

June 12, 1986

Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: Final Plat S/D 86-39 - MID-CONTINENT AIRPORT ADDITON

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 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 June 6, 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,

Forrest L. Nagley
Senior Planner

FLN:dik

cc: Monroe Funk, Wichita Airport Authority, Wichita Mid-Continent Airport
Wichita, KS 67209

MID-CONTINENT AIRPORT ADDITION

FINAL PLAT

WICHITA, SEDGWICK COUNTY, KANSAS

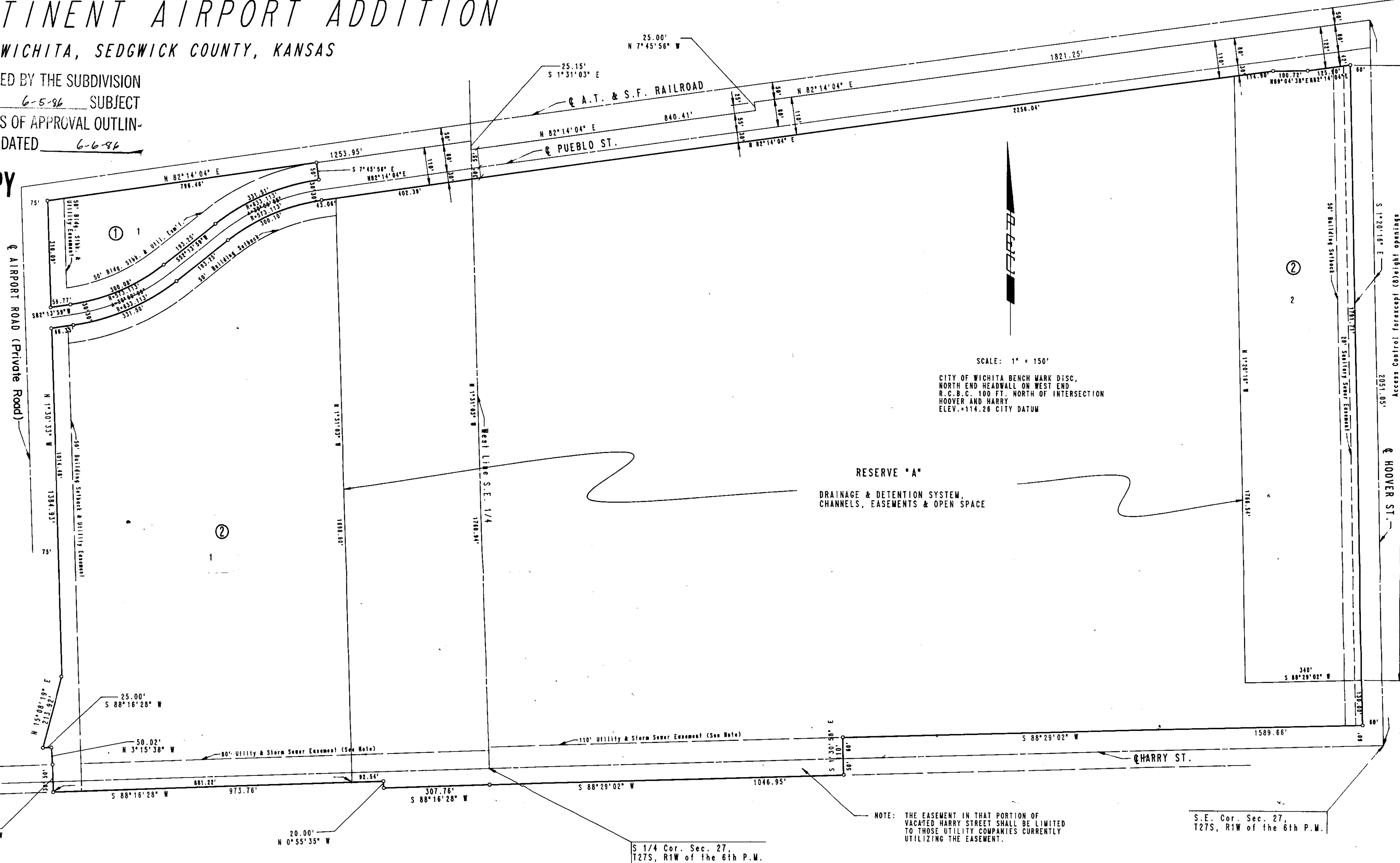
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6-5-86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6-6-86

OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY,
DO HEREBY CERTIFY THAT ON THIS DAY OF
1986, I HAVE CAUSED TO BE SURVEYED AND PLATTED, MID-CONTINENT
AIRPORT ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS,
BLOCKS, STREETS AND A RESERVE, THE SAME BEING A REPLAT OF RESERVES A
& B AND PART OF RESERVE C, ALSO, BLOCKS 1 & 2 WITH INCLUDED STREETS
IN WICHITA MUNICIPAL AIRPORT ADDITION TO WICHITA, KANSAS, TOGETHER
WITH BLOCKS D, E, F, G, H, & J, PLUS INCLUDED STREETS PUEBLO DRIVE,
MONTEZUMA ROAD, SIERRA DRIVE, SIEGER DRIVE, CORTEZ ROAD AND POLO
ALTO DRIVE, ALL IN ROLLING HILLS MESA ADDITION, SEDGWICK COUNTY,
KANSAS, AND MORE PARTICULARLY DESCRIBED AS A TRACT OF LAND IN THE S
1/2 OF SECTION 27 AND PORTION OF THE NORTH 30.00 FEET OF SECTION 34,
TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.W. AND BEGINNING AT A
POINT IN THE EAST LINE AND 60.00 FEET NORTH OF THE SE CORNER OF THE
SE 1/4 OF SAID SECTION 27; THENCE BEARING S88°29'02"W PARALLEL WITH
AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4 A DISTANCE OF
1589.66 FEET; THENCE BEARING S1°30'58"E A DISTANCE OF 110.00 FEET;
THENCE BEARING S88°29'02"W PARALLEL TO AND 50.00 FEET SOUTH OF THE
SOUTH LINE OF THE SE 1/4 OF SAID SECTION 27, A DISTANCE OF 1046.95
FEET; THENCE BEARING S88°16'28"W PARALLEL WITH AND 50 FEET SOUTH OF
THE SOUTH LINE SW 1/4 OF SECTION 27, A DISTANCE OF 307.76 FEET;
THENCE BEARING N0°55'35"W A DISTANCE OF 20.00 FEET; THENCE BEARING
S88°16'28"W PARALLEL TO AND 30.00 FEET SOUTH OF THE SOUTH LINE SW
1/4 OF SECTION 27, A DISTANCE OF 973.76 FEET; THENCE BEARING
N1°43'32"W A DISTANCE OF 80.00 FEET TO THE SE CORNER OF LOT 14 BLOCK
"C", ROLLING HILLS MESA ADDITION; THENCE BEARING N3°15'38"W A
DISTANCE OF 50.02 FEET TO THE NE CORNER OF SAID LOT 14; THENCE
BEARING S88°16'28"W A DISTANCE OF 25.00 FEET TO THE NW CORNER OF
SAID LOT 14; THENCE BEARING N15°08'10"E ALONG THE EASTERLY LINE OF
LOT 7, IN SAID BLOCK "C", A DISTANCE OF 213.92 FEET; THENCE BEARING
N1°30'33"W ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 1384.93
FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF A.T. & S.F.
RAILROAD; THENCE BEARING N82°14'04"E ALONG SAID SOUTH RIGHT-OF-WAY A
DISTANCE OF 1253.95 FEET TO A POINT IN THE WEST LINE OF THE SE 1/4
OF SAID SECTION 27; THENCE BEARING S1°31'03"E ALONG SAID WEST LINE A
DISTANCE OF 25.15 FEET; THENCE BEARING N82°14'04"E ALONG SAID SOUTH
RIGHT-OF-WAY A DISTANCE OF 840.41 FEET; THENCE BEARING N7°45'56"W A
DISTANCE OF 25.00 FEET; THENCE BEARING N82°14'04"E A DISTANCE OF
1821.25 FEET TO A POINT IN THE EAST LINE SE 1/4 OF SAID SECTION 27;
THENCE BEARING S1°20'16"E A DISTANCE OF 2051.05 TO THE POINT OF
BEGINNING.

R.W. LINN P.E. NO. 3684



RESERVE "A"

DRAINAGE & DETENTION SYSTEM,
CHANNELS, EASEMENTS & OPEN SPACE

NOTE: THE EASEMENT IN THAT PORTION OF
VACATED HARRY STREET SHALL BE LIMITED
TO THOSE UTILITY COMPANIES CURRENTLY
UTILIZING THE EASEMENT.

S.E. Cor. Sec. 27,
T27S, R1W of the 6th P.W.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S
CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO
LOTS, BLOCKS, STREETS AND A RESERVE, THE SAME TO BE KNOWN AS
MID-CONTINENT AIRPORT ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.
EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF
PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY GRANTED. STREETS ARE
HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. RESERVE A SHALL
BE OWNED AND MAINTAINED BY THE WICHITA AIRPORT AUTHORITY AND SHALL
BE RESERVED FOR DRAINAGE AND DETENTION SYSTEM, CHANNELS, EASEMENTS
AND OPEN SPACE. MINIMUM PAD ELEVATION REQUIRED FOR ALL LOTS, SHALL
BE 1304 M.S.L. (116.6 CITY DATUM). ALL ADJUTERS' RIGHTS OF ACCESS
TO AND FROM HOOVER ROAD OVER AND ACROSS THE EAST LINE OF LOT 2
BLOCK 2 ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED, HOWEVER,
THAT LOT 2 SHALL HAVE ACCESS TO HOOVER ROAD AT EIGHT (8) LOCATIONS,
SAID LOCATION TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF
WICHITA, KANSAS ALL PORTIONS OF WICHITA MUNICIPAL AIRPORT ADDITION
AND ROLLING HILLS MESA ADDITION WITHIN THE ABOVE DESCRIBED TRACT ARE
HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.
OWNER: THE WICHITA AIRPORT AUTHORITY

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS DAY OF 1986,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
BAILIS F. BELL, DIRECTOR OF AIRPORTS, TO ME PERSONALLY KNOWN TO BE
THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND
DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE
VOLUNTARY ACT AND DEED OF THE WICHITA AIRPORT AUTHORITY, IN
TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS DAY OF 1986.

_____, CHAIRMAN
WILLIAM J. GOEBEL
_____, SECRETARY
MICHAEL E. LINDEBAK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS
DAY OF 1986.

_____, MAYOR
TONY CASADO
_____, CITY CLERK
DONALD C. GISICK

ENTERED ON TRANSFER RECORD, THIS DAY OF 1986.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEED'S OFFICE AT M., ON THIS DAY OF 1986.

_____, REGISTER OF DEEDS
PAT KETTLER
_____, ED RESA

BY _____, DIRECTOR OF AIRPORTS
BAILIS F. BELL

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-39 Name: MID-CONTINENT AIRPORT ADDITION

Preliminary Approved: 5/8/86
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

- General Location: Southwest corner of Pueblo and Hoover.
Owner: The Wichita Airport Authority, Attn: Monroe Funk, Wichita Mid-Continent Airport, Wichita, KS 67209
Surveyor/Engineer: Professional Engineering Consultants, P.A., Attn: Gary Wiley
1. Gross Acreage of Plat: 167.13 Acres ±
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 3
 - Total: 3
 3. Minimum Lot Area: 145,900 Sq. Ft.
 4. Existing Zoning: "AA", "BB", & "E"
 5. Proposed Zoning: "E" (Z-2769)
-

STAFF COMMENTS:

NOTE: The applicant has submitted an associated zone case (Z-2769), requesting "AA" One-Family Dwelling, "BB" Office District and "E" Light Industrial to "E" Light Industrial. The zone case is scheduled for review by the Board of City Commissioners on June 10, 1986.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots not already served.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. In order to provide efficient and safe ingress and egress to Lot 2, Block 2 from the proposed eight access points to Hoover Street, the applicant shall guarantee the construction of a continuous accel/decel lane adjacent to the east line of this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Provision shall be made for ownership and maintenance of the proposed reserve. In this regard, the applicant shall submit a restrictive covenant which states that the Wichita Airport Authority will own the reserve and see that it is properly maintained.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The note included on the face of the plat which restricts use of the utility easement within vacated Harry Street shall be amended to reference which utility companies are currently using the easement (i.e., K.G.& E., K.P.L. Gas Service Company and Southwestern Bell Telephone.)
- H. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2769).
- 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 Board of City Commissioners.