



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

May 11, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-23 - METRO WEST INDUSTRIAL PARK

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 10, 1990, 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 May 4, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Norman Riffel c/o Mike Morrison, 3820 S. Seneca, Wichita, KS
67217
Mike Lindebak, City Engineer

FILE COPY

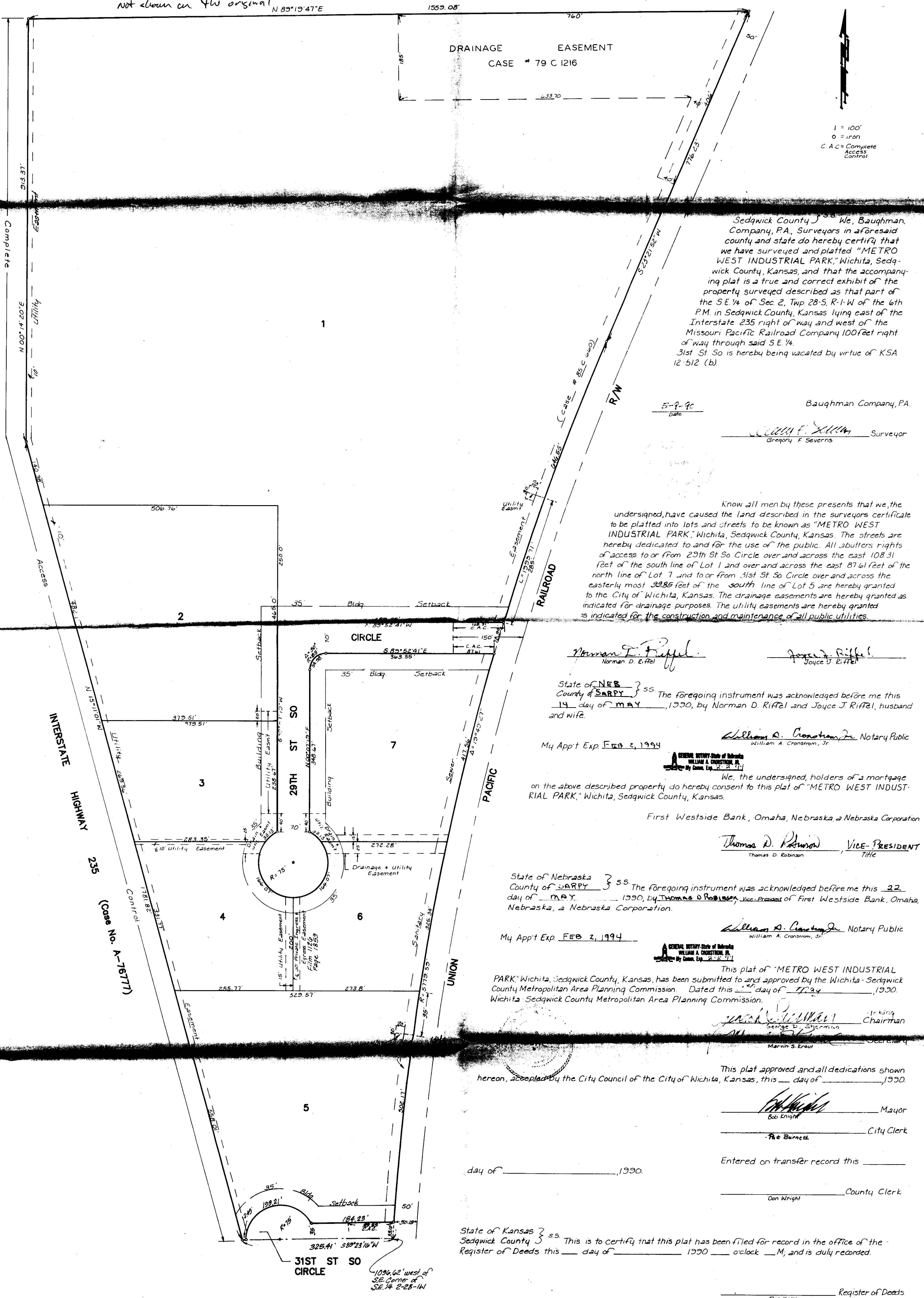
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METRO WEST INDUSTRIAL PARK

FINAL PLAT

This plat shows a tie point + recording information for an easement between lots 4+6 not shown on the original

WICHITA, SEDGWICK COUNTY, KANSAS.



Sedgwick County } ss. We, Baughman Company, PA, Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "METRO WEST INDUSTRIAL PARK," Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as that part of the SE 1/4 of Sec. 2, Twp 28-S, R-1-W of the 6th PM. in Sedgwick County, Kansas lying east of the Interstate 235 right of way and west of the Missouri Pacific Railroad Company 100 feet right of way through said SE 1/4. 31st St So is hereby being vacated by virtue of KSA 12-512 (b).

5-9-90
Date
Baughman Company, PA
Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and streets to be known as "METRO WEST INDUSTRIAL PARK," Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 29th St So Circle over and across the east 108.31 feet of the south line of Lot 1 and over and across the east 87.61 feet of the north line of Lot 7 and to or from 31st St So Circle over and across the easterly most 2285 feet of the south line of Lot 5 are hereby granted to the City of Wichita, Kansas. The drainage easements are hereby granted as indicated for drainage purposes. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Norman D. Riffel
Joyce J. Riffel

State of NEB } ss. The foregoing instrument was acknowledged before me this 14 day of MAY, 1990, by Norman D. Riffel and Joyce J. Riffel, husband and wife.

My Appt Exp FEB 3, 1994
William A. Cronstrom, Jr. Notary Public

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "METRO WEST INDUSTRIAL PARK," Wichita, Sedgwick County, Kansas.

First Westside Bank, Omaha, Nebraska, a Nebraska Corporation

Thomas D. Robinson, VICE-PRESIDENT
Thomas D. Robinson

State of Nebraska } ss. The foregoing instrument was acknowledged before me this 22 day of MAY, 1990, by Thomas D. Robinson, Vice-President of First Westside Bank, Omaha, Nebraska, a Nebraska Corporation.

My Appt Exp FEB 3, 1994
William A. Cronstrom, Jr. Notary Public

This plat of "METRO WEST INDUSTRIAL PARK" Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita - Sedgwick County Metropolitan Area Planning Commission. Dated this 22 day of MAY, 1990. Wichita - Sedgwick County Metropolitan Area Planning Commission.

George D. Sherman, Chairman
Marvin S. Kreut, Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 1990.

Bob Knight, Mayor
Pat Burnett, City Clerk

Entered on transfer record this ___ day of ___, 1990.

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 ___, 1990 ___ o'clock ___, M, and is duly recorded.

Pat Kettler, Register of Deeds
Ed Resa, Deputy

31ST ST SO CIRCLE
1096.62' west of SE Corner of SE 1/4 2-28-1W

- L. The final plat tracing shall indicate the most current chairman in the MAPC signature block.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

May 10, 1990

STAFF REPORT

(Final Plat, Preliminary Plat Approved 4/19/90)

CASE NUMBER: S/D 90-23 - METRO WEST INDUSTRIAL PARK
ADDITION

OWNER/APPLICANT: Norman Riffel c/o Mike Morrison, Agent, 3820
S. Seneca, Wichita, KS 67217

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of I-235 between 27th St. So. and
31st St. So.

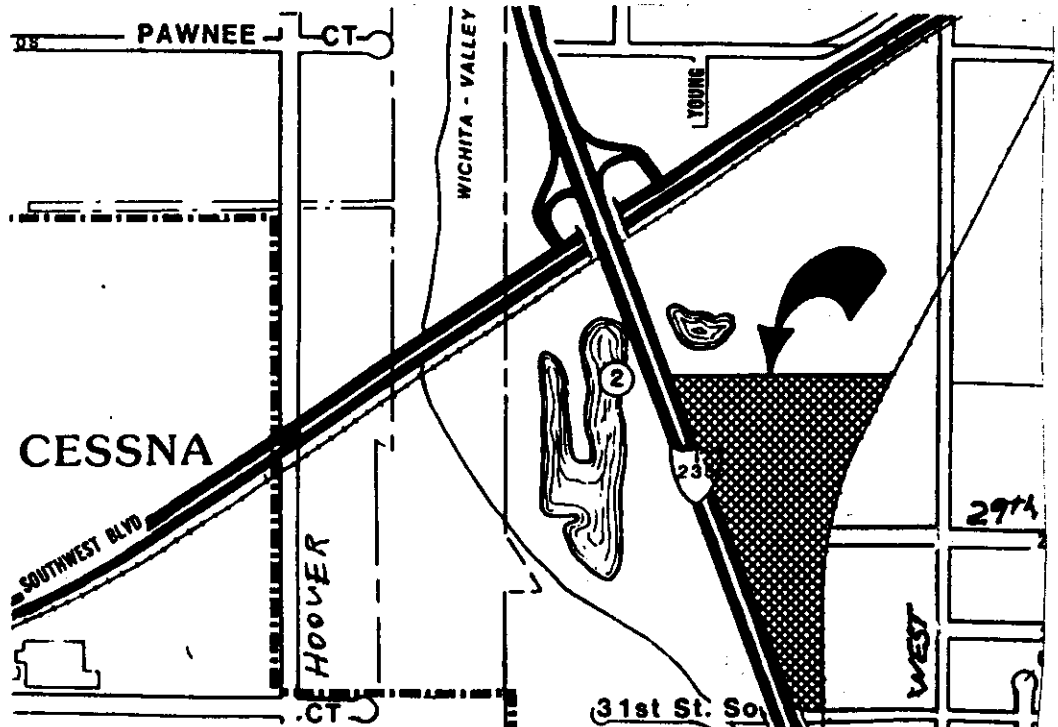
SITE SIZE: 56.4 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial:
Industrial: 7
Total: 7

MINIMUM LOT AREA: 2.03 Acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property, but this guarantee may be a part of any paving guarantees.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets. Also, a full cul-de-sac for the termination of 31st Street shall be provided and guaranteed. The applicant shall acquire the off-site right-of-way needed for this cul-de-sac. The guarantee for 29th Street shall include the extension of this street out to West Street. The paving of the cul-de-sac for 31st Street shall be to the standard determined appropriate by City Engineering.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall provide a letter from the Missouri Pacific Railroad indicating that they have no objection to the two street crossings indicated for this plat.
- H. If drainage from this site is directed onto the railroad right-of-way, a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- I. On the final plat tracing, the recording information shall be indicated for the 30-foot private ingress and egress easement shown between Lots 4 and 6.
- J. Since this plat is proposing the vacation of the north half of 31st Street South west of the 31st Street cul-de-sac, the applicant shall submit a vacation form, signed by the property owner to the south requesting vacation of the corresponding segment of right-of-way on that tract. As needed, this right-of-way shall be retained for utility easement both on this plat and in the separate vacation.
- K. The final plat shall reference a tie point to a previously platted lot corner or section corner.