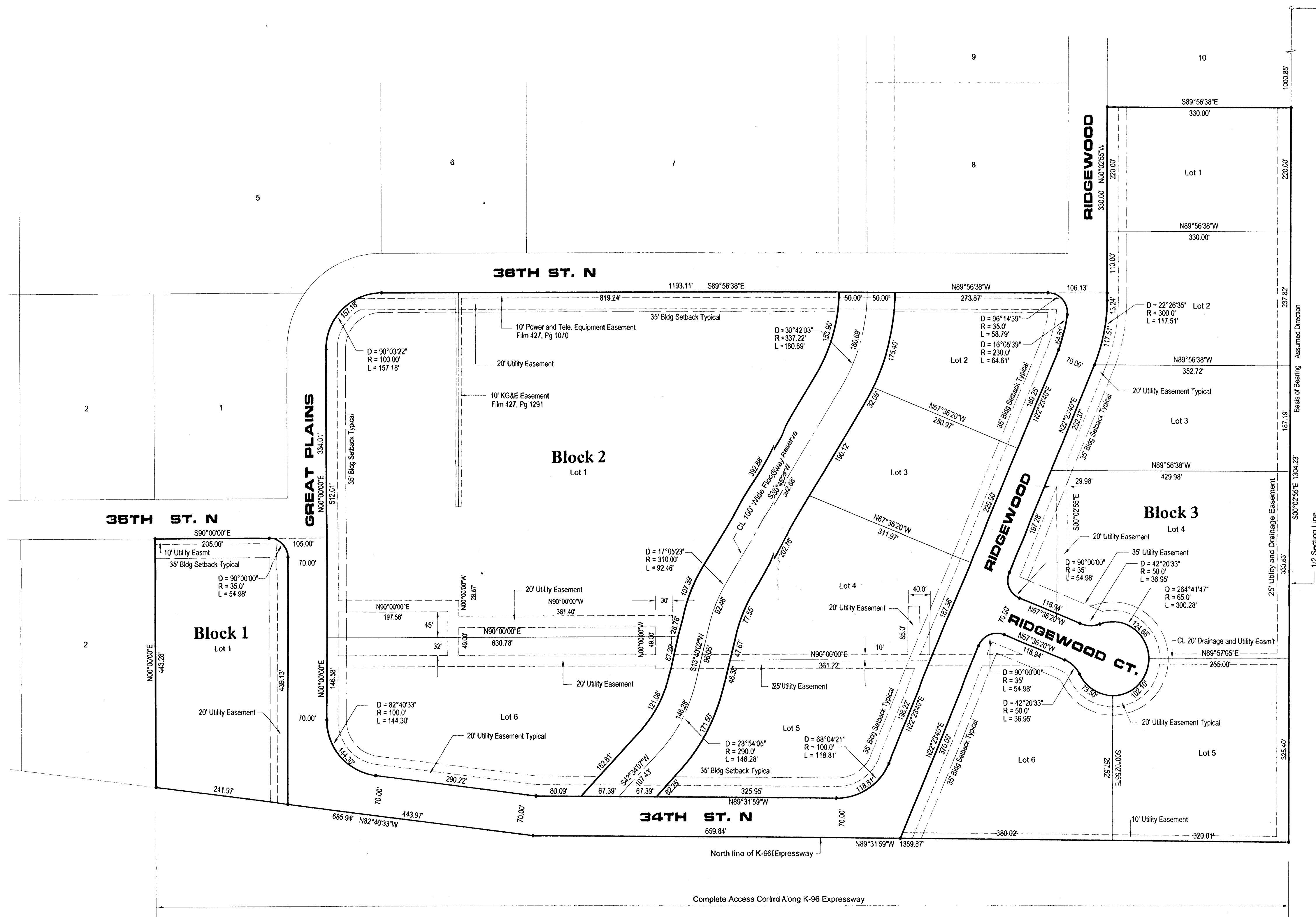
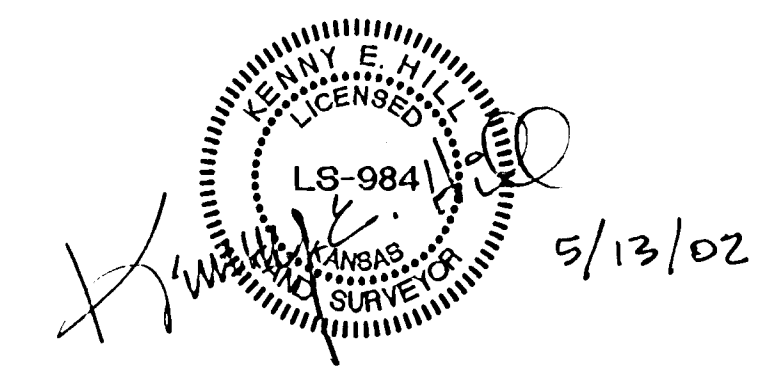


- Benchmarks:**
- City of Wichita Datum
- 100' South of Norwood on SE corner of RCBC Hubguard. COW Benchmark Elevation 161.44
 - Southwest corner of Hubguard 100' E. of Oliver on 37th. COW Benchmark Elevation 166.84
- Minimum Building Low Opening Elevations**
- City of Wichita Datum
- Lots 1, 2, 3 and 4, Block 2 - Elevation 179.5
- Lots 5 and 6, Block 2 - Elevation 177.5

And tracing received 5/16/02 p 1 of 2



Great Plains Business Park 3rd Addition

to Wichita-Sedgwick County, Kansas

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 the survey and platting of "GREAT PLAINS BUSINESS PARK 3rd ADDITION" to Wichita, Kansas, which is a replat of Lots 1 through 4, Block 2 and Lots 3 through 9, Block 3 in Great Plains Business Park 2nd Addition, was completed under my direct supervision, said replat being more particularly described as follows:

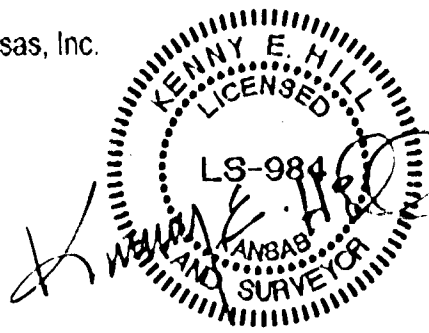
Commencing at the Northeast corner of the Northwest Quarter of Section 36, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence S00°02'55"E (assumed bearing) on the half section line for a distance of 1000.85 feet to the Northeast corner of Lot 9, Block 3, Great Plains Business Park 2nd Addition, being the point of beginning; thence S00°02'55"E for a distance of 1304.23 feet to the North right-of-way line of the K-96 Expressway; thence N89°31'59"W for a distance of 1359.87 feet on the North line of the K-96 Expressway; thence N82°40'33"W for a distance of 685.94 feet on the North line of the K-96 Expressway to the Southwest corner of Lot 3, Block 3, Great Plains Business Park 2nd Addition; thence N00°00'00"E for a distance of 443.28 feet; thence N90°00'00"E for a distance of 310.00 feet; thence N00°00'00"E for a distance of 334.01 feet to a point of curve; thence on a circular curve to the right having a radius of 100.00 feet and a central angle of 90°03'22" for an arc distance of 157.18 feet to a point of tangency; thence S89°56'38"E for a distance of 1299.24 feet; thence N00°02'55"W for a distance of 330.00 feet; thence S89°56'38"E for a distance of 330.00 feet to the point of beginning, containing 44.00 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 25th day of APRIL, 2002.

Poe and Associates of Kansas, Inc.

Kenny E. Hill, L.S. 984
Vice President



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 Floodway 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. All abutters' rights of access to or from K-96 Expressway over and across the South line of this addition are hereby granted to the City of Wichita. The Floodway Reserve shall be owned by Great Plains Ventures, Inc. its successors and assigns. The maintenance of the Floodway Reserve shall be the responsibility of owner of said reserve 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 Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the City of Wichita Floodplain Management Office or their successors or office. A drainage plan has been for this plat and all drainage easements, rights-of-way and floodway shall remain at established grades or modified with the approval of the applicable City or County Engineer, and remain unobstructed to allow for the conveyance of stormwater. Minimum building pad elevations shall be maintained as noted on the face of the plat.

3526 North Oliver, L.P.
By Venture Management Corporation (Its General Partner)

John L. Kratzer, Jr., President

Great Plains Ventures, Inc.

John L. Kratzer, Jr., Vice President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 14th day of MAY, 2002, by John L. Kratzer, Jr., President of Venture Management Corporation and Vice President of Great Plains Ventures, Inc.,

CAROLE A. GILBERT
Notary Public, State of Kansas
My Appt. Expires: 1-30-03

Carole A. Gilbert
Notary Public CAROLE A. GILBERT

My Appointment Expires: Jan. 30, 2003

This plat of GREAT PLAINS BUSINESS PARK 3RD ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this _____, day of _____, 2002.

WICHITA SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

J. D. Michaelis, Chair

Marvin S. Krout, Secretary

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2002.

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

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2002.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this _____, day of _____, 2002.

Don Brace, 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 _____, 2002.

Bill Meek, Register of Deeds

Linda Kizzire, Chief Deputy

Great Plains Business Park 3rd Addition

to Wichita-Sedgwick County, Kansas



Wichita-Sedgwick County Metropolitan Area Planning Department

April 12, 2002

Kenny Hill
Poe and Associates
5940 E. Central
Wichita, KS 67208

RE: SUB 2002-12 -- Final Plat of Great Plains Business Park Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 11, 2002, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. As the drainage plan indicates drainage directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard.
- F. The City Fire Department/GIS needs to comment on the plat's street names. *The street names are approved.*
- G. The Applicant shall provide documentation of the location of the easements listed in the platting binder. If located on this site, these easements shall be shown on the final plat tracing or verification provided that they are off-site or have been released or adequately covered by other easements. If applicable, proper reference to their vacation by this plat shall be made in the surveyor's or platlor's text.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

- 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. County Surveying has advised that the utility easement along north line of lot 1, Block 2 needs to be located with respect to north property line.
- J. The platting 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.
- K. 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.)
- L. 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.
- M. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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.

SUB 2002-12 -- Final Plat of Great Plains Business Park Third Addition
April 12, 2002
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.

This case will be forwarded to the Planning Commission on Thursday, April 18, 2002, at 1:30 p.m.

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

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

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Great Plains Ventures, Inc., 5200 E. 35th Street No., Wichita, KS 67220
Mike Lindebak, City Engineer
Walter Rooney, Sedgwick County Fire Department
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT

(FINAL PLAT APPROVED 4/11/02; PRELIMINARY PLAT APPROVED 2/28/02)

CASE NUMBER: SUB 2002-12 -- GREAT PLAINS BUSINESS PARK 3rd ADDITION

OWNER/APPLICANT: Great Plains Ventures, Inc., 5200 E. 35th St. North, Wichita, KS 67220

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: East of Oliver, North of K-96

SITE SIZE: 44 Acres

NUMBER OF LOTS

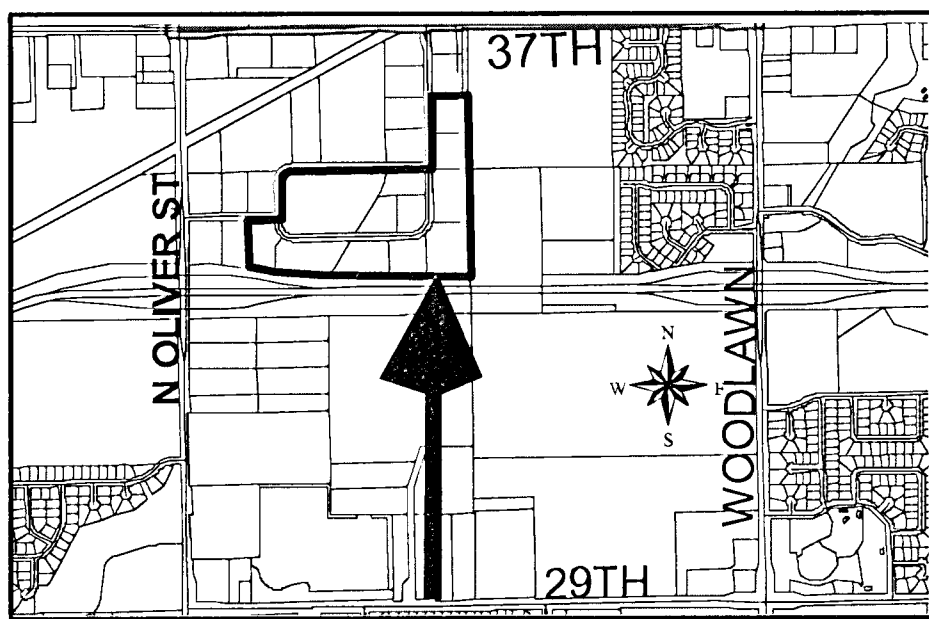
Residential:	
Office:	
Commercial:	
Industrial:	<u>13</u>
Total:	13

MINIMUM LOT AREA: 1.66 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the Great Plains Business Park 2nd Addition consisting of a revised street layout and two additional lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. As the drainage plan indicates drainage directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
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SUB 2002-12 -- Final Plat of GREAT PLAINS BUSINESS PARK 3rd ADDITION
April 18, 2002 - Page 3

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