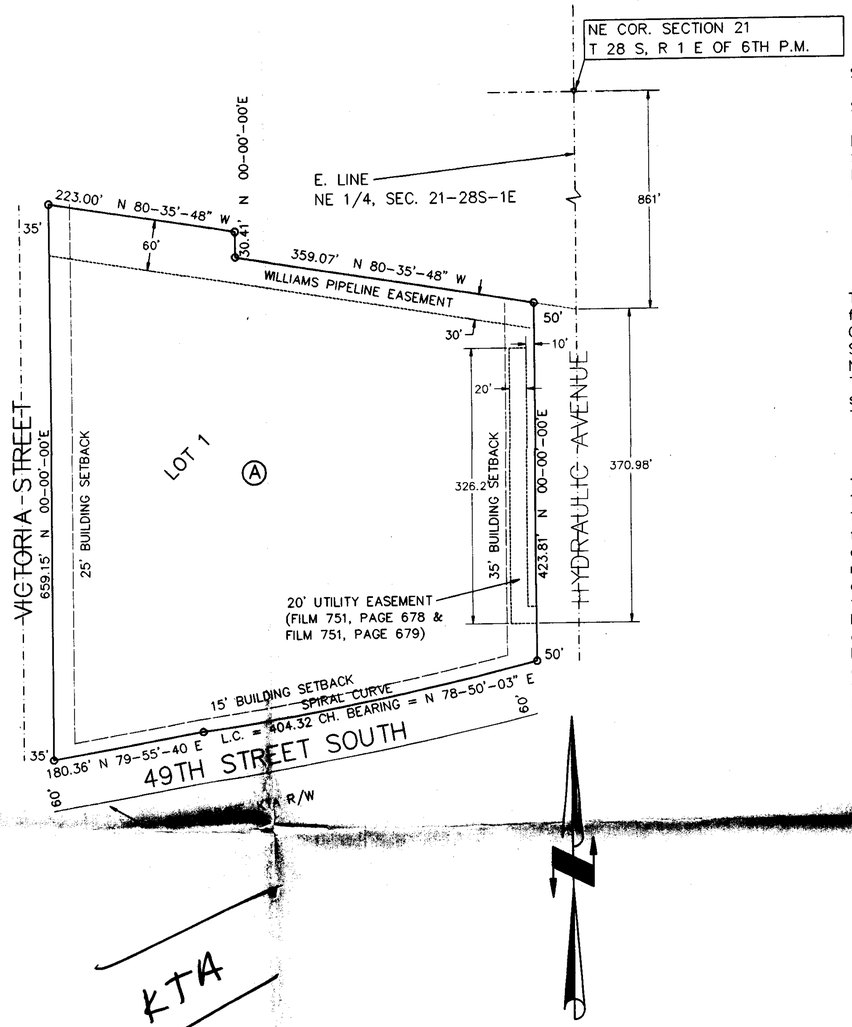


KTA

FINAL PLAT

SCALE : 1" = 100'

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/24/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/25/93

OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

I, BABAR M. KHAN, A LICENSED LAND SURVEYOR IN AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "YELLOW FREIGHT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS" AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF PROPERTY SURVEYED, DESCRIBED AS FOLLOWS:

The southerly 50 feet of the west 255 feet of the east 659.25 feet of the following described tract: Beginning at the N.E. Corner of the NE 1/4 of the NE 1/4 of Section 21, Township 28 South, Range 1 East; Thence West to the Northwest corner of the NE 1/4 of the NE 1/4 of said section; Thence South 647 feet; Thence Southeasterly to a point on the east line of said section, 861 feet South of the Northeast corner of said section; Thence North 861 feet to the place of beginning.

AND

The east 659.25 feet of the E 1/2 of the NE 1/4 of Section 21, Township 28 South, Range 1 East, lying north of the Kansas Turnpike Right of Way as it now exists and south of the following described line: Beginning at a point on the east line of said NE 1/4, 861 feet south of the northeast corner of said northeast 1/4; Thence Northwesterly to a point on the west line of the east half of said NE 1/4, except the following described tract: Beginning at the Southeast corner of the NE 1/4 of the NE 1/4 of said section 21; Thence North 182 feet; Thence West at right angles 215 feet; Thence South at right angles to the Northerly right of way line of the Kansas Turnpike as it now exists; Thence Easterly along said right of way to the east line of said section 21; Thence North 33 feet more or less to the place of beginning; SUBJECT to road easement on the east 40 feet and southerly 60 feet thereof. Containing in all 7.25 acres more or less.

AND

Beginning at the Southeast corner of the NE 1/4 of the NE 1/4 of Section 21, Township 28 South, Range 1 East; Thence North along the east line of said NE 1/4 182 feet; Thence South parallel to the East line of said NE 1/4 to the North line the Kansas Turnpike; Thence Easterly along the North line of said Turnpike to the intersection of the East line of said NE 1/4; Thence North 33 feet more or less to the place of beginning; Subject to road easement on the east 40 feet and the Southerly 60 feet thereof, Sedgwick County, Kansas.

THIS SURVEY WAS COMPLETED IN JUNE, 1993.

BABAR M. KHAN, R.L.S. # 985

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 LOT, BLOCK AND STREET, THE SAME TO BE KNOWN AS "YELLOW FREIGHT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM HYDRAULIC AVENUE OVER AND ACROSS THE WEST LINE OF HYDRAULIC AVENUE, AS SHOWN, ARE HEREBY GRANTED TO APPROPRIATE GOVERNING BODY EXCEPT FOR ONE (1) OPENINGS.

_____

YELLOW FREIGHT SYSTEMS INC.

_____

YELLOW FREIGHT SYSTEMS INC.

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 1993, BY _____, AS _____, AND BY _____, AS _____, OF YELLOW FREIGHT SYSTEMS INC. ON BEHALF OF YELLOW FREIGHT SYSTEMS INC..

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT OF YELLOW FREIGHT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED: _____ DAY OF _____, 1993.

_____, CHAIRMAN

_____, 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 _____, 1993.

_____, MAYOR

_____, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAYS OF _____, 1993.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, ON THIS _____ DAY OF _____, 1993.

_____, REGISTER OF DEEDS

_____, DEPUTY

_____, COUNTY CLERK

YELLOW FREIGHT ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

MUNICIPAL ENGINEERS
254-LAURA, SUITE 201
WICHITA, KANSAS 67211
316-262-3842

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Yellow Freight Systems, Inc., 10990 Roe Avenue, Overland Park, KS 66211
Mike Lindebak, City Engineer

P.S. Surveyors/Engineers: Please note that the accompanying "Engineer's Copy" of the plat was inadvertently left out of our June 25, 1993 mailing.

WICHITA — SEDGWICK COUNTY

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

July 2, 1993

Babar M. Khan, R.L.S
Municipal Engineers
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 93-37 - YELLOW FREIGHT SYSTEMS, INC. (Final Plat)

Dear Mr. Khan:

At the regular meeting of the Metropolitan Area Planning Commission on July 1, 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 June 25, 1993.

In regard to the "Note to Comment B:" of the July 1, 1993 Staff Report, this note should read:

NOTE TO COMMENT B: Upon motion by the Subdivision Committee, the following recommendations were offered and approved:

(1) If the paving petition is unsuccessful, applicant shall provide MAPD with an affidavit indicating that applicant will not oppose and will participate with future paving petitions for Victoria (not 49th St. South) and

(2) Pursuant to Section 10-103 of the Subdivision Regulations, City Council should waive the requirement imposed by Section 8-103(A) of the Subdivision Regulations that states streets platted for office, commercial, or industrial uses be paved, for 49th Street South.

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.

P. 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.

Q. 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.

R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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

T. Upon recommendation by the Fire Department, applicant shall install at least one fire hydrant, in compliance with the Fire Code.

Note: This plat has been submitted in final form only.

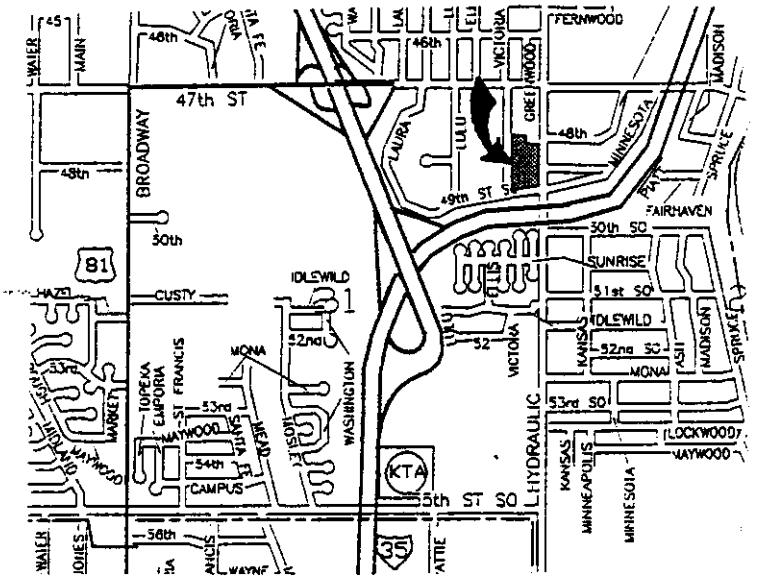
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6
July 1, 1993

STAFF REPORT
(Final Plat, Final Plat approved June 24, 1993)

CASE NUMBER:	S/D 93-37 - YELLOW FREIGHT ADDITION
OWNER/APPLICANT:	Yellow Freight Systems, Inc., 10990 Roe Avenue, Overland Park, KS 66211
SURVEYOR/ENGINEER:	Babar M. Khan, R.L.S., Municipal Engineers, 254 Laura - Suite 201, Wichita, KS 67211
LOCATION:	West of Hydraulic and north of 49th Street South
SITE SIZE:	7.5 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1
MINIMUM LOT AREA:	7.5 Acres
CURRENT ZONING:	"E"

VICINITY MAP:



NOTE: Although this site is unplatted, it was developed with structures already located on the site. In order to redevelop and expand, the site is now being platted. Much of the area to the west and north of the site is zoned Light Industrial and has been developed with such uses. Although the local streets immediately adjacent to this site are unpaved, other streets in this area, including 49th Street South, have been paved.

STAFF COMMENTS:

A. City Engineering needs to indicate if any guarantees for sanitary sewer, water or drainage are required for this site.

B. The applicant shall guarantee the paving of 49th St. South adjacent to this site and shall also attempt to obtain a valid petition for the paving of 49th St. South from Victoria to Lulu. If the applicant cannot obtain a valid petition, then he shall request in writing that the City Council order in the pavement as a missing link between two sections of existing pavement as provided for by K.S.A. 12-6a04. This written request shall accompany this plat to the City Council.

In terms of Victoria, the applicant shall attempt to obtain a valid paving petition from 49th St. South to 47th St. South.

NOTE TO COMMENT B: Upon motion by the Subdivision Committee, the following recommendations were offered and approved:

(1) If the paving petition is unsuccessful, applicant shall provide MAPD with an affidavit indicating that applicant will not oppose and will participate with future paving petitions for 49th Street South, and

(2) Pursuant to Section 10-103 of the Subdivision Regulations, City Council should waive the requirement imposed by Section 8-103(A) of the Subdivision Regulations that states streets platted for office, commercial or industrial uses be paved, for 49th Street South.

C. As indicated by this plat, one access opening is being provided to Hydraulic. The applicant shall therefore guarantee the closure of those drives (two (2)) in excess of the access control being established to Hydraulic.

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

D. On plats to the west of this site, and as required by "E" Zoning, 49th Street South has been platted as a 70-foot wide street. The final plat tracing shall therefore indicate the dedication of sufficient right-of-way from this site to provide 70-feet of right-of-way for 49th Street South.

E. As required under "E" zoning of side type streets, a 20-foot building setback shall be platted from 49th Street South. The setback to Victoria should remain at 25-feet since it better matches the 35-foot setback used on the Overholt Addition to the west of this plat.

G. As indicated in the plattor's text, this site is establishing access control, except for one (1) opening, to Hydraulic. This access control shall also be indicated on the face of the final plat tracing.

H. Since this plat is dedicating street right-of-way, the plattor's text shall note that "the streets are being dedicated to and for the use of the public".

I. The applicant shall submit a copy of the instrument which establishes the Williams 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.

J. The final plat tracing shall indicate the recording information for the pipeline easement on this site.

K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

L. On the final plat tracing, the centerline of Hydraulic shall be labeled.

M. On the final plat tracing, all appropriate names shall be printed below the signature lines of this plat's certificates or approval blocks.

N. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes (1992's) have been paid.

O. The applicant's agent needs to indicate the nature of an easement listed in the platting binder as recorded on Film 1214 and Page 1918. That is, is this easement on this site and if so, why it is not being shown or rededicated (granted) by this plat.

not on this plat INETA now