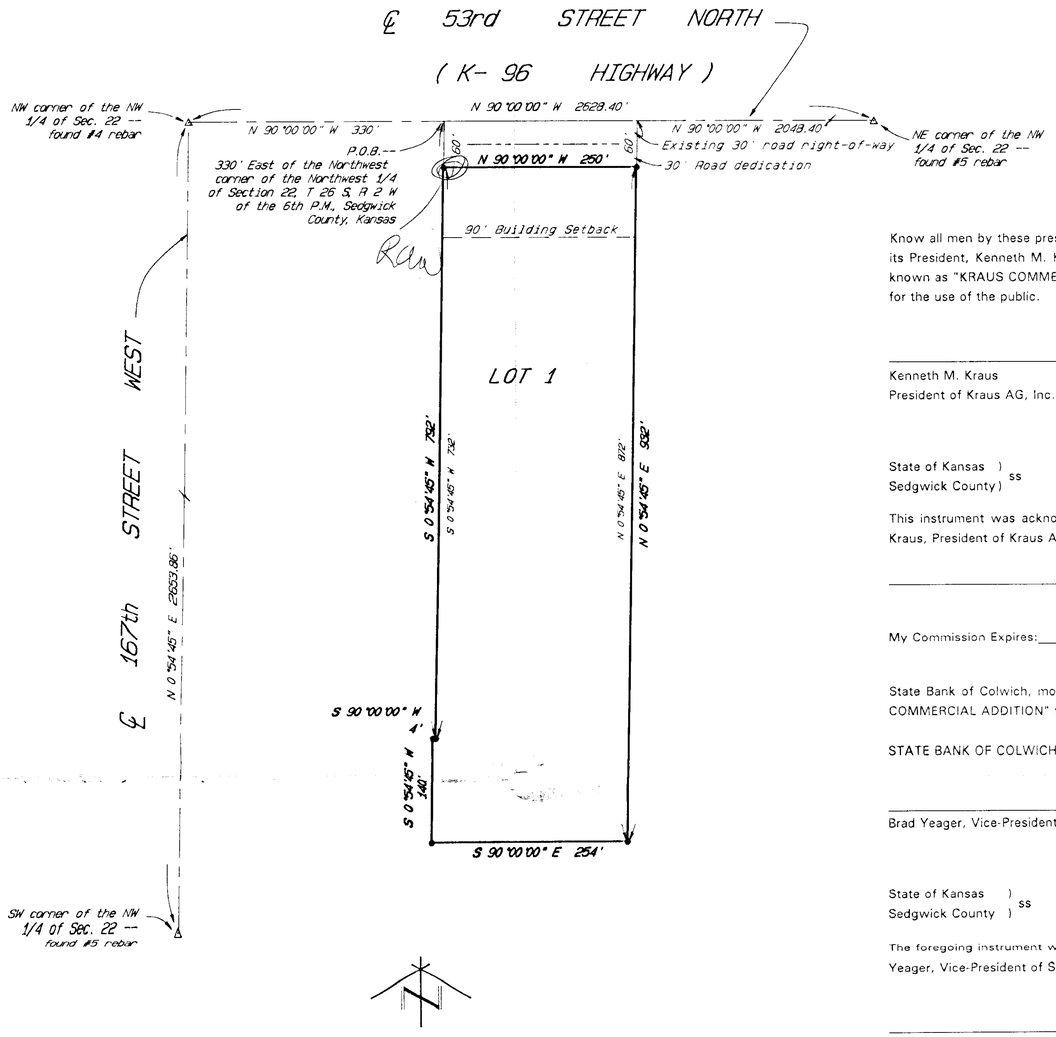


SCALE: 1" = 100'

LEGEND:

△ = Section corner -- found as noted
● = #4 Rebar with ID cap "TTLSI CLS22" -- set
Bearing Basis Assumed

State of Kansas)
Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "KRAUS COMMERCIAL ADDITION" to Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

A tract of land in the Northwest Quarter of Section 22, Township 26 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows: **BEGINNING** at a point on the North line and 330 feet East of the Northwest corner of said Northwest Quarter; thence Southerly, parallel with the West line of said Northwest Quarter, 792 feet; thence Westerly, parallel with the North line of said Northwest Quarter, 4 feet; thence Southerly, parallel with said West line, 140 feet; thence Easterly, parallel with said North line, 254 feet; thence Northerly, parallel with said West line, 932 feet to a point on the North line of said Northwest Quarter; thence Westerly, on said North line, 250 feet to the **POINT OF BEGINNING**.

TERRA TECH LAND SURVEYING, INC.

Arthur G. Griffiths LS #244

ARTHUR G. GRIFFITHS REGISTERED LS-244 KANSAS LAND SURVEYOR

Date

"KRAUS COMMERCIAL ADDITION" TO SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

Know all men by these presents that Kraus AG, Inc., owner of the land described in the Surveyor's Certificate, by its President, Kenneth M. Kraus, has caused the same to be surveyed and platted into a Lot and a Street, to be known as "KRAUS COMMERCIAL ADDITION" to Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public.

_____
Kenneth M. Kraus
President of Kraus AG, Inc.

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/3/96 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-3-96

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 1996, by Kenneth M. Kraus, President of Kraus AG, Inc.

_____, Notary Public

My Commission Expires:_____

State Bank of Colwich, mortgagee on the land being platted herein, does hereby consent to this plat of "KRAUS COMMERCIAL ADDITION" to Sedgwick County, Kansas.

STATE BANK OF COLWICH

_____
Brad Yeager, Vice-President

State of Kansas)
Sedgwick County) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1996, by Brad Yeager, Vice-President of State Bank of Colwich, on behalf of the Bank.

_____, Notary Public

My Commission Expires:_____

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1996.

BOARD OF COUNTY COMMISSIONERS

_____, Chairman
Thomas G. Winters

_____, Chair Pro Tem
Melody C. Miller

_____, Commissioner
Betsy Gwin

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Mark F. Schroeder

Attest:_____, County Clerk
Susan E. Crockett-Spoon

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

Dated this _____ day of _____, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Susan Osborne-Howes

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1996.

WICHITA CITY COUNCIL

_____, Mayor
Bob Knight

_____, Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1996.

_____, County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 1996, at _____ o'clock ___.M.

_____, Register of Deeds
Pat Kettler

_____, Chief Deputy
Ed Resa

TERRA TECH LAND SURVEYING INC.
239 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2343
Fax (316) 267-2738

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

July 11, 1996

Terra Tech Land Surveying, Inc
239 N. Ohio
Wichita, KS 67214

Re: S/D 96-44 - KRAUS COMMERCIAL ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 11, 1996, 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 July 3, 1996.

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: Kraus AG, Inc., c/o Kenneth M. Kraus, President, 222 Main, Andale, KS 67001
Certified Engineering Design, 235 N. Ohio, Wichita, KS 67214
Mary Alice Carlile, City Clerk, City of Colwich, Colwich City Administrative Center, 310 S. 2nd Street, Colwich, KS 67030
Mike Lindebak, City Engineer

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

July 3, 1996

Terra Tech Land Surveying, Inc
239 N. Ohio
Wichita, KS 67214

Re: S/D 96-44 - KRAUS COMMERCIAL ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Wednesday, July 3, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. A letter shall be submitted, from the City of Colwich, indicating that any arrangements or guarantees for the use of Colwich services at this time or in the future have been provided by the applicant.

B. If Colwich is not requiring this site to provide improvements (water, sewer, etc.) at this time, then 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. Based on this site's zoning, the Health Department needs to indicate if a covenant needs to be submitted assuring that only residential types or volumes of water will be generated.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. On the final plat tracing, access control except for two (2) openings shall be dedicated to K-296 (53rd Street North), to the appropriate governing body. Such access does not alter or supersede any such controls that may exist in regard to the State's access limitations to K-296 from this site.

E. Prior to this plat being released for County Commission approval, the applicant shall provide proof that this property's ownership has been acquired by Kraus AG, the plattor shown on the plat. The platting binder presently indicates that the site is in another ownership.

F. On the final plat tracing, the Wichita City Commission block may be eliminated since this site is over 3-miles from Wichita's City Limit.

G. On the final plat tracing, the State Highway adjacent to this site's north line shall be properly labeled as K-296 not K-96.

H. 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.)

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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. Section 5-101(c).

K. Recording of the plat within 30 days after approval by the City Council.

L. See Letter from Colwich (Easement along South line also) As requested by KG&E, the final plat tracing shall grant a ten (10) foot utility easement along the plat's west property line. 20' use on west 10' use on south

M. As noted by County Engineering, the northwest corner of this plat is within the area required for major intersection right-of-way. The final plat tracing shall therefore indicate appropriate dedication of additional right-of-way for such an intersection (Sec. 7-201(H) of Subdivision Regulations.)

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, July 11, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Kraus AG, Inc., c/o Kenneth M. Kraus, President, 222 Main, Andale, KS 67001
Certified Engineering Design, 235 N. Ohio, Wichita, KS 67214
Mary Alice Carlile, City Clerk, City of Colwich, Colwich City Administrative Center, 310 S. 2nd Street, Colwich, KS 67030
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-5

METROPOLITAN AREA PLANNING COMMISSION

July 11, 1996

STAFF REPORT
(Final Plat Approved 7/3/96)

CASE NUMBER: S/D 96-44 - KRAUS COMMERCIAL ADDITION

OWNER/APPLICANT: Kraus AG, Inc., c/o Kenneth M. Kraus, President, 222 Main, Andale, KS 67001

SURVEYOR/ENGINEER: Certified Engineering Design, 235 N. Ohio, Wichita, KS 67214
and Terra Tech Land Surveying, Inc, 239 N. Ohio, Wichita, KS 67214

OTHER: Mary Alice Carlile, City Clerk, City of Colwich, Colwich City Administrative Center, 310 S. 2nd Street, Colwich, KS 67030

LOCATION: East of 167th Street West and south of 53rd Street North

SITE SIZE: 5.36 Acres

NUMBER OF LOTS

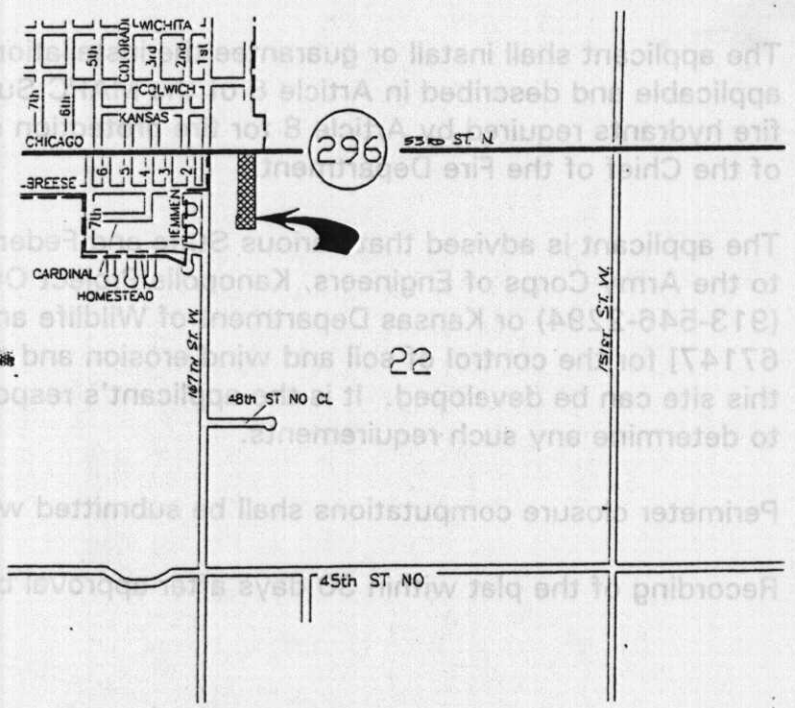
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.02 Acres

CURRENT ZONING: "RR"

PROPOSED ZONING: "LC" (SCZ-707)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. A letter shall be submitted, from the City of Colwich, indicating that any arrangements or guarantees for the use of Colwich services at this time or in the future have been provided by the applicant.

B. If Colwich is not requiring this site to provide improvements (water, sewer, etc.) at this time, then 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. Based on this site's zoning, the Health Department needs to indicate if a covenant needs to be submitted assuring that only residential types or volumes of water will be generated.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

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G. On the final plat tracing, the State Highway adjacent to this site's north line shall be properly labeled as K-296 not K-96.

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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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

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K. Recording of the plat within 30 days after approval by the City Council.

L. As requested by KG&E, the final plat tracing shall grant a ten (10) foot utility easement along the plat's west property line.

M. As noted by County Engineering, the northwest corner of this plat is within the area required for major intersection right-of-way. The final plat tracing shall therefore indicate appropriate dedication of additional right-of-way for such an intersection (Sec. 7-201(H) of Subdivision Regulations.)