

SUBDIVISION REPORT

Final Plat S/D 87-20 - KEELER INDUSTRIAL TRACTS

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- K. The plattor's text shall be amended to state that the location of the permitted openings to Clifton "shall be determined by the appropriate engineer."
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 87-20 Name: KEELER INDUSTRIAL TRACTS

Preliminary Approved: 3/12/87
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: On the east side of Clifton in an area north of 47th Street South.

Owner: Richard T. Hardison and the Walt Keeler Company, Inc., 5944 Jones, Lot 16, Wichita, KS 67217

Surveyor/Engineer: Reiss & Goodness Engineers, 2160 W. 21st Street North, Wichita, KS 67203

1. Gross Acreage of Plat: 11.84
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 6
 - Total: 6
3. Minimum Lot Area: 55,000 square feet
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

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. Since both sanitary sewer service and municipal water will be provided to this property from the Oaklawn/Sunview Improvement District, the applicant shall obtain written confirmation from the Improvement District stating their willingness and ability to serve this property. The written confirmation shall state what appropriate guarantees for the water and sewer systems construction have been received by the Improvement District.
- 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. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The final plat tracing shall indicate the amounts of half-street rights-of-way adjacent to this plat along Clifton Avenue as well as the amount of any additional rights-of-way being dedicated by this plat. The centerline of Clifton Avenue shall also be shown and labeled.
- H. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- I. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- J. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
 1. Tom Scott - Chairman
 2. Mark F. Schroeder - Pro-tem Chairman
 3. David Bayouth - Commissioner
 4. Bernard A. Hentzen - Commissioner
 5. Billy Q. McCray - Commissioner

LEGAL DESCRIPTION

The south 383.65 feet of that part of the southeast quarter of the northwest quarter of Section 14, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying west of the Atchison, Topeka and Santa Fe Railroad right-of-way, together with that part of the northeast quarter of the southwest quarter of Section 14, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying west of the Atchison, Topeka and Santa Fe Railroad right-of-way. Said Tract of land containing 11.84 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 into lots, blocks and a street 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

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/2/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/19/87

OFFICE COPY DO NOT REMOVE

Know all men by these presents that Richard T. Hardison and The Walt Keeler Company, Inc. by its vice-president, Ronald D. White, have caused the tract of land as set forth in the legal description to be surveyed and platted into lots, a block, floodway reserve and street to be known as Keeler Industrial Tracts, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility construction and maintenance. The Railroad Spur Track Easement is hereby granted as indicated for the use of adjacent lot owners for Railroad Spur Track Purposes. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from K-15 Highway over and across the easterly line of Block 1 are hereby granted to the appropriate governing body. All abutters rights of access to or from Clifton Avenue over and across the west line of Lots 1 through 6, Block One, inclusive, except for two openings per lot to be determined at a later date, are hereby granted to the appropriate governing body. The Floodway Reserve as shown on the plat is hereby reserved from drainage and utility construction and maintenance. The Floodway Reserve shall be the responsibility of owners of Lot 1 until such time as the governing agency exercising jurisdiction elects to assume responsibility for maintenance and improvement of the drainage. Provided, further, that no building shall be constructed on or within said Floodway Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing agency.

THE WALT KEELER COMPANY, INC.

RICHARD T. HARDISON

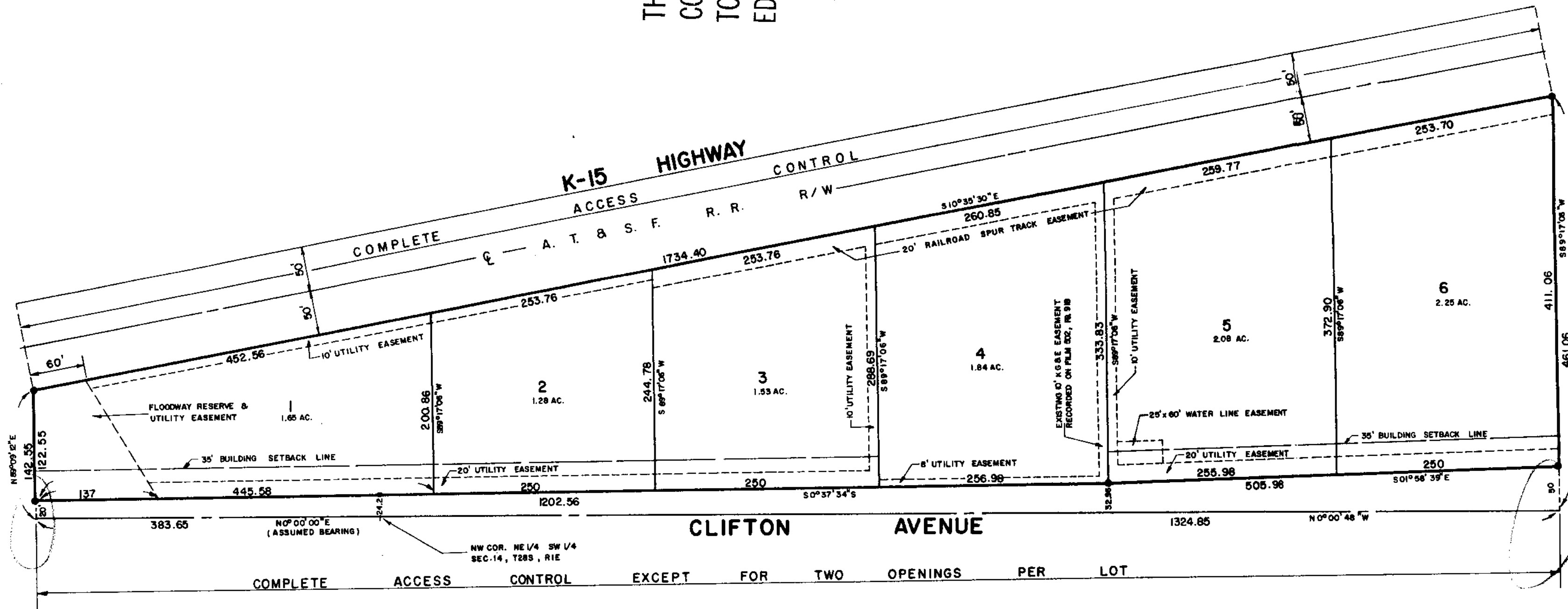
RONALD D. WHITE, VICE-PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this day of 1987 by Richard T. Hardison and Ronald D. White.

BILLY W. NEEDHAM, SR., Notary Public

My Appointment Expires:



KEELER INDUSTRIAL TRACTS SEDGWICK COUNTY, KANSAS

REISS & GOODNESS ENGINEERS 2100 WEST 21st STREET WICHITA, KANSAS 67204 (316) 832-0283

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

Dated this day of 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

JOHN TERRY MOORE, Chairman

MARVIN S. KROUT, Secretary

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 1987.

TONY CASADO, Mayor

DONALD C. GUSICK, City Clerk

This plat approved and the dedication shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this day of 1987.

TOM SCOTT, Chairman

BERNARD A. HENTZEN, Commissioner

DAVE BAYOUTH, Commissioner

MARK SCHROEDER, Commissioner

BILLY McCRAY, Commissioner

ATTEST:

DON WRIGHT, County Clerk

Entered on Transfer Record This Day of 1987.

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 1987.

PAT KETTLER, Register of Deeds

ED RESA, Deputy



LEGEND 3/4" IRON PIPE OR 5/8" REBAR

April 16, 1987

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

Re: Final Plat S/D 87-20 - KEELER INDUSTRIAL TRACTS

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 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 April 9, 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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



Donald Losew
Junior Planner

DL:dlk

cc: Richard T. Hardison and the Walt Keeler Company, Inc., 5944 Jones,
Lot 16, Wichita, KS 67217