

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

April 14, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

FILE COPY

Re: S/D 88-111 - SEDGWICK COUNTY EAST YARD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 13, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 7, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Jim Weber, County Engineer
Ron Worley, County Public Works
Mike Lindebak, City Engineer

S/D 88-111 - SEDGWICK COUNTY EAST YARD ADDITION

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

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2-7

April 13, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 1/12/89)

CASE NUMBER: S/D 88-111 - SEDGWICK COUNTY EAST YARD
ADDITION

OWNER/APPLICANT: Board of Sedgwick County Commissioners,
Sedgwick County, Kansas

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: East side of Webb Road, north of Pawnee

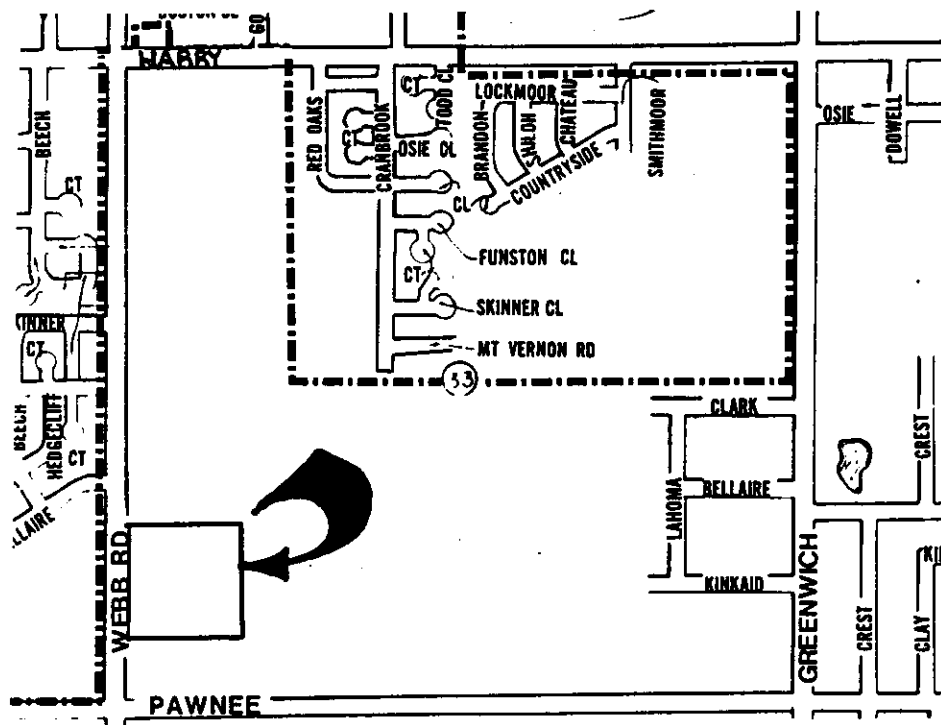
SITE SIZE: 20 acres

NUMBER OF LOTS
Residential/Commercial: 1
Office:
Industrial:
Total: 1

MINIMUM LOT AREA: 19 Acres

CURRENT ZONING: "R-1" north 2/3 and "LC" south 1/3 Suburban
Residential and Light Commercial

VICINITY MAP:



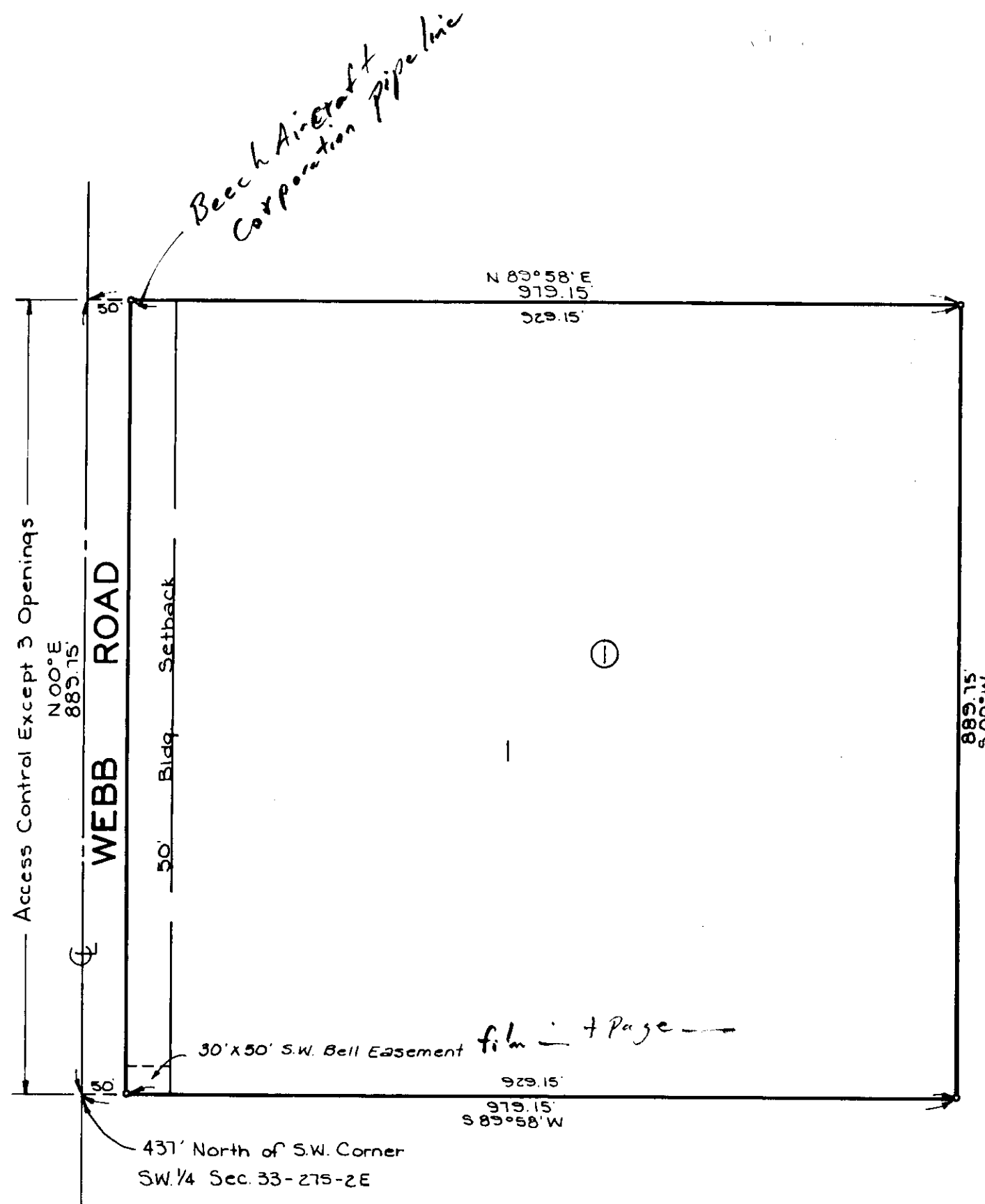
NOTE: Revised Comments for Sedgwick County East Yard Addition from Subdivision Committee Meeting April 6, 1989, as deferred and requested by MAPC at its March 30, 1989 Meeting. Condition B is revised as indicated below.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The County Health Department shall continue to monitor runoff from this site, particularly following the construction of the salt storage facility, to determine if harmful emissions of salt or other contaminants are occurring. If any such emissions or discharges are detected, the Health Department shall inform the Subdivision Committee and indicate what remedial actions it considers appropriate for eliminating these problems. The applicant shall agree to take any reasonable actions found necessary to correct such problems.
- C. The preliminary plat shows a "Beech Aircraft Corporation Pipeline" adjacent to the west line and within the boundary of this plat. On the final plat tracing, any pipelines and pipeline easements effecting this site shall be shown and labeled, and the recording information indicated.
- D. The applicant shall submit a copy of the instrument which establishes the Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The final plat tracing shall show the Register of Deeds (film and page) recording information for the Southwestern Bell easement on this property.
- G. 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.

SEDGWICK COUNTY EAST YARD ADDITION

SEDGWICK COUNTY KANSAS



State of Kansas } ss. We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SEDGWICK COUNTY EAST YARD ADDITION," Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property described as and being that part of the S.W. 1/4 of Sec. 33, Twp. 27-S, R-2-E, of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.W. Corner of said S.W. 1/4; thence north, along the west line of said S.W. 1/4, 437 feet for a place of beginning; thence north, along the west line of said S.W. 1/4, 889.75 feet; thence east, with a deflection angle to the right of 89°58'; 979.15 feet; thence south, parallel with the west line of said S.W. 1/4, 889.75 feet; thence west, 979.15 feet to the place of beginning.

Date

Baughman Company, P.A.

Mark A. Savoy Surveyor

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, Block and street to be known as "SEDGWICK COUNTY EAST YARD ADDITION," Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Webb Road, over and across the west line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to Webb Road at 3 points as shall be determined by the Engineer of the appropriate governing body.

Board of County Commissioners of Sedgwick County, Kansas

Paul W. Hancock Chairman

Attest Don Wright County Clerk

State of Kansas } ss. The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Paul W. Hancock, Chairman of the Board of County Commissioners of Sedgwick County, Kansas, on behalf of Sedgwick County.

Notary Public

My Appt. Exp. _____

This plat of "SEDGWICK COUNTY EAST YARD ADDITION," Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____ 198__, Wichita-Sedgwick County Metropolitan Area Planning Commission.

Sue L. Crockett Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198__.

Sheldon Kamen Mayor

John Moir City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this _____ day of _____ 198__.

Paul W. Hancock Chairman

Bernard A. Hentzen Chairman Pro-Tem

David Bayouth Commissioner

Billy Q. McCray Commissioner

Mark F. Schroeder Commissioner

Don Wright County Clerk

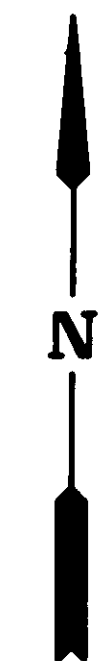
Entered on transfer record this _____ day of _____ 198__.

Don Wright County Clerk

State of Kansas } ss. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198__, at _____ o'clock _____ M., and is duly recorded.

Pat Kehler Register of Deeds

Ed Resa Deputy



1" = 150'
0 = iron

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/25/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/24/89