

SUBDIVISION REPORT

S/D 86-27 - CHELSEA INDUSTRIAL PARK 2ND ADDITION

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- K. The final plat tracing shall correct the Board of City Commissioners' signature block to reference TONY CASADO as Mayor.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- N. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this plat?
- O. The County Engineer's representative shall be prepared to comment on the acceptability of the access controls that are proposed on the final plat.

S/D No.: 86-27 Name: CHELSEA INDUSTRIAL PARK 2ND ADDITION

Preliminary Approved: 3/27/86
Scheduled S/D Meeting: 4/24/86

DESCRIPTION

General Location: Southwest corner of 47th Street South and Oliver.
Owner: Jeff Greenberg, 555 N. Woodlawn, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 13.9 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 3
 - Total: 3
 3. Minimum Lot Area: 49,900 Sq. Ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve these lots. When the property to the west of this plat was subdivided (Chelsea Industrial Addition), sewer service was obtained through the Oaklawn Improvement District. A restrictive covenant was obtained by the County which limited development of the property to nonindustrial uses and to a level equivalent to the amount of sewer capacity available within the Oaklawn System for serving this property. If additional main line capacity exists, connection to sanitary sewer, through the Oaklawn System, appears to be the most direct way to sewer this industrial plat. As the City of Wichita treats Oaklawn's sewage, City of Wichita approval for the Improvement District to accept industrial effluent may be required.
- B. The applicant shall guarantee the extension of City water to serve Lot 3.
- C. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- F. The applicant shall submit a copy of the instrument which establishes the pipeline easement on this property.
- G. For the pipeline easement on this property, the final plat tracing shall include in the labeling of the easement the name of the company benefitting from the easement agreement.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- I. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- J. The applicant shall obtain a drainage agreement from the property owner to the west, which allows this plat to drain into the drainage pond located in the floodway platted as part of Lot 1, Block A, Chelsea Industrial Park Addition.

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4-24-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4-25-86

FINAL PLAT

CHELSEA INDUSTRIAL PARK 2ND

SEDGWICK COUNTY, KANSAS.

OFFICE COPY
DO NOT REMOVE

state of Kansas? Sedgwick County S.S. We, Baughman Company, P.A., Surveyors in and said county and state do hereby certify that we have surveyed and platted "CHELSEA INDUSTRIAL PARK 2ND," Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as the NE 1/4 of the NE 1/4 of Sec. 23, Twp. 28-S, R-1-E of the 6th, P.M., Sedgwick County, Kansas, except beginning at the N.W. Cor. of the NE 1/4 of said NE 1/4; thence east along the north line of the NE 1/4 of said NE 1/4, 800 feet; thence south parallel with the west line of the NE 1/4 of said NE 1/4, 926.38 feet to a point 395 feet north of the south line of the NE 1/4 of said NE 1/4; thence south, parallel with the west line of the NE 1/4 of said NE 1/4, 395 feet to the south line of the NE 1/4 of said NE 1/4; thence west, 1029.99 feet to the S.W. Corner of the NE 1/4 of said NE 1/4; thence north, 1320.17 feet to beginning. The streets being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Surveyor

This plat of "CHELSEA INDUSTRIAL PARK 2ND," 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. Lindbak

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

Mayor
Tom Casado

City Clerk
Donald C. Grisick

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

Chairman
Donald E. Gregg

Commissioner
Bernard A. Hentgen

Commissioner
Tom Scott

County Clerk
Don Wright

Entered on transfer record this _____ day of _____ 1986.

County Clerk
Don Wright

state of Kansas? S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds the _____ day of _____ 1986 at _____ o'clock _____ M; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resz

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "CHELSEA INDUSTRIAL PARK 2ND," Sedgwick County, Kansas.

Fourth National Bank and Trust Company, Wichita

state of Kansas? S.S. The foregoing instrument acknowledged before me, this _____ day of _____ 1986, by _____ of Fourth National Bank and Trust Company, Wichita, on behalf of the corporation.

Notary Public
My App't. Exp. _____

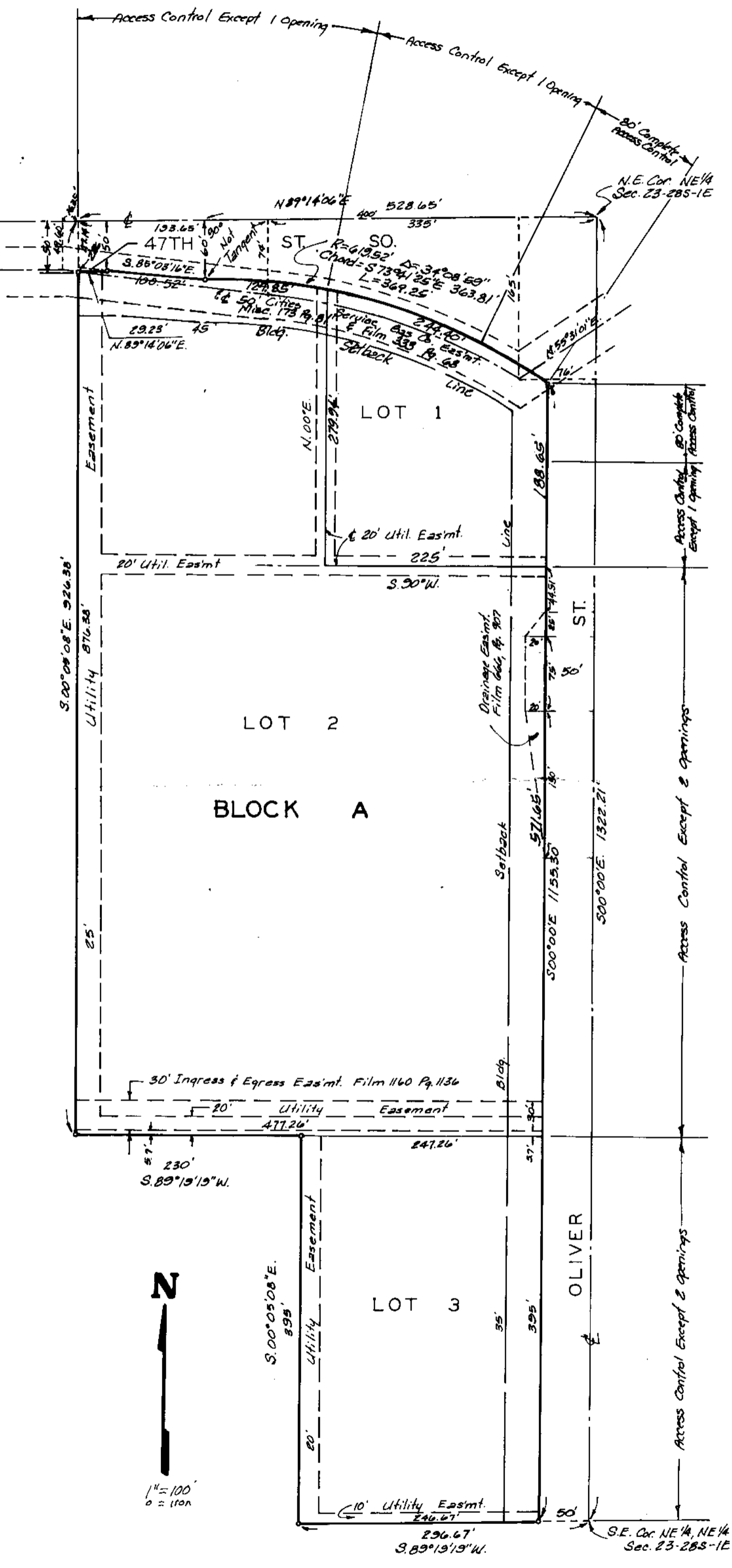
Know all men by these presents that we, the undersigned, have caused the land described in the Surveyors certificate to be platted into Lots, Block and Streets to be known as "CHELSEA INDUSTRIAL PARK 2ND," Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All egress rights of access to or from 47th St. So. over and across the north line of Lots 1 and 2, and to or from Oliver St. over and across the east line of Lots 1, 2 and 3 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 47th St. So. at one point over all except the easterly 80 feet of the north line thereof and shall have access to Oliver St. at one point over all except the north 80 feet of the east line thereof and Lot 2 shall have access to 47th St. So. at one point over the north line and shall have access to Oliver Street at two points over the east line and Lot 3 shall have access to Oliver St. at two points over the east line, all as shall be determined by the engineer of the appropriate governing body.

Jeffrey S. Greenberg

C. Lynne Greenberg

state of Kansas? S.S. The foregoing instrument was acknowledged before me, this _____ day of _____ 1986 by Jeffrey S. Greenberg and C. Lynne Greenberg, his wife.

Notary Public
My App't. Exp. _____



May 2, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-27 - Final Plat of Chelsea Industrial Park 2nd
Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 1, 1986, 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 25, 1986.

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 plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Jeff Greenberg, 555 N. Woodlawn, Wichita, KS 67208
Mike Lindebak, City Engineer
Jim Weber, County Engineer