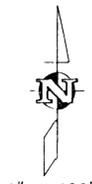
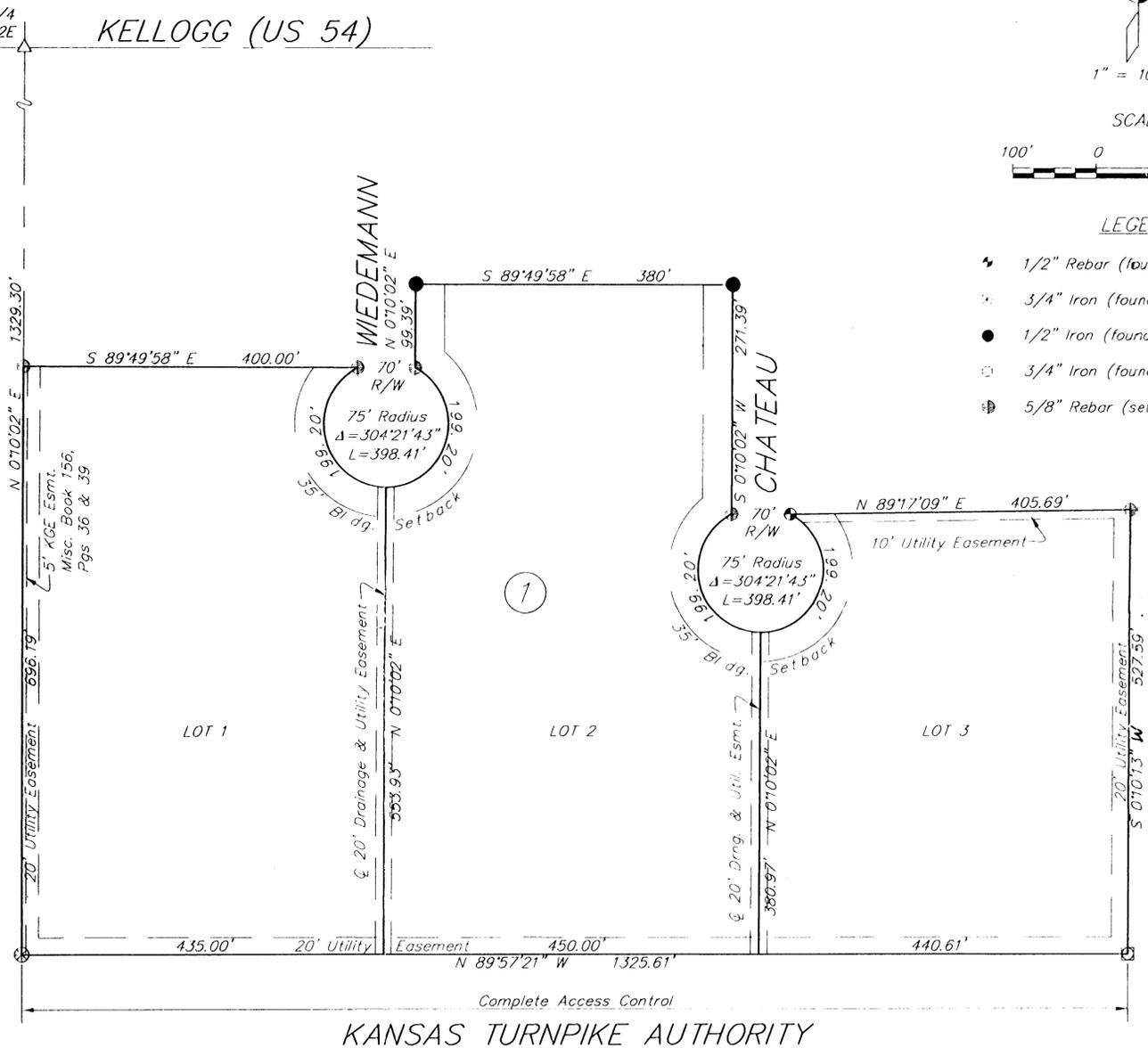


# A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK WICHITA, SEDGWICK COUNTY, KANSAS NE 1/4 SECTION 28, T27S, R2E

*Final tracing received*  
1-16-02

NW COR. NE 1/4 SEC. 28, T27S, R2E  
**KELLOGG (US 54)**



1" = 100'

SCALE



LEGEND

- ⚡ 1/2" Rebar (found) SRB
- ⚡ 3/4" Iron (found)
- 1/2" Iron (found)
- 3/4" Iron (found) PEC
- ⚡ 5/8" Rebar (set) AMPA CLS #104

State of Kansas ) ss  
Sedgwick County )

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that we have surveyed and platted "A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lots 3-14, Block 1, Lots 2-9, Block 2, and Lots 4-6, Block 3, K.T. Wiedemann Business Park, Wichita, Sedgwick County, Kansas.

Also: Beginning on the East line of K.T. Wiedemann Business Park, to Wichita, Sedgwick County, Kansas, said point being 292.57 feet North of the Southeast corner of said plat, also being the centerline of Indianapolis; thence S89°17'09"W, a distance of 440.68 feet, to the centerline of the intersection of Indianapolis and Chateau; thence S89°17'09"W, a distance of 450.05 feet, to the centerline of the intersection of Indianapolis and Wiedemann; thence S89°17'09"W, a distance of 234.23 feet, to a point being the radius point of a 65 foot radius cul-de-sac, with a delta of 294°50'34", said line being the centerline of a 70 foot wide street. Also: Beginning at the center of the intersection of Indianapolis and Chateau; thence N0°10'02"E, a distance of 94.22 feet, to a point on the South line of a 75 foot radius cul-de-sac. Also: Beginning at the center of the intersection of Indianapolis and Wiedemann; thence N0°10'02"E, a distance of 273.14 feet, to a point on the South line of a 75 foot radius cul-de-sac, said lines being the centerline of a 70 foot wide street.

Existing public dedications, rights-of-way, and easements being vacated by virtue of K.S.A. 12-512(b).



Surveyor  
Randall L. Elkins, L. S. #1294

State of Kansas ) ss  
Sedgwick County )

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots & Block, to be known as "A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public improvements. The drainage easements are hereby dedicated to the public for the purpose of drainage within said addition. The street Right of Way is hereby dedicated to the public, for the purpose of operating, maintaining, constructing and repairing public improvements.

A drainage plan has been developed for the plat. All drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the applicable public agency, and unobstructed to allow for the conveyance of stormwater.

Date \_\_\_\_\_

KTW L.L.C.  
Co-Co, Inc., Manager  
Maxine L. Cole, President

State of Kansas ) ss  
Sedgwick County )

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2001, before me, the undersigned, a notary public in and for the County and State aforesaid, came Maxine Cole, KTW L.L.C., a limited liability company, for and on behalf of said limited liability company, to me personally known to be the same persons who executed this instrument and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My appointment expires: \_\_\_\_\_

Notary Public

State of Kansas ) ss  
City of Wichita )

This plat of "A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2001.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Acting Chair  
Jerry Michaelis

Secretary  
Marvin S. Krout

State of Kansas ) ss  
City of Wichita )

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

At the Direction of the City Council

City Manager  
Chris Cherches

City Clerk  
Pat Burnett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

County Clerk  
Don Brace

State of Kansas ) ss  
Sedgwick County )

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 \_\_\_\_\_, 2001, and is duly recorded.

Register of Deeds  
Bill Meek

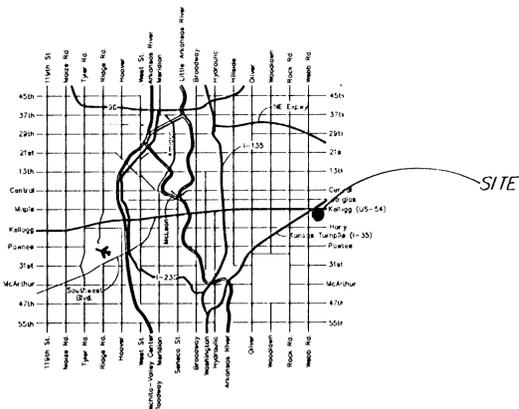
Deputy  
Linda Kizzire

State of Kansas ) ss  
Sedgwick County )

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2001

Tricia L. Robello, LS #1246  
Deputy County Surveyor  
Sedgwick County Kansas

DATE PLAT PREPARED: 11/9/2000  
39319/Plat.dwg AEE



**LOCATION MAP**

**NOTE:**  
This property is subject to the restrictions of Community Unit Plan D.P.-88, on file with the Metropolitan Area Planning Dept.

**BENCHMARK:**  
C.O.W. Benchmark - SE corner intersection, NW corner traffic light base. 48.6' NNW of ctr. S.S. MH, 48.7' south of ctr. traffic signal MH in Kellogg median, 70.5' east of bk east curb, east side of median in Greenwich Rd. Elev. = 164.78 (City Datum)



**AUSTIN MILLER P.A.**  
ENGINEERING SERVICES  
155 N. Meade, Suite 200 Wichita, KS 67202  
316/262-1281 fax: 316/262-6773



## Wichita-Sedgwick County Metropolitan Area Planning Department

April 19, 2001

Austin Miller, P.A.  
255 N. Waco, Ste. 200  
Wichita, KS 67202

RE: SUB 2000-105 -- One-Step Final Plat of the Replat of K.T. Wiedeman Business Park Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 19, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee subject to the conditions stated in our letter dated April 13, 2001.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



## Wichita-Sedgwick County Metropolitan Area Planning Department

April 13, 2001

Austin Miller, P.A.  
255 N. Waco, Ste. 200  
Wichita, KS 67202

RE: SUB 2000-105 -- One-Step Final Plat of the Replat of K.T. Wiedeman Business Park Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

### STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. Since drainage is directed to the Kansas Turnpike, City Engineering has required a letter from the Turnpike Authority indicating their agreement to accept such drainage.
- D. Complete access control shall be platted along the Kansas Turnpike.
- E. The applicant shall guarantee the paving of Wiedemann and Chateau to the commercial street standard extending north to Kellogg Drive.
- F. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- G. All owners that are denoted in the platting binder have not been included as signatories to the plat. These owners need to be added to the final tracing or a revised platting binder needs to be submitted indicating that the site's ownership is only in the party now shown on the final plat.
- H. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- I. The applicant shall obtain an administrative adjustment to the CUP, reflecting new lot sizes and elimination of decel lane requirement.

- J. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-88) and its special conditions for development on this property.
- K. A 10-ft utility easement is located along the north line of Lot 3 on the CUP, but not indicated on the plat.
- L. The year "2000" needs to be revised to "2001".
- M. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- N. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- O. 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.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- R. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- V. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

RE: SUB 2000-105 -- One-Step Final Plat of the Replat of K.T. Wiedeman Business Park Addition  
April 13, 2001  
Page 3

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 19, 2001, at 1:00 p.m.

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: KTW, LLC, Box 8286, Wichita, KS 67208  
John E. Dugan, 2416 E. Dugan, Wichita, KS 67205  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of  
Public Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**

(One-Step Final Plat Approved 4/12/01; Deferred 1/11/01)

**CASE NUMBER:** SUB 2000-105 -- A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK

**OWNER/APPLICANT:** KTW, L.L.C., P.O. Box 8286, Wichita, KS 67208

**SURVEYOR/ENGINEER:** Austin Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

**LOCATION:** South side of Kellogg, West of Greenwich

**SITE SIZE:** 21.3 Acres

**NUMBER OF LOTS**

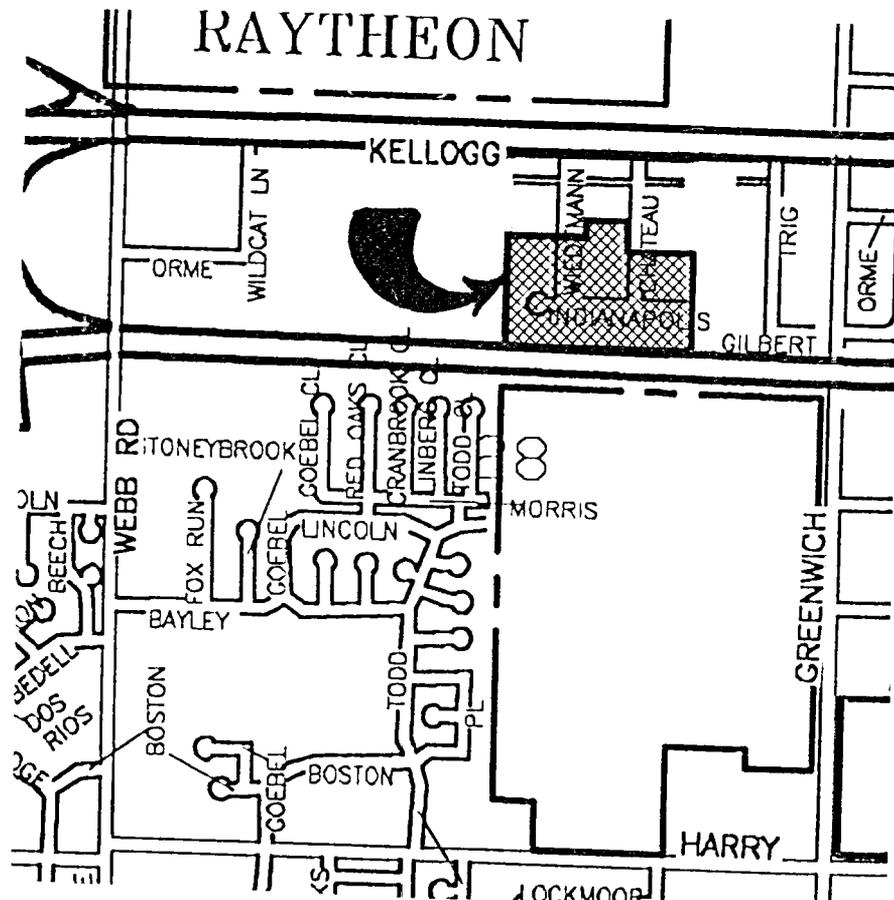
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

**MINIMUM LOT AREA:** 6.73 Acres

**CURRENT ZONING:** GC, General Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2000-105 -- One-Step Final Plat of A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK**

April 19, 2001 - Page 2

**Note:** This is a replat of the K.T. Wiedemann Business Park. This property is subject to the Wiedemann Business Park CUP (DP-88).

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. Since drainage is directed to the Kansas Turnpike, City Engineering has required a letter from the Turnpike Authority indicating their agreement to accept such drainage.
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**SUB 2000-105 -- One-Step Final Plat of A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK**  
**April 19, 2001 - Page 3**

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