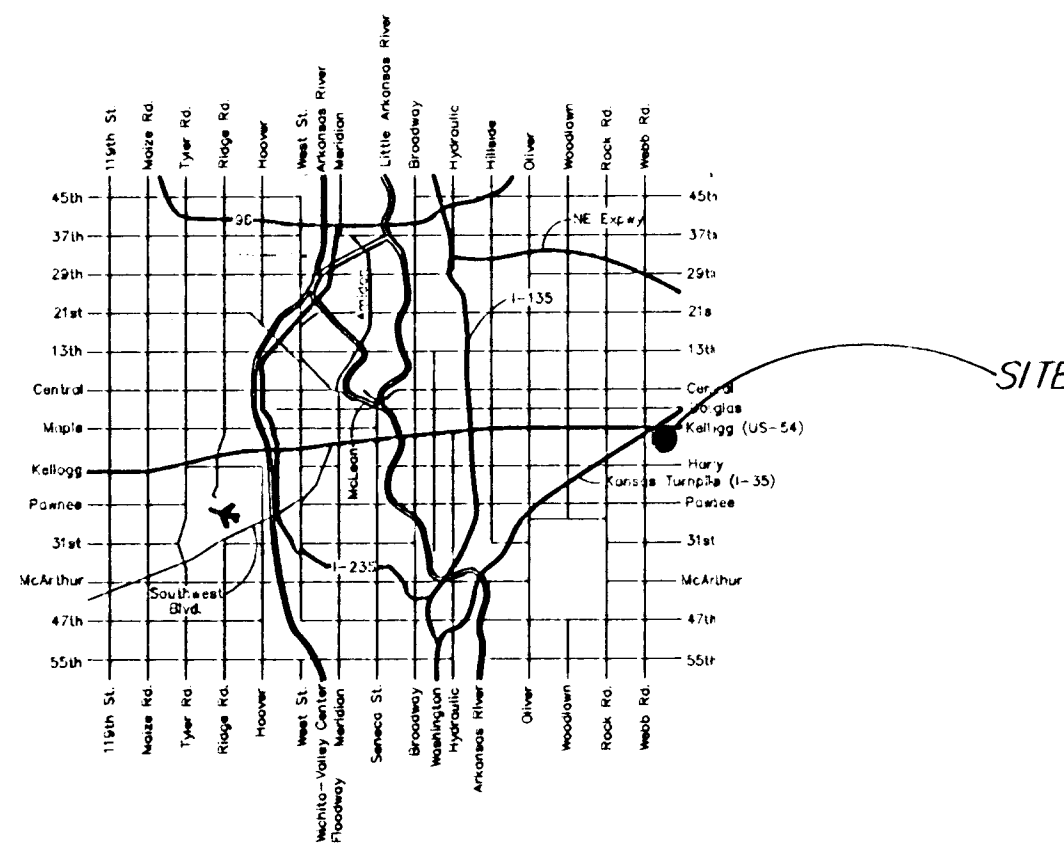
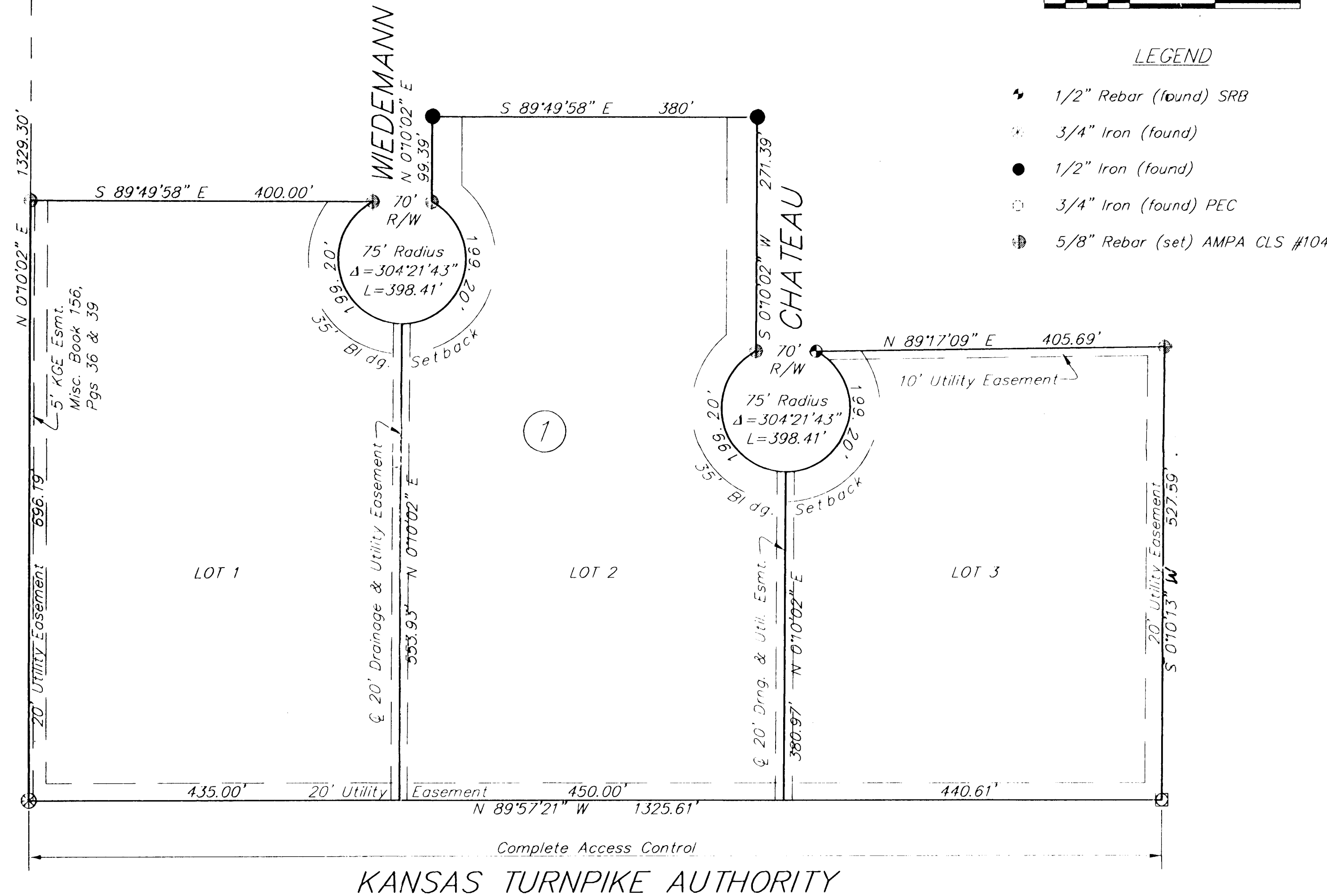


A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK
WICHITA, SEDGWICK COUNTY, KANSAS
NE 1/4 SECTION 28, T27S, R2E

Final tracing
received
1-16-02

NW COR. NE 1/4
SEC. 28, T27S, R2E

KELLOGG (US 54)



LOCATION MAP

NOTE:
This property is subject to the
restrictions of Community Unit Plan
D.P.-88, on file with the Metropolitan
Area Planning Dept.

BENCHMARK:
C.O.W. Benchmark - SE corner
intersection, NW corner traffic light
base. 48.6' NNW of ctr. S.S. MH, 48.7'
south of ctr. traffic signal MH in
Kellogg median, 70.5' east of bk east
curb, east side of median in Greenwich
Rd. Elev. = 164.78 (City Datum)

State of Kansas) ss
Sedgwick County) ss
I, the undersigned licensed land
surveyor in aforesaid county and state, do hereby certify that we
have surveyed and platted "A REPLAT OF PART OF K.T. WIEDEMANN
BUSINESS PARK", Wichita, Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property
surveyed, described as follows:

Lots 3-14, Block 1, Lots 2-9, Block 2, and Lots 4-6,
Block 3, K.T. Wiedemann Business Park, Wichita, Sedgwick
County, Kansas.
Also: Beginning on the East line of K.T. Wiedemann
Business Park, to Wichita, Sedgwick County, Kansas, said
point being 292.57 feet North of the Southeast corner of
said plat, also being the centerline of Indianapolis;
thence S89°17'09"W, a distance of 440.68 feet, to the
centerline of the intersection of Indianapolis and Chateau;
thence S89°17'09"W, a distance of 450.05 feet, to the
centerline of the intersection of Indianapolis and
Wiedemann;
thence S89°17'09"W, a distance of 234.23 feet, to a
point being the radius point of a 65 foot radius
cul-de-sac, with a delta of 294°50'34", said line being
the centerline of a 70 foot wide street.
Also: Beginning at the center of the intersection of
Indianapolis and Chateau;
thence N0°10'02"E, a distance of 94.22 feet, to a point
on the South line of a 75 foot radius cul-de-sac.
Also: Beginning at the center of the intersection of
Indianapolis and Wiedemann;
thence N0°10'02"E, a distance of 273.14 feet, to a point
on the South line of a 75 foot radius cul-de-sac, said
lines being the centerline of a 70 foot wide street.

Existing public dedications, rights-of-way, and easements
being vacated by virtue of K.S.A. 12-512(b).



Surveyor
Randall L. Elkins, L.S. #1294

State of Kansas) ss
Sedgwick County) ss
Know all men by these presents, that we, the undersigned, have
caused the land described in the surveyor's certificate to be platted
into Lots & Block, to be known as "A REPLAT OF PART OF K.T.
WIEDEMANN BUSINESS PARK", Wichita, Sedgwick County, Kansas. The
utility easements are hereby granted as indicated for constructing,
maintaining, operating, and repairing public improvements. The
drainage easements are hereby dedicated to the public for the
purpose of drainage within said addition. The street Right of Way is
hereby dedicated to the public, for the purpose of operating,
maintaining, constructing and repairing public improvements.

A drainage plan has been developed for the plat. All drainage
easements, rights-of-way, or reserves shall remain at established
grades, or as modified with the approval of the applicable public
agency, and unobstructed to allow for the conveyance of stormwater.

Date _____

KTW L.L.C.
Co-Co, Inc., Manager
Maxine L. Cole, President

State of Kansas) ss
Sedgwick County) ss

BE IT REMEMBERED, that on this _____ day of _____, 2001,
before me, the undersigned, a notary public in and for the County
and State aforesaid, came Maxine Cole, _____,
KTW L.L.C., a limited liability company, for and on behalf of said
limited liability company, to me personally known to be the same
persons who executed this instrument and such persons 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 first above written.

My appointment expires: _____

Notary Public

State of Kansas) ss
City of Wichita) ss

This plat of "A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK",
Wichita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Acting Chair
Jerry Michaelis

_____, Secretary
Marvin S. Krout

State of Kansas) ss
City of Wichita) ss
This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2001.

At the Direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____
2001.

_____, County Clerk.
Don Brace

State of Kansas) ss
Sedgwick County) ss

This is to certify that this instrument was filed for record
in the Register of Deeds Office, at _____ o'clock _____ m., on the
_____ day of _____, 2001, and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas) ss
Sedgwick County) ss

Reviewed in accordance with K.S.A. 58-2005 on this _____ day
of _____, 2001

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County Kansas

DATE PLAT PREPARED: 11/9/2000
39319/Plat.dwg AEE



AUSTIN MILLER P.A.
ENGINEERING SERVICES
155 N. Meade, Suite 200 Wichita, KS 67202
316/262-1281 fax: 316/262-6773



Wichita-Sedgwick County Metropolitan Area Planning Department

April 19, 2001

Austin Miller, P.A.
255 N. Waco, Ste. 200
Wichita, KS 67202

RE: SUB 2000-105 -- One-Step Final Plat of the Replat of K.T. Wiedeman Business Park Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 19, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee subject to the conditions stated in our letter dated April 13, 2001.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

April 13, 2001

Austin Miller, P.A.
255 N. Waco, Ste. 200
Wichita, KS 67202

RE: SUB 2000-105 -- One-Step Final Plat of the Replat of K.T. Wiedeman Business Park Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. Since drainage is directed to the Kansas Turnpike, City Engineering has required a letter from the Turnpike Authority indicating their agreement to accept such drainage.
- D. Complete access control shall be platted along the Kansas Turnpike.
- E. The applicant shall guarantee the paving of Wiedemann and Chateau to the commercial street standard extending north to Kellogg Drive.
- F. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- G. All owners that are denoted in the platting binder have not been included as signatories to the plat. These owners need to be added to the final tracing or a revised platting binder needs to be submitted indicating that the site's ownership is only in the party now shown on the final plat.
- H. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- I. The applicant shall obtain an administrative adjustment to the CUP, reflecting new lot sizes and elimination of decel lane requirement.

- J. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-88) and its special conditions for development on this property.
- K. A 10-ft utility easement is located along the north line of Lot 3 on the CUP, but not indicated on the plat.
- L. The year "2000" needs to be revised to "2001".
- M. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- N. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- O. 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.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- R. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- V. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

RE: SUB 2000-105 -- One-Step Final Plat of the Replat of K.T. Wiedeman Business Park Addition
April 13, 2001
Page 3

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 19, 2001, at 1:00 p.m.

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

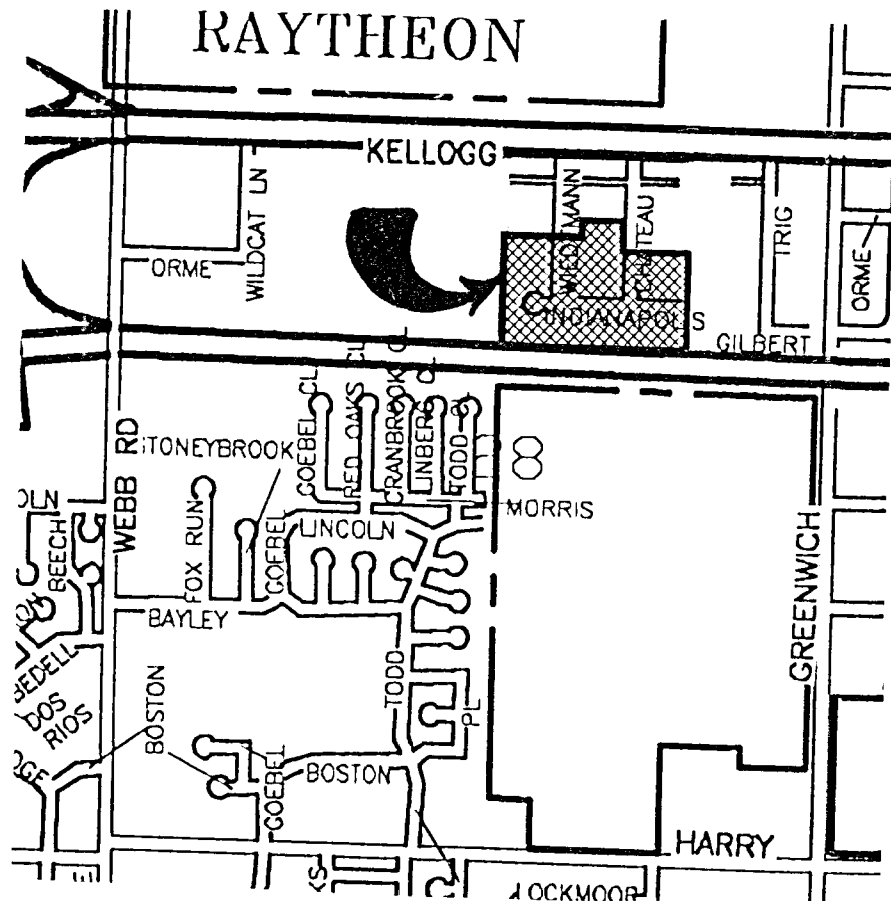
Copies to: KTW, LLC, Box 8286, Wichita, KS 67208
John E. Dugan, 2416 E. Dugan, Wichita, KS 67205
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 3-2
APRIL 19, 2001

STAFF REPORT

<u>CASE NUMBER:</u>	SUB 2000-105 -- A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK
<u>OWNER/APPLICANT:</u>	KTW, L.L.C., P.O. Box 8286, Wichita, KS 67208
<u>SURVEYOR/ENGINEER:</u>	Austin Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202
<u>LOCATION:</u>	South side of Kellogg, West of Greenwich
<u>SITE SIZE:</u>	21.3 Acres
<u>NUMBER OF LOTS</u>	
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>
<u>MINIMUM LOT AREA:</u>	6.73 Acres
<u>CURRENT ZONING:</u>	GC, General Commercial
<u>PROPOSED ZONING:</u>	Same

VICINITY MAP



SUB 2000-105 -- One-Step Final Plat of A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK

April 19, 2001 - Page 2

Note: This is a replat of the K.T. Wiedemann Business Park. This property is subject to the Wiedemann Business Park CUP (DP-88).

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. Since drainage is directed to the Kansas Turnpike, City Engineering has required a letter from the Turnpike Authority indicating their agreement to accept such drainage.
- D. Complete access control shall be platted along the Kansas Turnpike.
- E. The applicant shall guarantee the paving of Wiedemann and Chateau to the commercial street standard extending north to Kellogg Drive.
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- J. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-88) and its special conditions for development on this property.
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- L. The year "2000" needs to be revised to "2001".
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- N. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- O. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the

SUB 2000-105 -- One-Step Final Plat of A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK

April 19, 2001 - Page 3

notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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