find tracing
received 5-19-00

PLAZA CENTRAL OFFICE PARK 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 1ST DAY OF MAY, 2000, WE HAVE SURVEYED AND PLATTED PLAZA CENTRAL OFFICE PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A BLOCK, THE SAME BEING DESCRIBED AS FOLLOWS:

PARCEL 1 - LOTS 7 AND 8, GILDER'S GARDENS, SEDGWICK COUNTY, KANSAS, EXCEPT THE NORTH 10 FEET OF LOT 7 FOR ROAD, AND EXCEPT THE EAST 15 FEET OF LOT 7 FOR ROAD, EXCEPT THE NORTH 15 FEET AND THE EAST 15 FEET OF LOT 8 FOR ROAD, PARCEL 2 - THE NORTH 660 FEET OF THE EAST 10 ACRES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE NORTH 50 FEET FOR ROAD.

ALL PORTIONS OF LOTS 7 AND 8, GILDER'S GARDENS, SEDGWICK COUNTY, KANSAS; TOGETHER WITH THE EASEMENTS FOR RIGHT-OF-WAY AS PER FILM 1712, PAGE 610, FILM 1563, PAGE 0039 AND FILM 1567, PAGE 0640, AND EASEMENTS FOR SANITARY SEWER AS PER FILM 1567, PAGE 0637 AND FILM 1567, PAGE 0648, AND TEMPORARY CONSTRUCTION EASEMENTS AS PER FILM 1563, PAGE 0040, FILM 1567, PAGE 0633, FILM 1567, PAGE 0634 AND FILM 1567, PAGE 0639 WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT REGISTERED LS-832 KANSAS LAND SURVEYOR
5/1/00

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS AND A BLOCK, THE SAME TO BE KNOWN AS PLAZA CENTRAL OFFICE PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM CENTRAL AND JACKSON OVER AND ACROSS THE NORTH AND EAST LINES OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT LOT 4 SHALL HAVE ACCESS TO CENTRAL AT ONE LOCATION AS SHOWN AND JACKSON AT TWO LOCATIONS AS SHOWN. LOTS 1 AND 2 SHALL HAVE ACCESS TO CENTRAL VIA THE JOINT ACCESS EASEMENT. LOT 3 SHALL HAVE ACCESS TO JACKSON VIA THE JOINT ACCESS EASEMENT.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE PROTECTIVE OVERLAY DISTRICT #51.

OWNER: - PLAZA CENTRAL OFFICE PARK, INC.

BY: _____
JOHN D. GREENSTREET, PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF May, 2000, BY JOHN D. GREENSTREET, PRESIDENT.

_____, NOTARY PUBLIC
GARY L. WILEY

MY APPOINTMENT EXPIRES: Jan. 15, 2001

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1/15/01

WE, ALCON CONSTRUCTION, L.L.C., HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF PLAZA CENTRAL OFFICE PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Alfred A. Caro
ALFRED A. CARO, MANAGING MEMBER

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8th DAY OF May, 2000, BY ALFRED A. CARO, MANAGING MEMBER.

_____, NOTARY PUBLIC
GARY L. WILEY

MY APPOINTMENT EXPIRES: Jan. 15, 2001

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1/15/01

I, GARY MOORE, AN INDIVIDUAL, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF PLAZA CENTRAL OFFICE PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Gary Moore
GARY MOORE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8th DAY OF May, 2000, BY GARY MOORE, AN INDIVIDUAL.

_____, NOTARY PUBLIC
GARY L. WILEY

MY APPOINTMENT EXPIRES: Jan. 15, 2001

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1/15/01

THIS PLAT OF PLAZA CENTRAL OFFICE PARK 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 23RD DAY OF MARCH, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY: _____, CHAIRMAN
FRANCIS M. GAROFALO

BY: _____, SECRETARY
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2000.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2000.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2000.

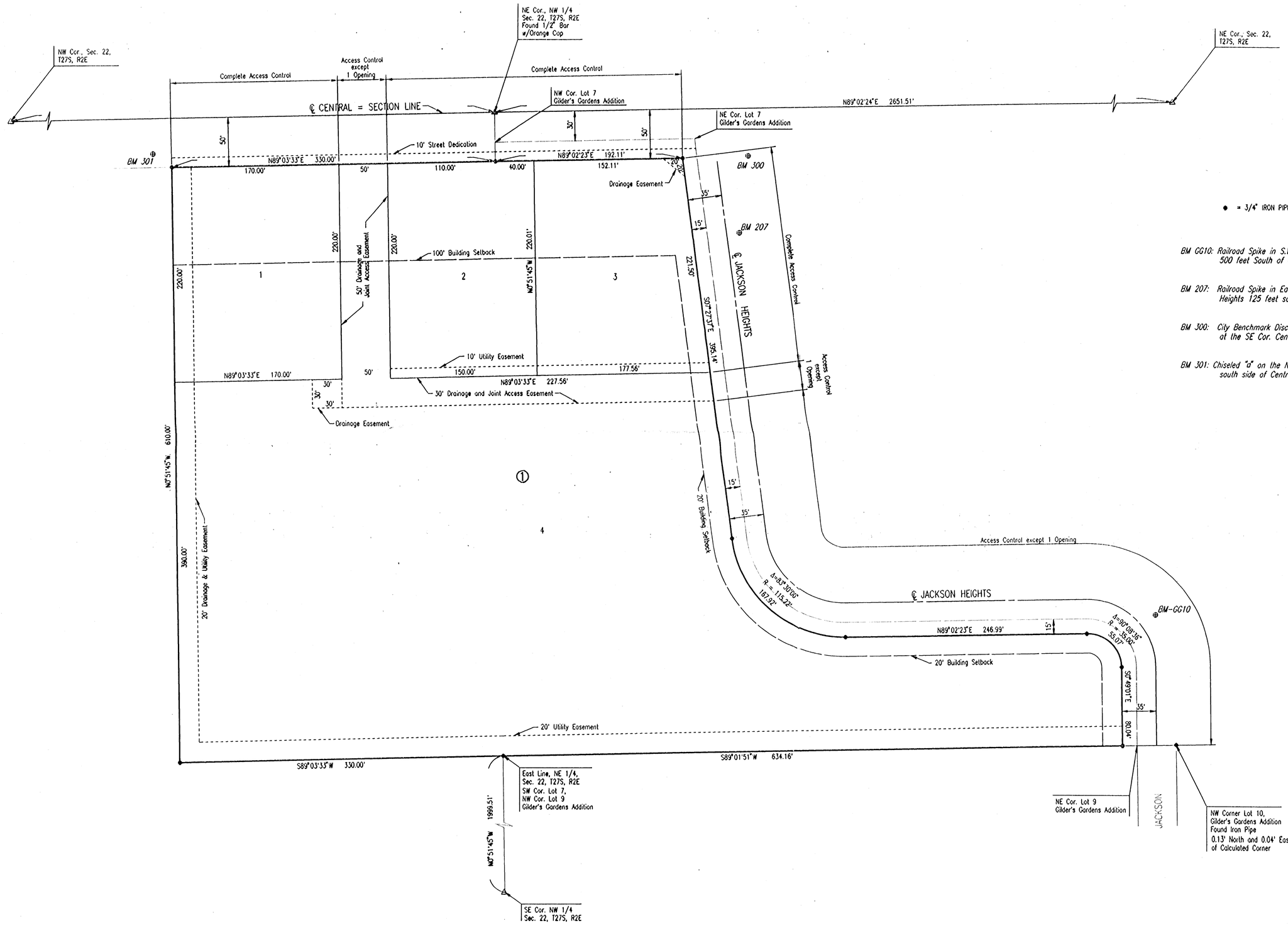
_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

Final Tracing
Received 5-19-00

PLAZA CENTRAL OFFICE PARK 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 50'

● = 3/4" IRON PIPE W/PEC CAP UNLESS NOTED OTHERWISE

BM GG10: Railroad Spike in S.W. Face of Power Pole at Curve in Jackson Heights, 500 feet South of Central Avenue.
Elev.=1354.08 N.G.V.D.

BM 207: Railroad Spike in East Face of 18" Cottonwood, East side of Jackson Heights 125 feet south of Central Avenue.
Elev.=1347.21 N.G.V.D.

BM 300: City Benchmark Disc at the W. End of the Conc. Headwall of RCBC at the SE Cor. Central Ave. and Jackson Heights.
Elev.=1349.06 N.G.V.D.

BM 301: Chiseled "a" on the North End of the Conc. Wall of the Area Inlet, south side of Central Avenue and 550'± West of Jackson Heights.
Elev.=1351.40 N.G.V.D.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE PROTECTIVE OVERLAY DISTRICT #51

G:\1999\99742\Plaza Central Office Park 2nd\dwg\FINAL PLAT 05-01-2000 04:39:30 pm

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 30, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2000-11 -- One Step Final Plat of PLAZA CENTRAL OFFICE PARK 2ND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 30, 2000, 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 March 24, 2000.

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.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 24, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2000-11 -- One Step Final Plat of PLAZA CENTRAL OFFICE PARK 2ND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 23, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. The site is located within the Four Mile Creek sanitary sewer system and will be served by the County. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. *County Engineering requires a sanitary sewer layout. Applicant is reminded that sewer impact fees are significantly higher for development of this plat.*

B. City Engineering needs to comment on the need for guarantees or easements. *A guarantee is required for the extension of City water.*

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. City/County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. County Engineering recommends a potential drainage easement on the west line of Lot 1. A utility easement is requested along the south line of Lots 2 and 3.*

E. Traffic Engineering needs to comment on the access controls. In accordance with the Protective Overlay, the plat proposes one access opening along Central and two access openings along Jackson. *The access controls are approved.*

F. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.

G. A cross-lot access and circulation agreement shall be provided.

H. **Traffic Engineering** shall comment on the need for street improvements. A petition was provided with the Plaza Central Office Park Addition to the east which guarantees the paving of Jackson to commercial street standards. Distances shall be shown for all segments of access control. ***No improvements are required.***

I. A Notice of Protective Overlay indicating the Protective overlay has been filed with the MAPD shall be submitted.

J. 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.

K. 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.)

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. 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.

N. 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.

O. 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.

P. Perimeter closure computations shall be submitted with the final plat tracing.

Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

R. 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.

S. 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.

T. *City Fire Department requires the renaming of Jackson to Jackson Heights.*

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, March 30, 2000, at 1:00 p.m.

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

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: Plaza Central Office Park, Inc., John D. Greenstreet, President, 6100 E. Central, Ste. 215, Wichita, KS 67208
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-4
March 30, 2000

STAFF REPORT
(One-Step Final Plat Approved 3/23/00)

CASE NUMBER: SUB 2000-11 -- PLAZA CENTRAL OFFICE PARK 2ND ADDITION

OWNER/APPLICANT: Plaza Central Office Park Inc., 6100 E. Central, Suite 215, Wichita, KS 67208

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, KS 67202

LOCATION: South side of Central, East of Greenwich

SITE SIZE: 8.9 Acres

NUMBER OF LOTS

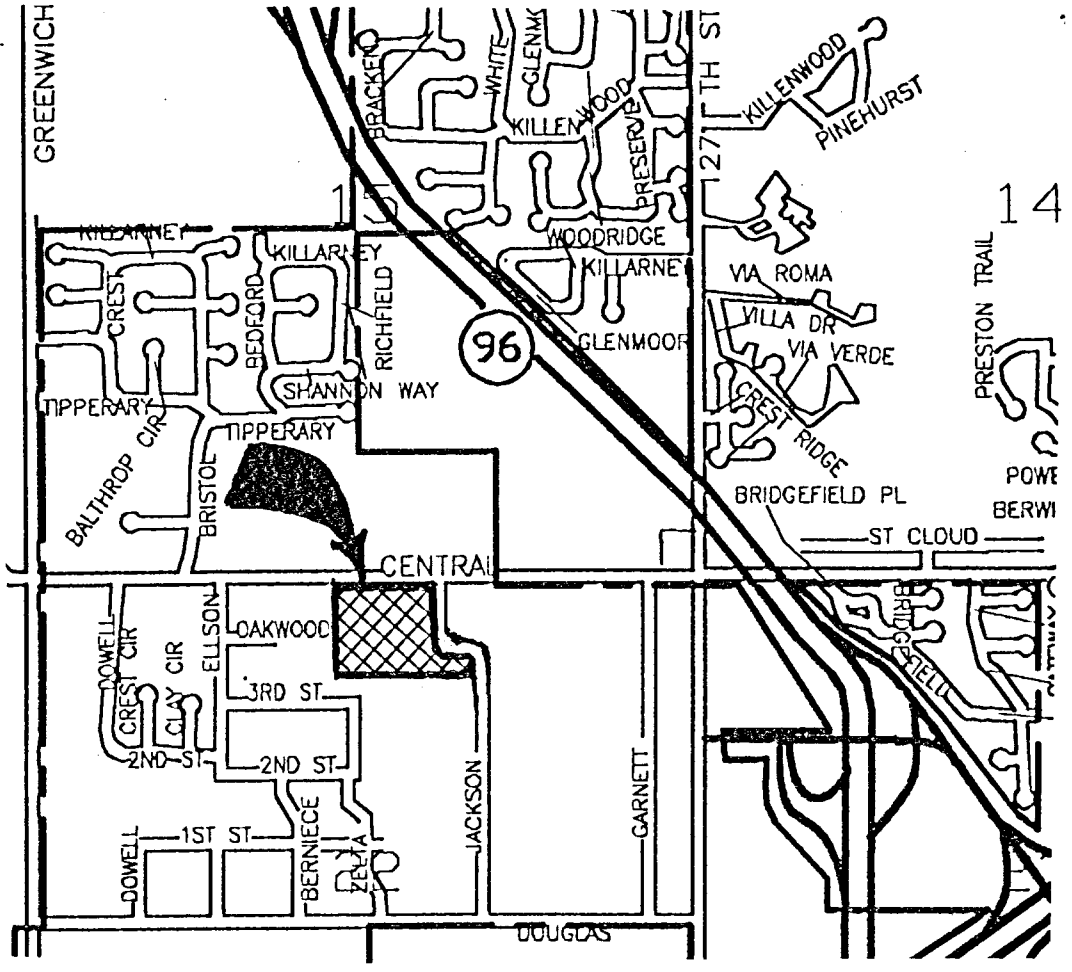
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 33,000 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



Note: This site has been approved for a zone change (Z-3316) from SF-6, Single-Family Residential to GO, General Office. A Protective Overlay was also required addressing uses, signs, architectural controls, building setbacks, access control and landscaping. This is a replat of Lots in the Gilder's Gardens Addition in addition to unplatted land to the west.

STAFF COMMENTS:

A. The site is located within the Four Mile Creek sanitary sewer system and will be served by the County. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. ***County Engineering requires a sanitary sewer layout. Applicant is reminded that sewer impact fees are significantly higher for development of this plat.***

B. **City Engineering** needs to comment on the need for guarantees or easements. ***A guarantee is required for the extension of City water.***

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. County Engineering recommends a potential drainage easement on the west line of Lot 1. A utility easement is requested along the south line of Lots 2 and 3.***

E. **Traffic Engineering** needs to comment on the access controls. In accordance with the Protective Overlay, the plat proposes one access opening along Central and two access openings along Jackson. ***The access controls are approved.***

F. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.

G. A cross-lot access and circulation agreement shall be provided.

H. **Traffic Engineering** shall comment on the need for street improvements. A petition was provided with the Plaza Central Office Park Addition to the east which guarantees the paving of Jackson to commercial street standards. Distances shall be shown for all segments of access control. ***No improvements are required.***

I. A Notice of Protective Overlay indicating the Protective overlay has been filed with the MAPD shall be submitted.

J. 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.

K. 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.)

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. 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.

N. 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.

O. 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.

P. Perimeter closure computations shall be submitted with the final plat tracing.

Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

R. 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.

S. 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.

T. ***City Fire Department requires the renaming of Jackson to Jackson Heights.***