

PLAZA CENTRAL OFFICE PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A. ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY ON THIS 27th DAY OF January, 1999, THAT WE HAVE SURVEYED AND PLATTED PLAZA CENTRAL OFFICE PARK AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, STREETS, AND A RESERVE, THE SAME BEING A REPLAT OF AND DESCRIBED AS:

LOTS 5 AND 6 IN GILDER'S GARDENS, SEDGWICK COUNTY, KANSAS,

ROADWAY EASEMENTS AS PER MISC. BOOK 619, PAGE 104, MISC. BOOK 626, PAGE 125 AND FILM 1571, PAGE 985; TOGETHER WITH DRAINAGE EASEMENTS AS PER FILM 1727, PAGE 2504, AND FILM 1729, PAGE 2215; TOGETHER WITH SANITARY SEWER EASEMENTS AND PERMANENT EASEMENTS AS CONDEMNED IN DISTRICT COURT CASE NO. 94C-1494 AND DISTRICT COURT CASE NO. 95C-3422, ALL OR IN PART WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY K.S.A. 12-512(b) AMENDED.

James P. Moore
JAMES P. MOORE, R.L.S. NO. 829
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, A BLOCK, STREETS, AND A RESERVE. THE SAME TO BE KNOWN AS PLAZA CENTRAL OFFICE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR USE OF THE PUBLIC.

RESERVE "A" IS HEREBY PLATTED FOR LAKES, LANDSCAPING, DRAINAGE, WALKWAYS, RECREATIONAL FACILITIES AND UTILITIES CONFINED TO EASEMENTS.

RESERVE "A" SHALL BE OWNED AND MAINTAINED BY AN OFFICE-OWNERS ASSOCIATION TO BE FORMED WITHIN PLAZA CENTRAL OFFICE PARK AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ESTABLISHED MINIMUM PAD (LOWEST OPENING) AS FOLLOWS:

BLOCK 1
LOTS 1, 2 AND 5, = 158.6 CITY DATUM = 1346.0 M.S.L.
LOT 3 = 157.6 CITY DATUM = 1345.0 M.S.L.
LOT 4 = 157.1 CITY DATUM = 1344.5 M.S.L.

ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM CENTRAL AVENUE AND JACKSON STREET, OVER AND ACROSS THE NORTH LINE OF LOTS 1, 2, AND 3, WEST LINE OF RESERVE "A" SOUTH LINE OF LOT 5 AND WESTERLY LINE OF LOT 4 IN BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO CENTRAL AT (1) ONE LOCATION, THAT LOTS 2, 3, 4, AND 5 SHALL HAVE A JOINT OPENING TO CENTRAL-JACKSON STREETS AS SHOWN. SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNER: P.D.S. DEVELOPMENT COMPANY, INC.

John D. Greenstreet, PRESIDENT
JOHN D. GREENSTREET

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 28th DAY OF JANUARY, 1999, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME JOHN D. GREENSTREET, PRESIDENT, P.D.S. DEVELOPMENT COMPANY, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID COMPANY IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

James P. Moore, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: June 28, 2001

WE, PRAIRIE STATE BANK, EAST BRANCH, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF PLAZA CENTRAL OFFICE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS,

BY: Mike S. Sikes
MIKE S. SIKES, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 28th DAY OF JANUARY, 1999, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME MIKE S. SIKES, VICE PRESIDENT, PRAIRIE STATE BANK, EAST WICHITA BRANCH, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

James P. Moore, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: June 28, 2001

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE PROTECTIVE OVERLAY DISTRICT #33.

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1999.

_____, CHAIRMAN
WILLIAM M. JOHNSON

_____, SECRETARY
MARVIN S. KROUT

CONSENT IS HEREBY GIVEN FOR THE FORMATION OF SANITARY SEWER DISTRICTS WITHIN THE BOUNDARY OF THIS PLAT TO THE BOARD OF SEDGWICK COUNTY COMMISSIONERS AS THEY DEEM NECESSARY TO PROVIDE SANITARY SEWER SERVICE IN THIS AREA.

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1999.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1999.

_____, COUNTY CLERK
JAMES ALFORD

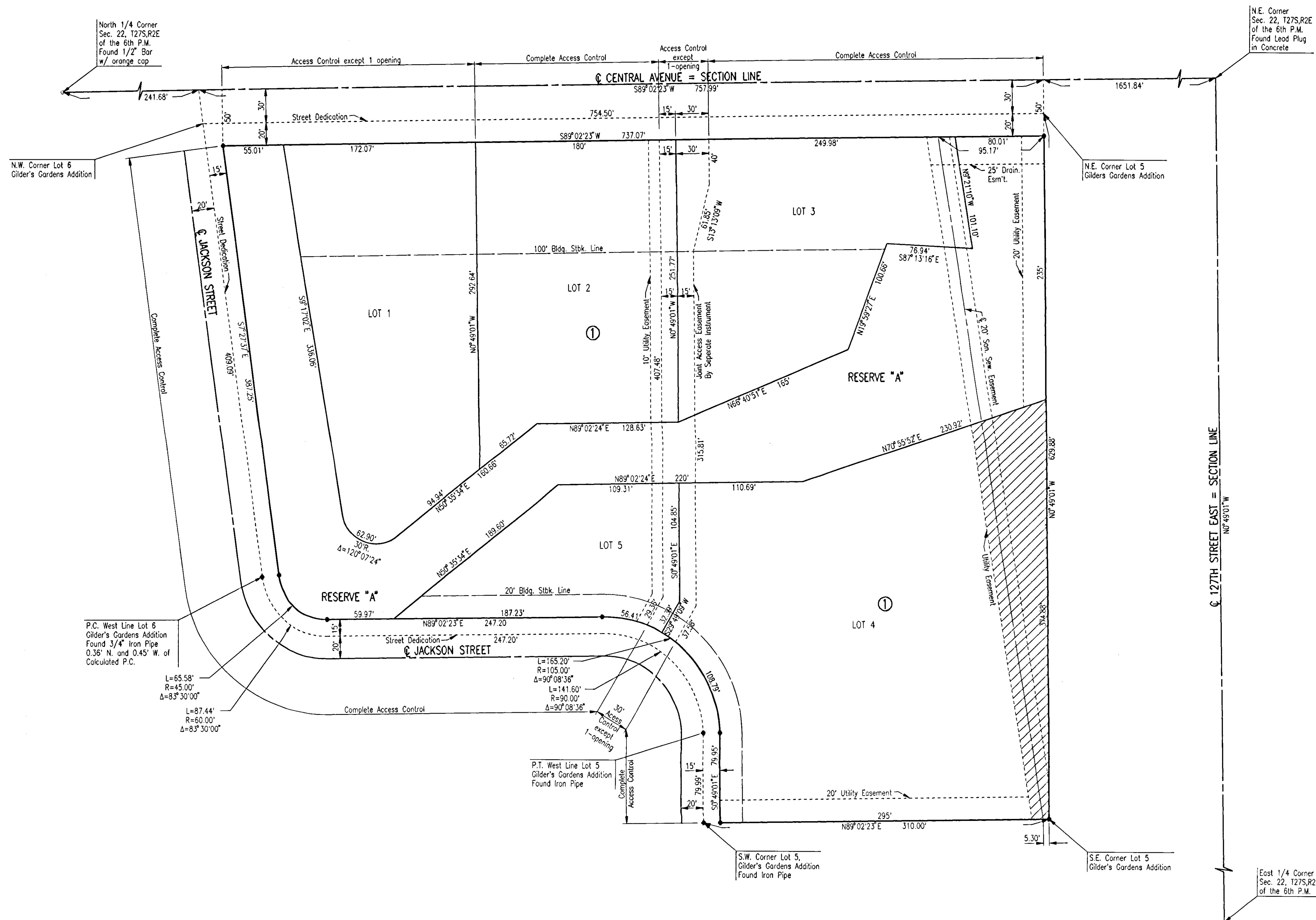
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1999.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

Final tracing
2-26-99 / e2

PLAZA CENTRAL OFFICE PARK
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



● = IRON SET

B.M. 1: CHISELED "+" ON NORTH RIM SANITARY SEWER MANHOLE,
260'± SOUTH OF @ CENTRAL, 712'± EAST OF @ JACKSON,
2ND MANHOLE SOUTH OF CENTRAL.
ELEV.=1342.77 M.S.L.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE PROTECTIVE OVERLAY DISTRICT #33.

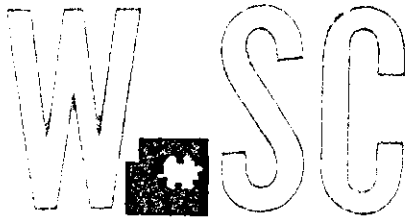
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 LOT 4 = 157.1 CITY DATUM = 1344.5 M.S.L.

final tracing
2.2

2-2619

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

September 11, 1998

Professional Engineering Consultants, P.A.
Attn: Gary Wiley,
303 S. Topeka,
Wichita, KS 67202

RE: S/D 9872 - Final Plat of PLAZA CENTRAL OFFICE PARK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 10, 1998, 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 September 4, 1998.

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 five (5) 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 this plat. This will be used by the City and County GIS Department.



RE: S/D 9872 - Final Plat of PLAZA CENTRAL OFFICE PARK ADDITION

Page 2

Please call if you have any questions.

Sincerely,

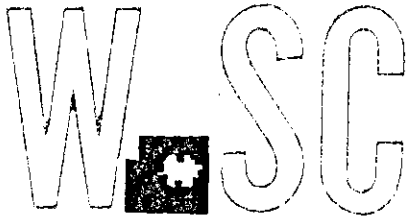
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner

NES:ch

CC: Gail P. Hilger, 12211 E. Central, Wichita, KS 67206;
Duane L. O'Hara, 12123 E. Central, Wichita, KS 67206;
Clarence B. Shelman, Jr., 430 Jackson, Wichita, KS 67206;
(Contract Purchaser): PDS Development Co., Inc., Attn: John Greenstreet,
6100 E. Central, Suite 215, Wichita, KS 67208
Mike Lindebak, City Engineer, Public Works Department (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 67202-1538
(316) 268-4421
FAX (316) 268-4390

September 4, 1998

Professional Engineering Consultants, P.A.
Attn: Gary Wiley,
303 S. Topeka,
Wichita, KS 67202

S/D 98-72 - Final Plat of PLAZA CENTRAL OFFICE PARK ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 3, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to the following:

- A. This site is located in the County's Four Mile Creek 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. **A guarantee is needed for the extension of municipal water.**
- 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.**
- D. **Traffic Engineering** needs to comment on the proposed access controls. The Subdivision regulations encourage shared access for multiple lot subdivisions along arterials. The Protective Overlay limited the site to one opening along Jackson. **The plat shall denote a joint opening between lots 1 and 2 and one access opening on Lot 3. 150 feet of complete access control along Central shall be dedicated from the east line of the plat.**



The final plat denotes two access openings along Central (one joint access between lots 2 and 3) and a joint access between two lots along Jackson. *Approved at City*

- E. Provision shall be made for ownership and maintenance of the reserve. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- F. Traffic Engineering needs to comment on the need for street improvements. *The applicant shall guarantee the paving of Jackson to commercial street standards; and a 35-foot half street right-of-way will be needed. Complete access control along Jackson will be needed until the paving of Jackson is completed.*

The final plat denotes the additional right-of-way dedication. The off-site right-of-way dedication needs to be established by separate instrument.
- G. The final tracing shall indicate the centerline of Jackson with a bold line. The arrow denoting the off-site dedication needs to point to the correct line.
- H. A Notice of Protective Overlay document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- I. A note shall be included on the face of the plat that this Addition is subject to conditions of Protective Overlay District #33.
- 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. *KG&E has requested additional easements which are denoted on the final plat. Southwestern Bell 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. 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 plat* is for your information and files.

S/D 98-72 -- Preliminary Plat of PLAZA CENTRAL OFFICE . . . RK ADDITION
July 10, 1998 -- Page 4

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 10, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Gail P. Hilger, 12211 E. Central, Wichita, KS 67206;
Duane L. O'Hara, 12123 E. Central, Wichita, KS 67206;
Clarence B. Shelman, Jr., 430 Jackson, Wichita, KS 67206;
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Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat - Approved 9/03/98, Preliminary Plat Approved 7/9/98)

CASE NUMBER: S/D 98-72 - PLAZA CENTRAL OFFICE PARK ADDITION

OWNER/APPLICANT: Gail P. Hilger, 12211 E. Central, Wichita, KS 67206;
Duane L. O'Hara, 12123 E. Central, Wichita, KS 67206;
Clarence B. Shelman, Jr., 430 Jackson, Wichita, KS
67206; (Contract Purchaser): PDS Development Co., Inc.,
Attn: John Greenstreet, 6100 E. Central, Suite 215,
Wichita, KS 67208

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., Attn: Gary
Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: South side of Central, west of 127th Street East

SITE SIZE: 8.6 acres

NUMBER OF LOTS

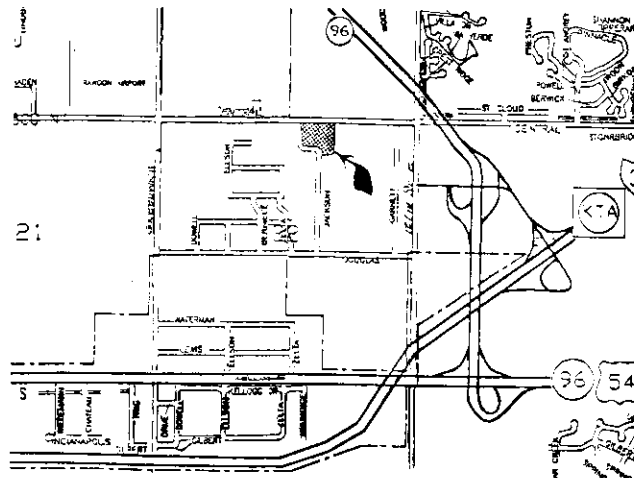
Residential:	
Office:	5
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 30,308 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-3262) from SF-6, Single-Family to GO, General Office subject to replatting. The site is also subject to provisions of a Protective Overlay regarding use restrictions, floor area, signs, architectural controls, height limits, setbacks, and access controls. This site was annexed on November 28, 1997. The common line between lots 4 and 5 has been relocated to line up with the common line between lots 3 and 4, and a joint access easement has been platted along this line and across the Reserve.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek 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. **A guarantee is needed for the extension of municipal water.**
- 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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S/D 98-72- Final Plat of PLAZA CENTRAL OFFICE PARK ADDITION
September 10, 1998 - Page 4

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