

WEST WAREHOUSE 2ND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County)

I, Polly A. Jones, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "WEST WAREHOUSE 2ND ADDITION" Wichita, Sedgwick County, Kansas, into Lots and a Block as shown; same being a replat of a portion of Lot 1, Block 1 of West Warehouse Addition; same being accurately set forth on the accompanying plat and described as follows:

Lot 1, Block 1, West Warehouse Addition to Wichita, Kansas, Sedgwick County, Kansas, except the South 5 feet of the East 200 feet thereof dedicated for street, and except the North 180 feet of the West 160 feet thereof, and except the north 180 feet of the East 120.5 feet of the West 280.5 feet thereof, together with and including the vacated South 10 feet of Harry Street adjoining on the North.



Polly Jones Surveyor
Polly A. Jones, L. S. 1130

Know all men by these presents that we the undersigned property owners of the land set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and a Block, to be known as "WEST WAREHOUSE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The additional right-of-way for the streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat are hereby granted. All abutter's rights of access to or from West Street, over and across the West line of Lots 1 and 6, Block A, and to or from Harry Street, over and across the North line of Lot 2, Block A, are hereby granted to the appropriate governing body, provided however, that Lot 1 shall have access to West Street at one location, that Lot 6 shall have access to West Street at one location, and that Lot 2 shall have access to Harry Street at two location, as determined by the appropriate Engineer.

JACK E. BANKS REVOCABLE TRUST, OWNER

Jack E. Banks
Jack E. Banks, Co-Trustee
Stanford G. Banks
Stanford G. Banks, Co-Trustee
Dana Lee Neal
Dana Lee Neal, Co-Trustee

MARIANN BANKS REVOKABLE TRUST, OWNER

Mariann Banks
Mariann Banks, Co-Trustee
Stanford G. Banks
Stanford G. Banks, Co-Trustee
Dana Lee Neal
Dana Lee Neal, Co-Trustee

Be it remembered on this 1st day of June, 1999, before me a Notary Public in aforesaid State and County, came Jack E. Banks, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony thereof I have here set my hand and affixed my Notarial seal the day and year above written.

DOUGLAS KLASSEN
NOTARY PUBLIC
STATE OF KANSAS
My App't. Exp. 4-02-01

My App't. Exp. 4-02-01

Be it remembered on this 1st day of June, 1999, before me a Notary Public in aforesaid State and County, came Mariann Banks, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony thereof I have here set my hand and affixed my Notarial seal the day and year above written.

DOUGLAS KLASSEN
NOTARY PUBLIC
STATE OF KANSAS
My App't. Exp. 4-02-01

My App't. Exp. 4-02-01

Be it remembered on this 1st day of June, 1999, before me a Notary Public in aforesaid State and County, came Stanford G. Banks, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony thereof I have here set my hand and affixed my Notarial seal the day and year above written.

DOUGLAS KLASSEN
NOTARY PUBLIC
STATE OF KANSAS
My App't. Exp. 4-02-01

My App't. Exp. 4-02-01

Be it remembered on this 1st day of June, 1999, before me a Notary Public in aforesaid State and County, came Dana Lee Neal, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony thereof I have here set my hand and affixed my Notarial seal the day and year above written.

Douglas Klassen Notary Public
DOUGLAS KLASSEN

My App't. Exp. 4-02-01

DOUGLAS KLASSEN
NOTARY PUBLIC
STATE OF KANSAS
My App't. Exp. 4-02-01

State of Kansas)
City of Wichita) ss

This plat of "WEST WAREHOUSE 2ND ADDITION", 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 _____, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
William M. Johnson

_____, Secretary
Marvin S. Krout

State of Kansas)
Sedgwick County) ss

This plat is approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1999.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____, 1999.

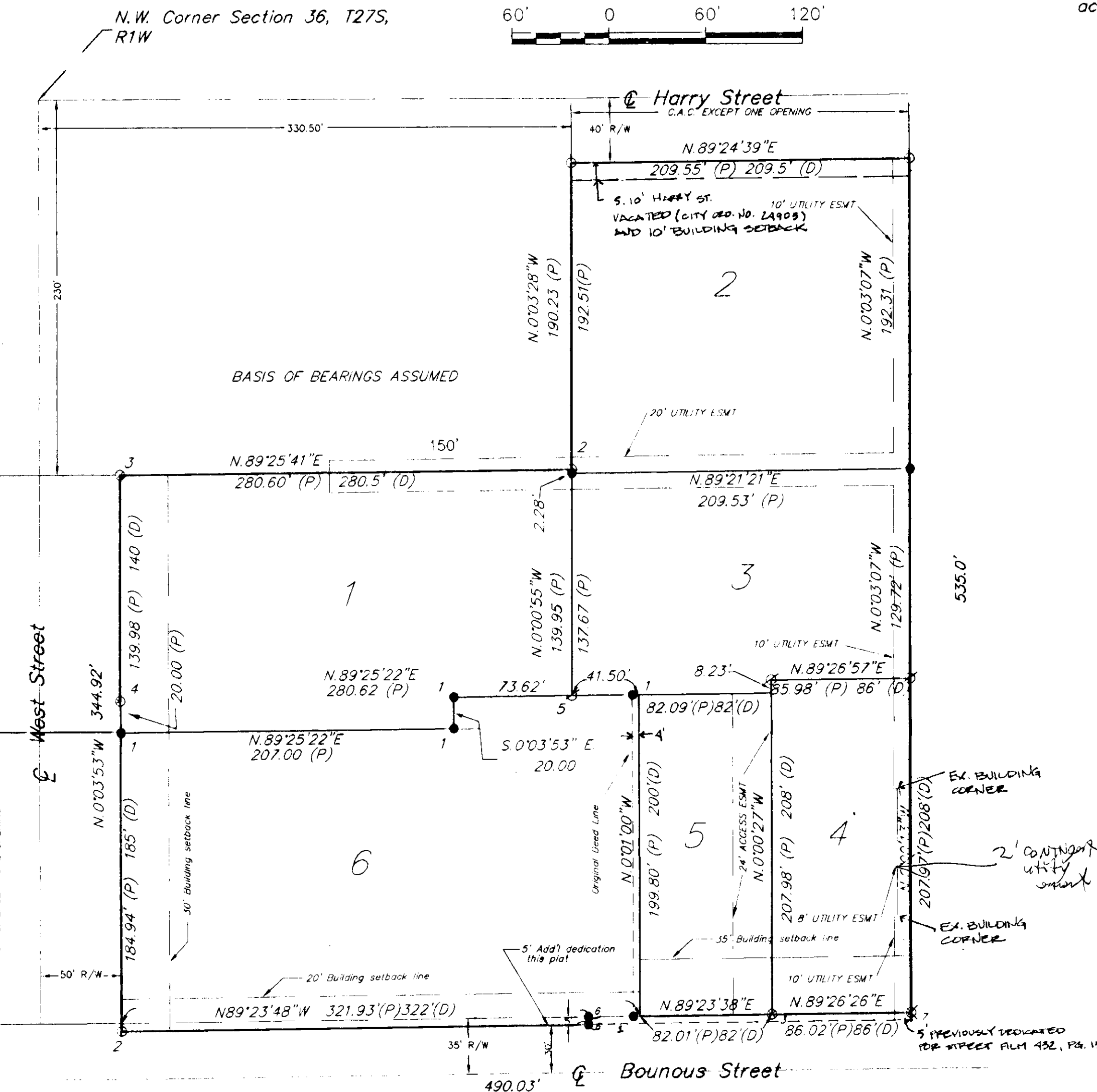
_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 19____, and is duly recorded.

_____, Register of Deeds
Bill Meek

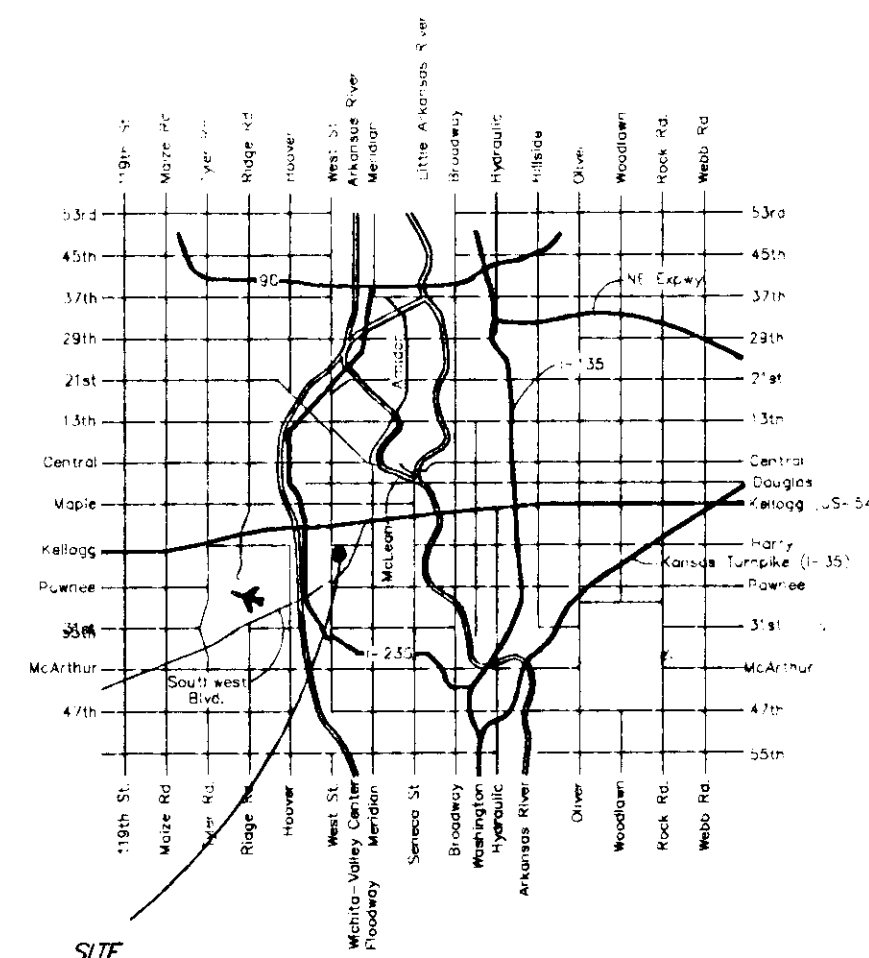
_____, Deputy
Linda Kizzire



Benchmark
"V" cut in Conc. Sidewalk ±20' N. of
NW Cor. of Parcel 2. Elev. = 111.73

LEGEND

- FD 1/2" I.P. W/ "LS 885" Cap
- Fd. 1/2" Pipe
- ⊗ Fd. "X" Cut
- ⊙ Fd. "V" Cut
- ⊗ Fd. 1/2" Iron Pin W/ "TTLSI" Cap
- ⊗ Fd. Nail and disc
- ⊗ Set 1/2" Iron Pin W/ "LS 1130" Cap

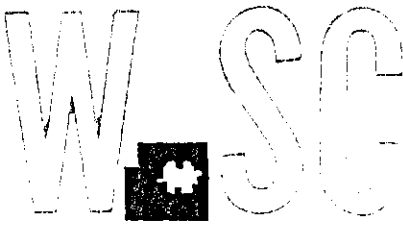


LOCATION MAP



AUSTIN
ENGINEERING SERVICES
254 S. Laura, Suite 210 Wichita, KS 67211
316.262-1281 fax 316.262-6773

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

February 26, 1999

Austin Miller
Attn: Kirk Miller
254 S. Laura, #210
Wichita, KS 67211

RE: S/D 99-1 -- Revised One-Step Final Plat of WEST WAREHOUSE 2ND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 25, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved with an additional lot and subject to the conditions stated in our letter of February 19, 1999, in addition to Item V, "the access easement across Lot 6 needs to be established by separate instrument."

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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

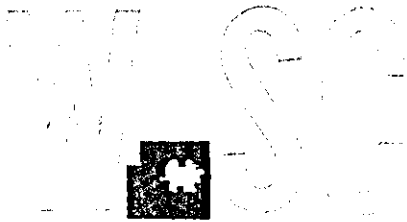
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Jack Banks, P.O. Box 1973, Wichita, KS 67201
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

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

February 19, 1999

Austin Miller
Attn: Kirk Miller
254 S. Laura, #210
Wichita, KS 67211

RE: S/D 99-1 -- One-Step Final Plat of WEST WAREHOUSE 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 18, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. The final plat needs to include utility easements to cover the sanitary sewer lines depicted on the preliminary plat.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. No guarantees are required.*
- D. The preliminary plat denotes two existing openings along West, one opening along Harry and three openings along Bounous. Access controls need to be denoted along West Street and Harry and referenced in the plat's text.
- E. The centerline of West, Harry and Bounous needs to be denoted on the plat.
- F. The City Clerk should be revised to read, "Pat Burnett".
- G. The final plat tracing shall reference a tie point to a previously platted section corner.
- H. All owners noted in the platting binder need to be signatories to this plat.

- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- J. The legal description shall be revised to reference the "West Warehouse Addition".
- K. The land being platted does not correspond with the legal description in the platting binder; as it only describes Lot 5. An updated platting binder shall be submitted.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.
- U. A five foot dedication of right-of-way is required along Bounous.**

S/D 99-2 -- One-Step Final Plat of WEST WAREHOUSE ADDITION
February 19, 1999
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. Also, 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, February 25, 1999, at 1:30 p.m.

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

Sincerely,

A handwritten signature in cursive script, reading "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

NES:ch

Copies to: Jack Banks, P.O. Box 1973, Wichita, KS 67201
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-8
February 25, 1999

STAFF REPORT
(One-Step Final Plat Approved 2/18/99)

CASE NUMBER: S/D 99-1 - WEST WAREHOUSE 2ND ADDITION

OWNER/APPLICANT: Banks, P.O. Box 1973, Wichita, KS 67201

SURVEYOR/ENGINEER: Austin Miller, Attn: Kirk Miller, 254 S. Laura, #210, Wichita, KS 67211

LOCATION: East side of West St., South side of Harry

SITE SIZE: 4.79 acres

NUMBER OF LOTS

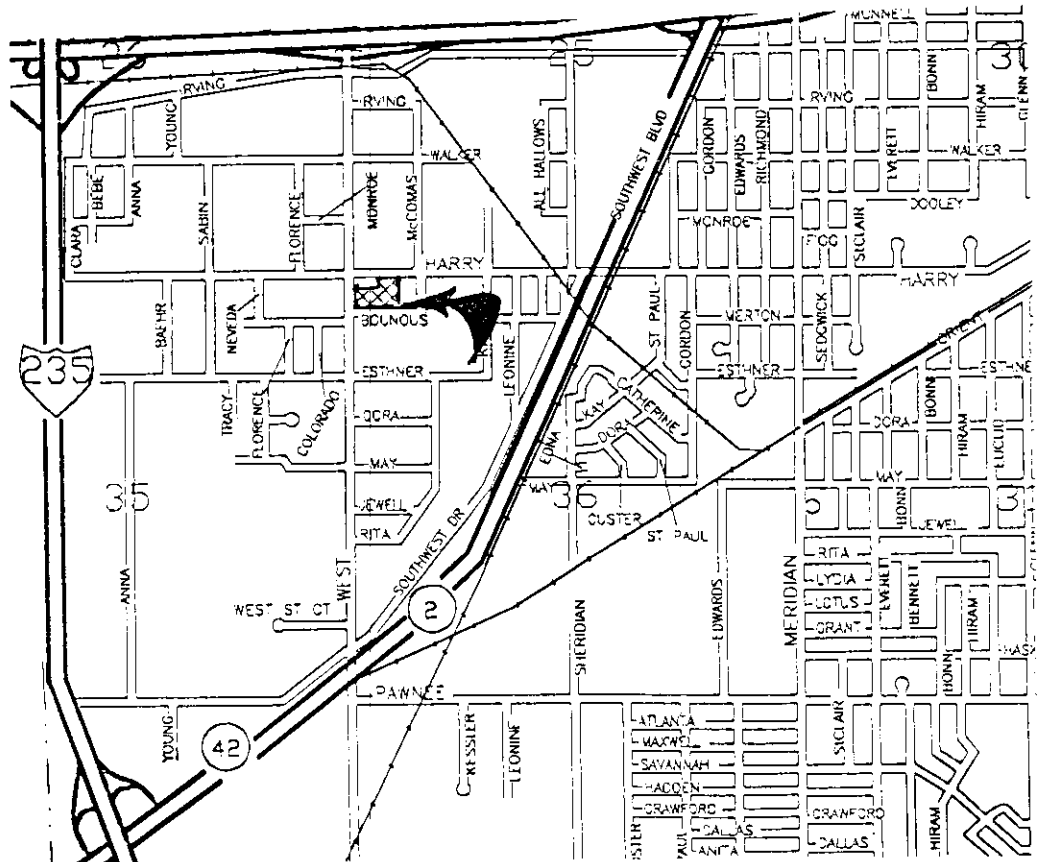
Residential:	
Office:	
Commercial:	
Industrial:	5
Total:	5

MINIMUM LOT AREA: 17,888 sq. ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of the West Warehouse Addition. Commercial structures exist on each of the proposed lots.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. The final plat needs to include utility easements to cover the sanitary sewer lines depicted on the preliminary plat.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
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- L. 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.)
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- U. **A five foot dedication of right-of-way is required along Bounous.**