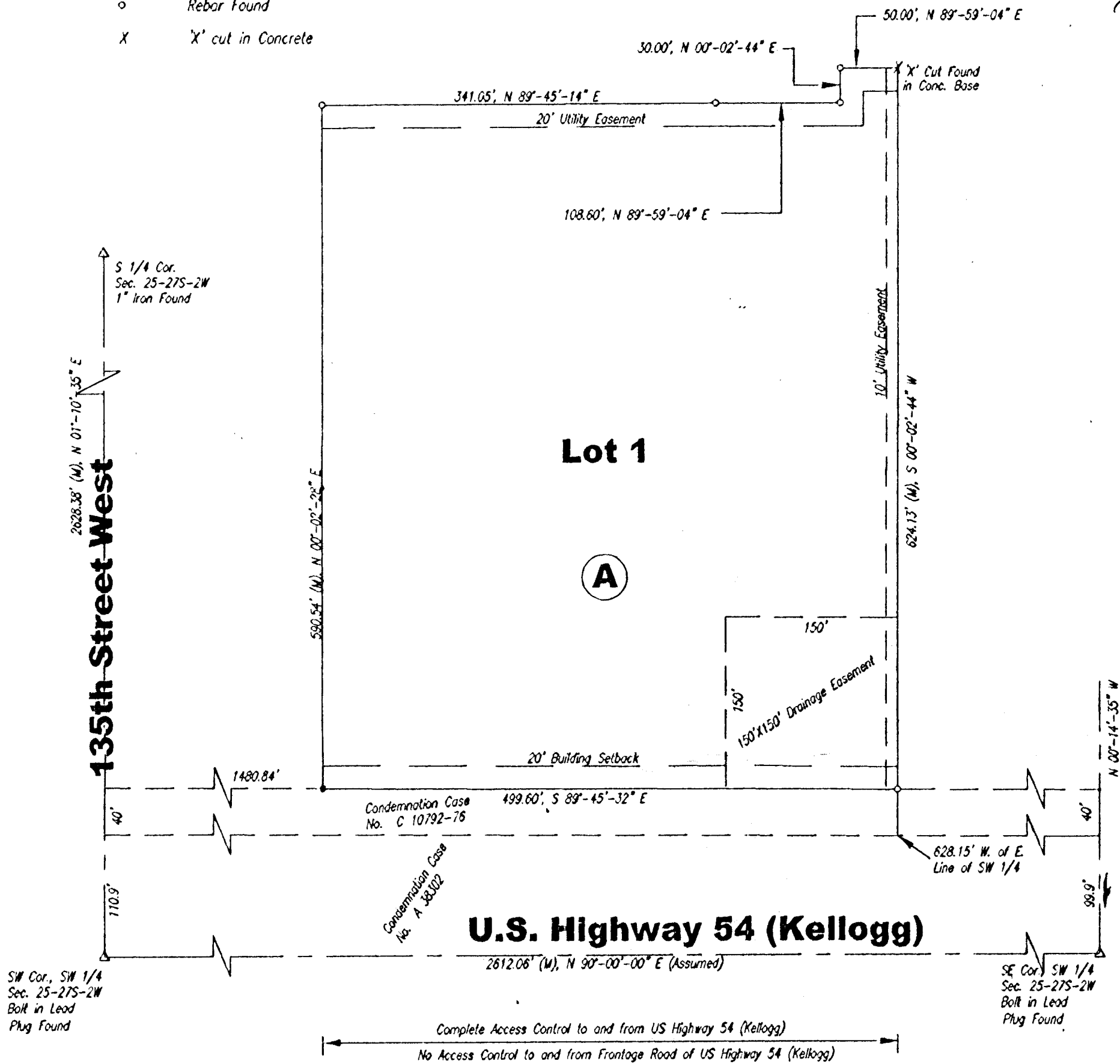




SCALE : 1" = 100'

LEGEND:

- Δ Cmt. Corner
- 5/8" Rebar Set
- Rebar Found
- X 'X' cut in Concrete



FINAL PLAT

STORAGE CENTER ADDITION
TO
SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
SEDGWICK COUNTY) SS

I, Babar M. Khan, A Licensed land surveyors in aforesaid county and state, do hereby certify that I have surveyed and plotted 'Storage Center Addition, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of property surveyed, described as follows:

The South 300' of the East half of a tract of land beginning at point on North right of way of US Highway 54, as condemned in District Court Case A-38302, 786.75' West of the East line of Southwest Quarter of Section 25-27-2W; thence West on North line of Highway 682'; thence North at an interior angle of 90 degrees 12' a distance of 630.5'; thence East 682.1' to a point 633.4' North of point of beginning; thence South 633.4' to point of beginning.

AND

The East half of a tract of land beginning at point on North right of way of US Highway 54, as condemned in district Court Case A-38302, 786.75' West of East line of Southwest Quarter of Section 25-27-2W; thence West on North line of Highway, 682'; thence North at an interior angle of 90 degrees 12', a distance of 630.5'; thence East 682.1' to a point 633.4' North of point of beginning, excluding South 300' thereof.

AND

A tract in the Southwest Quarter of Section 25-27-2W, beginning at point on North line of US Highway 54, as condemned in Case A-38302, 628.15' West of East line of Southwest Quarter; thence West on North line of Highway, 158.6'; thence North with a deflection angle to the right of 89 degrees 49 minutes, 633.4'. (This course being East line of the following described property: Beginning at point on North right-of-way of US Highway 54, 786.75' West of East line of Southwest Quarter of Sec. 25-27-2W; thence West on North line of Highway, 682'; thence North at an interior angle of 90 degrees 12 minutes, a distance of 630.5'; thence East 682.1' to a point 633.4' North of Point of beginning; thence South 633.4' to point of beginning; thence East at an interior angle of 90 degrees 03'40", 158.6'; thence South 634.07' to point of beginning, excluding the East 50' thereof, and excluding the South 300' thereof.

AND

A tract in the Southwest Quarter of Section 25-27-2W, beginning at a point on North line of U.S. Hwy. 54 as condemned in Case A-38302, 628.15' West of East line of Southwest Quarter; thence West on North line of Highway, 50'; thence North with a deflection angle to the right of 89 degrees 49', 664.35'; thence East at an interior angle of 90 degrees 03'40", 50'; thence South at an interior angle of 89 degrees 56'20", 664.57' to point of beginning excluding Highway right-of-way as condemned in case C-10792-67

AND

The South 300' of a tract of land in Southwest Quarter of Section 25-27-2W, beginning at point on North line of U.S. Highway 54, as condemned in Case A-38302, 628.15' West of East line of Southwest Quarter; thence West on North line of Highway, 158.6'; thence North with a deflection angle to the right of 89 degrees 49', 633.4'. (This course being the East line of the following described property: beginning at point on North right-of-way of U.S. Highway 54, 786.75' West of East line of Southwest Quarter of Sec. 25-27-2W; thence West on North line of highway, 682'; thence North at an interior angle of 90 degrees 12' a distance of 630.5'; thence East 682.1' to a point 633.4' North of point of beginning; thence South 633.4' to point of beginning thence East at an interior angle of 90 degrees 03'40", 158.6'; thence South 634.07' to the point of beginning excluding the East 50' thereof.

This survey was completed on January 15, 1999

BABAR M. KHAN, R.L.S. # 985

Know all men by these presents, That we, the undersigned owners of the land above set forth in the Surveyor's certificate, have caused the land to be surveyed and platted into lots, blocks, the same to be known as "Storage Center Addition, Sedgwick County, Kansas". Easements as indicated for the construction and maintenance of public utilities are hereby granted. Access to US Highway 54 (Kellogg) from the frontage road may be modified at the discretion of the governing body having jurisdiction. There shall be complete access control to and from US Highway 54 (Kellogg), over and across the south line of Lot 1, Block A. There shall be no access control to and from the frontage road of US Highway 54 (Kellogg) over and across the south line of Lot 1, Block A.

Colby B. Sandlian
Colby B. Sandlian dba Sandlian Realty

STATE OF KANSAS)
SEDGWICK COUNTY) SS

This instrument was acknowledged before me on this _____ day of _____, 19____, BY _____

_____, Notary Public

My Commission Expires: _____

This Plat of "Storage Center Addition" has been submitted to and approved by The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated _____ day of _____, 19____.

_____, Chairman
William M. Johnson

_____, Secretary
Marvin Krout

This plat has been approved by the City Council of City of Wichita, Kansas
This _____ day of _____, 19____.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas.
This _____ day of _____, 19____.

_____, Chairman
Bill Hancock

_____, Pro-tem Chairman
Betsy Gwin

_____, Commissioner
Thomas G. Winters

_____, Commissioner
Carolyn McGinn

_____, Commissioner
Ben Sciortino

Entered on transfer record on this _____ day of _____, 19____.

_____, County Clerk
James Alford

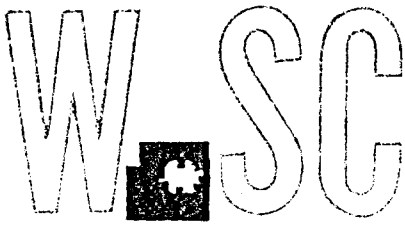
This is to certify that this instrument was filed for record in the Register of Deeds office at _____, on this _____ day of _____, 19____.

_____, Register of Deeds
Bill Week

_____, Deputy
Linda Kizzire

Project No.: 98-86

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

Babar Khan
Municipal Engineers, P.A.
254 Laura, #201
Wichita, KS 67211

RE: S/D 98-104 -- One-Step Final Plat of STORAGE CENTER 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 as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 19, 1999.

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.

Please call if you have any questions.

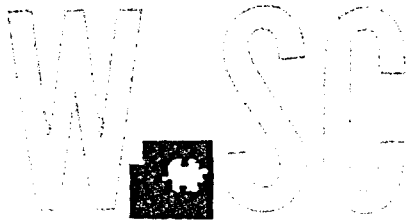
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Colby Sandlian, 435 N. Broadway, Wichita, KS 67202
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

WICHITA --- SEDGWICK COUNTY



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DEPARTMENT

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February 19, 1999

Babar Khan
Municipal Engineers, P.A.
254 Laura, #201
Wichita, KS 67211

RE: S/D 98-104 -- One-Step Final Plat of STORAGE CENTER ADDITION

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. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. County Health has approved the plat.
- B. County Engineering needs to indicate if any guarantees are needed. No guarantees are required.
- C. The site is located within the Northwest Wichita sanitary sewer growth limits. City Engineering has indicated that petitions for future extensions of municipal water and sanitary sewer need to be provided at this time.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- F. The site currently has access to Kellogg through a frontage road. The applicant shall include in the plat's text the following language, "Access to Kellogg from the frontage road may be modified at the discretion of the governing body having jurisdiction." The final plat tracing shall denote complete access control along Kellogg and reference the access control in the plat's text.

G. The distance from the plat to the tie point to the west shall be denoted.

H. The MAPC Chairman should be revised to read, "William M. Johnson".

I. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

J. 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.)

K. 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.

L. 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.

M. 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.

N. 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.

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

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

Q. 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. **KGE has requested additional easements.**

R. 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.

S/D 98-104 -- One-Step Final Plat of STORAGE CENTER 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 black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Colby Sandlian, 435 N. Broadway, Wichita, KS 67202
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 2/18/99; Deferred 12/10/98, 1/21/99)

CASE NUMBER: S/D 98-104 - STORAGE CENTER ADDITION

OWNER/APPLICANT: Colby Sandlian, 435 N. Broadway, Wichita, KS 67202

SURVEYOR/ENGINEER: Municipal Engineers, P.A., 254 Laura, #201, Wichita, KS 67211

LOCATION: North side of Kellogg, East of 135th St. West

SITE SIZE: 6 acres

NUMBER OF LOTS

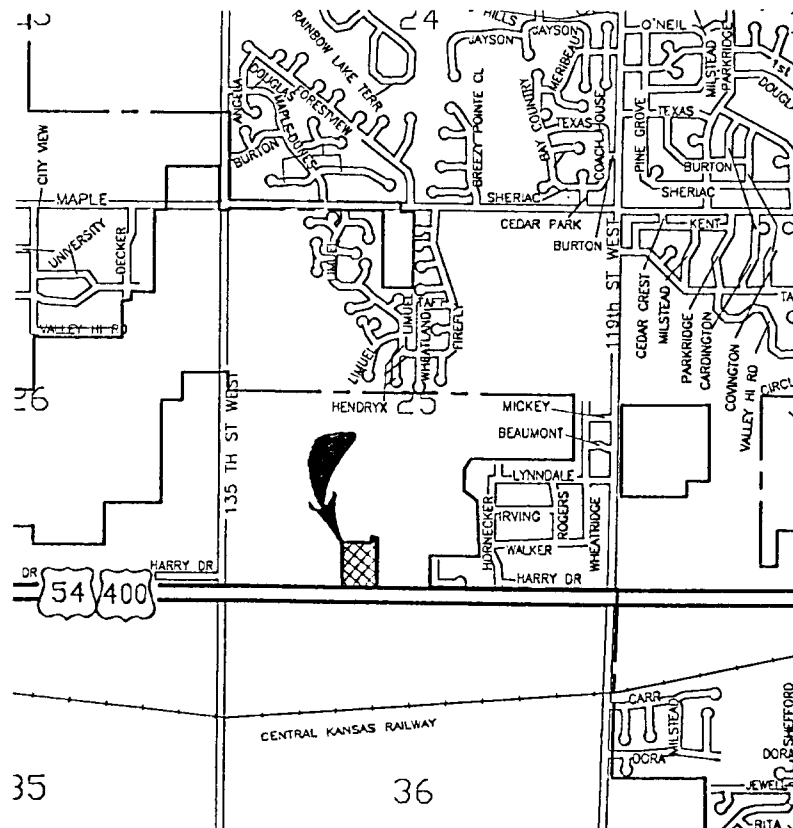
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 6 acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. It is in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. County Health has approved the plat.
- B. County Engineering needs to indicate if any guarantees are needed. No guarantees are required.
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