

NEWMARKET SQUARE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

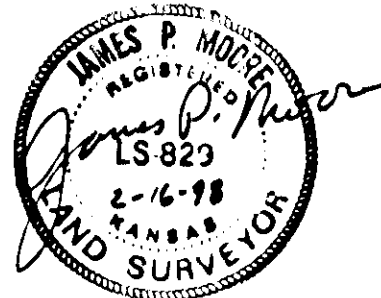
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT ON THIS 16th DAY OF February, 1998. I HAVE CAUSED TO BE SURVEYED AND PLATTED NEWMARKET SQUARE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND A STREET THE SAME BEING DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, AND 4, BLOCK 1, CRANMER ADDITION, SEDGWICK COUNTY, KANSAS; TOGETHER WITH A TRACT OF LAND IN THE S.E. 1/4 OF SECTION 6, T27S, R1W OF 6TH P.M. DESCRIBED AS BEGINNING AT THE N.W. CORNER OF LOT 4, BLOCK 1, CRANMER ADDITION, SEDGWICK COUNTY, KANSAS; THENCE BEARING N90°00'00"E ALONG THE NORTH LINE OF LOTS 4, 3, AND 2 IN SAID BLOCK 1, A DISTANCE OF 674.57 FEET TO THE S.W. CORNER OF SAID LOT 1, BLOCK 1; THENCE BEARING N1°22'49"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 823.43 FEET TO THE N.W. CORNER OF SAID LOT 1; THENCE BEARING S89°54'43"E ALONG THE NORTH LINE OF SAID LOT 1 AND EXTENSION THEREOF, A DISTANCE OF 603.96 FEET; THENCE BEARING N1°22'49"E PARALLEL WITH AND 40.00 FEET WEST OF THE EAST LINE OF SAID S.E. 1/4, A DISTANCE OF 1230.00 FEET; THENCE BEARING N89°48'16"W PARALLEL WITH THE NORTH LINE OF THE S.E. 1/4 OF SAID SECTION 6, A DISTANCE OF 1279.76 FEET; THENCE BEARING S1°20'39"W A DISTANCE OF 2058.84 FEET TO THE POINT OF BEGINNING.

ALL OF CRANMER ADDITION, THE UTILITY EASEMENT RECORDED ON FILM 1368, PAGE 1971, AND THAT PORTION OF MAIZE ROAD WITHIN LOT 6, BLOCK 1, OF NEWMARKET SQUARE ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 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 AND A STREET, THE SAME TO BE KNOWN AS NEWMARKET SQUARE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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

THE 5-FOOT WALL EASEMENT ALONG THE NORTH AND WEST LINE OF LOT 1, BLOCK 1, AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM MAIZE ROAD AND 21ST STREET NORTH OVER AND ACROSS THE EAST AND SOUTH LINE OF BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO MAIZE ROAD AT 5 LOCATIONS, AND 21ST STREET NORTH AT 3 LOCATIONS AS SHOWN. SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

ESTABLISHED MINIMUM PAD (LOWEST OPENING) ELEVATIONS ARE AS FOLLOWS:
LOT 1, BLOCK 1 = 165.6 CITY DATUM, 1353.0 M.S.L.

OWNER: NEWMARKET SQUARE, L.T.D.

BY: Larry A. Chambers
LARRY CHAMBERS, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 13th DAY OF February, 1998, LARRY A. CHAMBERS, PRESIDENT OF NEWMARKET SQUARE, L.T.D.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY

MY APPOINTMENT EXPIRES: 1-15-2001



WE, INTRUST BANK N.A., IN WICHITA KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF NEWMARKET SQUARE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Roger G. Eastwood
ROGER G. EASTWOOD, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF February, 1998, ROGER G. EASTWOOD, SENIOR VICE PRESIDENT OF INTRUST BANK NA.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY

MY APPOINTMENT EXPIRES: 1-15-2001



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS ON SEPTEMBER 11, 1997.

_____, CHAIRMAN
RICHARD LOPEZ

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.

_____, 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 _____, 1998.

_____, REGISTER OF DEEDS
LARRY CONSOLVER

_____, DEPUTY
MICHAEL D. HURTT

FBI

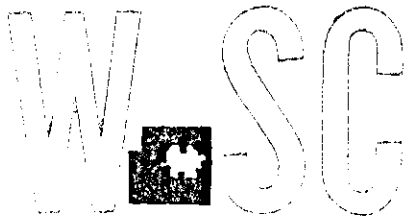
● = IRON FOUND

ELEV.=164.3 CITY DATUM
ELEV.=1351.7 M.S.L.

[illegible]

first tracing
red ~~7-16-98~~
2-25-98

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

FILE COPY

September 12, 1997

Professional Engineering Consultants (PEC)
% Gary Wiley
303 S Topeka
Wichita, KS 67202

Re: S/D 9760 - One-Step Final Plat of NEWMARKET SQUARE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on **September 11, 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 **September 5, 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.

Please call if you have any questions.

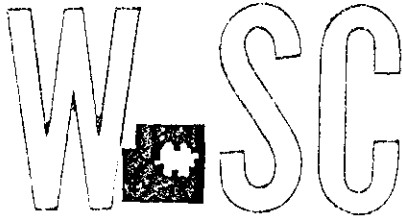
Sincerely,

Keith Gooch
Current Plans Division

KG\lfb

cc: David D Cranmer, 2501 N Maize RD, Wichita, KS 67205
Contract Purchaser: New Market Square, LLC, 104 S Broadway, Wichita, KS 67202-4165
Dominion Advisory Group, 9862 Lorene, Ste. 115, San Antonio, TX 78216-4452
Mike Lindebak, City Engineer
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
PHONE (316) 268-4421
FAX (316) 268-4390

September 5, 1997

PEC PA C/O GARY WILEY
303 S TOPEKA
WICHITA, KS 67202

Re: S/D 97-60- ONE-STEP FINAL PLAT OF NEWMARKET SQUARE

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 4, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. Municipal water exists along 21st St. North and Maize Road. Along Maize Road municipal water ends approximately at Sterling. City Engineering should comment on the need for any additional guarantees needed.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. City Engineering should be prepared to comment on the status of the applicant's drainage plan. **A guarantee for off-site drainage easements are requested. Also, a minimum pad elevation for Lot 1 shall be provided.**
- E. **Traffic Engineering** should be prepared to comment on the need for any street improvements to 21st St. North and also Maize Road. Based on the development plan, a left turn lane and a decel lane along Maize Road and 21st St. North adjacent to the development should be guaranteed. Also per the development plan cross lot circulation shall be provided between the parcels. Finally, engineering should comment on the number of access points provided on this plat and if the development plan should be amended in this respect. **A petition shall be submitted for Maize Road improvements.**
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- G. 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.)

- H. 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.
- I. 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.
- J. 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.
- 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 asked to remove the initial L. from Larry Consolver's name.
- O. The applicant's agent is reminded a new plat binder shall be submitted prior to the final tracing, or the final plat shall correctly identify the persons with vested interests in this plat and provide places for their approval and signatures.

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.

S/D 97-60 -- One-Step Final at of NEWMARKET SQUARE
September 5, 1997 - Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 11, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Gooch". The signature is fluid and cursive, with the first name "Keith" and last name "Gooch" clearly distinguishable.

Keith Gooch
Current Plans Division

DL:lfb

Enclosure

cc: DAVID D CRANMER, 2501 N MAIZE RD, WICHITA, KS 67205
CONTRACT PURCHASER: NEWMARKET SQUARE LLC, 104 S BROADWAY, WICHITA, KS
67202-4165
MIKE LINDEBAK, CITY ENGINEER
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. 2-6
September 11, 1997

STAFF REPORT
(One-Step Final-Approved 9/4/97)

CASE NUMBER: SD 97-60 PLAT OF NEWMARKET SQUARE

OWNER/APPLICANT: David D. Cranmer, 2501 N. Maize Rd.,
Wichita, KS 67205
Contract Purchaser: NewMarket Square, L.L.C.,
104 S. Broadway, Wichita, KS 67202-4165

SURVEYOR/ENGINEER: PEC, PA C/O Gary Wiley, 303 S. Topeka,
Wichita, KS 67202

LOCATION: Northwest corner of 21st St. North and Maize Rd.

SITE SIZE: 64.4 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 9

Industrial:

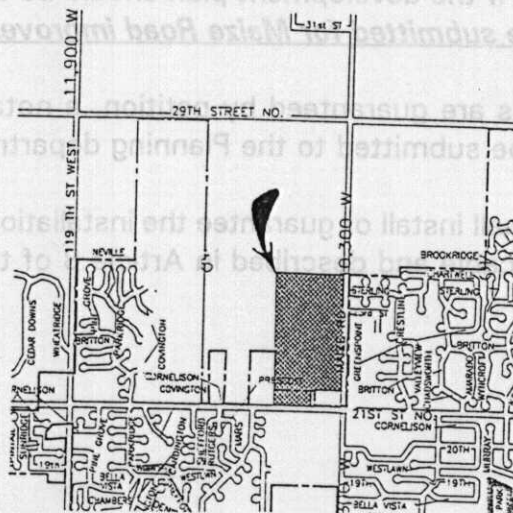
Total: 9

MINIMUM LOT AREA: .94 Acre

CURRENT ZONING: "SF-20" (Single Family), "BB" (General Office)
"LC" (Limited Commercial) and "GC" (General
Commercial)

PROPOSED ZONING: "GO," (General Office) "LC" (Limited Commercial)
and "GC" (General Commercial)

VICINITY MAP



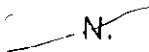
Note: This is a replat of Lots 1, 2, 3 and 4 of Cranmer Addition and previously unplatted land.

A zone change has been approved allowing "GO," General Office zoning, "LC," Limited Commercial and "GC," General Commercial for this site. (SCZ-0703) Included in the zone change was a requirement for a development plan to be recorded on this piece of property. This development plan will be recorded with the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. Municipal water exists along 21st St. North and Maize Road. Along Maize Road municipal water ends approximately at Sterling. City Engineering should comment on the need for any additional guarantees needed.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. City Engineering should be prepared to comment on the status of the applicant's drainage plan. A guarantee for off-site drainage easements are requested. Also, a minimum pad elevation for Lot 1 shall be provided.
- E. Traffic Engineering should be prepared to comment on the need for any street improvements to 21st St. North and also Maize Road. Based on the development plan, a left turn lane and a decel lane along Maize Road and 21st St. North adjacent to the development should be guaranteed. Also per the development plan cross lot circulation shall be provided between the parcels. Finally, engineering should comment on the number of access points provided on this plat and if the development plan should be amended in this respect. A petition shall be submitted for Maize Road improvements.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- G. 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.)

- H. 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.
- I. 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.
- J. 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.
- 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 asked to remove the initial L. from Larry Consolver's name.
-  O. The applicant's agent is reminded a new plat binder shall be submitted prior to the final tracing, or the final plat shall correctly identify the persons with vested interests in this plat and provide places for their approval and signatures.