

May 30, 1986

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

Re: S/D 86-16 - Final plat of Westway Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 29, 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 May 23, 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 platator.
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
Senior Planner

BRB:mlh

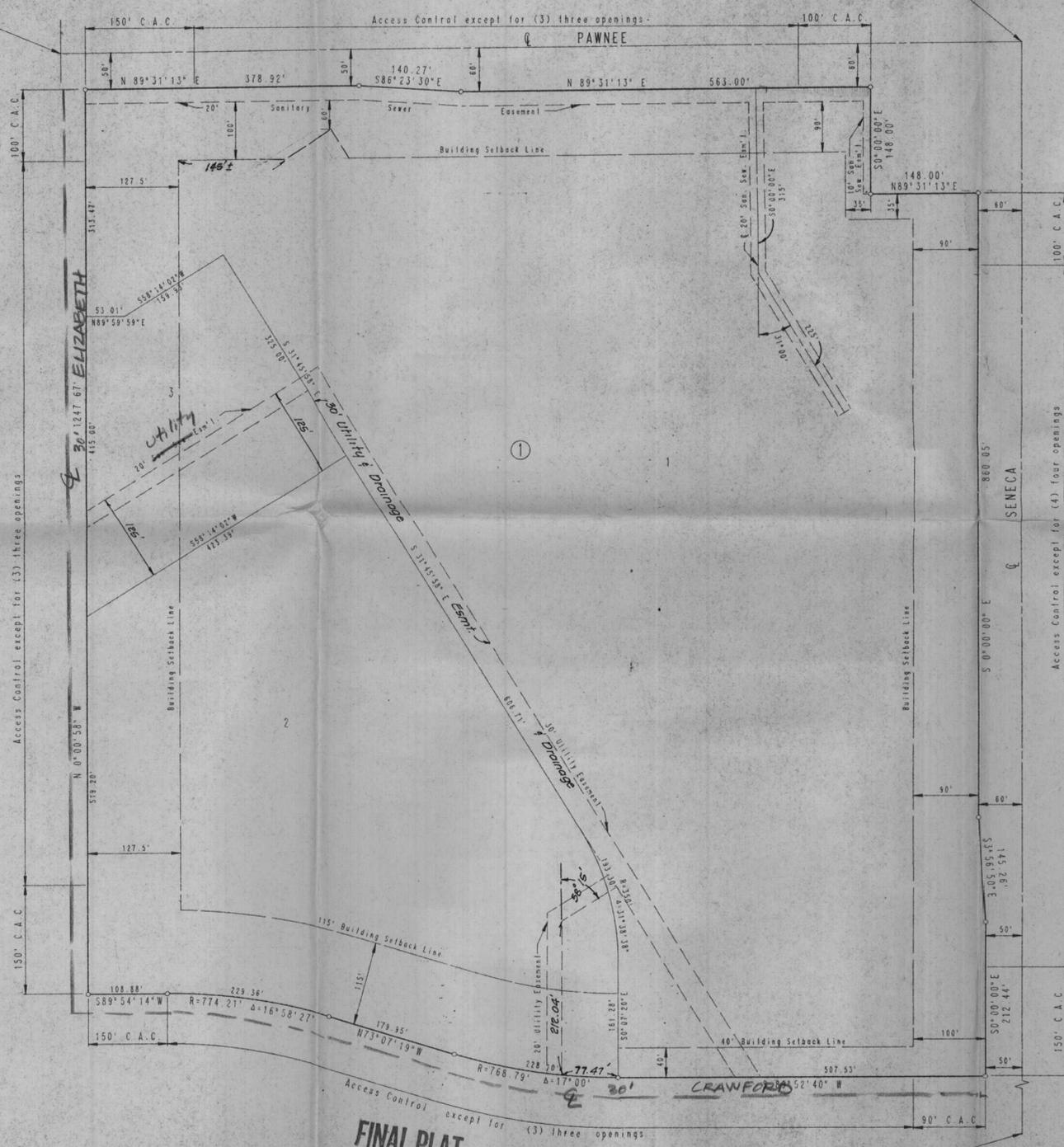
cc: Phil Ruffin, Attn: Gary Snyder, P.O. Box 17087, Wichita, KS 67217
Mike Lindebak, City Engineer

WESTWAY

WICHITA, SEDGWICK COUNTY, KANSAS

N.E. Cor. N.E. 1/4
Sec. 6, T28S, R1E
of the 6th P.M.

N.W. Cor. N.E. 1/4
Sec. 6, T28S, R1E
of the 6th P.M.



SCALE: 1" = 100'

B.M. DISC 52' NORTH AND 44' EAST
OF CENTERLINE OF SENECA AND PAWNEE
ELEV. +103.447 CITY DATUM
C.A.C. = COMPLETE ACCESS CONTROL

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

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 WESTWAY ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A BLOCK THE SAME BEING A REPLAT OF BLOCKS 1, 2, 3, 4, AND 5 IN WESTWAY PARK AN ADDITION TO WICHITA, KANSAS TOGETHER WITH THE VACATED 20-FOOT ALLEY AS PLATTED IN BLOCK 1 AND VACATED STREETS: MARTINSON AVENUE (BETWEEN BLOCKS 2, 3, AND BLOCK 1, 4, AND 5) SAVANNAH STREET (BETWEEN BLOCKS 1, 2, AND BLOCKS 3 AND 4) AND HADDEN STREET (BETWEEN BLOCKS 4 AND 5). EXCEPT FOR THAT PORTION OF RIGHT-OF-WAY AS DEDICATED TO THE PUBLIC IN FILM 28, PAGES 1252-1254 AND IN FILM 122 PAGE 1024, AND MORE PARTICULARLY DESCRIBED AS: A TRACT OF LAND IN THE NE 1/4 OF SECTION 6, T28S, R1E OF THE 6TH P.M. BEGINNING AT THE N.W. CORNER OF BLOCK 2, IN WESTWAY PARK AN ADDITION TO WICHITA, KANSAS, THENCE BEARING N89°31'13"E ALONG THE NORTH LINE OF BLOCKS 2 AND 1 IN SAID WESTWAY PARK A DISTANCE OF 378.92 FEET; THENCE BEARING S86°23'30"E A DISTANCE OF 140.27 FEET; THENCE BEARING N89°31'13"E PARALLEL TO AND 60 FEET SOUTH OF THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 6 A DISTANCE OF 563.00 FEET; THENCE BEARING S0°00'00"E A DISTANCE OF 148.00 FEET; THENCE BEARING N89°31'13"E A DISTANCE OF 148.00 FEET; THENCE BEARING S0°00'00"E PARALLEL TO AND 60 FEET WEST OF THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 860.05 FEET; THENCE BEARING S3°58'50"E A DISTANCE OF 145.26 FEET TO A POINT IN THE EAST LINE OF BLOCK 5 IN SAID WESTWAY PARK; THENCE BEARING S0°00'00"E A DISTANCE OF 212.44 FEET TO THE S.E. CORNER OF SAID BLOCK 5; THENCE BEARING S89°52'40"W ALONG THE SOUTH LINE OF SAID BLOCK 5 A DISTANCE OF 507.53 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 768.79 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°00'00" AN ARC DISTANCE OF 228.10 FEET; THENCE BEARING N73°07'19"W A DISTANCE OF 179.95 FEET TO THE P.C. OF A CURVE TO THE LEFT ON THE SOUTHERLY LINE OF BLOCK 3, WESTWAY PARK ADDITION HAVING A RADIUS OF 774.21 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°58'27" AN ARC DISTANCE OF 229.36 FEET; THENCE BEARING S89°54'14"W A DISTANCE OF 108.88 FEET TO THE S.W. CORNER OF BLOCK 3, WESTWAY PARK ADDITION; THENCE BEARING N0°00'58"W ALONG THE WEST LINE OF BLOCK 3 AND 2 A DISTANCE OF 1247.67 FEET TO THE POINT OF BEGINNING.

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

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, AND A BLOCK, THE SAME TO BE KNOWN AS WESTWAY ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. ALL BUTTERS' RIGHTS OF ACCESS TO AND FROM PAWNEE AVENUE, SENECA STREET, CRAWFORD STREET AND ELIZABETH STREET OVER AND ACROSS THE NORTH AND EAST LINES OF LOT 1, OVER AND ACROSS THE SOUTH LINE OF LOTS 1 AND 2 AND OVER AND ACROSS THE WEST LINE OF LOTS 1, 2 AND 3 ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO PAWNEE AVENUE AT (3) THREE LOCATIONS, TO SENECA STREET AT (4) FOUR LOCATIONS, AND TO CRAWFORD STREET AT (2) TWO LOCATIONS; THAT LOT 2 SHALL HAVE ACCESS TO CRAWFORD AND ELIZABETH STREETS AT (1) ONE LOCATION EACH; THAT LOT 3 SHALL HAVE ACCESS TO ELIZABETH STREET AT (1) LOCATION AND THAT LOT 1 AND 3 SHALL HAVE ACCESS TO ELIZABETH STREET AT (1) ONE JOINT LOCATION. ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. ALL PORTIONS OF WESTWAY PARK AN ADDITION TO WICHITA, KANSAS WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNER:
UNITED STATES POSTAL SERVICE

BY: _____

OWNER:
PHIL G. RUFFIN

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME

OF THE UNITED STATES POSTAL SERVICE, 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 UNITED STATES POSTAL SERVICE IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME PHIL G. RUFFIN, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME, AS HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____

WE THE TRAVELERS INSURANCE HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF WESTWAY ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME

OF THE TRAVELERS INSURANCE COMPANY, 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 SAID TRAVELERS INSURANCE, 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 _____
_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, MO., ON THIS _____ DAY OF 1986.

_____, REGISTER OF DEEDS
PAT KETTLER
_____, DEPUTY
ED RESA

FINAL PLAT
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5-22-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5-23-86

S.E. Cor. N.E. 1/4
Sec. 6, T28S, R1E
of the 6th P.M.

OFFICE COPY
DO NOT REMOVE

S/D No.: 86-16 Name: WESTWAY ADDITION

Preliminary Approved: 2/13/86
Scheduled S/D Meeting: 5/22/86

DESCRIPTION

General Location: At the southwest corner of Pawnee and Seneca.
Owner: Phil Ruffin, Attn: Gary Snyder, P.O. Box 17087, Wichita, KS 67217
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 37.1 Acres +
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
3. Minimum Lot Area: 2.4 Acres +
4. Existing Zoning: "LC" & "BB" (DP-21)
5. Proposed Zoning: "LC" & "BB" (DP-21)

STAFF COMMENTS:

NOTE: The applicant's associated zone change, requesting "BB" (office) to "LC" (light commercial) has been approved for a portion of Lot 1, Block 1 subject to replatting. This plat is subject to the provisions of the Westway Shopping Center Community Unit Plan (DP-21).

- A. A requirement of preliminary plat approval was the contingent dedication of the major street intersection right-of-way needed for Seneca and Pawnee at the northeast corners of Lot 1, Block 1. The final plat tracing shall indicate the contingent dedication of this additional right-of-way.
- B. On the final plat tracing, the plattor's text shall reference that the proposed contingent street dedication is contingent upon the City's need for the right-of-way for a future street widening project.
- C. On the final plat tracing, the existing half-street rights-of-way for Elizabeth Street to the west and Crawford Street to the south shall be indicated.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the replatting of this property.