

LEGAL DESCRIPTION

A replat of the below described tract of land:

Lots 8, 9, 10, 11, 12, 13, 14, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, and 59, Parmenters Second Addition to Wichita, Sedgwick County, Kansas, together with the vacated east-west alley running between Barwise and Mead and parallel to and just north of Thirteenth Street, and the vacated alley at the rear of Lots 8, 9, 10, 11, 12, 13, and 14, from Barwise Avenue to the west right-of-way of the Atchison, Topeka and Santa Fe Railway Company, and the West Half of the vacated north-south alley commencing at the north line of said Lot 59, thence directly south to Thirteenth Street, TOGETHER WITH, The West Half of Lot 2, Glaze's Addition to Wichita, Sedgwick County, Kansas, EXCEPT the east 18.75 feet thereof for street, TOGETHER WITH, Commencing at the Northwest corner of the South Half of Lot 10, Glaze's Addition to Wichita, Sedgwick County, Kansas, thence East 226 feet; thence in a Southerly direction a distance of 264.51 feet, more or less, to a point on the North line of Fifteenth Street; thence West along the North line of Fifteenth Street a distance of 223.6 feet; thence North 264.39 feet to the point of beginning, being a part of Lots 10 and 8, Glaze's Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, Lots 1, 2, 3, 4, 5, 6, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31 and 33, on Pearl Street, in Carey Avenue Addition to the City of Wichita, Sedgwick County, Kansas, TOGETHER WITH, Reserve "A", Carey Avenue Addition to the City of Wichita, Sedgwick County, Kansas, TOGETHER WITH, The 9 foot platted alley lying south of Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31 and 33, on Pearl Street and north of Reserve A, all in Carey Avenue Addition to the City of Wichita, Sedgwick County, Kansas, TOGETHER WITH, A part of Lots 8 and 10, in Glaze's Addition to Wichita, Kansas, described as: Beginning at a point 19.5 feet North of the Southeast corner of Lot 8; thence North along the East line of Lots 8 and 10, a distance of 264.72 feet, more or less, to the Northeast corner of the South one-half of said Lot 10; thence West along the North line of the South one-half of said Lot 10, to a point in the center line of a sanitary sewer, said point being 226 feet East of the Northwest corner of the South one-half of said Lot 10; thence Southerly along the center line of said sanitary sewer to a point 223.6 feet East and 19.5 feet North of the Southwest corner of said Lot 8; thence East to the point of beginning, Sedgwick County, Kansas, EXCEPT the South 5 feet thereof dedicated for street purposes, TOGETHER WITH, The East Half of Lot 4, except the West 31.25 feet thereof, and the East Half of Lot 6, except the North 40.5 feet thereof, and except the West 31.25 feet thereof, Glaze's Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, The West 185 feet of Lots 4 and 6, Glaze's Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, That part of 15th Street adjoining and abutting the north line of Lot 6, Glaze's Addition to Wichita, Sedgwick County, Kansas lying west of Barwise Avenue and lying east of the west line of said Glaze's Addition, TOGETHER WITH, That part of Mead Avenue lying east of the following: Lots 1, 2, 3, 4, 5, 6 and 7, on Thirteenth Street, together with the South Half of the vacated alley adjoining on the North AND Lots 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58 and 60, on Barwise Avenue, together with the North Half of the vacated alley adjoining Lot 16 on the South, all in Parmenters Second Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, That part of Mead Avenue lying east of the following: The East Half of Lot 4, except the West 31.25 feet thereof, and the East Half of Lot 6, except the North 40.5 feet thereof, and except the West 31.25 feet thereof, Glaze's Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, That part of Pearl Street platted in Carey Avenue Addition to the City of Wichita, Sedgwick County, Kansas.

CONTAINS: square feet or 15.55 acres of land, more or less.

NOTES

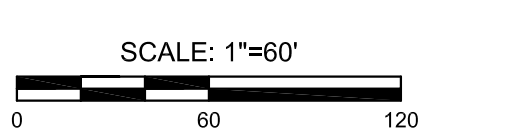
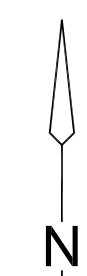
- LOCATION: Located in central Wichita lying north of 13th Street and south of 16th Street east of the elevated BNSF Railroad and west of Mosley Street in an industrial corridor that is supported by access to railways. Cargill corporation has a strong presence in the area and owns much of the land in immediate vicinity. The subject property operates a division of their Cargill Agricultural Supply Chain (CASC).
- REPLAT HISTORY: Glazes Addition was platted on December 12, 1884; Parmenters 2nd Addition was platted on June 25, 1886; Carey Avenue Addition was platted on May 11, 1887.
- LOT TOTAL: 3
- EXISTING/PROPOSED USES: Existing - Industrial Manufacturing / Processing
Proposed - Industrial Manufacturing / Processing
- ZONING: Existing - "LI" Limited Industrial
Proposed - "LI" Limited Industrial
- PLAT AREA: Gross: 670,856 sq. ft. or 15.4 acres ±
- SURVEY DATE: May 2017 (by MKEC)
- PUBLIC UTILITIES: Municipal sanitary sewer is provided within the Barwise Avenue street right-of-way and 15th Street right-of-way. There is also an existing municipal sanitary sewer line north of 15th Street that will be partially abandoned west of extended Barwise Avenue. Easements are being provided over the sewer infrastructure that will remain operational. Municipal water is provided in 15th Street and in Barwise Avenue rights-of-way. Municipal stormwater is available within Barwise Avenue, 15th Street, and 13th Street rights-of-way. Easements are being provided over the stormwater infrastructure that will remain operational.
- FLOOD: According to FEMA FIRM Community Unit Panel 2017C0354G, effective date December 22, 2016; this property lies within a portion of flood zone "X", "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile"; as well as Area with Reduced Flood Risk due to Levee.
- DRAINAGE: A drainage report shall accompany this final plat.
- BUILDING SETBACKS: Zero foot except for an existing twenty foot private building setback and five feet along the south side of property abutting 13th Street, as shown hereon.
- ACCESS CONTROLS: All abutters rights of access to or from 13th Street North over and across the south line of "CARGILL ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon.
- PROJECT ELEVATION: Existing contours are shown in NAVD 88 datum. Existing utility elevations are shown in Cargill project datum. Conversion between the two datums are as follows: Cargill datum + 1188.2 = NAVD 88

LEGEND

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> GIN - Coniferous Tree Edge Of Trees Deciduous Tree Sign Pole Telephone Riser Telephone Vault Cable TV Riser Fiber Optics Indicator Sign Power Pole Light Pole Electric Transformer Sanitary Sewer Manhole Fire Hydrant Water Valve | <ul style="list-style-type: none"> Existing Structure Easement Fence Storm Sewer Pipe Water Line Sanitary Sewer Line Gas Line Overhead Electric Underground Telephone | <ul style="list-style-type: none"> Section Corner Monument Found Found 3/8" rebar w/ Ruggles & Bohm id cap (or see annotation for type) Set 3/8" rebar w/ MKEC CLS 39 id. cap (or see annotation for type) Benchmark Measured Described Platted Calculated from Measurement Calculated from Described Calculated from Plat C.A.C. - Complete Access Control Lot Block |
|--|--|--|

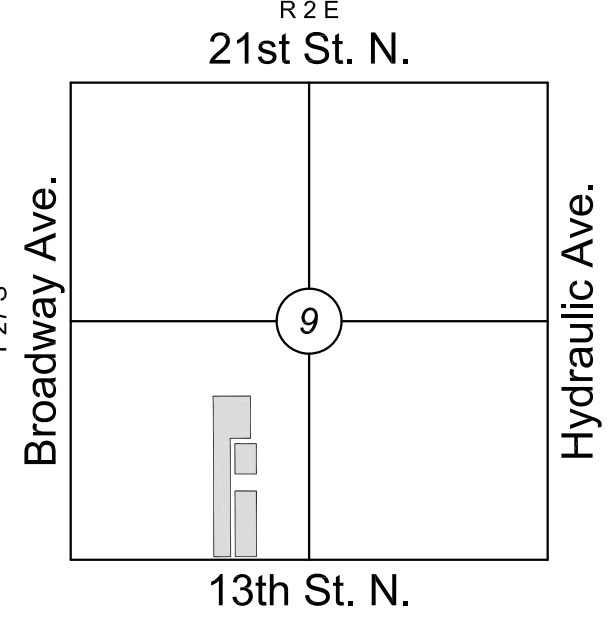
BENCHMARKS

- BM#1 Chiseled square cut on pipe rack footing, near the southeast corner of tank containment area, south end of loading rack along railroad tracts. Elev.=1307.596 NAVD 88. (Cargill Datum = 119.396)
- BM#2 Chiseled square cut on top of concrete retaining wall at the northeast corner of transformer containment. South of Geka Building. Elev.=1306.99 NAVD 88. (Cargill Datum = 118.79)



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N89°15'38"E on the south line of the Southwest Quarter, Section 9, Township 27 South, Range 1 East of the 6th Principal Meridian. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

SW. cor., SW. 1/4, Sec. 9, T27S, R1E, 6th P.M.



VICINITY MAP

PRELIMINARY PLAT

A portion of the SW. 1/4, Sec. 9, T27S, R1E, 6th P.M.

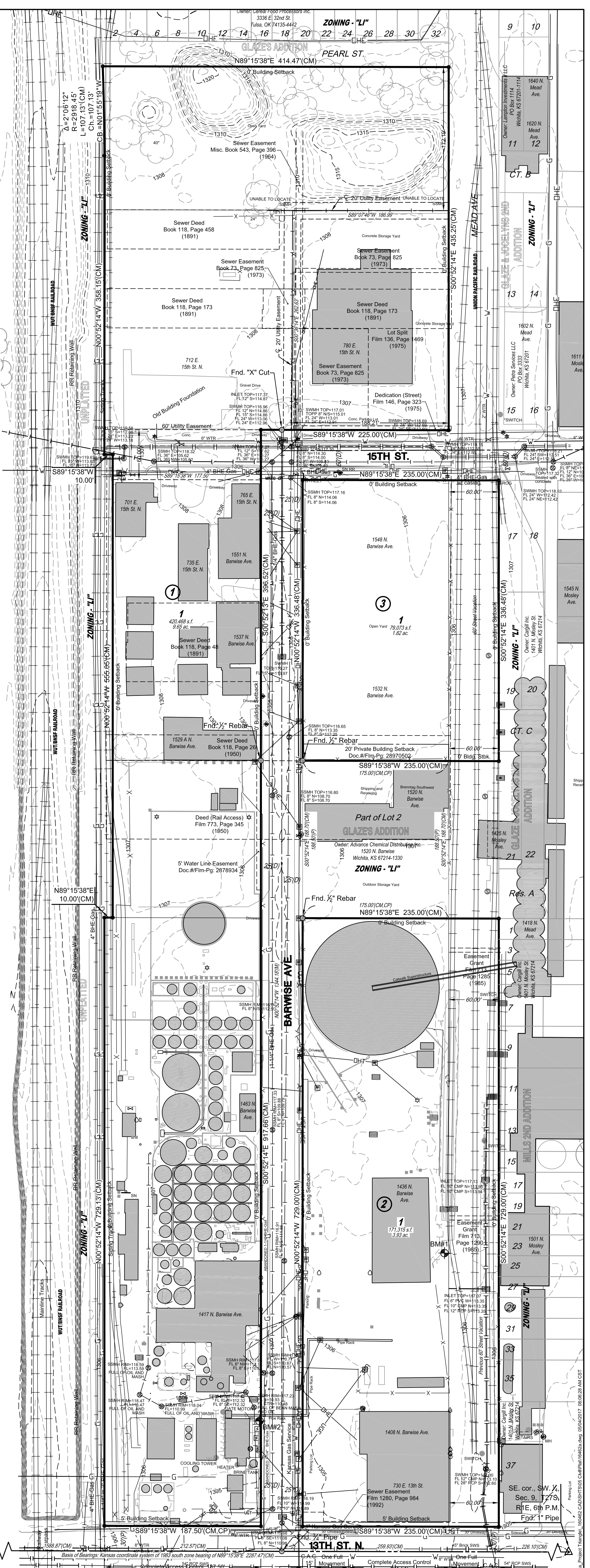
CARGILL ADDITION

OWNER / DEVELOPER: Cargill, Incorporated 1401 N. Mosley St., Wichita, KS 67214 (316) 292-2354

SUB2017-20
Subdivision Meeting: May 25, 2017
Date submitted: May 8, 2017

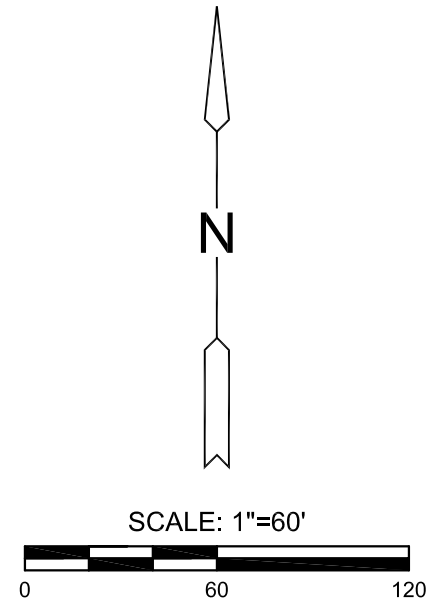


Wichita, KS • 316.684.9600



FINAL PLAT CARGILL ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
a replat of portions of Parmenters Second Addition, Glaze's Addition, Carey Avenue Addition, and 15th Street,
all in the Southwest Quarter, Section 9, Township 27 South, Range 1 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas

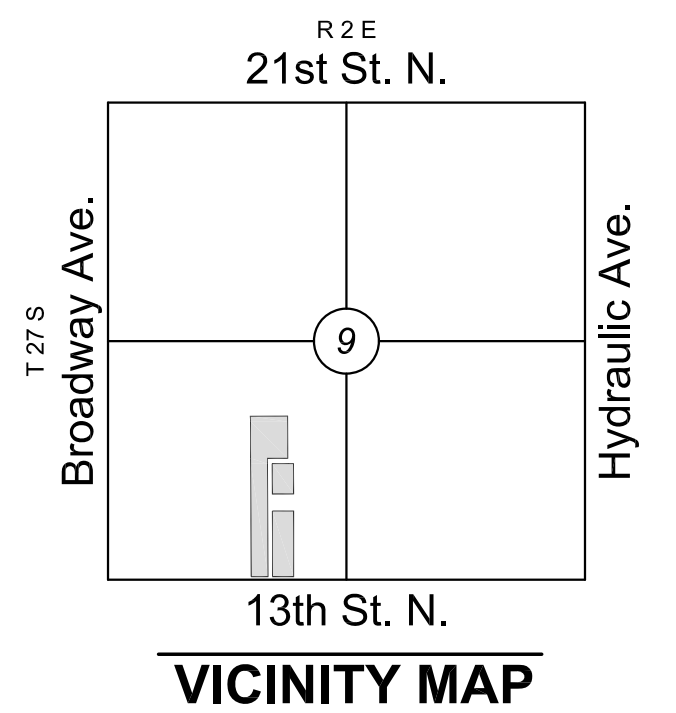


Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N89°15'38"E on the south line of the Southwest Quarter, Section 9, Township 27 South, Range 1 East of the 6th Principal Meridian.
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

LEGEND

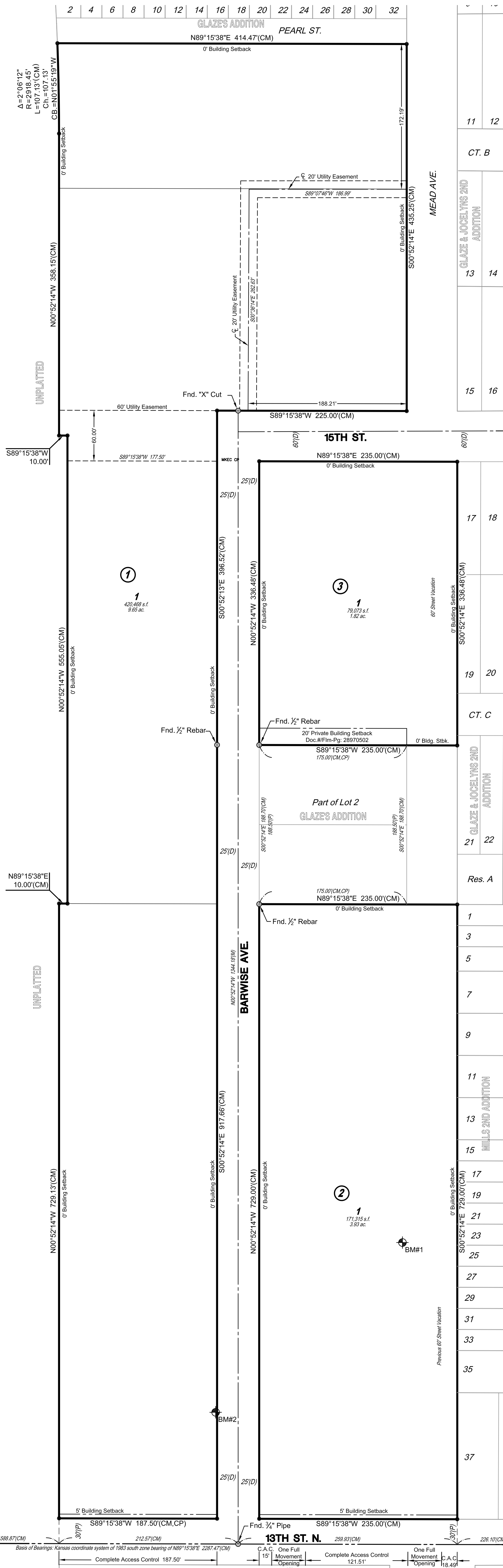
Date of Survey: May 2017

- △ = Section Corner Monument Found
- = Found monument (see annotation for type)
- = Set 5/8" rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted
- (CM) = Calculated from Measurement
- (CD) = Calculated from Described
- (CP) = Calculated from Plat
- C.A.C. = Complete Access Control
- 1 = Lot
- ① = Block



BENCHMARKS

- BM#1 ⊕ Chiseled square cut on pipe rack footing, near the southeast corner of tank containment area, south end of loading rack along railroad tracks. Elev.=1307.596 NAVD 88. (Cargill Datum = 119.396)
- BM#2 ⊕ Chiseled square cut on top of concrete retaining wall at the northeast corner of transformer containment. South of Geka Building. Elev.=1306.99 NAVD 88. (Cargill Datum = 118.79)



SW. cor., SW 1/4, Sec. 9, T27S, R1E, 6th P.M.

SE. cor., SW 1/4, Sec. 9, T27S, R1E, 6th P.M.
Fnd. 1" Pipe



FINAL PLAT
CARGILL ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
a replat of portions of Parmenters Second Addition, Glaze's Addition, Carey Avenue Addition, and 15th Street,
all in the Southwest Quarter, Section 9, Township 27 South, Range 1 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas

CERTIFICATE OF SURVEY

I, James C. McClure, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "CARGILL ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and Blocks, the same being accurately set forth in the accompanying plat and described herein:

Lots 8, 9, 10, 11, 12, 13, 14, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, and 59, Parmenters Second Addition to Wichita, Sedgwick County, Kansas, together with the vacated east-west alley running between Barwise and Mead and parallel to and just north of Thirteenth Street, and the vacated alley at the rear of Lots 8, 9, 10, 11, 12, 13, and 14, from Barwise Avenue to the west right-of-way of the Atchison, Topeka and Santa Fe Railway Company, and the West Half of the vacated north-south alley commencing at the north line of said Lot 59, thence directly south to Thirteenth Street,

TOGETHER WITH,
The West Half of Lot 2, Glaze's Addition to Wichita, Sedgwick County, Kansas, EXCEPT the east 18.75 feet thereof for street,

TOGETHER WITH,
Lots 1, 2, 3, 4, 5, 6 and 7, on Thirteenth Street, together with the South Half of the vacated alley adjoining on the North AND Lots 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58 and 60, on Barwise Avenue, together with the North Half of the vacated alley adjoining Lot 16 on the South, all in Parmenters Second Addition to Wichita, Sedgwick County, Kansas,

TOGETHER WITH,
Commencing at the Northwest corner of the South Half of Lot 10, Glaze's Addition to Wichita, Sedgwick County, Kansas, thence East 226 feet; thence in a Southerly direction a distance of 264.51 feet, more or less, to a point on the North line of Fifteenth Street; thence West along the North line of Fifteenth Street a distance of 223.6 feet; thence North 264.39 feet to the point of beginning, being a part of Lots 10 and 8, Glaze's Addition to Wichita, Sedgwick County, Kansas,

TOGETHER WITH,
Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31 and 33, on Pearl Street, in Carey Avenue Addition to the City of Wichita, Sedgwick County, Kansas,

TOGETHER WITH,
Reserve "A", Carey Avenue Addition to the City of Wichita, Sedgwick County, Kansas,

TOGETHER WITH,
The 9 foot platted alley lying south of Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31 and 33, on Pearl Street and north of Reserve A, all in Carey Avenue Addition to the City of Wichita, Sedgwick County, Kansas,

TOGETHER WITH,
A part of Lots 8 and 10, in Glaze's Addition to Wichita, Kansas, described as:
Beginning at a point 19.5 feet North of the Southeast corner of Lot 8; thence North along the East line of Lots 8 and 10, a distance of 264.72 feet, more or less, to the Northeast corner of the South one-half of said Lot 10; thence West along the North line of the South one-half of said Lot 10, to a point in the center line of a sanitary sewer, said point being 226 feet East of the Northwest corner of the South one-half of said Lot 10; thence Southerly along the center line of said sanitary sewer to a point 223.6 feet East and 19.5 feet North of the Southwest corner of said Lot 8; thence East to the point of beginning, Sedgwick County, Kansas, EXCEPT the South 5 feet thereof dedicated for street purposes,

TOGETHER WITH,
The East Half of Lot 4, except the West 31.25 feet thereof, and the East Half of Lot 6, except the North 40.5 feet thereof, and except the West 31.25 feet thereof, Glaze's Addition to Wichita, Sedgwick County, Kansas,

TOGETHER WITH,
The West 185 feet of Lots 4 and 6, Glaze's Addition to Wichita, Sedgwick County, Kansas,

TOGETHER WITH,
That part of 15th Street adjoining and abutting the north line of Lot 6, Glaze's Addition to Wichita, Sedgwick County, Kansas lying west of Barwise Avenue and lying east of the west line of said Glaze's Addition,

TOGETHER WITH,
That part of Mead Avenue lying east of the following:
Lots 1, 2, 3, 4, 5, 6 and 7, on Thirteenth Street, together with the South Half of the vacated alley adjoining on the North AND Lots 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58 and 60, on Barwise Avenue, together with the North Half of the vacated alley adjoining Lot 16 on the South, all in Parmenters Second Addition to Wichita, Sedgwick County, Kansas,

TOGETHER WITH,
That part of Mead Avenue lying east of the following:
The East Half of Lot 4, except the West 31.25 feet thereof, and the East Half of Lot 6, except the North 40.5 feet thereof, and except the West 31.25 feet thereof, Glaze's Addition to Wichita, Sedgwick County, Kansas,

TOGETHER WITH,
That part of Pearl Street platted in Carey Avenue Addition to the City of Wichita, Sedgwick County, Kansas.

CONTAINS: 670,856 square feet or 15.40 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2017.

James C. McClure, P.S. #1251
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and Blocks, the same to be known as "CARGILL ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage and utilities, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements, unless approved by City of Wichita Public Works Department.

All abutters rights of access to or from 13th Street North over and across the south line of "CARGILL ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, or reserves shall remain at established grades or ~~as shown on the plat~~ of the applicable City or County Engineer, and shall remain unobstructed to allow for the conveyance of stormwater.

Jim Bell, Regional Operations Leader

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2017, by Jim Bell, Regional Operations Leader, Cargill, Incorporated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public:
print name
My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

This plat of "CARGILL ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2017.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By _____
David W. Foster, Chairman

Attest:

Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ____ day of _____, 2017.

At the direction of the City Council.

Jeff Longwell, Mayor

Attest:

Karen Sublett, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2017, at _____ o'clock __M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Judy J. Paget, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ____ day of _____, 2017.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2017.

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