

STAFF COMMENTS:

NOTE: Park City has advised that this property is within their sanitary sewer service area and that studies are underway for extending municipal water to this general area. This property is within an area of ground water contamination.

This plat has been rescheduled for hearing before the Subdivision and Utility Advisory Committees for purposes of discussing the requirements to extend sanitary sewer and municipal water to the industrially zoned property.

The previously established conditions of approval for this industrial subdivision are as follows:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of municipal water to serve the lot being platted. If a valid petition can be obtained, the guarantee may provide for the water to come from the south.
- C. The applicant shall guarantee the paving of the proposed interior street to the industrial street standard. This guarantee shall provide for storm water sewers.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. If sanitary sewer cannot be immediately extended to serve this site, then approval will need to be obtained from the County Health Department, as well as the State Health Department, for a temporary nondischarging sewage lagoon. A guarantee, to Park City, for future extension of sanitary sewer to serve this 5-acre lot is still required, even if approval for a temporary nondischarging sewage lagoon can be obtained. The timing for extension of sewer to serve Lot 1, as well as the method of guarantee, shall be worked out with the City of Park City.
- G. The final plat tracing shall correct the M.A.P.C. signature block to reference ELTON PARSONS, as M.A.P.C. Chairman.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.

DECEMBER 3, 1987

STAFF REPORT
(Final Plat; Final Approved 6/19/86)

CASE NUMBER: S/D 86-31 - SIMON INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: Melvin Simon

SURVEYOR/ENGINEER: Reiss & Goodness Engineers

LOCATION: On the north side of 53rd Street North, approximately one-quarter mile west of Broadway.

SITE SIZE: 5 Acres

NUMBER OF LOTS:

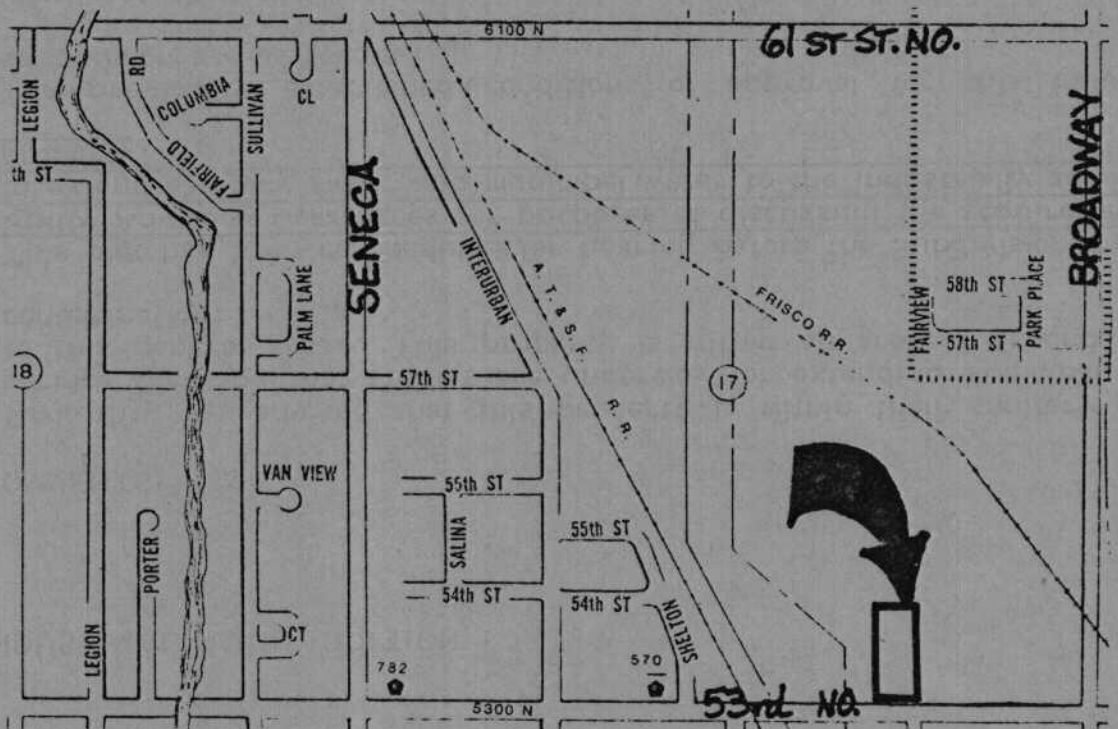
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 1 Acre

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

VICINITY MAP:



LEGAL DESCRIPTION:

A tract of land located in the Southeast Quarter of Section 17, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows:

From the Southeast corner of said Southeast Quarter, West along the South line of said Southeast Quarter on an assumed bearing of N 90°00'00" W, 962.19 feet to the point of beginning; thence N 90°00'00" W along the South line of said Southeast Quarter, 367.41 feet; thence N 0°09'46" W along the West line of the East One-Half of said Southeast Quarter, 782.33 feet; thence S 90°00'00" E, 367.41 feet; thence S 0°09'46" E, 782.33 feet to the point of beginning, except the South 50 feet thereof for road. Said tract of land containing 6.18 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. That portion of the existing ingress and egress easement recorded on Film 371, Page 1419 which lies within the boundaries of this plat is hereby vacated by virtue of K.S.A. 12-512b amended.

ADOLF E. REISS LS #77 DATE _____

Know all men by these presents that Melvin J. Simon and Mary Simon, husband and wife, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot, a block, and a street to be known as Simon Industrial Park, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility construction and maintenance. Streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 53rd Street North, over and across the South line of Block One (1) are hereby granted to the appropriate governing body.

MELVIN J. SIMON MARY SIMON

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 1986 by Melvin J. Simon and Mary Simon, husband and wife.

_____, Notary Public

My Appointment Expires _____

We, United American Bank and Trust Company, holders of a mortgage on the above described property, do hereby consent to the plat of Simon Industrial Park, Sedgwick County, Kansas.

_____, Senior Vice-President
KENNETH A. WAEGENER

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 1986 by Kenneth A. Waegener, Senior Vice-President of United American Bank and Trust Company.

_____, Notary Public

My Appointment Expires _____

This plat of Simon Industrial Park, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ Day of _____, 1986

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
WILLIAM J. GOEBEL

_____, Secretary
MICHAEL E. LINDEBAK

This plat approved and all dedications shown hereon, if any, accepted by the Board of City Commissioners of the City of Wichita, Kansas, this _____ day of _____, 1986.

_____, Mayor
TONY CASADO

_____, City Clerk
DONALD C. GISICK

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1986.

_____, Chairman
BERNARD A. HENTZEN

_____, Commissioner
DONALD E. GRAGG

_____, Commissioners
TOM SCOTT

Entered on transfer record this _____ day of _____, 1986.

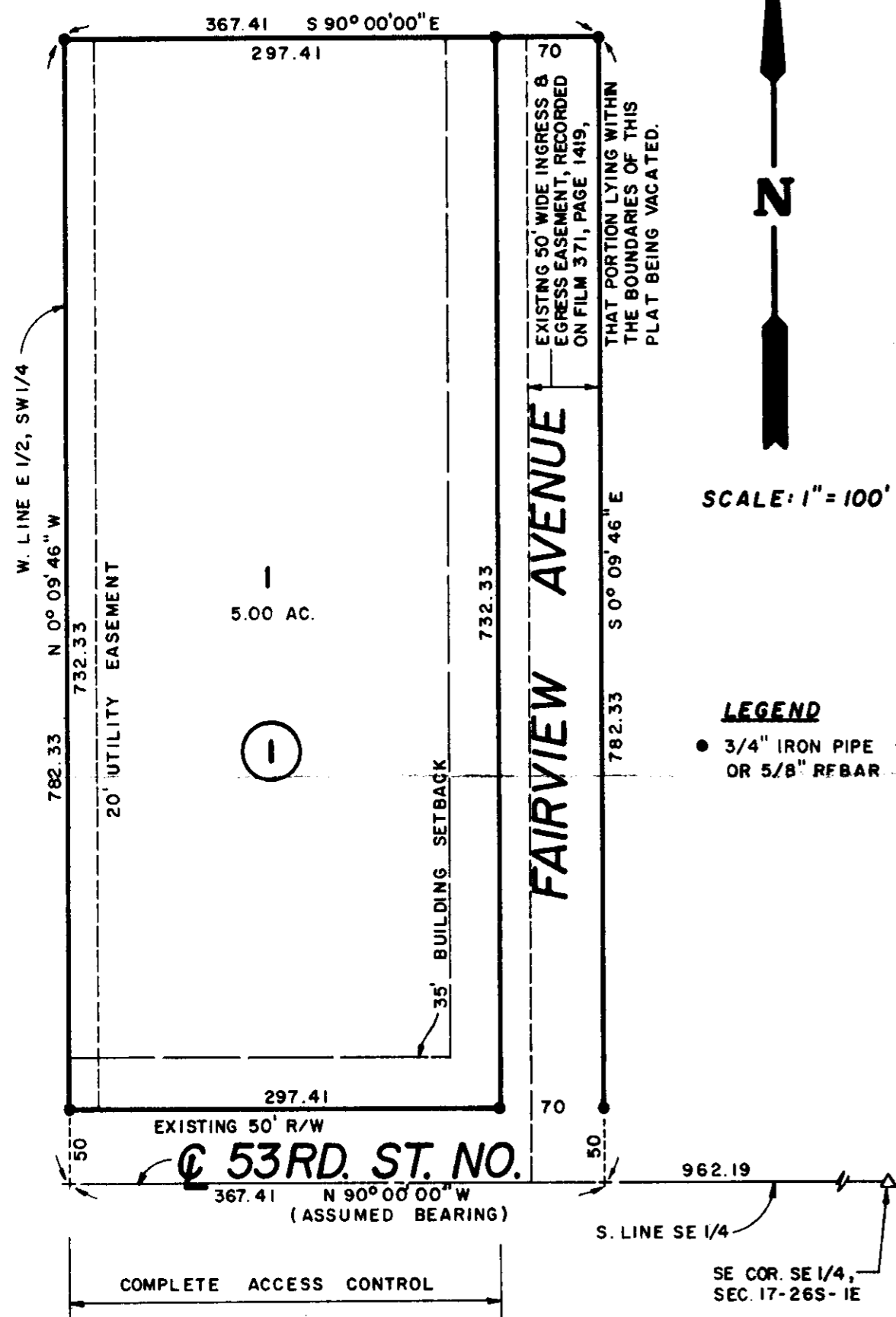
_____, County Clerk
DON WRIGHT

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 _____, 1986.

_____, Register of Deeds
PAT KETTLER

_____, Deputy
ED RESA



SCALE: 1" = 100'

LEGEND

- 3/4" IRON PIPE OR 5/8" RFBAR

SIMON INDUSTRIAL PARK

SEDGWICK COUNTY, KANSAS

REISS & GOODNESS ENGINEERS
2100 WEST 21ST STREET
WICHITA, KANSAS 67204
(316) 632-0213



OFFICE COPY
DO NOT REMOVE

1986

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/3/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/3/87



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
155 NORTH MAIN STREET
WICHITA, KANSAS 67202-1664
(316) 268-4561

December 10, 1987

Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: Final Plat S/D 86-31 - SIMON INDUSTRIAL PARK ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 10, 1987, 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 December 4, 1987.

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 the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dik

cc: Melvin Simon, R.R. 4, Box 4293, Reed Springs, MO 65737

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