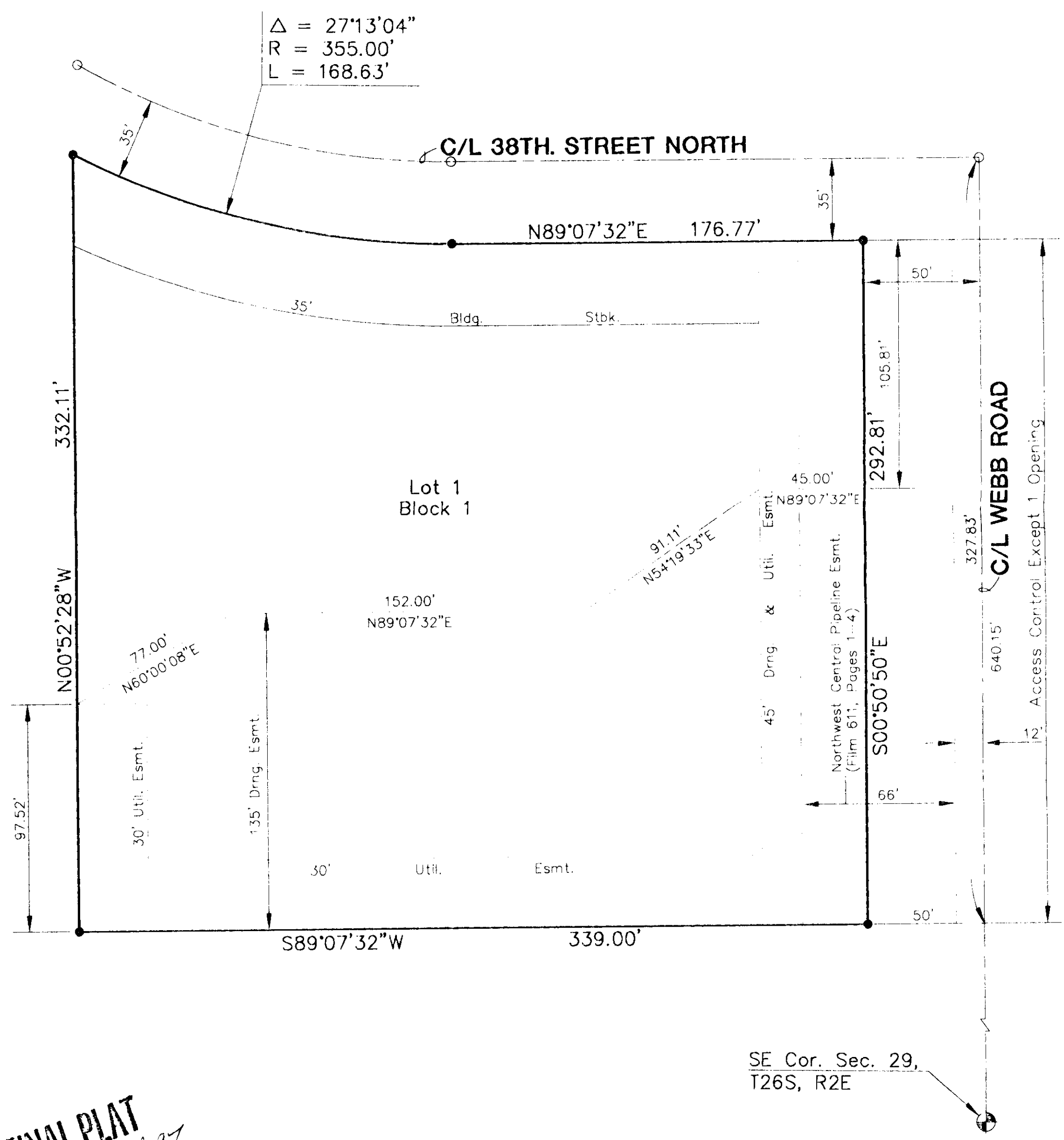


FINAL PLAT OF
INDUSTRIAL AIR CENTER SECOND
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Scale: 1" = 40'

Legend
● - Property Pin Set

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "INDUSTRIAL AIR CENTER SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a lot and block, the same being accurately set forth in the accompanying plat and described herein:

A replat of Reserve B, INDUSTRIAL AIR CENTER, an addition to Wichita, Sedgwick County, Kansas.

The Reserve and Easement (Film 705, Page 320) within the above described property is being vacated and replatted by virtue of K.S.A. 12-512(b)

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 15th day of October, 1997.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., R.L.S.
Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a lot and block the same to be known as "INDUSTRIAL AIR CENTER SECOND ADDITION", an addition to Sedgwick County, Kansas. Easements for the construction and maintenance of street, drainage and public utilities as indicated on the accompanying plat, are hereby granted. All egress rights of access to and from Webb Road over and across the East line of Lot 1, Block 1, are hereby granted, provided however, except for one opening, as determined by the City Engineer, are hereby granted to the City of Wichita, Kansas. M & H INVESTMENTS, INC.

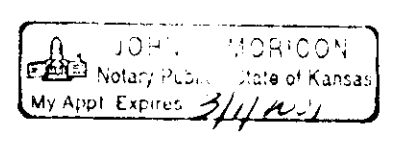
Forst K. Hiller
Forst K. Hiller, President

STATE OF KANSAS)
SEDGWICK COUNTY) ss:

Be it remembered that on this 15th day of October, 1997, before me a Notary Public in and for said State and County, came Forst K. Hiller, President of M & H Investments, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

In notarial seal the same day and year above written.

John H. Moriconi
Notary Public
John H. Moriconi
My Appointment Expires: March 1, 2001



We, Kansas State Bank and Trust Company, Wichita, Kansas, mortgagees on the above described property, do hereby consent to the plat of INDUSTRIAL AIR CENTER SECOND ADDITION.

KANSAS STATE BANK AND TRUST COMPANY

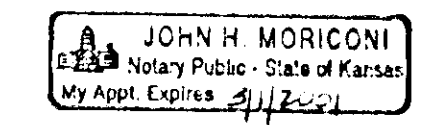
McMurray VP

STATE OF KANSAS)
SEDGWICK COUNTY) ss:

Be it remembered that on this 20th day of October, 1997, before me a Notary Public in and for said State and County, came William Beaudin Summers, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

In notarial seal the day and year above written.

John H. Moriconi
Notary Public
John H. Moriconi
My Appointment Expires: March 1, 2001



This plat of "INDUSTRIAL AIR CENTER SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1995.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John W. McKay, Jr., Chairman

Marvin S. Krout, Secretary

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

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

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

James Alford, County Clerk

STATE OF KANSAS)
SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1997.

Larry Consolver, Register of Deeds

Michael D. Hunt, Deputy

FINAL PLAT
read 11-4-97

SEDDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 15, 1995

Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Re: S/D 95-43 - INDUSTRIAL AIR CENTER SECOND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 1995, 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 June 8, 1995.

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 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,

Don Losew
Senior Planner

DL:rh

cc: M & H Investments, Inc., 14323 Killarney Ct., Wichita, KS 67230
Caro Properties, L.L.C., 2400 N. Woodlawn - Suite 120, Wichita, KS 67220
Mike Lindebak, City Engineer

SEDGWICK COUNTY



June 8, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Re: S/D 95-43 - INDUSTRIAL AIR CENTER SECOND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 8, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall provide appropriate documentation that owners of property in the original Industrial Air Center Addition do not object to the platting of this site for purposes of development. This documentation is in addition to providing proof that the indicated platlor has obtained ownership of the site.

The applicant is advised that the platting binder is to be submitted with the final plat. Approval of this plat will be subject to review of the binder and any relevant conditions determined by such a review.
- B. As requested by City Engineering, new petitions for sewer, water, paving and drainage, as appropriate, shall be submitted.
- C. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- E. On the final plat tracing, the MAPC Chairman's signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- F. 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

June 8, 1995

Page 2

the effects of noise pollution in the habitable structures constructed on subject property.

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

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, June 15, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: M & H Investments, Inc., 14323 Killarney Ct., Wichita, KS 67230
Caro Properties, L.L.C., 2400 N. Woodlawn - Suite 120, Wichita, KS 67220
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

June 15, 1995

STAFF REPORT
(Final Plat Approved 6/8/95)

CASE NUMBER: S/D 95-43 INDUSTRIAL AIR CENTER SECOND ADDITION

OWNER/APPLICANT: M & H Investments, Inc., 14323 Killarney Ct., Wichita, KS 67230

OWNER: Caro Properties, L.L.C., 2400 N. Woodlawn - Suite 120, Wichita, KS 67220

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: South of 38th Street North and west of Webb Road

SITE SIZE: 101,360 sq. ft.

NUMBER OF LOTS

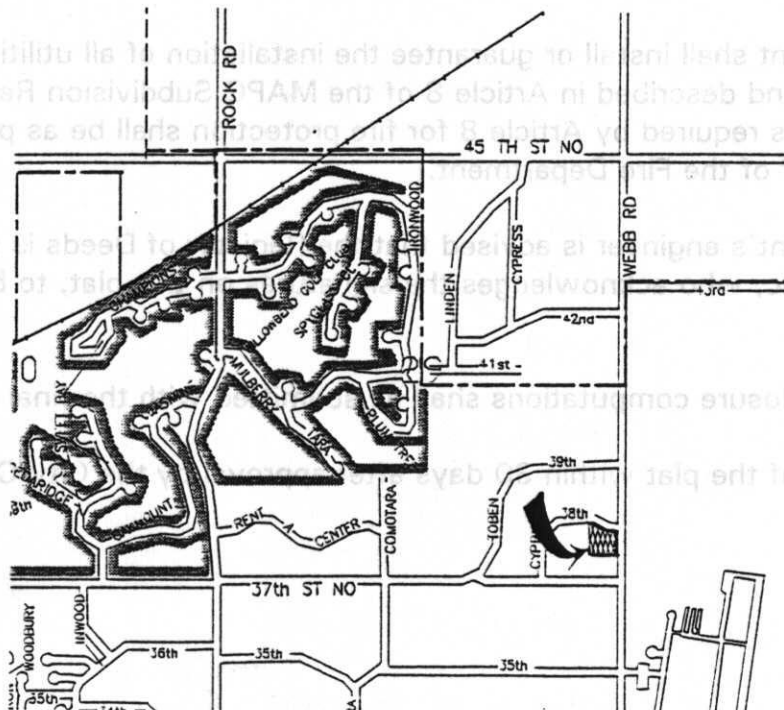
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 101,360 sq. ft.

CURRENT ZONING: "E"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall provide appropriate documentation that owners of property in the original Industrial Air Center Addition do not object to the platting of this site for purposes of development. This documentation is in addition to providing proof that the indicated platlor has obtained ownership of the site.
- The applicant is advised that the platting binder is to be submitted with the final plat. Approval of this plat will be subject to review of the binder and any relevant conditions determined by such a review.
- B. As requested by City Engineering, new petitions for sewer, water, paving and drainage, as appropriate, shall be submitted.
- C. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- E. On the final plat tracing, the MAPC Chairman's signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- F. 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.
- 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.)
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- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.