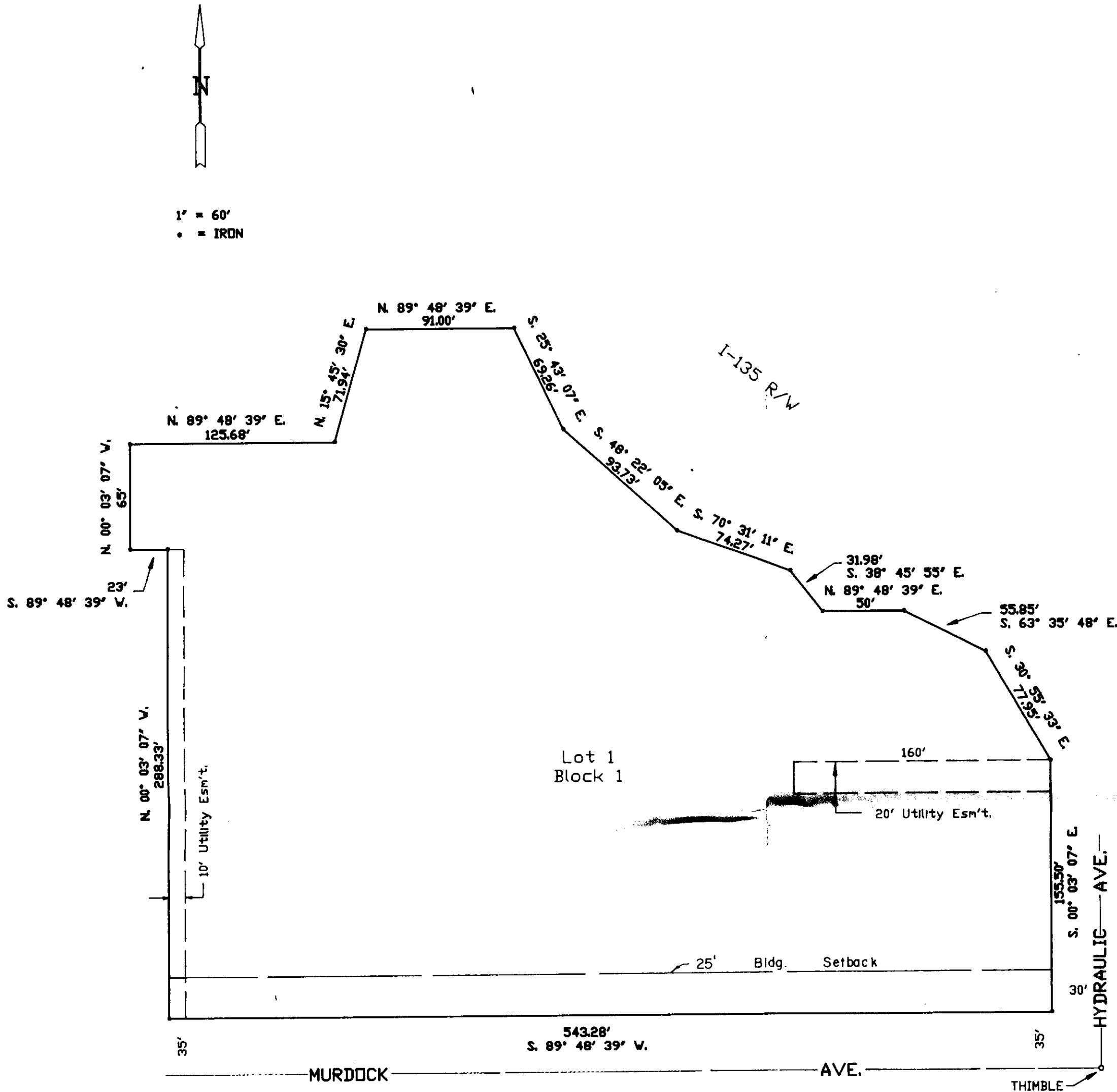


BUCKLEY INDUSTRIAL ADDITION

To Wichita, Sedgwick County, Kansas



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 same to be surveyed and platted into a Lot and a Block, to be known as "BUCKLEY INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted.

DUANE J. BUCKLEY LIVING TRUST U/A 7/3/91

Duane J. Buckley Trustee Janet W. Buckley Trustee

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1993, before me, a Notary Public in and for said State and County, came the Duane J. Buckley Living Trust U/A 7/3/91 by Duane J. Buckley, Trustee, and Janet W. Buckley, Trustee, on behalf of said Trust, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Trust. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires _____

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Craig Moehring, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "BUCKLEY INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth on the accompanying plat and described as being a replat of Lots 28, 30, 32, 34, 36 and 38 on Oak Street, now Murdock Avenue, and the vacated alley adjacent to the North from Hydraulic to the West border of vacated alley running North-South between 8th Street and Murdock Avenue, Allen's 3rd Addition to City of Wichita, Kansas, AND ALSO, Lot 6 and the East Half of vacated New York Avenue abutting Lot 6, Kreischer Addition to City of Wichita, Kansas, AND ALSO, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, on Oak Street, now Murdock Avenue, and Lots 39, 41, 43, 45, 28, 30, 32, 34, 36, 40, 42, 44, 46, on Grove Street, now Pennsylvania Avenue, EXCEPT that part of said Lot 45, lying West of a line parallel with and 182.28 feet West of the East line of said Lot 45; and Reserve B and the East 8.28 feet of Reserve C, all in Allen's 3rd Addition to the City of Wichita, and all that portion of Pennsylvania Avenue between Eighth Street and Murdock Avenue, and the East-West alley extending from the West line of Lot 2, to the West line of the North-South alley leading south from Eighth Street, AND a tract in the Northeast Quarter of the Southeast Quarter of Section 16, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, beginning at the Southwest corner of Lot 6, Kreischer Addition to Wichita, thence South to the Center line of Chisholm Creek, thence Northeast with meander line of center of said creek to point East of beginning, thence West to beginning; EXCEPT that part of Lots 26, 28, 30, 32, 34, 36, and vacated street on vacated Pennsylvania Avenue, in Allen's 3rd Addition to the City of Wichita, Kansas, described as follows: Beginning at the Northeast corner of said Lot 26, thence Southerly along the West alley line to the Southeast corner of said Lot 36, thence Northwesterly to a point on the North line of said Lot 36, said point being 70 feet Westerly of the Northeast corner of said Lot 36, thence Northwesterly to a point on the West line of said Lot 30, said point being 12.5 feet Northerly of the Southwest corner of said Lot 30, thence Northwesterly to a point on the South line of Eighth Street, in said Addition, said point being 30 feet Westerly of the Northwest corner of said Lot 26, thence Easterly along the South line of said Eighth Street to the place of beginning, AND ALSO all of Lots 39, 41, 43 and 45 on Hydraulic Avenue in Allen's 3rd Addition to the City of Wichita, Kansas, and the vacated North-South alley adjacent to said Lots; and that part of said vacated alley lying within a triangle described as beginning at the Southwest corner of said Lot 37, West to Southeast corner of Lot 38, Pennsylvania Avenue, North to the Northeast corner of said Lot 38, thence Southeasterly to point of beginning, EXCEPT the following described portion: Beginning at a point on the East line of Lot 45, 8 feet north of the Southeast corner of said Lot 45; thence Northwesterly to a point on the dividing line between Lots 39 and 41, and being 40 feet West of the East line of said Lots; thence Northwesterly to a point on the North line of Lot 39, said point being 50 feet East of the West line of said Lot 39; thence East along the North line of Lot 39 to the East line of Lot 39; thence South along the East lines of Lots 39, 41, 43 and 45 to the place of beginning.

Craig Moehring Surveyor

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

Dated this _____ day of _____, 1993.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
L. O. Breckenridge, Jr.

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1993.

_____, Mayor
F. M. Ojile

_____, Deputy City Clerk
Pat Burnett

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

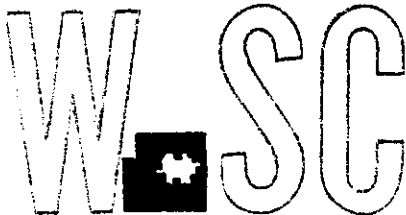
This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1993.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Entered on Transfer record this _____ day of _____, 1993.

_____, County Clerk
Susan Crockett-Spoon



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

April 27, 1993

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 93-17 BUCKLEY INDUSTRIAL ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 22, 1993, 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 April 16, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Duane J. Buckley Living Trust U/A, Attn: Duane J. Buckley,
1600 E. Murdock, Wichita, KS 67214
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The applicant shall either guarantee the abandonment of the sanitary sewer line in the northwest portion of this site, or the final plat tracing shall indicate a utility easement for this sewer line.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Based on the orientation of existing buildings on this site to Murdock, the Subdivision Regulations require that a 35-foot building setback be platted to this street. The final plat tracing shall therefore indicate a 35-foot building setback to Murdock. As requested by the applicant, as necessary, this setback may be jogged around existing structures.
- D. Since this replat is vacating previously platted conditions, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- E. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- F. On the final plat tracing, the centerline of Murdock shall be so labeled.
- G. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to any requirements determined appropriate upon review of the platting binder, which must be submitted before this plat can be scheduled for City Council review.
- 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.
- I. 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.
- 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.

April 22, 1993

STAFF REPORT
(Final Plat Approved 4/15/93)

CASE NUMBER: S/D 93-17 - BUCKLEY INDUSTRIAL ADDITION

OWNER/APPLICANT: Duane J. Buckley Living Trust

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: North of Murdock and west of Hydraulic

SITE SIZE: 142,000 sq. ft.

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

1

1

MINIMUM LOT AREA: 142,000 sq. ft.

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:

