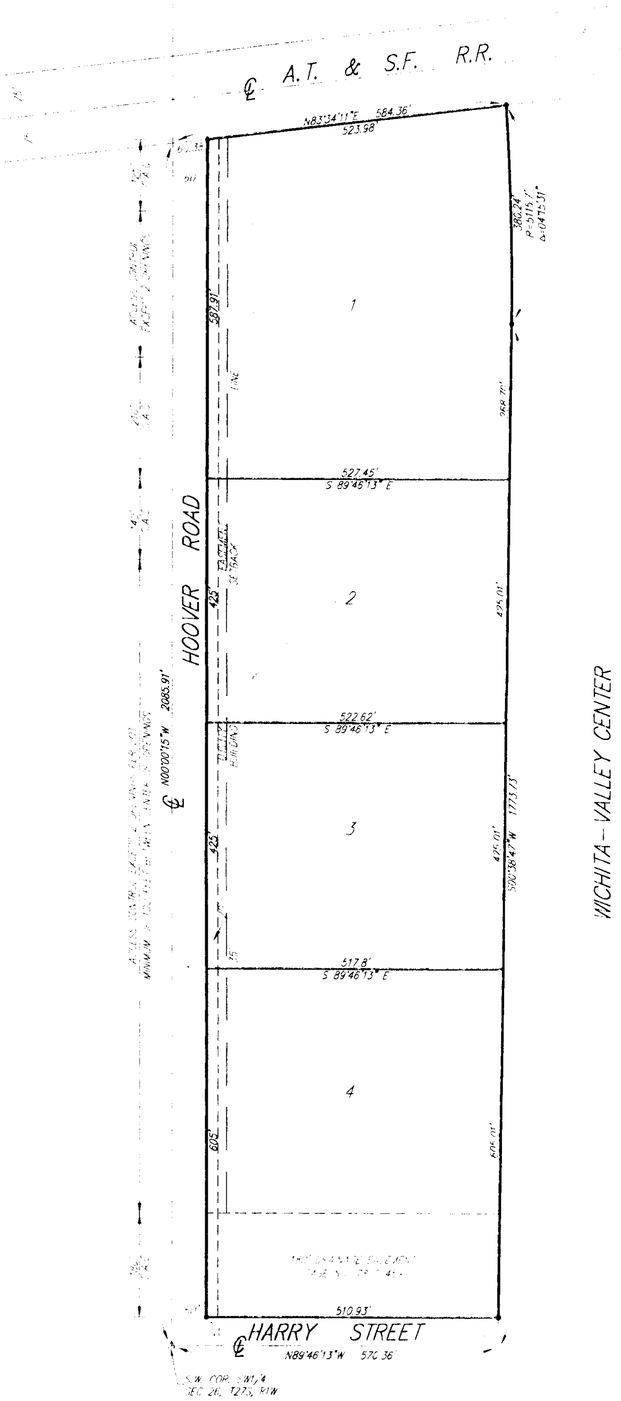
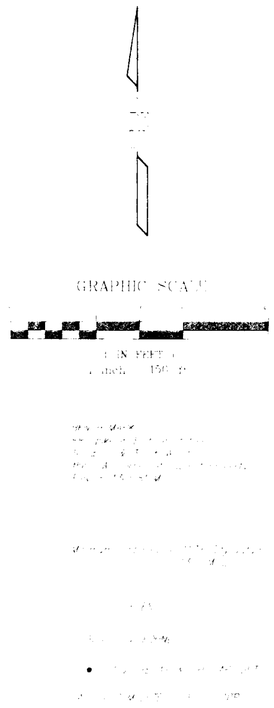
WEST TOWNE INDUSTRIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS





WICHITA-VALLEY CENTER FLOOD CONTROL RIGHT-OF-WAY

CASE NO. A-31849

REVISED COPY
received
1-23-97

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "WEST TOWNE INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the W1/2 of the SW1/4 of Sec. 26, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, lying south of the A.T.&S.F. Railroad right-of-way, except that part taken for floodway in District Court Case No. A-31849.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Date 30 Dec 96

MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR

Savoy, Ruggles & Bohm, P.A.

Mark A. Savoy RLS #788 Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, and Streets to be known as "WEST TOWNE INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The Streets are hereby dedicated to and for the use of the public. Access Controls are hereby granted to the City of Wichita (as indicated on the face of the plat), with the location of openings to be approved by the City Engineer. Minimum Pad elevations are as shown on the face of the plat.

Industrial Assets, LLC.

Randall J. Voth Managing Partner

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 27th day of December 1997, by Randall J. Voth, Managing Partner of Industrial Assets, LLC, on behalf of the company.

Cheryl A. Higgins Notary Public

My App't. Exp. 2/5/2001

CHERYL A. HIGGINS NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 2/5/01

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "WEST TOWNE INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas.

Intrust Bank

Lisa Dick, Community Bank Mgr.

This plat of "WEST TOWNE INDUSTRIAL 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 _____, 1997.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
John C. Frye

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1997.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1997.

_____ County Clerk
James Alford

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1997, at _____ o'clock ___ M. and is duly recorded.

_____ Register of Deeds
Larry Consolver

_____ Deputy
Michael D. Hurtt

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 17th day of December 1997, by Lisa Dick, Vice Pres. of Intrust Bank, on behalf of the Bank.

Cheryl A. Higgins Notary Public

My App't. Exp. 2/5/2001

CHERYL A. HIGGINS NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 2/5/01

DWG. FILE: 30C1WEST.DWG
PROJECT NO. 96-2-1WEST

SRB

SAVOY, RUGGLES & BOHM, P. A.
ENGINEERING & SURVEYING

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

October 31, 1997

FILE COPY

Savoy, Ruggles & Bohm, P.A.
% Mark Savoy
924 N Main
Wichita KS 67203

Re: S/D 97-68 -- Final Plat of WEST TOWNE INDUSTRIAL ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 30, 1997, 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 October 24, 1997.

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 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 Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Industrial Assets, LLC, Attn Randy Voth, 229 E. William, 5th Floor, Wichita, KS 67202
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

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4480

October 24, 1997

FILE COPY

Savoy, Ruggles & Bohm, P.A.
% Mark Savoy
924 N Main
Wichita KS 67203

Re: S/D 97-68 -- Final Plat of WEST TOWNE INDUSTRIAL ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1997, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. Approval of this plat will be subject to approval of the associated zone change case (Z-3250) and any relevant conditions of such approvals. The zone change must be approved prior to this plat being heard by the full MAPC.

B. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so *forth. City Engineering requests minimum pad elevation for each lot to be shown on the face of the plat. A guarantee needs to be provided to serve each lot with sanitary sewer. The applicant shall meet with City Engineering to discuss drainage problems. Minimum pad elevations have been provided.*

City Engineering has required submission of a guarantee for extension of sanitary sewer.

C. Traffic Engineering should comment on the need for any improvements needed to Hoover and also the number of access points allowable to Hoover. *On lot 1, access control shall be provided within 200 feet of the railroad. Traffic Engineering should comment on the acceptability of the two access points to Hoover from each lot indicated on this plat. Distances should be shown for all segments of access control.*

Traffic Engineering has approved two points of access to each lot contingent upon a 100-foot distance between the access points. Lot 1 shall dedicate complete access

control along the curve.

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

E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property. Section 7-107.

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

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

L. 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 had asked for additional utility easements shown on the attached plat, but subsequently rescinded the request*

M. City Engineering needs to comment on the status of the applicant's drainage plan and if the minimum building pad is correct.

City Engineering has requested a cross-lot drainage agreement. The drainage plan is acceptable and improvements are to be provided at the time of site development.

N. Based upon the platting binder, 1996 property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that taxes have been paid.

O. On the final plat tracing, the Chairperson of the MAPC should read Richard Lopez.

P. 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.

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, October 30, 1996 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: Industrial Assets, LLC, Attn Randy Voth, 229 E. William, 5th Floor, Wichita, KS 67202
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. 2-4

October 30, 1997

STAFF REPORT
(Final Plat-Approved 10/23/97)

FILE COPY

CASE NUMBER: S/D 97-68 WEST TOWNE INDUSTRIAL ADDITION

OWNER/APPLICANT: Industrial Assets, LLC.; Attn. Randy Voth, 229 E. William, 5th Floor, Wichita, KS 67202

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., % Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: East side of Hoover and North side of Harry

SITE SIZE: 28.3 acres

NUMBER OF LOTS

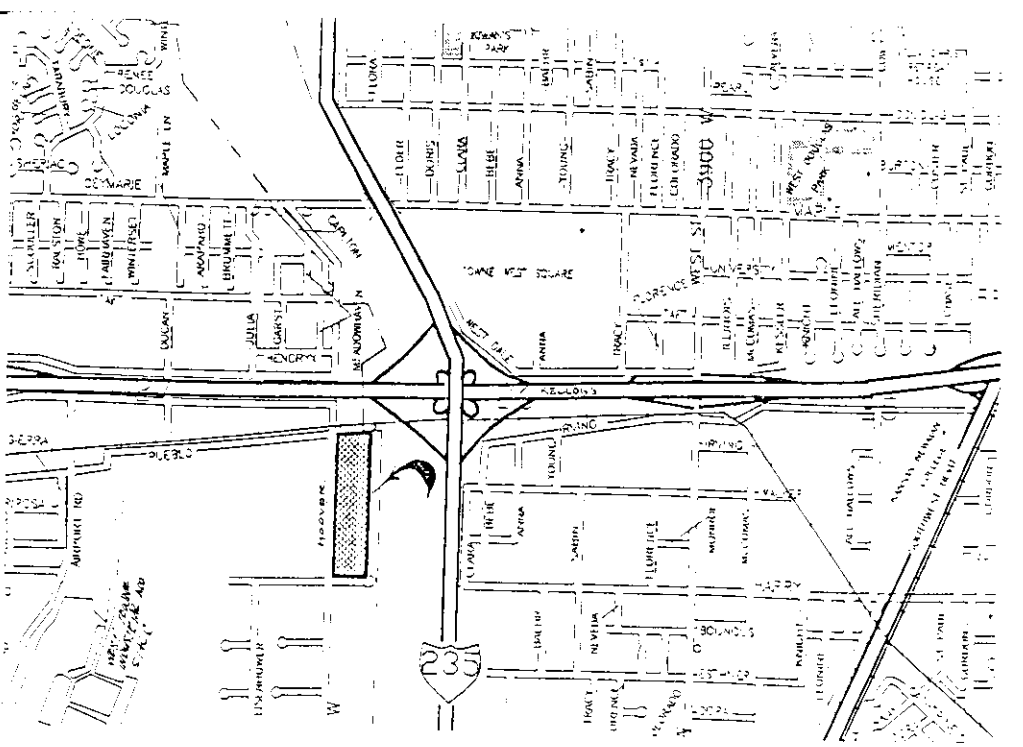
Residential:	
Office:	
Commercial:	
Industrial:	4
Total:	4

MINIMUM LOT AREA: 220,788 Sq. Ft.

CURRENT ZONING: "SF-6" Single Family

PROPOSED ZONING: "GI" General Industrial

VICINITY MAP:



STAFF COMMENTS:

A. Approval of this plat will be subject to approval of the associated zone change case (Z-3250) and any relevant conditions of such approvals. The zone change must be approved prior to this plat being heard by the full MAPC.

B. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so *forth. City Engineering requests minimum pad elevation for each lot to be shown on the face of the plat. A guarantee needs to be provided to serve each lot with sanitary sewer. The applicant shall meet with City Engineering to discuss drainage problems. Minimum pad elevations have been provided.*

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