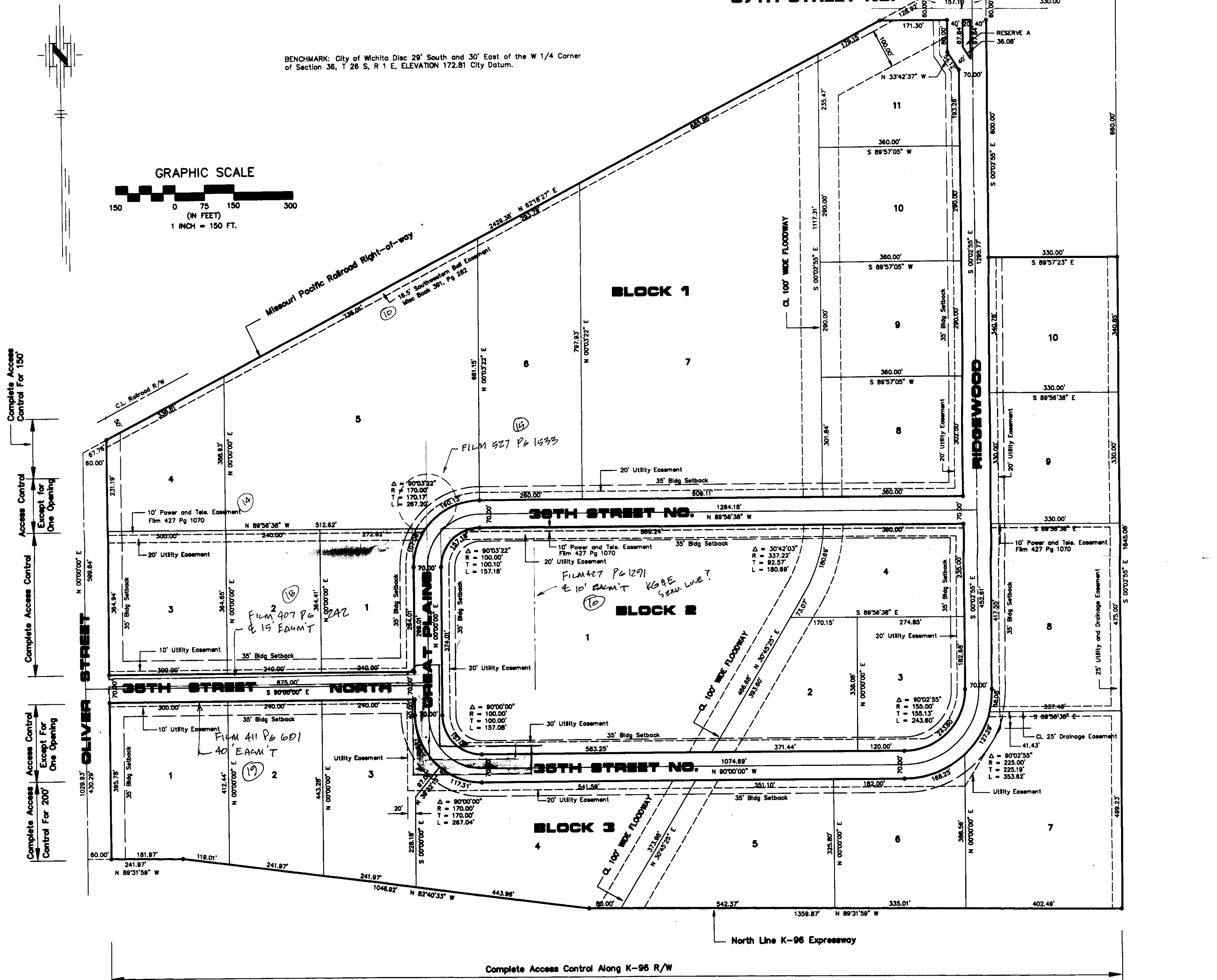




STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "GREAT PLAINS BUSINESS PARK 2ND ADDITION" to Wichita, Kansas, being described as follows:

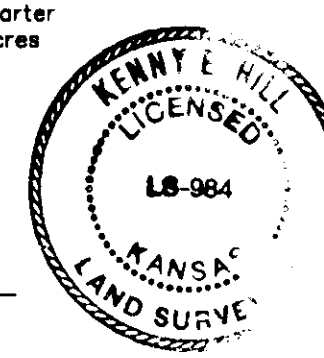
A replat of North Oliver Industrial Park Addition, an adjacent tract and Great Plains Business Park Addition being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter (NW 1/4) of Section 36, Township 26 South, Range 1 East of the 6th P.M. Sedgwick County, Kansas; thence N 89° 57' 23" W along the North line of said Northwest Quarter (NW 1/4) for a distance of 330.00 feet to the point of beginning; thence S 0° 02' 55" E for a distance of 660.00 feet to the Southeast corner of Town and Country Christian Church Addition; thence S 89° 57' 23" E for a distance of 330.00 feet to the Southeast corner of Town and Country Christian Church Addition; thence S 0° 02' 55" E for a distance of 1645.08 feet on the East line of the Northwest Quarter (NW 1/4) of said Section 36 to a point on the North line of the K-96 Expressway Right-of-way; thence N 89° 31' 59" W for a distance of 1359.87 feet on the North line of said Expressway; thence N 82° 40' 33" W for a distance of 1046.92 feet on the North line of said Expressway; thence N 89° 31' 59" W for a distance of 241.97 feet on the North line of said Expressway extended, to a point on the West line of the Northwest Quarter (NW 1/4) of said Section 36; thence N 0° 00' 00" E for a distance of 1029.93 feet; thence N 82° 18' 27" E along the South line of the Missouri Pacific Railroad Right-of-way for a distance of 2429.38 feet to a point on the North line of the Northwest Quarter (NW 1/4) of said Section 36; thence S 89° 57' 23" E for a distance of 157.10 feet to the point of beginning, containing 103.96 acres more or less. Easements and other public reservations are hereby vacated to conform to those shown on this plat by virtue of KSA 12-512(b) as amended.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 21st day of JULY, 1991.

*Kenny E. Hill*  
Kenny E. Hill, L.S.



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, blocks, streets and a reserve. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Reserve A is for landscaping, entry monuments and utilities. The reserve is to be owned and maintained by the owners of Lot 1, Block 2, Great Plains Business Park 2nd Addition. All abutters' rights of access to or from Oliver Street, 37th Street North and K-96 Expressway over and across the North line of Lot 11, Block 1, the South line of Lots 1 through 7, Block 3, the West line of Lot 1, Block 3, except for one opening in the North 195 feet, the West line of Lot 3 and 4, Block 1, except for one opening to Lot 4 being a minimum of 150.00 feet south of the centerline of the Missouri Pacific Railroad right-of-way are hereby granted to the appropriate governing body. The floodway shall be the responsibility of the adjacent property owners until such time as the governing body exercising jurisdiction elects to assume responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Wichita-Valley Center Flood Control office or their successors in office. A minimum building pad elevation on City of Wichita Datum shall be maintained on the following lots, Lot 3, Block 1, elevation 176.0, Lots 4 and 5, Block 1, elevation 179.6, the North 1/2 of Lot 7 and all of Lot 10, Block 1, elevation 185.0, the South 1/2 of Lot 7 and all of Lots 8 and 9, Block 1, elevation 183.0, Lot 11, Block 1, elevation 187.0, Lots 1, 2 and 4, Block 2, elevation 179.0, Lots 4 and 5, Block 3, elevation 176.5. Minimum building pads are referencing floor elevations.

The City of Bel Aire, Kansas

Great Plains Ventures, Inc.

*Harold Smith*  
Harold Smith, Mayor

*Kenneth W. Rix*  
Kenneth W. Rix, Vice-President

*Sherryl L. Cutter*  
Attest: Sherryl L. Cutter, City Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 3rd day of February, 1992, by Kenneth W. Rix, Harold Smith and Sherryl L. Cutter.

*Betty L. Martine*  
Notary Public *Betty L. MARTINE*  
My Appointment Expires: 2-22-95

This plat of GREAT PLAINS BUSINESS PARK 2ND ADDITION to Wichita, Sedgwick County, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this \_\_\_\_\_, day of \_\_\_\_\_, 1992.

WICHITA SEDGWICK COUNTY METROPOLITAN  
AREA PLANNING COMMISSION

George D. Sherman, Chairman

Marvin S. Kraut, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_, day of \_\_\_\_\_, 1992.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this \_\_\_\_\_, day of \_\_\_\_\_, 1992.

Don Wright, County Clerk

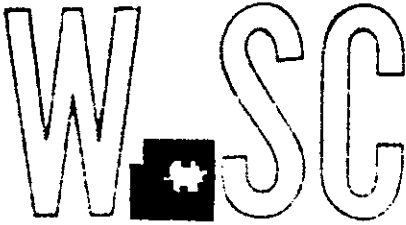
This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_, A.M.-P.M. on the \_\_\_\_\_, day of \_\_\_\_\_, 1992.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy

# GREAT PLAINS BUSINESS PARK 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 19, 1991

Kenny Hill  
Poe & Associates of Kansas, Inc.  
434 North Oliver, Suite 110  
Wichita, KS 67208

Re: S/D 90-51 (Final Plat) Great Plains Business Park 2nd  
Addition

Dear Kenny:

At the regular meeting of the Metropolitan Area Planning Commission on July, 1991, 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 July 12, 1991.

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 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 developers.

Please call if you have any questions.

Sincerely,

Kandace A. Jones  
Associate Planner

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,  
KS 67220

Great Plains Ventures, Inc., 3526 N. Oliver, Wichita, KS  
67220

Mike Lindebak, City Engineer

**FILE COPY**

S/D 90-51 - GREAT PLAINS BUSINESS PARK 2ND ADDITION

Page 4

- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

July 18, 1991

STAFF REPORT  
(Final Plat Approved 7/11/91,  
Preliminary Plat Approved 9/6/90)

CASE NUMBER: S/D 90-51 - GREAT PLAINS BUSINESS PARK 2ND  
ADDITION

OWNER/APPLICANT: Great Plains Ventures, Inc., 3526 N. Oliver,  
Wichita, KS 67220

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc., 434 North  
Oliver, Suite 110, Wichita, KS 67208/Bill G.  
Yung Design, 4912 E. 29th St. N., Suite 1,  
Wichita, KS 67220

LOCATION: East of Oliver in an area south of 37th Street  
North

SITE SIZE: 102 Acres

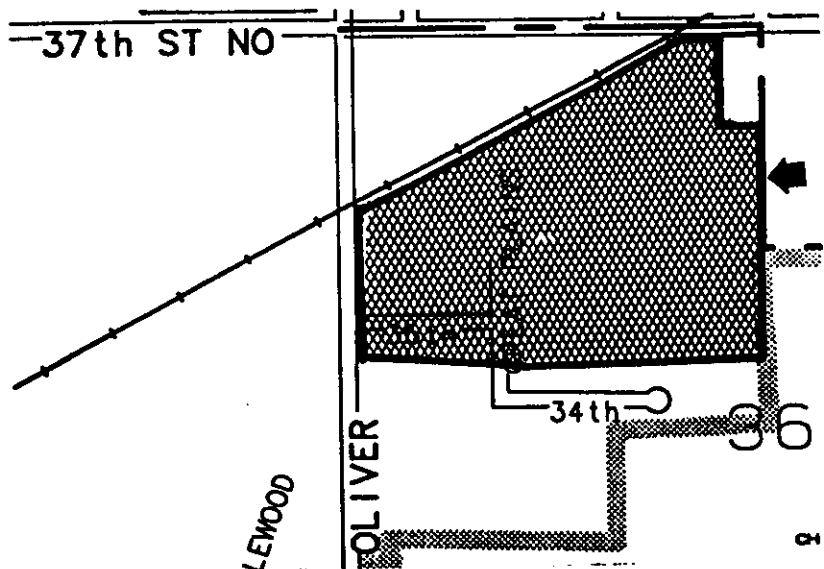
NUMBER OF LOTS  
Residential:  
Office:  
Commercial:  
Industrial: 25  
Total: 25

MINIMUM LOT AREA: 87,600 sq. ft.

CURRENT ZONING: "AA" Single Family

PROPOSED ZONING: "E" Light Industrial (Z-2953)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall abandon any existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off any charges against such abandoned projects.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Since this development will use a main from the Bel Aire system, a letter shall be obtained from Bel Aire indicating their willingness to allow the use of that sewer line.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include any costs for removal or reconstruction of existing street pavement on this site.
- E. When this site was originally platted a decel lane was to be provided from the south line of this site to 35th Street North. A guarantee for this improvement still may be required. Also, a decel lane shall be guaranteed along 37th St. North to Ridgewood. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if these guarantees are required and/or the extent of the improvements to guarantee.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- J. On the final plat tracing, the platlor's text shall reference the dedication of "floodway." Further, as indicated during review of the preliminary plat, since this plat involves the platting of a floodway, the platlor's text on the final plat tracing shall reference the standard floodway language.

- K. If drainage from this site is expected to flow onto railroad right-of-way, a letter from the Missouri Pacific Railroad shall be provided to Planning, indicating their willingness to accept such drainage.
- L. Since this plat is a replat of existing additions which involves the vacation and rededication or granting of streets, easements, etc., proper reference to K.S.A. 12-512(b) shall be made in the surveyor's text, not the platlor's text.
- M. As indicated in the title binder and on the face of the plat a number of easements, both private and public, and a maintenance covenant effect this site. While public type easements may be replatted, private easements cannot be created or vacated by a plat. The applicant shall submit a marked copy of the final plat showing all easements listed in the title binder and if involving a portion of the site, the maintenance covenant also listed in the binder. Those easements which are not public in nature and therefore are not being replatted as public easements, should have recording information shown on the plat. The Southwestern Bell easement along the north line of Block 1 and the the private drainage easement along the north line of Lots 1, 2, and 3, Block 1 should have been created by separate instrument and recording information should be depicted. Copies of the easements listed in the title binder and maintenance covenant shall be submitted with the final plat tracing.
- N. As indicted by City Engineering, several lots will require the platting of minimum building pad elevations. These elevations shall be noted on the face of the plat and referenced in the platlor's text. It shall be indicated if the elevations involve the lowest opening or floor elevation. Both on-site and off-site benchmarks shall be provided.
- O. On the final plat tracing additional dimensions shall be provided, on Lot 3, Block 3, to better locate the easement in the northeast corner of this lot.
- P. Since the legal descriptions in the binder and on the face of the plat are not directly comparable, the applicant's surveyor shall submit a letter to Planning indicating the area shown on the plat is the same as that indicated in the title binder.
- Q. 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.
- R. 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. The applicant is advised that a relocation of a K.P.L. gas line may be required due to this plat.