FILE COPY

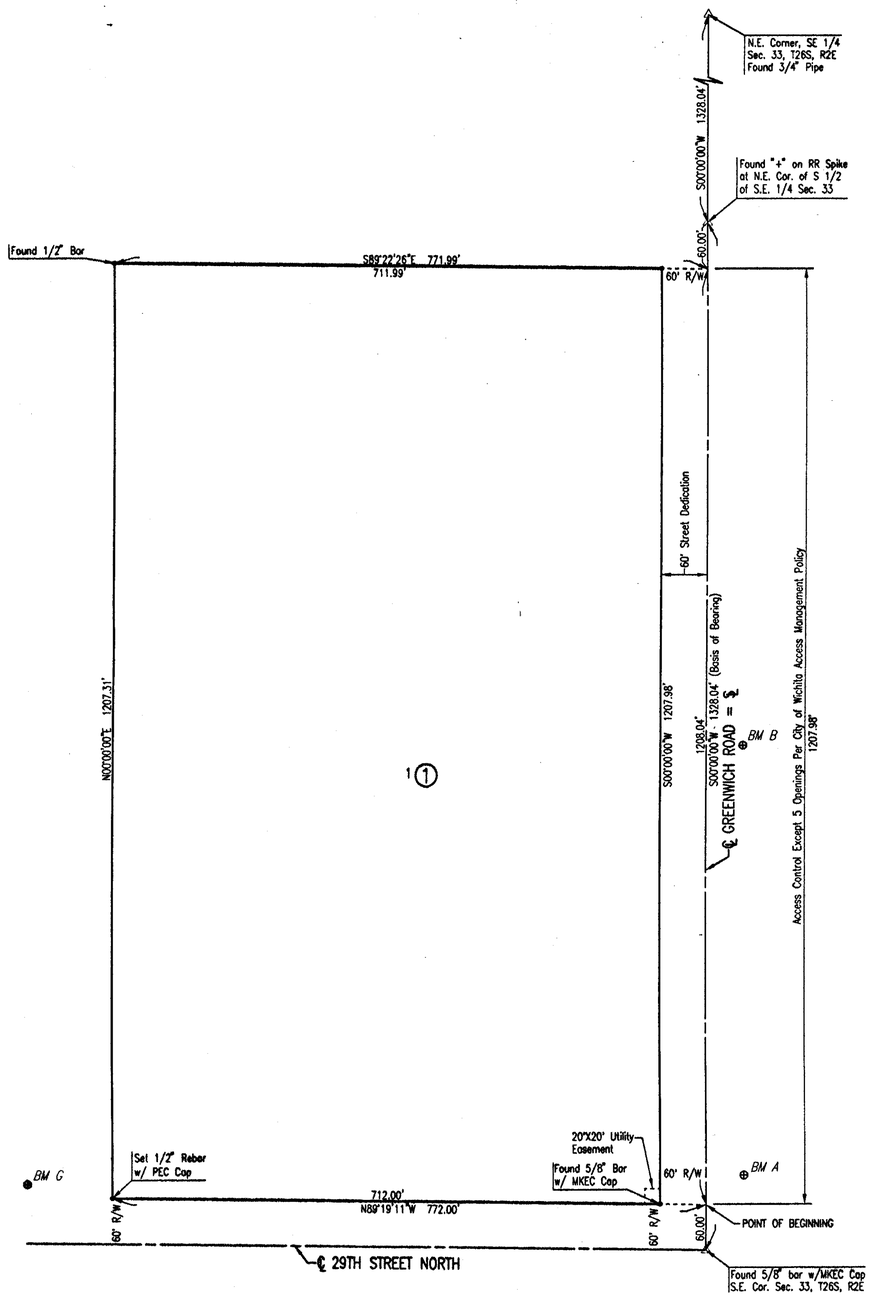
FINAL TRACING REC'D

1-31-06

2005-147

K-96 BUSINESS PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'

LEGEND

- ● 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED
- ⊕ BM Bench Mark/Vertical Control Point
- △ Section Corner

BENCH MARKS

B.M. A: Railroad Spike in west face of 2nd power pole north of 29th St. N., east side of Greenwich Road. Elev.=201.53 City Datum

B.M. B: Step Spike in West side 4th Power Pole North of 29th St. N. on East Side Greenwich Road. Elev.=204.23 City Datum

B.M. C: Railroad Spike in West Side Power Pole, East Side Greenwich Road North Side Drive to House #3150. Elev.=210.98 City Datum

B.M. G: Chiseled "d" on North Curb Asphalt Drive (29th St. N.) at East Side of Soccer Complex Fence to South. Elev.=204.55 City Datum

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 10TH DAY OF JANUARY, 2006, WE HAVE SURVEYED AND PLATTED K-96 BUSINESS PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK; THE SAME BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPLE MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH HALF; THENCE BEARING N00°00'00"E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING N89°19'11"W, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 772.00 FEET; THENCE BEARING N00°00'00"E, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1207.31 FEET; THENCE BEARING S89°22'26"E, PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 771.99 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE BEARING S00°00'00"W, ALONG SAID EAST LINE, A DISTANCE OF 1208.04 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT REGISTERED 1-10-06 LS-832 KANSAS LAND SURVEYOR

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

FOR BUILDING SETBACK INFORMATION, SEE ZONING CODES.

THE STREET DEDICATION ALONG GREENWICH ROAD IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM GREENWICH ROAD OVER AND ACROSS THE EAST PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO GREENWICH ROAD AT FIVE LOCATIONS PER CITY OF WICHITA ACCESS MANAGEMENT POLICY.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

BLOCK 1	CITY DATUM	N.G.V.D.
LOT 1	204.2	1391.6

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

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 A LOT AND A BLOCK; THE SAME TO BE KNOWN AS K-96 BUSINESS PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:

VELMA JANSEN WINSBY REAL ESTATE TRUST

Roger Winsby, Trustee

ROGER WINSBY, TRUSTEE

K96, L.L.C.
BY: WC PARTNERSHIP, ITS MANAGER

Connie D. Tatum

BY: CONNIE D. TATUM, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF January, 2006, BY ROGER WINSBY, TRUSTEE OF THE VELMA JANSEN WINSBY REAL ESTATE TRUST.

Cathy Erickson, NOTARY PUBLIC

CATHY ERICKSON

CATHY ERICKSON NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 9-22-08

MY APPOINTMENT EXPIRES: 9-22-08

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23rd DAY OF January, 2006, BY CONNIE D. TATUM, PRESIDENT OF W.D. PARTNERSHIP, MANAGER OF K96, L.L.C.

Sherry L. York

SHERRY L. YORK

SHERRY L. YORK NOTARY PUBLIC STATE OF KANSAS My Appt. Exp.

MY APPOINTMENT EXPIRES: 8-10-09

WE, FIDELITY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF K-96 BUSINESS PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

TIMOTHY B. NELSON, EXECUTIVE VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF January, 2006, BY TIMOTHY B. NELSON, EXECUTIVE VICE PRESIDENT OF FIDELITY BANK.

Pam Lambertz, NOTARY PUBLIC

PAM LAMBERTZ

PAM LAMBERTZ NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 4-1-07

MY APPOINTMENT EXPIRES: 4-1-07

THIS PLAT OF K-96 BUSINESS PARK HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2006.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
HAROLD L. WARNER, JR.

_____, SECRETARY
JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2006.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2006.

_____, MAYOR
CARLOS MAYANS

_____, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2006.

_____, COUNTY CLERK
DONALD BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ .M., ON THE _____ DAY OF _____, 2006.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
TONYA BUCKINGHAM

Professional Engineering Consultants, P.A.
303 S. TOPEKA • WICHITA, KANSAS 67202
316-262-2691 • FAX 316-262-3009