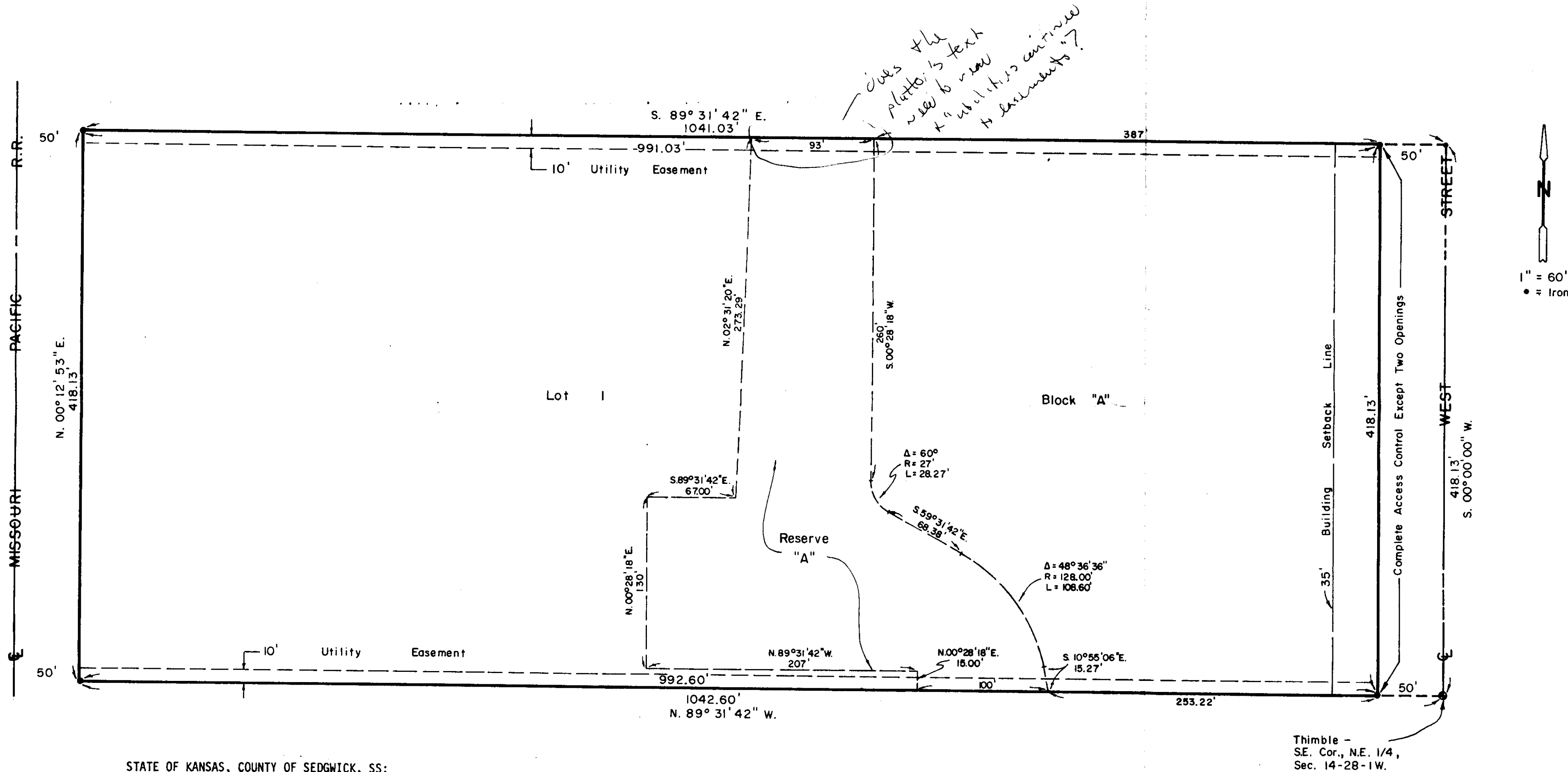


OFFICE COPY
DO NOT REMOVE

FINAL PLAT

J & P INDUSTRIAL ADDITION TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/8/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11/7/88



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "J & P INDUSTRIAL ADDITION", Sedgwick County, Kansas, into a Lot, a Block, a Street and a Reserve, the same being accurately set forth on the accompanying plat and described as the South 418.13' of the NE 1/4 of Sec. 14, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, lying East of the Missouri Pacific Railroad Right-of-way.

Don C. Moehring II Surveyor

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1988, before me, a Notary Public in and for said State and County, came S & S Leasing, a Partnership, by Andrew P. Selenke and James L. Selenke, Partners, on behalf of the Partnership, 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 Partnership. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Marian Abraham Notary Public

My Commission Expires _____

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, a Block, a Street and a Reserve, to be known as "J & P INDUSTRIAL ADDITION", Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to or from West Street, over and across the East line of Lot 1, Block A, are hereby granted to the appropriate governing body, provided however, that Lot 1, Block A, shall have access to West Street at two locations, to be determined by the appropriate Engineer. Title to the Reserve is in the Owner of Lot 1, Block A, J & P Industrial Addition, and shall be maintained for purposes of storm water drainage, detention and landscaping by the Owner of said Lot 1, until such time as the Governing Body exercising jurisdiction elects to assume the Reserve for maintenance and improvements of drainage; provided further that no structure shall be constructed on or within said Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate Engineer.

S & S LEASING, A PARTNERSHIP

Andrew P. Selenke Partner James L. Selenke Partner

We the undersigned, mortgagee on the above described property, do hereby consent to the plat of "J & P INDUSTRIAL ADDITION".

FIRST NATIONAL BANK OF CONWAY SPRINGS

Glenn E. Holmes, Chief Executive Officer

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1988, before me, a Notary Public in and for said State and County, came First National Bank of Conway Springs by Glenn E. Holmes, Chief Executive Officer, on behalf of the Bank, to me personally known to be the same person 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 the Bank. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Ruth I. Rush Notary Public

My Commission Expires _____

This plat of "J & P INDUSTRIAL ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Elton Parsons, Chairman

Marvin S. Krout, Secretary

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 _____, 1988.

Sheldon Kamen, Mayor

Dale E. Rea, Deputy City Clerk

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1988.

Mark F. Schroeder, Chairman

Billy Q. McCray, Chairman Pro-tem

David Bayouth, Commissioner

Tom Scott, Commissioner

Bernard A. Hentzen, Commissioner

Attest: Don Wright, County Clerk

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 _____, 1988.

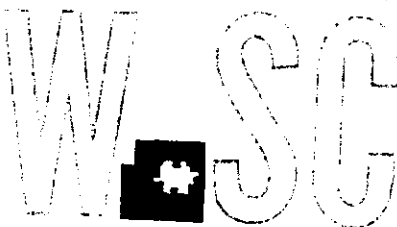
Pat Kettler, Register of Deeds

Ed Resa, Deputy

Entered on transfer record this _____ day of _____, 1988.

Don Wright, County Clerk

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 13, 1988

Moehring & Associates
433 South Hydraulic
Wichita, Kansas 67211

Re: S/D 88-72 - J and P Industrial Addition. Located
1/2-mile south of MacArthur, on the west side of West
Street.

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 13, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 7, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 platator.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:sm

Enclosure

cc: Jim Selenke c/o S&S Leasing, 123 North Sycamore, Wichita, KS
67203

Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this lot.
- B. The applicant shall guarantee the extension of municipal water to serve this lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this property touches the current city limits of the City of Wichita, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to the plat being scheduled for City Council Review.
- E. The final plat tracing shall be amended to indicate the platting of a floodway rather than the reserve shown. The platter's text shall also be amended to change to "floodway" any references to a "reserve".
- F. The final plat tracing shall indicate ARKLA's private gas line easement that exists on this property. The recording information for this easement shall be indicated.
- 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.
- 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.

October 13, 1988

STAFF REPORT

(Final Plat, Preliminary Plat Approved 8/25/88)

CASE NUMBER: S/D 88-72 - J AND P INDUSTRIAL ADDITION

OWNER/APPLICANT: S and S Leasing, 123 North Sycamore, Wichita,
KS 67203

SURVEYOR/ENGINEER: Moehring and Associates

LOCATION: West side of West Street, in an area south of
MacArthur Road

SITE SIZE: 10 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 9.5 acres

CURRENT ZONING: "E" Light Industrial (County)

PROPOSED ZONING: "E" Light Industrial

VICINITY MAP:

