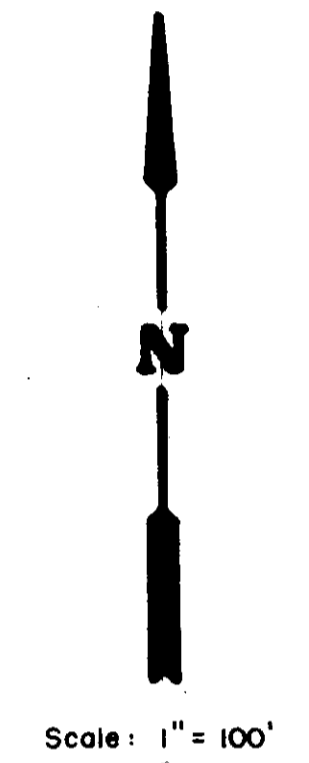
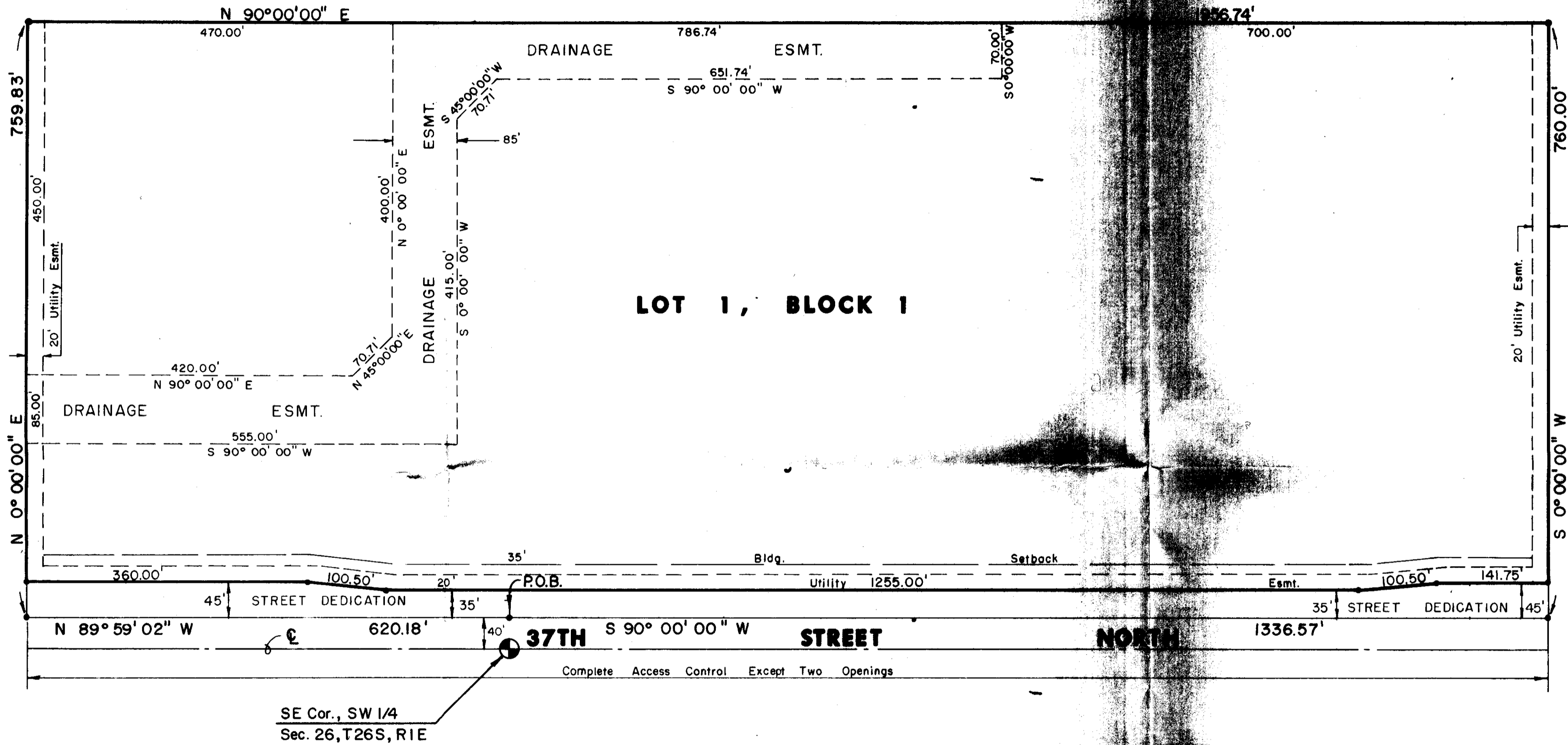


# FINAL PLAT OF KOCH OFFICE PARK THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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 "KOCH OFFICE PARK THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and a Street, the same being accurately set forth in the accompanying plat and described herein:

Commencing at the Southeast corner of the Southwest Quarter of Section 26, Township 26 South, Range 1 East of the 6th P.M. Sedgwick County Kansas; thence N 00° 00' 00" E, 40.00 feet to the point of beginning; thence N 89° 59' 02" W, 620.18 feet; thence N 00° 00' 00" E, 759.83 feet; thence N 90° 00' 00" E, 1956.74 feet; thence S 00° 00' 00" W, 760.00 feet; thence S 90° 00' 00" W, 1336.57 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_ day of \_\_\_\_\_, 1989.

Kenneth H. Bengtson, P.E., R.L.S. #922  
Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road, Building #800  
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineer's Certificate, have caused the same to be surveyed and platted into a lot, a block, and a street, the same to be known as "KOCH OFFICE PARK THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements for the construction and maintenance of drainage and public utilities as indicated on the accompanying plat are hereby granted. All abutters, rights of access to or from 37th Street North, over and across the South line of Lot 1, Block 1, are hereby granted to the City of Wichita, provided however, that Lot 1, Block 1, shall have access to 37th Street North at two locations to be determined by the City Engineer.

KOCH INDUSTRIES, INC.  
BY: C.J. Nelson, Company Treasurer

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 1989, before me, a Notary Public in and for the County and State aforesaid, came C.J. Nelson, Company Treasurer of Koch Industries, Inc., to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Appointment Expires: \_\_\_\_\_  
Notary Public

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chairman  
Wayne L. Bfiegner

\_\_\_\_\_, Secretary  
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 1989.

\_\_\_\_\_, Mayor  
Bob Knight

\_\_\_\_\_, City Clerk  
John Moir

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 1989.

\_\_\_\_\_, County Clerk  
Don Wright

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY )

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_ day of \_\_\_\_\_, 1989.

\_\_\_\_\_, Register of Deeds  
Pat Kettler

\_\_\_\_\_, Deputy  
Ed Resa

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

December 8, 1989

Mid-Kansas Engineering Consultants  
3500 North Rock Road, #800  
Wichita, KS 67226

Re: S/D 89-79 KOCH OFFICE PARK 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 7, 1989, 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 December 1, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
- 3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

- cc: Koch Industries, 4111 E. 37th St. N., 67226
- Fred Baker, P.O. Box 2256, 67201
- Bill McKinley, Traffic Engineer
- Mike Lindebak, City Engineer
- Jim Weber, County Engineer

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hymw

- L. On the final plat tracing, the plattor's text shall be amended to indicate that any required improvements in and maintenance of the drainage easement shall be the responsibility of the owner of Lot 1, Block 1. Also, that any improvements or work within this easement shall be approved by the City Engineer. A restrictive covenant shall also be submitted indicating that the applicant is responsible for maintenance of the drainage system; this covenant shall grant to the City, the authority to maintain the drainage system in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- M. The final plat tracing shall grant a 20 foot utility easement along the north line of the plat; as was shown on the preliminary plat.
- N. Since the Floodway Reserve Agreement, recorded on Film 452, Page 165, is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- O. The final plat tracing shall indicate that utility and drainage easements are granted to the City of Wichita, or as may be required by condition "C."
- P. Prior to this plat being scheduled before the Wichita City Council the applicant shall submit to County Engineering a copy of the drainage plan.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council, or as may be required by condition "C."

December 7, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 11/2/89)

CASE NUMBER: S/D 89-79 - KOCH OFFICE PARK 3RD ADDITION

OWNER/APPLICANT: Koch Industries, 4111 E. 37th Street North,  
Wichita, KS 67226

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: North of 37th Street North and west of Oliver

SITE SIZE: 30.9 acres

NUMBER OF LOTS

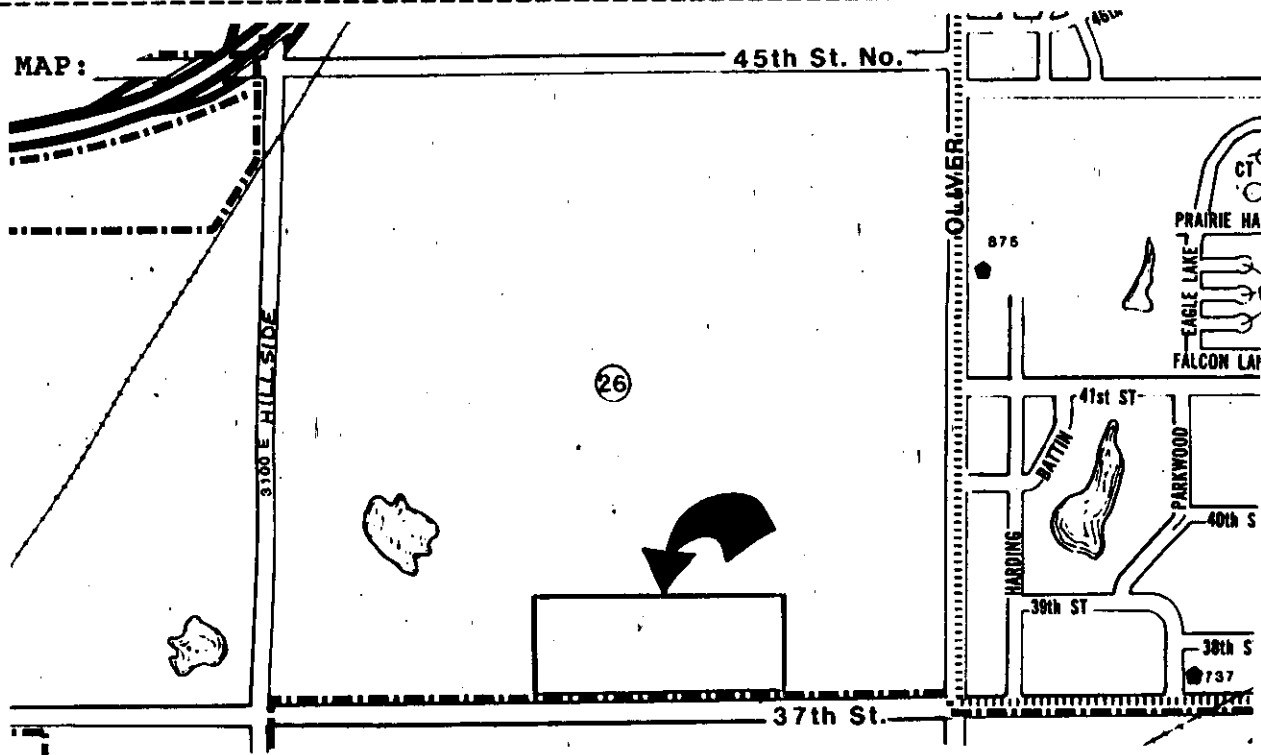
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 30.9 acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "E" Light Industrial (SCZ-0618)

VICINITY MAP:



STAFF COMMENTS:

- A. This plat is subject to approval of the associated zone change request (SCZ-0618).
- B. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being scheduled for City Council review.
- C. If the applicant desires to record this plat prior to annexation, the plat's text shall be revised to refer to the "appropriate" engineer or governing body. The title block shall delete reference to the City of Wichita, and the County Board of Commissioner's signature block shall be added to the final plat tracing. Also, after review/approval by the Wichita City Council, this plat will need to be scheduled before the County Board of Commissioners.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. This guarantee will be held for future development of use(s) that would require sanitary sewer.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the construction of an accel/decel lane to serve each major entrance.
- H. The applicant shall guarantee the construction of a left turn bay lane to serve each major entrance.
- I. The applicant shall guarantee the construction of those portions of the two (2) major entrances within street right-of-way.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Metropolitan Area Planning Department for recording.
- K. The applicant shall obtain, by separate instrument, the off-site drainage easement required by the drainage plan for this property.