with the related building setback was required. This vacation has been submitted and reviewed by the Subdivision Committee and the MAPC. This vacation will be forwarded to the City Council upon the completion of this plat (recording).
- E. As was requested during review of the preliminary plat, to assure that access to or from this site is not allowed through the residential area to the south, complete access control needs to be platted across this site's southern property line to 35th Street South (even though a narrow

Reserve strip presently separates this plat from the street). The final plat tracing shall therefore indicate on the face of the plat complete access control to 35th St. South. The plattor's text shall also note the dedication of this access control.

F. Provision shall be made for the ownership and maintenance of the proposed Reserve. Since the applicant intends for the Reserve to be owned and maintained by the owner of Lot 1, Block 1, this requirement has been noted in the plattor's text.

G. On the final plat tracing the plattor's text shall be amended by deleting the last two lines (starting at "additional improvements" . . .) and changing in the third line from the bottom "the appropriate governing body" to "The City Engineer of the City of Wichita."

H. City Engineering has advised that a project for extending a 12-inch water line in 37th Street from east of Arkansas to west of St. Francis should be sent out for bids in the near future.

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.

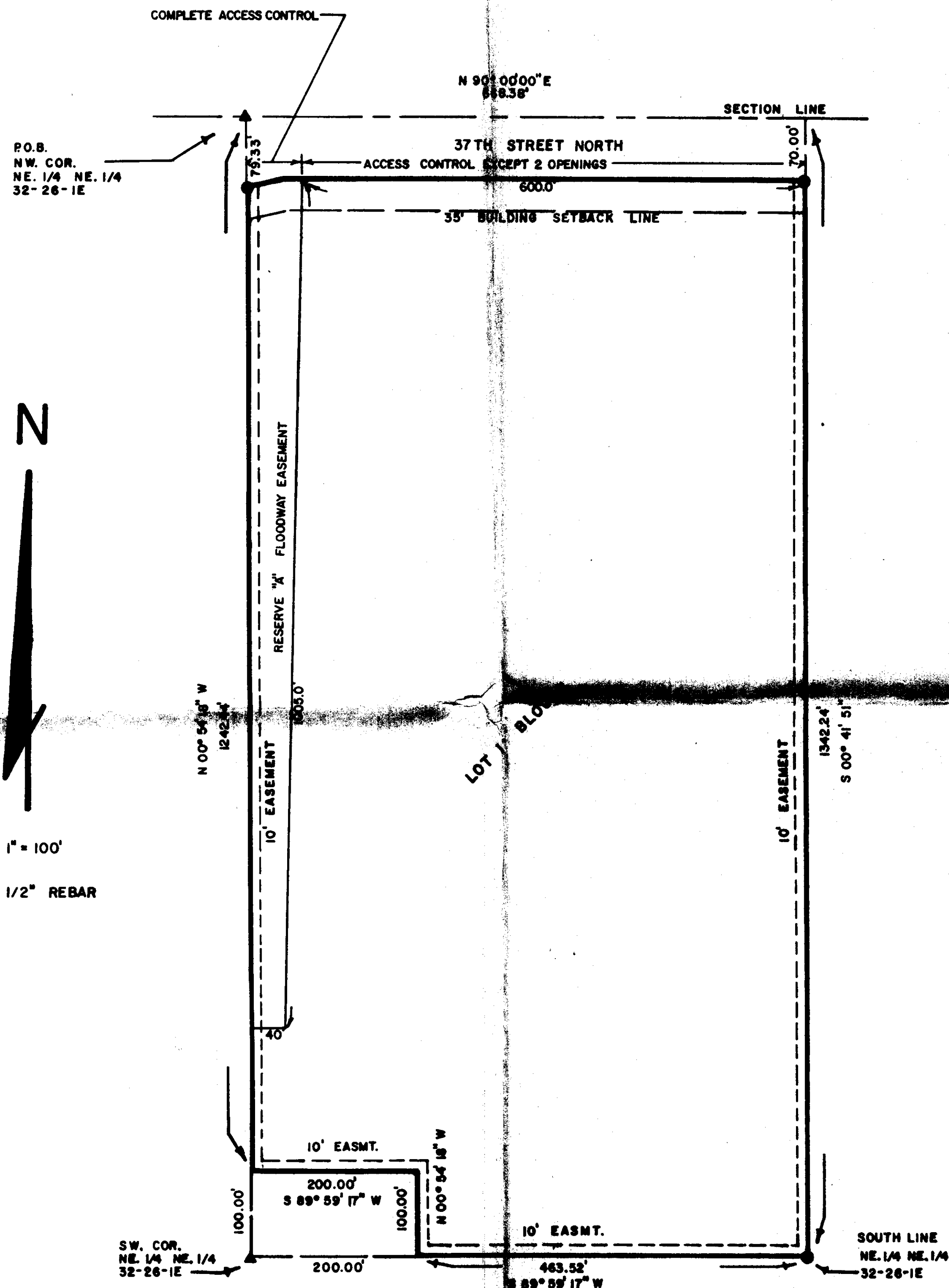
K. Recording of the plat within 30 days after approval by the City Council.

L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

# B. R. STEPHENSON ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS



**Legal Description:**

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 32, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Beginning at the Northwest corner of said Northeast Quarter of the Northeast Quarter; thence North 90°00'00" East (assumed) along the North line of said Northeast Quarter of the Northeast Quarter for 668.38 feet; thence South 00°41'51" East for 1,342.24 feet to the South line of said Northeast Quarter of the Northeast Quarter; thence South 89°59'17" West along said South line for 463.52 feet; thence North 00°54'18" West for 100.00 feet; thence South 89°59'17" West for 200.00 feet; thence North 00°54'18" West for 1,242.44 feet to the Point of Beginning. Said tract containing 19.00 acres exclusive of Street Right-of-Way.

I hereby Certify that this Survey, completed on October 8, 1991, was made under my supervision and is correct to the best of my knowledge.

Doug Rathbone, L.S. 1117

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Reserve and Street to be known as "B. R. STEPHENSON ADDITION", To The City Of Wichita, Sedgwick County, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. The Street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 37th Street over and across the north line of Lot 1 and Reserve "A" shall have access to 37th Street at the locations over the north line thereof as shall be determined by the City Engineer of the City of Wichita, Kansas. Reserve "A" here-by reserved for open space, detention pond and as a floodway easement for floodway purposes and utilities confined to easements. Reserve "A" shall be owned and maintained by the owner of Lot 1. The floodway easements shall be the responsibility of the owner of Lot 1 and Reserve "A" until such time as the body exercising jurisdiction elects to assume responsibility for the maintenance and improvements of the drainage, provided further that no building 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 appropriate governing body additional improvements and/or activities may be permitted within said floodway.

Chris Anderson, President of Wichita Concrete Pipe, Inc.

STATE OF KANSAS ) ss  
COUNTY OF HARVEY)

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by Chris Anderson, President of Wichita Concrete Pipe, Inc. on behalf of Wichita Concrete Pipe, Inc.

Seal or Stamp: \_\_\_\_\_, Notary Public

My commission expires: \_\_\_\_\_

This plat of "B. R. STEPHENSON ADDITION," To The City Of Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By \_\_\_\_\_, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Don Wright, County Clerk

STATE OF KANSAS ) ss  
COUNTY OF SEDGWICK)

This is to certify that this instrument was filed for record in the Register of Deeds Office, at \_\_\_\_\_ a.m.-p.m., on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Pat Kettler, Register of Deeds

Ed Reza, Deputy



Project No. 9678

Date: October 8, 1991 By C. Austin

CLIENT: Wichita Concrete Pipe, Inc.

ENGINEERS SURVEYORS

114 E. 4TH STREET  
NEWTON, KS 67114  
(316) 284-8790  
FAX (316) 285-8048

1540 N. BROADWAY  
SUITE 2008  
WICHITA, KS 67214  
(316) 266-8772