



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4581

October 13, 1989

Air Capitol Land Surveyors  
2160 W. 21st Street North  
Wichita, KS 67203

Re: S/D 89-58 CROSS SECOND ADDITION

Dear Mr. Biggs:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1989, 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 October 6, 1989. In addition to the conditions of our letter of October 6, 1989, we are advising the applicant that since the area being platted is within three miles of the City of Wichita, the Wichita City Council's acceptance of the plat is required. The final plat tracing shall include the Wichita City Council signature block.

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.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Allen & Charla Cross, 5757 N. Broadway, Wichita, KS 67219  
Mr. Leonard Biggs, City Administrator for Park City, 6125  
N. Hydraulic, Wichita, KS 67219  
Jim Weber, County Engineer  
Mike Lindebak, City Engineer

**FILE COPY**

**LEGAL DESCRIPTION**

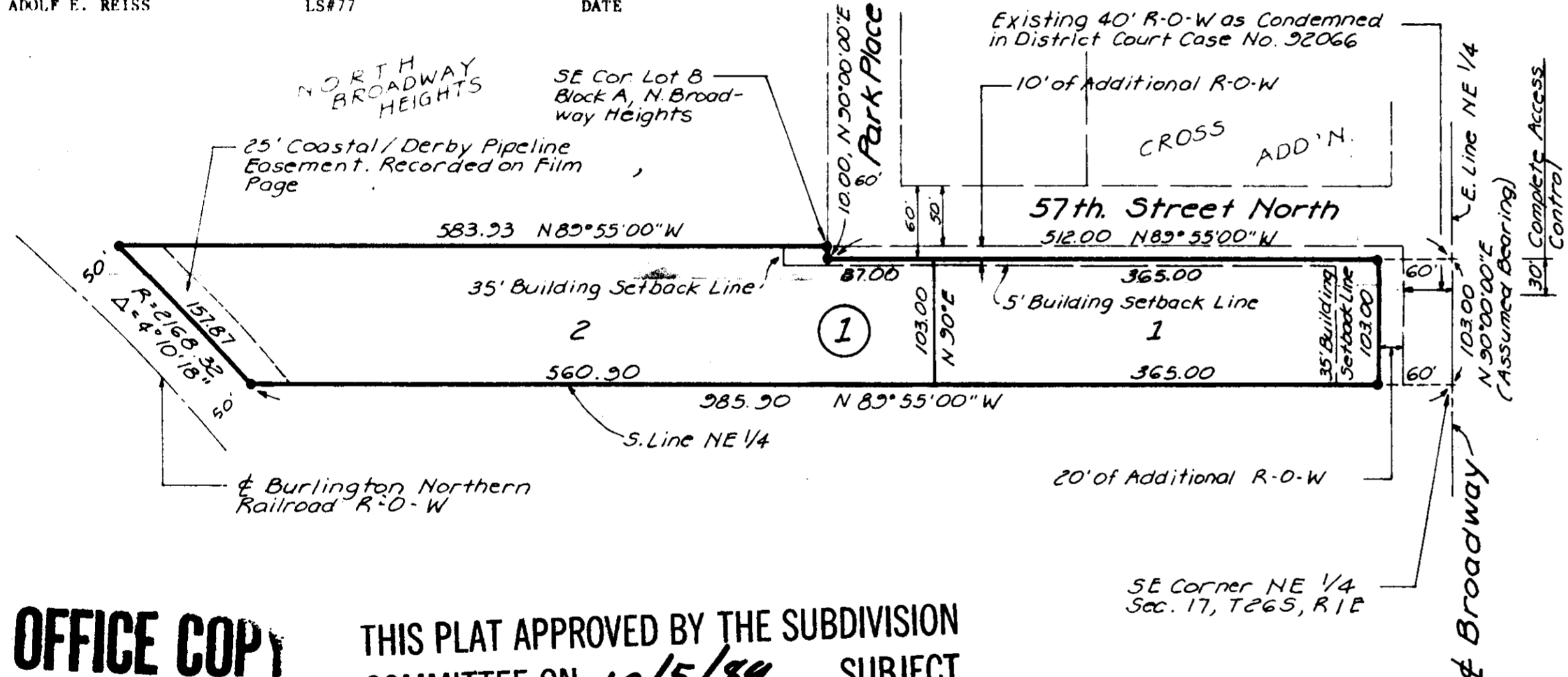
A tract of land generally located in the northeast quarter of Section 17, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas being more particularly described as follows:

Beginning at the southeast corner of said northeast quarter; thence north on the east line of said northeast quarter on an assumed bearing of N 0° 00' 00" E, a distance of 103.00 feet; thence N 89° 55' 00" W, parallel to the south line of said northeast quarter a distance of 512.00 feet; thence N 0° 00' 00" E, 10.00 feet to the southeast corner of Lot 8, Block A, North Broadway Heights, an addition to Sedgwick County, Kansas; thence N 89° 55' 00" W on the south line of said Addition a distance of 583.93 feet to a point on the northeasterly line of the Burlington Northern Railroad Right-of-Way; said point being a point of curve, said curve having a radius of 2168.32 feet, a central angle of 4° 10' 18" and a chord bearing and distance of S 44° 11' 47" E, 157.83 feet; thence on said curve a distance of 157.87 feet to a point on the south line of said northeast quarter; thence S 89° 55' 00" E on the south line of said northeast quarter a distance of 985.90 feet to the point of beginning. Said tract of land containing 2.58 acres, more or less.

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

ADOLF E. REISS LS#77 DATE



**OFFICE COPY**  
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/5/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/6/89

**CROSS SECOND ADDITION**

SEDGWICK COUNTY, KANSAS

1989

FINAL PLAT

AIR CAPITOL LAND SURVEYORS

**Legend**  
• 5/8" Rebar or 3/4" Iron Pipe

Know all men by these presents that Allen Paul Cross, Jr. and Charla R. Cross, husband and wife, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into lots, a block and streets to be known as Cross Second Addition, Sedgwick County, Kansas. Streets are hereby dedicated to and for the use of the public. Access control to Broadway Avenue as indicated on the face of the plat, is hereby granted to the appropriate governing body and the location of permitted openings shall be determined by the appropriate Engineer.

ALLEN PAUL CROSS, JR.

CHARLA R. CROSS

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by Allen Paul Cross, Jr. and Charla R. Cross, husband and wife.

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

My Appointment Expires \_\_\_\_\_

We, Arkansas Valley State Bank, holders of a mortgage on the above described property, do hereby consent to the plat of Cross Second Addition, Sedgwick County, Kansas.

MARK L. DENNETT, Assistant Vice-President

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by Mark L. Dennett, Assistant Vice-President of Arkansas Valley State Bank.

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

My Appointment Expires \_\_\_\_\_

This plat of Cross Second Addition, Sedgwick County, Kansas has been submitted 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

SUE L. CROCKETT, Chairman

MARVIN S. KROUT, Secretary

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

MARK F. SCHROEDER, Chairman

BILLY Q. McCRAY, Chairman Pro-Tem

DAVID BAYOUTH, Commissioner

BERNARD A. HENTZEN, Commissioner

PAUL W. HANCOCK, Commissioner

ATTEST:

DON WRIGHT, County Clerk

Entered on Transfer Record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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 \_\_\_\_\_ o'clock \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

PAT KETTLER, Register of Deeds

ED RESA, Deputy

STAFF COMMENTS:

- NOTE: All of Lot 1 and 2 is zoned "F" heavy industrial. Both lots are adjacent to the south perimeter line of Park City.
- A. The applicant shall guarantee the extension of sanitary sewer from Park City to serve the lots being platted. (Sanitary sewer is presently available in the 57th Street North right-of-way).
  - B. The applicant shall guarantee the extension of municipal water from Park City to serve the lots being platted. (An 8" water line is presently in 57th Street North right-of-way).
  - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - D. The applicant shall submit a letter from Park City stating to the effect that acceptable arrangements for the guarantee of municipal water and sanitary sewer have been reached.
  - E. On the final plat tracing the MAPC signature block shall show "Wayne L. Brinegar" as chairman.
  - F. Prior to this plat being scheduled for the County Commission the applicant shall submit, to the planning department a letter from S.L. & S.F. Railroad conveying their agreement to accept drainage from this plat.
  - 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.
  - 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 County Commission.

October 12, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 9/7/89)

CASE NUMBER: S/D 89-58 - CROSS SECOND ADDITION

OWNER/APPLICANT: Allan Cross Jr., etux, 5757 N. Broadway,  
Wichita, KS 67219

SURVEYOR/ENGINEER: Air Capitol Land Surveyors

LOCATION: Southwest corner of 57th Street North and  
Broadway

SITE SIZE: 2.68 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 37,595 sq. ft.

CURRENT ZONING: "F" Heavy Industrial

VICINITY MAP:

