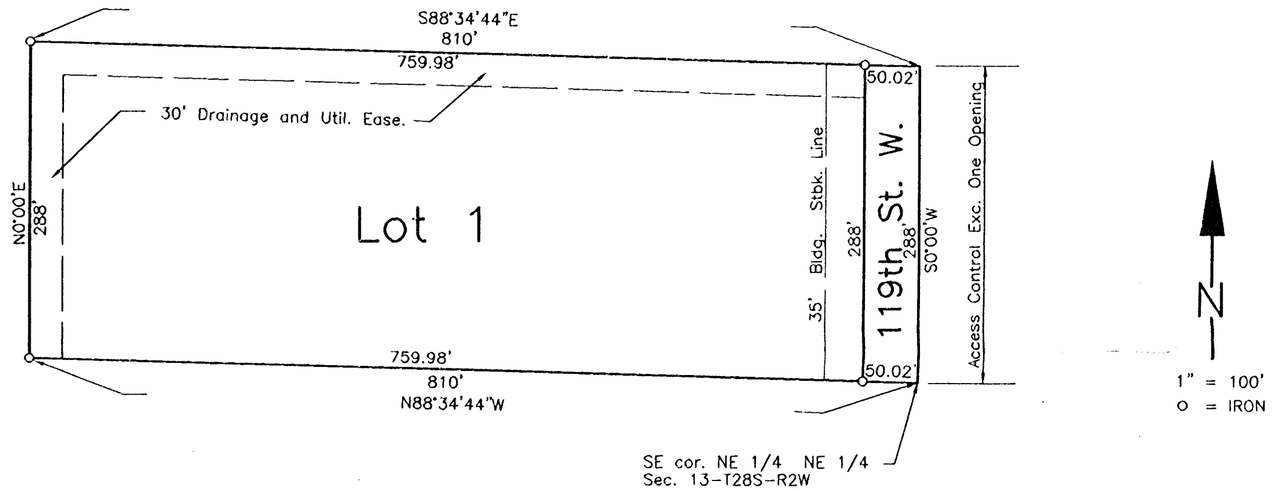
SCHULTE INDUSTRIAL PARK SECOND ADDITION

SEDGWICK COUNTY, KANSAS

final tracing
4-14-99



State of Kansas, County of Sedgwick, SS.

I, Jim E. Bishop, Land Surveyor in the State of Kansas, do hereby certify that I have surveyed and platted "SCHULTE INDUSTRIAL PARK SECOND ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: Beginning at the SE corner of the NE 1/4 of the NE 1/4 of Section 13, T28S, R2W of the 6th P.M., Sedgwick County, Kansas; thence N88°34'44"W along the south line of said NE 1/4 of said NE 1/4, 810.0 feet; thence N0°00'E parallel with the east line of said NE 1/4, 288.0 feet; thence N88°34'44"E parallel with the south line of said NE 1/4 of said NE 1/4, 810.0 feet to the east line of said NE 1/4; thence S0°00'W, 288.0 feet to the point of beginning, EXCEPT the east 30 feet, thereof, for road.

Jim E. Bishop
Jim E. Bishop, L.S. 1169

Jim E. Bishop
4-14-99

Know all men by these presents that we, Precision Profiling Acquisition LLC, have caused the land described in the Land Surveyor's certificate to be platted into a lot, and a street to be known as "SCHULTE INDUSTRIAL PARK SECOND ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. The drainage and utility easement as indicated on the plat is hereby granted for drainage and the construction and maintenance of all public utilities.

All abutter's rights of access to or from 119th St. West, over and across the east line of Lot 1, are hereby granted to the appropriate governing body, provided, however, that Lot 1 shall have access to 119th St. West at one location to be designated by the appropriate governing engineer.

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.

_____
Brian Bulatao,
Chief Operating Officer

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this _____ day of _____, 1999 by Brian Bulatao, Chief Operating Officer for Precision Profiling Acquisition LLC.

Notary Public - State of Kansas
VICTORIA JACKSON
My Appointment Expires _____

_____, Notary Public

My Commission Expires: _____

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ___ day of _____, 1999.

_____, Chairman
Bill Hancock

ATTEST:

_____, County Clerk
James Alford

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

_____, County Clerk
James Alford

State of Kansas, County of Sedgwick, SS.

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 _____, 1999.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

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

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

This plat of "SCHULTE INDUSTRIAL PARK SECOND ADDITION", 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

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

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

April 15, 1999

Sandalwood Surveying, Inc.
P.O. Box 75053
Wichita, KS 67275-5053

RE: S/D 96-91 -- Revised Final Plat of SCHULTE INDUSTRIAL PARK SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 15, 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 April 9, 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.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Precision Profiling Acquisition, 4201 S. 119th Street West, Wichita, KS 67215-9100
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

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

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

April 9, 1999

Sandalwood Surveying, Inc.
P.O. Box 75053
Wichita, KS 67275-5053

RE: S/D 96-91 -- Revised Final Plat of SCHULTE INDUSTRIAL PARK SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 8, 1999, the above captioned plat was considered. The action of the Committee was to approve the revised 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.

The Applicant has submitted a restrictive covenant which ties this Addition together with the adjoining lot to the south into one building site. The covenant prohibits sewage disposal on this Addition until municipal services are extended to the property.

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

C. County Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan was approved.***

D. The County Commissioners signature block need only include the signature of the Chairman.

E. 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.

F. 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.)

G. 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.

H. 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.

I. 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.

J. 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.

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

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

M. 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.

N. 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.

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, April 15, 1999, at 1:30 p.m.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Precision Profiling Acquisition, 4201 S. 119th Street West, Wichita, KS 67215-9100
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. 2-5
April 15, 1999

STAFF REPORT
(Revised Final Plat Approved 4/8/99; Final Plat Approved 12/12/96)

CASE NUMBER: S/D 96-91 - SCHULTE INDUSTRIAL PARK SECOND ADDITION

OWNER/APPLICANT: Precision Profiling Acquisition, 4201 S. 119th St. West, Wichita, KS 67215-9100

SURVEYOR/ENGINEER: Sandalwood Surveying Inc., Attn: Jim E. Bishop, P.O. Box 75053, Wichita, KS 67275-5053

LOCATION: West side of 119th St. West, South of MacArthur Road

SITE SIZE: 5.35 acres

NUMBER OF LOTS

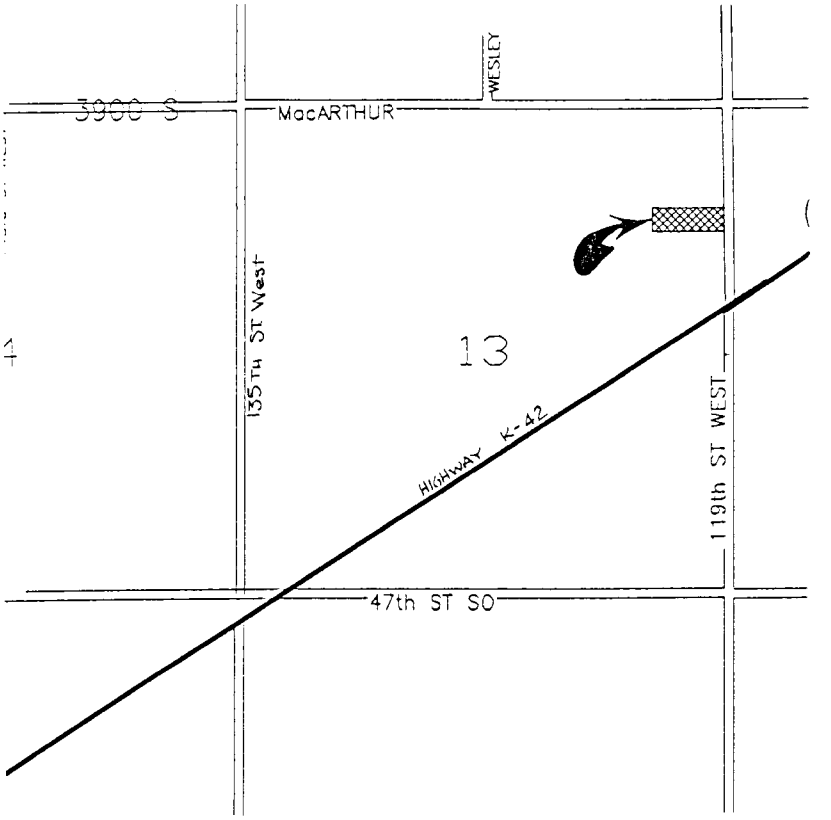
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's city limits. A zone change (SCZ-0720) to LI, Limited Industrial was approved for this site subject to platting. This site is located north of the previously platted Schulte Industrial Park Addition which was approved for on-site sewer and water facilities. This Addition and the lot adjacent to the south are proposed to be utilized as a unified building site.

This revised final plat involves the vacation of a utility easement along the south line of the plat due to location of a proposed structure. The applicant has also requested (V-2166) the vacation of a drainage easement on the adjoining lot to the south due to the structure's proposed location. The drainage and utility easements were relocated along the north and west lines of this plat.

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.

   The Applicant has submitted a restrictive covenant which ties this Addition together with the adjoining lot to the south into one building site. The covenant prohibits sewage disposal on this Addition until municipal services are extended to the property.

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

C. **County Engineering** needs to comment on the status of the applicant's drainage plan.

D. The County Commissioners signature block need only include the signature of the Chairman. ***The drainage plan was approved.***

E. 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.

F. 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.)

G. 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.

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