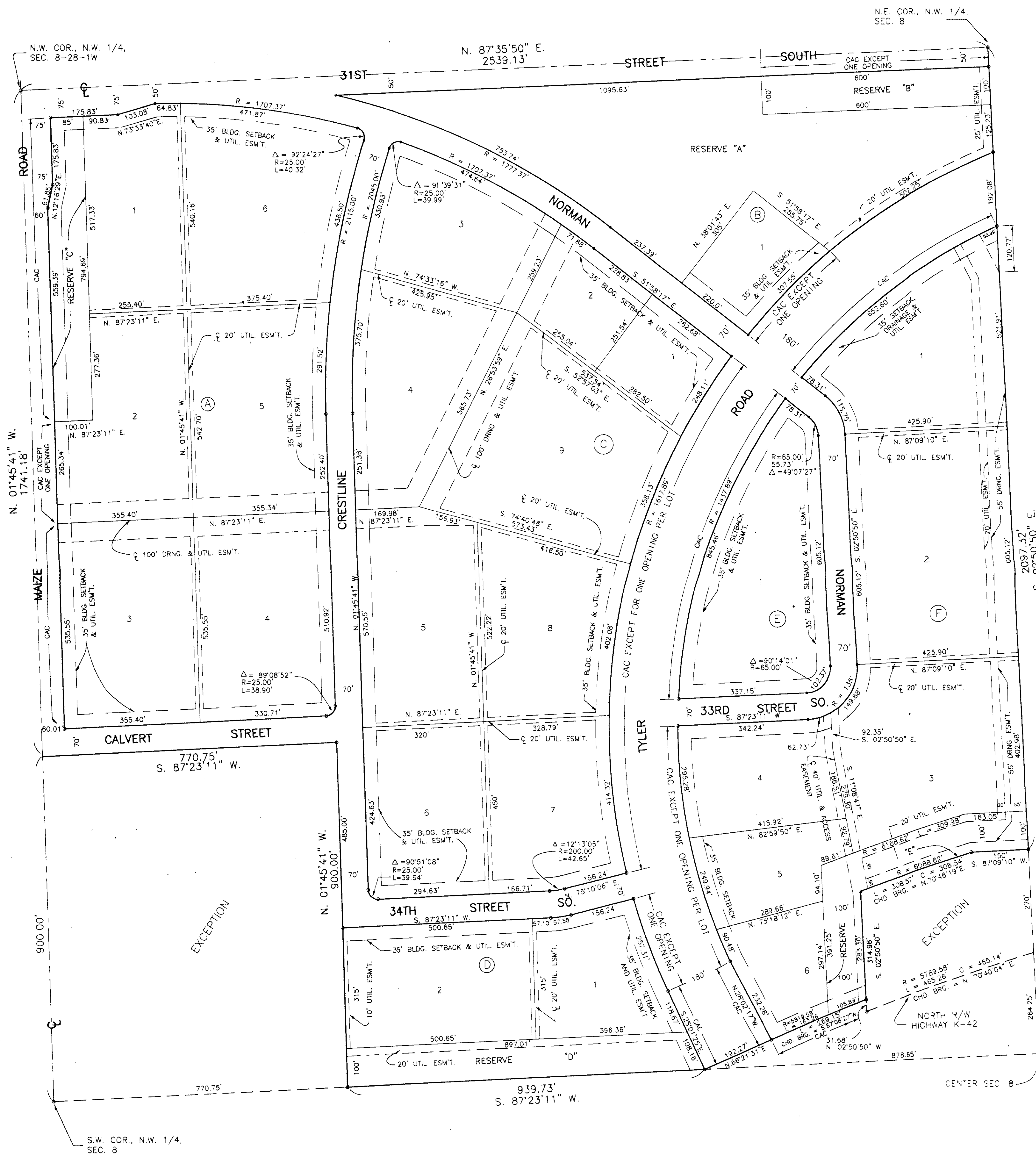




SKYWAY INDUSTRIAL PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

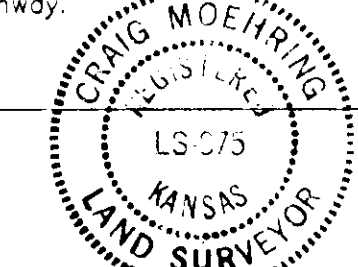
1" = 150'
o = 3/4" IRON (CAPPED)
CAC = COMPLETE ACCESS CONTROL

find tracing
road 6-26-98

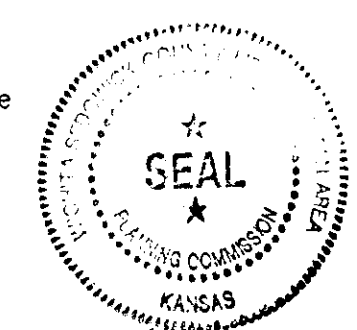
STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Craig Moehring, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and plotted "SKYWAY INDUSTRIAL PARK", an Addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets and Reserves, the same being accurately set forth on the accompanying plat and described as beginning at the intersection of the East line of the Northwest Quarter of said Section 8 and the North right-of-way line of K-42 Highway; thence North along the East line of said Northwest Quarter, a distance of 270 feet; thence West at right angles a distance of 150 feet; thence Southwesterly parallel to the North right-of-way line of K-42 Highway, a distance of 310.11 feet; thence South parallel with the East line of said Northwest Quarter, a distance of 310 feet to the North line of K-42 Highway right-of-way; thence Northeasterly along the North line of said K-42 Highway right-of-way, to the place of beginning, and also EXCEPT Lots 1 & 2, Block 1, Dugan Industrial Third Addition, Sedgwick County, Kansas, and also EXCEPT that part of said Northwest Quarter lying South of the North right of way line of K-42 Highway.

Craig Moehring
Craig Moehring



L.S. # 875



This plat of "SKYWAY INDUSTRIAL PARK" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this 15th day of MAY, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Richard E. Lopez
Richard E. Lopez, Chairman

Marvin S. Krout
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 _____, 1998.

_____, Mayor

_____, City 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 _____, 1998.

_____, Register of Deeds

_____, Deputy

Entered on transfer record this _____ day of _____, 1998.

_____, County Clerk

JOHN E. DUGAN FAMILY PARTNERSHIP LP

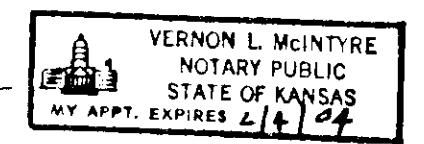
John E. Dugan
John E. Dugan, General Partner

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this 27th day of MAY, 1998, before me a Notary Public in and for said State and County, came John E. Dugan Family Partnership, LP, by John E. Dugan, 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 said partnership. In testimony whereof I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

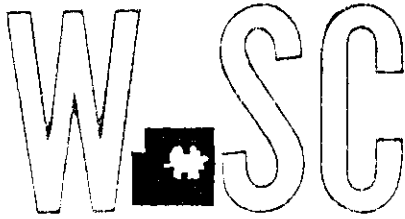
Vernon L. McIntyre
Vernon L. McIntyre, Notary Public

My Commission Expires 2/4/04



CENTER SEC 8

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

May 19, 1997

FILE COPY

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 96-68 - SKYWAY INDUSTRIAL PARK (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 15, 1997, 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 April 18, 1997.

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 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 and residential developments.

Please call if you have any questions.

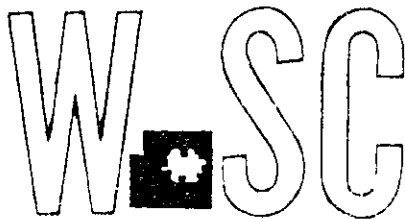
Sincerely,

Dale Miller
Chief Planner, Current Plans Division

DL:lfb

cc: John E. Dugan Family Partnership, L.P., c/o John E. Dugan, Agent,
2416 Morning Dew, Wichita, KS 67205
Gary Stephenson, 9614 West 31st Street South, Wichita, KS 67215
Elsie May, 9600 Southwest Boulevard, Wichita, KS 67215
Mike Lindebak, City Engineer, Mail Stop 1-71

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

May 12, 1997

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

RE: S/D 96-68, Final Plat of SKYWAY INDUSTRIAL PARK

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 8, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to this plat being forwarded to the City Council, the applicant was to have applied for annexation to Wichita. If the annexation was completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary. (The annexation has been completed and this site is now in Wichita.)
- B. As offered during the zone change case (SCZ-0675), the applicant shall submit for review and approval a signed restrictive covenant. This covenant will be forwarded for recording as part of the platting process.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions.
- 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 paving of the proposed interior streets.
- H. Traffic Engineering indicates left turn lanes and decel lanes are needed all along the plat's Tyler road segment. Right turn lanes are also needed where direct access to Tyler Road will be allowed. Access control to Lots or Reserves should also be verified with the Traffic



Engineers and indicated on the face of the plat and in the text. Please contact the Traffic Engineer (268-4501) for detailed requirements.

included
in paving
guarantee

The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.

- J. As noted by City and County Engineering, guarantees shall be provided to pave 31st Street South from Maize Road to Norman. Also major intersection right-of-way was to be shown from this plat for the intersection of Maize and 31st Street South. The final plat tracing shall therefore show the required major intersection right-of-way.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. In regard to Reserves as shown on this plat, these Reserves need to be platted as distinct entities and are not expected to be shown as possibly a part of any adjacent lot. Solid lines and not dashed lines should consequently be used to designate such Reserves whether they be for landscaping or any other purpose. Based on the restrictive covenant, even though Reserve A is also for landscaping, it appears that Reserve B should be shown with a 600-foot length. If necessary, drainage should be indicated for Reserve B also.

As required by the covenant resulting from the zone change (SCZ-0675), a 100-foot landscape buffer/Reserve was to be provided at the southeast corner of this site, adjacent to the area shown as an exception. This buffer was to have protected homes existing at this location. The County has apparently purchased two of the involved properties, however, a third remains in use as a residence. The buffer requirement may be removed, by following appropriate procedures, if the applicant secures a letter from the County indicating the county's desire to waive the landscaping. Due to the sale of the two lots, the buffer/Reserve is apparently only required north of the eastern tract (residence) located in this exception area. This buffer may be in the form of an easement if appropriate procedures for amending the covenant are followed.

Because of the land locked nature of a Reserve being platted potentially only in the southeast corner of Lot 3, Block F ownership of this Reserve should either be tied directly to Lot 3 or a means of access (easement, agreement, etc.) be provided to such a Reserve area.

- M. The final plat tracing shall also state in the plat's text the purposes of the above noted reserve as well as who is to own and maintain the reserve.
- N. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves 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.
- P. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- Q. The applicant's agent is reminded that the plat binder is to be submitted with the final plat. This plat will be subject to review of the plat binder and any relevant conditions found by such a review.
- R. On the final plat tracing, the platter's text shall be amended to indicate that access controls are being dedicated to the City of Wichita rather than the appropriate governing body (site is in Wichita) and that openings are subject to approval by the City Engineer.
- S. On Lot 3, Block A, the arrow pointing to the "CL" of a 100-foot easement should be revised to more clearly point only to the east-west line (joint property line) along the north end of this Lot 3. The arrow presently appears to also be printing at the north-south line running parallel to Maize. This north-south line shall also be labelled as a 35-foot building setback in this general area in order to avoid possible confusion.
- T. 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.)
- U. 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.
- V. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

S/D 96 - 68 -- Final Plat of SKYWAY INDUSTRIAL PARK

May 12, 1997

Page 4

Y. The representatives from City Engineering indicates the applicant's drainage plan has been approved.

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. Also, 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, May 15, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Dale Miller

Chief Planner, Current Plans Division

DL:lfb

Enclosure: Marked Copy of plat

cc: John E. Dugan Family Partnership, L.P., c/o John E. Dugan, Agent,
2416 Morning Dew, Wichita, KS 67205
Gary Stephenson, 9614 West 31st Street South, Wichita, KS 67215
Martin and Elsie May, 9600 Southwest Boulevard, Wichita, KS 67215
Mike Lindebak, City Engineer, Public Works Department (1-71)

May 15, 1997

STAFF REPORT

(Final Plat, Deferred from 4/17/97 and 4/3/97,
Preliminary Plat Approved 10/24/96)

CASE NUMBER: S/D 96-68 - SKYWAY INDUSTRIAL PARK

OWNER/APPLICANT: John E. Dugan Family Partnership, L.P.
C/O John E. Dugan, Agent, 2416 Morning Dew, Wichita, KS 67205

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

OTHER: Gary Stephenson, 9614 West 31st Street South, Wichita, KS 67215
Elsie May, 9600 Southwest Boulevard, Wichita, KS 67215

LOCATION: East of Maize Road between K-42 and 31st Street South

SITE SIZE: 133.05 Acres

NUMBER OF LOTS

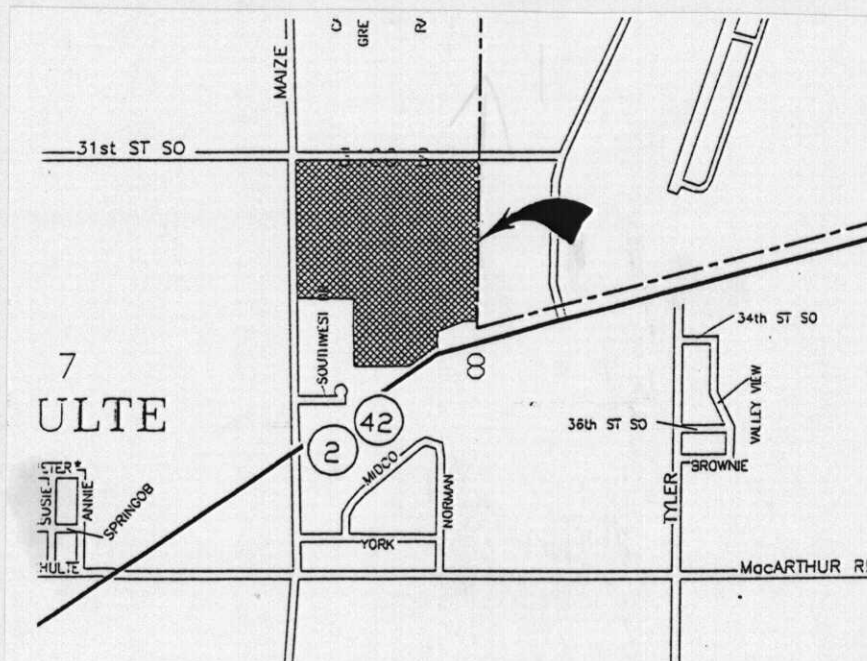
Residential:	
Office:	
Commercial:	
Industrial:	<u>25</u>
Total:	25

MINIMUM LOT AREA: 1.75 Acres

CURRENT ZONING: "R-1"

PROPOSED ZONING: "E" Light Industrial (SCZ-0675)

VICINITY MAP:



NOTE: This site was approved for "E" (SCZ-0675) (now "LI") Light Industrial zoning in 1994. However, as a condition of the zone change, a restrictive covenant was also agreed to by the applicant that limited portions of the site to certain uses or conversely restricted certain uses that would ordinarily be allowed under such industrial zoning. Other conditions that impacted platting were also established. Access controls and the platting of landscape reserve areas for instance are also in part addressed by the zoning case and associated restrictive covenant.

This site was annexed to the City of Wichita on 12-9-96. As can be seen on the plat, this site involved with the planned relocation of Tyler Road.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant was to have applied for annexation to Wichita. If the annexation was completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary. (The annexation has been completed and this site is now in Wichita.)
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- Y. The representatives from City Engineering indicates the applicant's drainage plan has been approved.