

FINAL TRACING REC'D 5-2-B

# KOCH CAMPUS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

PW-ENGINEERING 1-71  
Kim Pelton  
FOR YOUR FILES

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, GARBER SURVEYING SERVICE, P.A., SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF

THIS 24<sup>th</sup> DAY OF April, 2013, WE HAVE SURVEYED AND PLATTED KOCH CAMPUS ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, A STREET, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

A REPLAT OF KOCH OFFICE PARK, KOCH OFFICE PARK SECOND ADDITION AND KOCH OFFICE PARK THIRD ADDITION, ALL ADDITIONS TO WICHITA, SEDGWICK COUNTY, KANSAS; TOGETHER WITH PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 1 EAST, THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 1 EAST, THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 1 EAST, AND NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 1 EAST, AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 1 EAST, OF THE SIXTH PRINCIPLE MERIDIAN, SEDGWICK COUNTY, KANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER, S.W. 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 1 EAST, OF THE 6TH P.M.; THENCE N00°07'01"W, ALONG THE WEST LINE OF SAID S.W. 1/4, 400.37 FEET; THENCE N89°52'59"E, 60.00 FEET; THENCE S00°07'01"E, PARALLEL WITH SAID WEST LINE OF S.W. 1/4, 49.68 FEET; THENCE BEARING S08°38'52"E, 101.12 FEET TO A POINT 75.00 FEET EAST OF THE SAID WEST LINE OF S.W. 1/4; THENCE S00°07'01"E, PARALLEL WITH SAID WEST LINE, 155.00 FEET; THENCE S45°22'52"E, 28.15 FEET TO A POINT 75.00 FEET NORTH OF THE SOUTH LINE OF SAID S.W. 1/4; THENCE N89°21'17"E, PARALLEL WITH SAID SOUTH LINE OF S.W. 1/4, 246.65 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CHORD BEARING OF N65°58'26"E; THENCE ALONG SAID CURVE HAVING A RADIUS OF 761.00 FEET, THROUGH A CENTRAL ANGLE OF 23°58'20" AN ARC DISTANCE OF 318.40 FEET; THENCE N53°59'16"E, 853.39 FEET; THENCE N00°38'43"W, 288.18 FEET; THENCE N53°59'16"E, 745.01 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CHORD BEARING OF N71°27'42"E; THENCE ALONG SAID CURVE HAVING A RADIUS OF 1,116.00 FEET, THROUGH A CENTRAL ANGLE OF 34°56'52", AN ARC DISTANCE OF 680.71 FEET; THENCE N88°56'08"E, 435.25 FEET; THENCE S01°03'52"E, 155.00 FEET; THENCE N88°56'08"E, 697.43 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CHORD BEARING OF S78°45'42"E; THENCE ALONG SAID CURVE HAVING A RADIUS OF 961.00 FEET, THROUGH A CENTRAL ANGLE OF 24°36'19", AN ARC DISTANCE OF 412.70 FEET; THENCE S23°32'28"W, 80.00 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A CHORD BEARING S48°28'50"E; THENCE ALONG SAID CURVE HAVING A RADIUS OF 881.00 FEET, THROUGH A CENTRAL ANGLE OF 35°57'25", AN ARC DISTANCE OF 552.89 FEET; THENCE S30°30'08"E, 765.59 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CHORD BEARING OF S60°03'29"E; THENCE ALONG SAID CURVE HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 59°06'42", AN ARC DISTANCE OF 464.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 37TH STREET NORTH; THENCE S00°39'37"E, 135.08 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 1, ACT PROPERTIES LLC ADDITION; THENCE S89°20'23"W, ALONG THE SAID NORTH LINE OF LOT 1, 49.60 FEET; THENCE N82°07'47"W, ALONG THE SAID NORTH LINE, 101.12 FEET; THENCE S89°20'23"W, ALONG THE SAID NORTH LINE, 47.34 FEET TO THE N.W. CORNER OF SAID ACT PROPERTIES LLC ADDITION; THENCE S00°47'32"E, ALONG THE WEST LINE OF SAID ACT PROPERTIES LLC ADDITION, 193.80 FEET; THENCE CONTINUING ALONG THE WEST LINE OF SAID ACT PROPERTIES LLC ADDITION, N89°20'23"E, 0.30 FEET; THENCE S00°47'32"E, 246.20 FEET TO THE S.W. CORNER OF SAID ACT PROPERTIES LLC ADDITION; THENCE N89°20'23"E, 397.01 FEET TO THE EAST LINE OF N.E. 1/4, SECTION 35, TOWNSHIP 26 SOUTH, RANGE 1 EAST; THENCE S00°47'34"E, ALONG SAID EAST LINE, 235.92 FEET; THENCE S89°20'21"W, 50.00 FEET, TO THE EAST LINE OF KOCH OFFICE PARK SECOND ADDITION; THENCE S00°47'34"E, ALONG SAID EAST LINE, 308.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI PACIFIC RAILROAD COMPANY TRACT; THENCE S61°30'58"W, ALONG THE SAID NORTH RIGHT-OF-WAY LINE, 3876.32 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE K-96 NORTHEAST EXPRESSWAY; THENCE S89°09'43"W, ALONG SAID NORTH LINE OF THE K-96 NORTHEAST EXPRESSWAY, 1293.89 FEET; THENCE CONTINUING ALONG SAID NORTH LINE OF RIGHT-OF-WAY, S83°40'36"W, A DISTANCE OF 523.07 FEET; THENCE S88°20'37"W, 40.00 FEET TO THE WEST LINE OF THE S.W. 1/4, SECTION 35, TOWNSHIP 26 SOUTH, RANGE 1 EAST; THENCE N01°39'23"W, 230.82 FEET TO THE S.W. CORNER OF N.W. 1/4, SECTION 35, TOWNSHIP 26 SOUTH, RANGE 1 EAST; THENCE N02°58'02"W, ALONG THE SAID WEST LINE, 2681.85 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 17,138,655.80 SQUARE FEET OR 393.45 ACRES MORE OR LESS.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND AND THE EXISTING 37TH STREET NORTH RIGHT OF WAY FROM THE CENTERLINE OF HILLSIDE AVENUE TO A POINT 200.22 FEET WEST OF THE CENTERLINE OF OLIVER STREET ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

37TH STREET NORTH, OLIVER, AND HILLSIDE AS SHOWN ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVES "A", "B", "C" AND "D" ARE HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, AND SIDEWALKS. RESERVE "D" SHALL ALSO PERMIT AN ACCESS DRIVE. RESERVES "A" THROUGH "D" SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 1.

A MINIMUM BUILDING FINISHED FLOOR ELEVATION FOR BUILDINGS ADJACENT TO RESERVE "B" SHALL BE 1357.0 (NAVD88).

A MINIMUM BUILDING FINISHED FLOOR ELEVATION FOR BUILDINGS ADJACENT TO RESERVES "C" AND "D" SHALL BE 1373.6 (NAVD88).

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

ACCESS CONTROLS AS INDICATED ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AND SHALL BE IN ACCORDANCE WITH THE WICHITA/SEDGWICK COUNTY ACCESS MANAGEMENT STANDARDS.

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 LOTS, A BLOCK, A STREET, AND RESERVES; THE SAME TO BE KNOWN AS KOCH CAMPUS ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:

KOCH REAL ESTATE HOLDINGS, INC., A DELAWARE CORPORATION

Craig Highfill  
CRAIG HIGHFILL, VICE PRESIDENT OF FACILITIES SOLUTIONS

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24 DAY OF April, 2013, BY CRAIG HIGHFILL, VICE PRESIDENT OF FACILITIES SOLUTIONS, OF KOCH REAL ESTATE HOLDINGS, INC., A DELAWARE CORPORATION

Michelle Laffen, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 12/20/13

THIS PLAT OF KOCH CAMPUS ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

DAVID DENNIS, CHAIR

JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

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

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

CARL BREWER, MAYOR

KAREN SUBLETT, CITY CLERK

KAREN SUBLETT

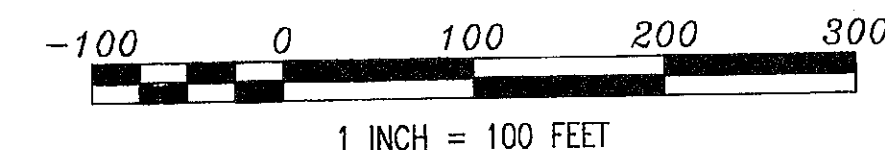
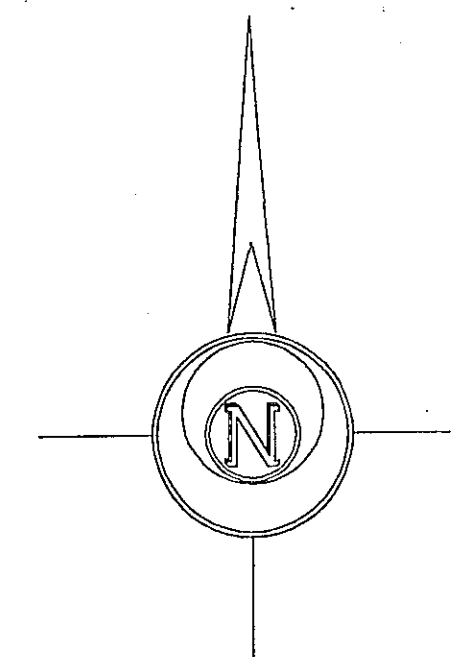
ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

KELLY ARNOLD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

BILL MEEK, REGISTER OF DEEDS

TONYA BUCKINGHAM, DEPUTY



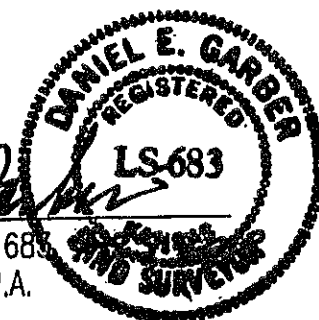
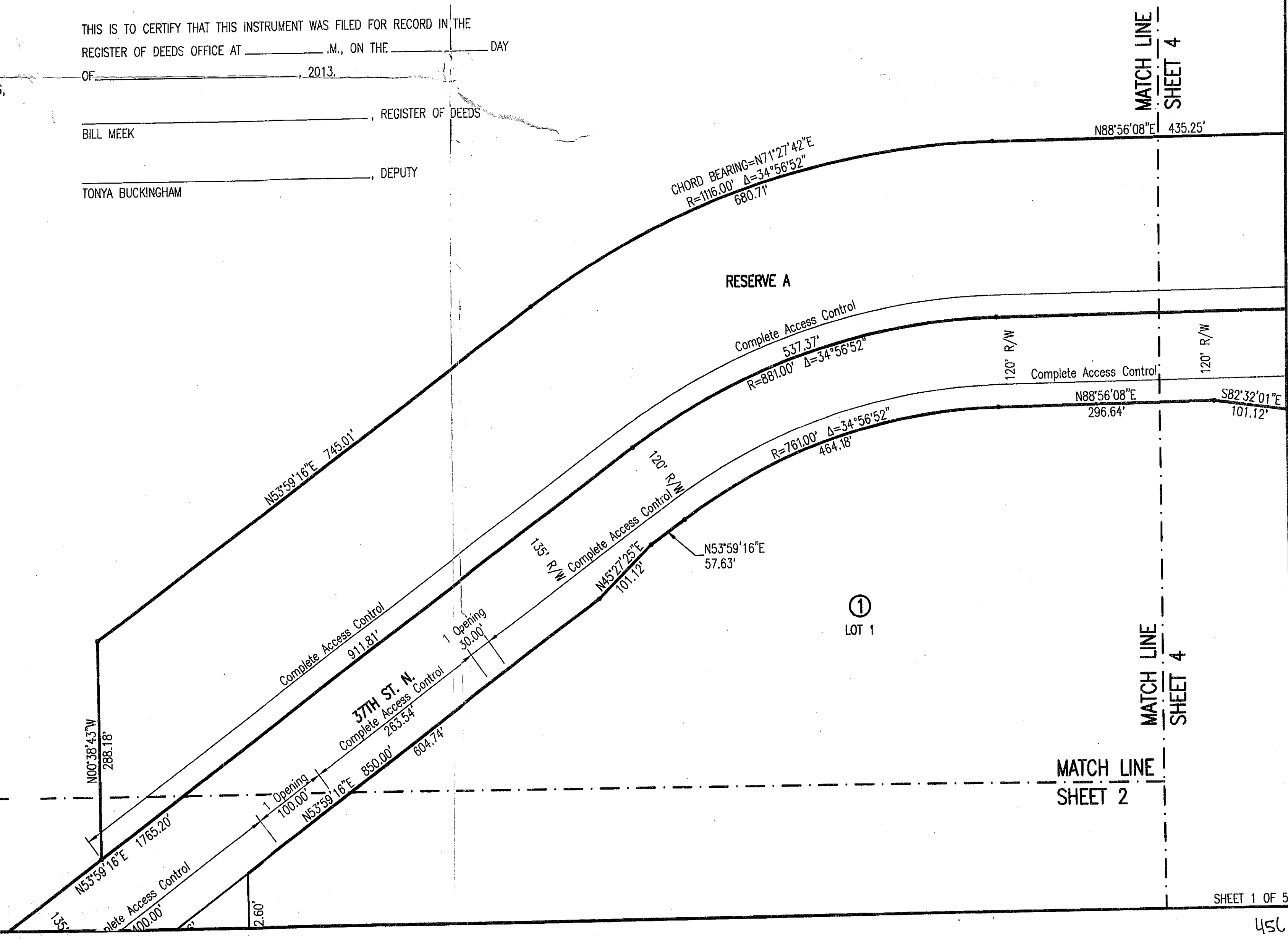
- = 1/2" REBAR W/GARBER CAP UNLESS OTHERWISE NOTED
- △ = SECTION CORNER

BENCHMARKS:

BM 1:  
Brass Disk in NW Corner traffic light conc. Base in SE quadrant of Hillside & 37th St.  
Elev: 1353.25 (NAVD88)

BM 2:  
"4" cut back of curb South side of median East of West Koch building entrance, 3.2' east of bullnose end, 71.3' West of Centerline West entrance median.  
Elev: 1365.27 (NAVD88)

BM 3:  
5/8" Rebar with green GSS Cap. 11.6' SE to EOR in West curb & gutter for South bound traffic, West Koch building entrance, 12.3' West to NE Cor. of concrete sign base. 30.9' NW to top centerline fire hydrant. 28.8' E. to centerline West entrance median.  
Elev: 1364.97 (NAVD88)



NW Cor., SW 1/4,  
Sec. 26, T26S, R1E  
Fd. 1" Pipe in Thimble

MATCH LINE  
SHEET 2

MATCH LINE  
SHEET 2

MATCH LINE  
SHEET 4

MATCH LINE  
SHEET 4

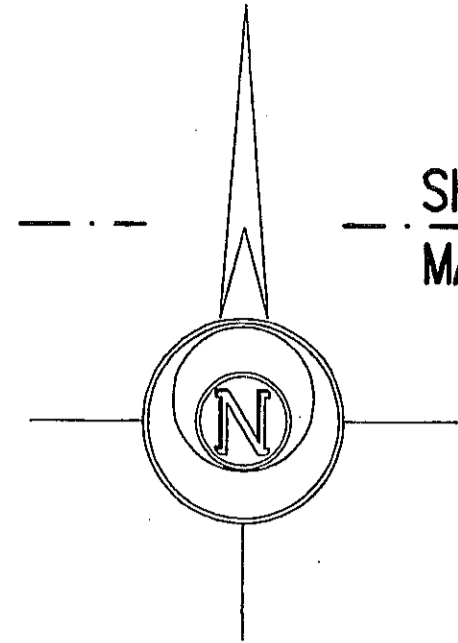
P.L. 11/10 01-2-2013 9:05:13 AM By: JES  
C:\DATA\2225\003\PLANS AND RECORDS\2225-003-FINAL PLOT SHEET 1 OF 5

# KOCH CAMPUS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SHEET 1  
MATCH LINE

SHEET 1  
MATCH LINE



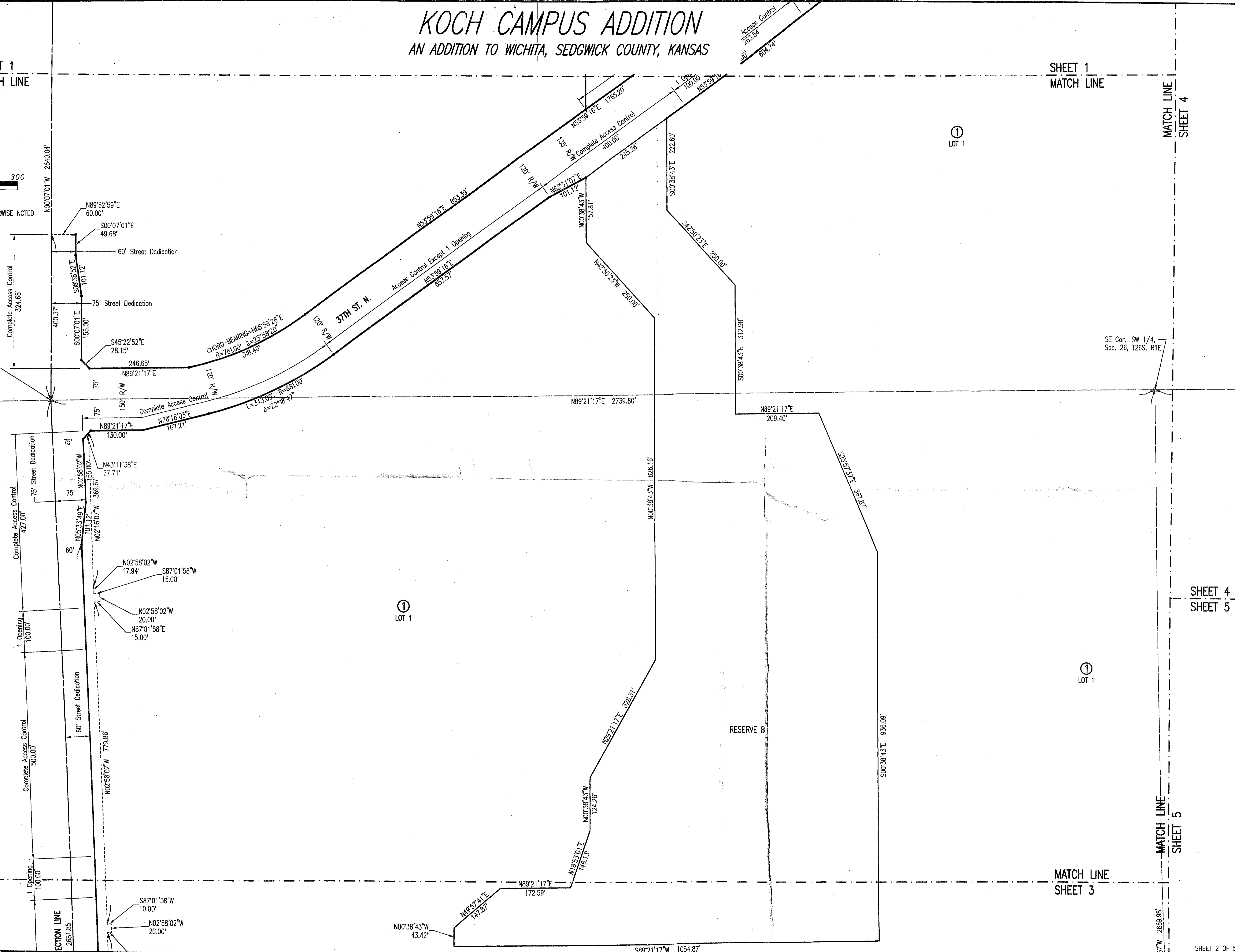
0 100 200 300

1 INCH = 100 FEET

- = 1/2" REBAR W/GARBER CAP UNLESS OTHERWISE NOTED
- △ = SECTION CORNER

POINT OF BEGINNING  
SW Cor., SW 1/4,  
Sec. 26, T26S, R1E  
Fd. Spike in Conc.

37TH ST. N. = SECTION LINE



MATCH LINE  
SHEET 4

SHEET 4  
SHEET 5

MATCH LINE  
SHEET 5

MATCH LINE  
SHEET 3

MATCH LINE  
SHEET 3

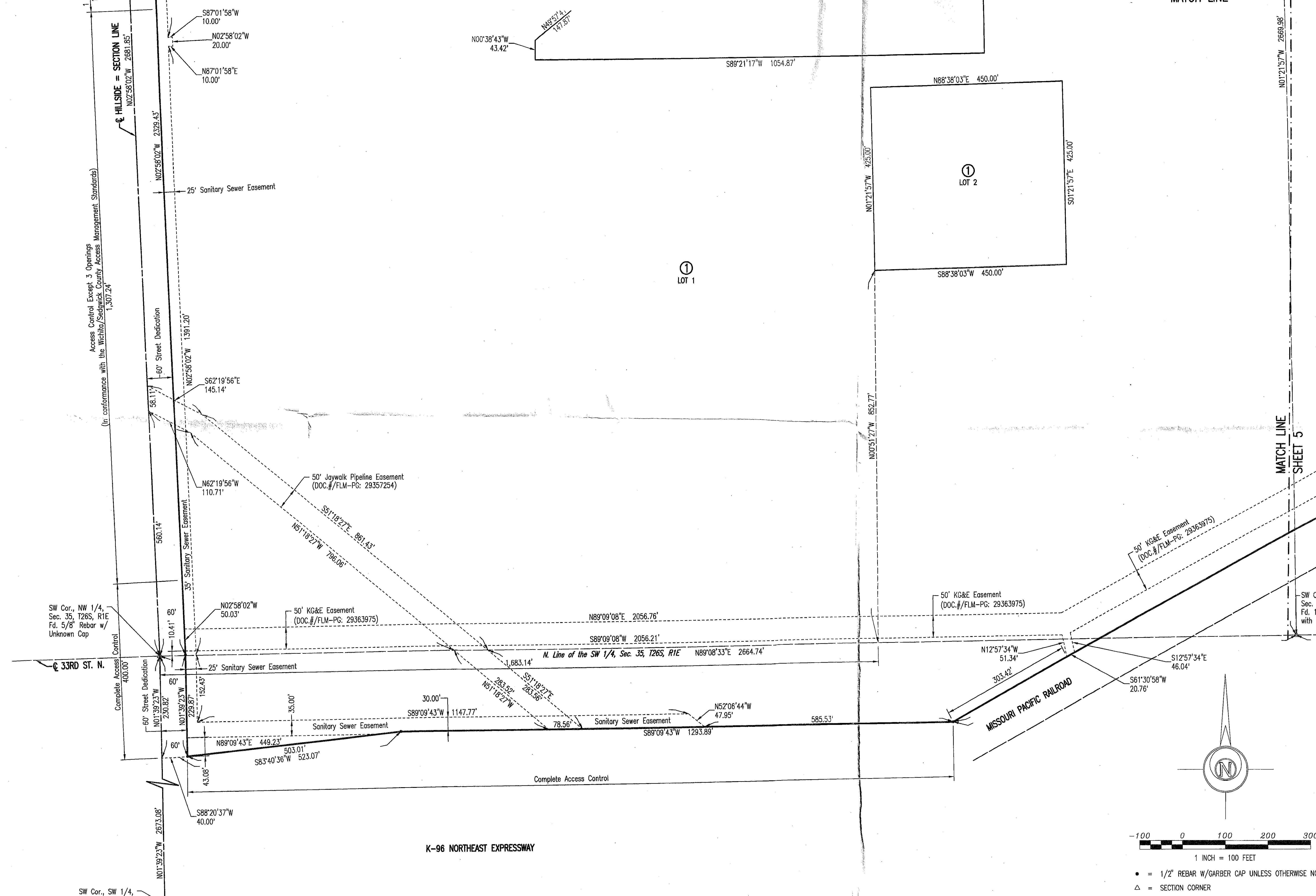
Surveyed 04-29-2013 1:17:03 PM by JTS  
 Plot Scale: 1/4" = 100'-0" 04-29-2013 1:17:03 PM by JTS  
 G:\2012\12275\003\PLATTING AND ZONING\12275-003-FINAL PLAT Sheet 2 of 5

# KOCH CAMPUS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SHEET 2  
MATCH LINE

SHEET 2  
MATCH LINE



S87°01'58"W  
10.00'  
N02°58'02"W  
20.00'  
N87°01'58"E  
10.00'

N00°38'43"W  
43.42'  
N89°07'4  
141.87'  
S89°21'17"W  
1054.87'

N88°38'03"E  
450.00'  
N01°21'57"W  
425.00'  
S01°21'57"E  
425.00'  
S88°38'03"W  
450.00'

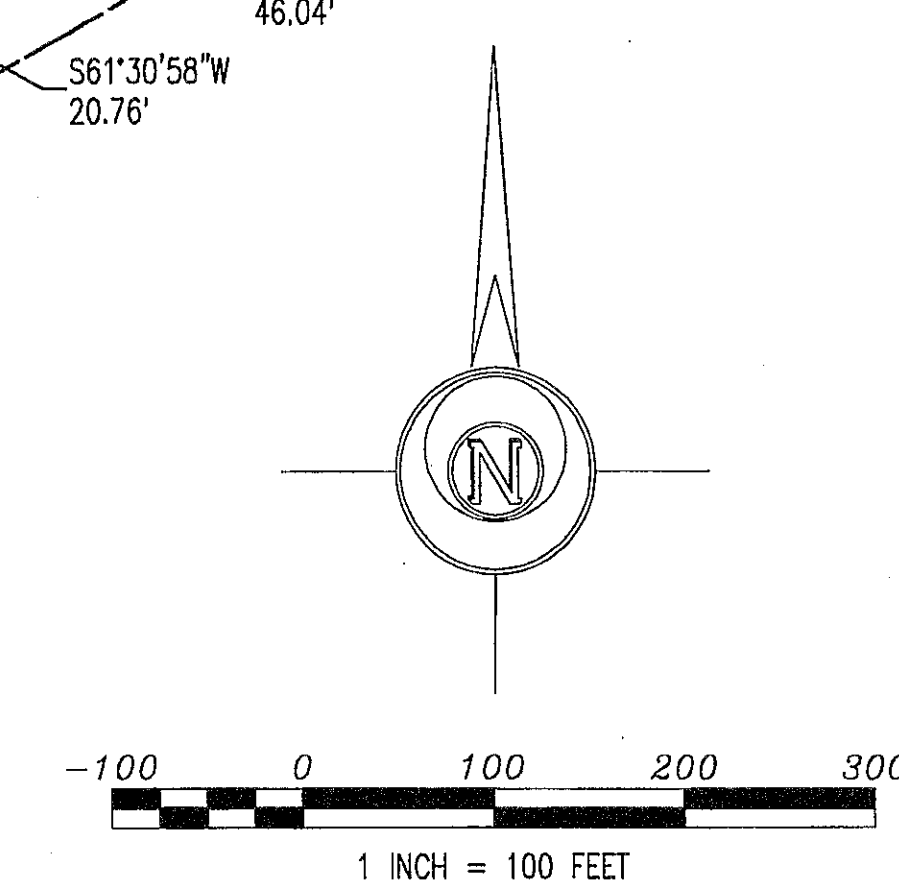
Opening  
100.00'  
HILLSIDE = SECTION LINE  
N02°58'02"W  
2881.85'  
N02°58'02"W  
2329.43'  
25' Sanitary Sewer Easement  
60' Street Dedication  
58.11'  
N02°58'02"W  
1391.20'

50' Jaywalk Pipeline Easement  
(DOC.#/FLM-PG: 29357254)  
S51°18'27"E  
861.43'  
N51°18'27"W  
796.06'  
S62°19'56"E  
145.14'  
N62°19'56"W  
110.71'

SW Cor., NW 1/4,  
Sec. 35, T26S, R1E  
Fd. 5/8" Rebar w/  
Unknown Cap  
Complete Access Control  
400.00'  
60' Street Dedication  
N01°39'23"W  
230.82'  
N01°39'23"W  
229.87'  
152.43'  
N02°58'02"W  
50.03'  
50' KG&E Easement  
(DOC.#/FLM-PG: 29363975)  
N89°09'08"E  
2056.76'  
S89°09'08"W  
2056.21'  
N. Line of the SW 1/4, Sec. 35, T26S, R1E  
N89°08'33"E  
2664.74'  
25' Sanitary Sewer Easement  
1683.14'  
30.00'  
Sanitary Sewer Easement  
S89°09'43"W  
1147.77'  
35.00'  
Sanitary Sewer Easement  
N89°09'43"E  
449.23'  
S83°40'36"W  
523.07'  
503.01'

SW Cor., SW 1/4,  
Sec. 35, T26S, R1E  
N01°39'23"W  
2673.08'

K-96 NORTHEAST EXPRESSWAY



• = 1/2" REBAR W/GARBER CAP UNLESS OTHERWISE NOTED  
△ = SECTION CORNER



