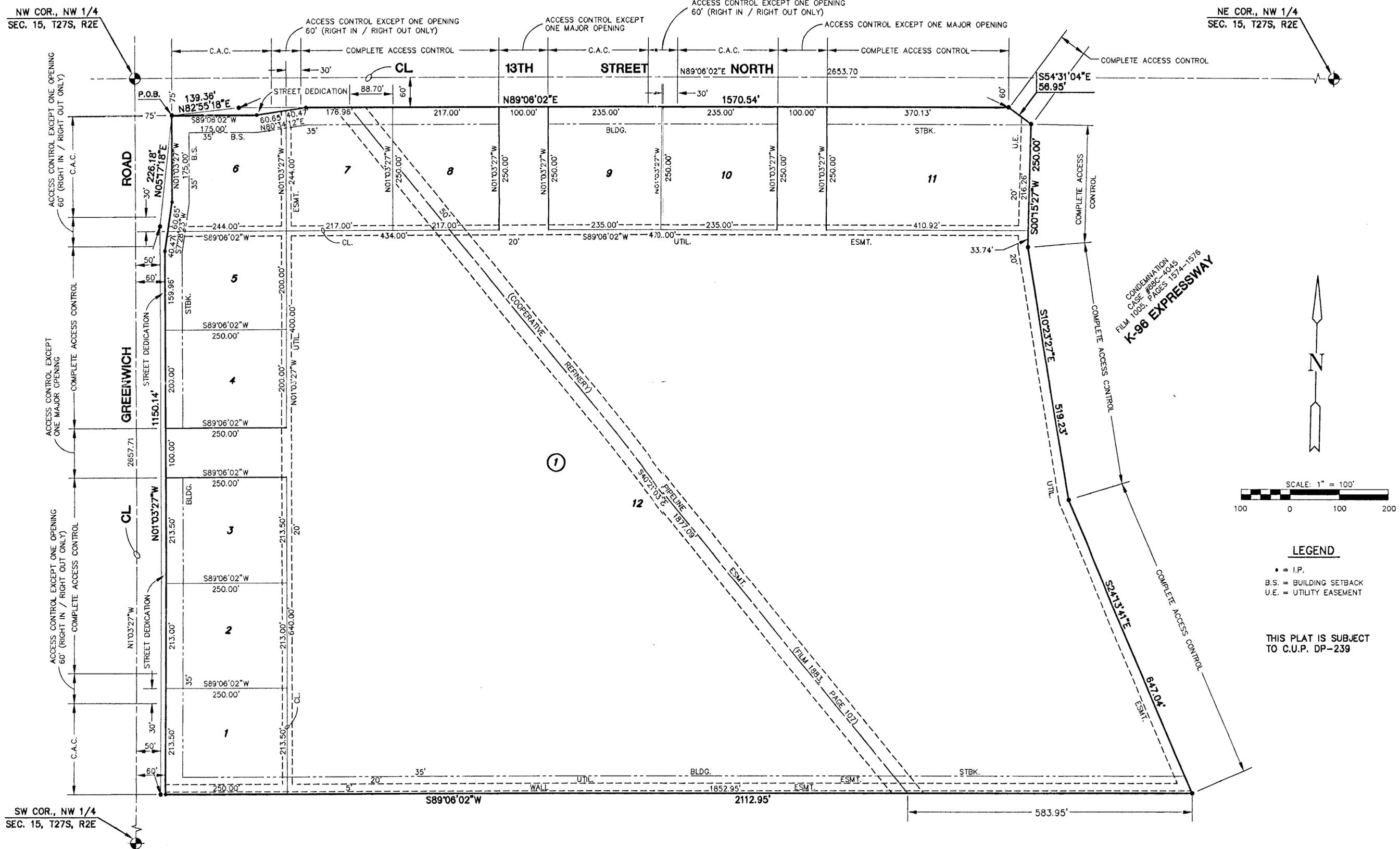


Final tracing
received 5-9-99

FINAL PLAT

THE GATEWAY CENTER ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



FINAL PLAT
THE GATEWAY CENTER ADDITION
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

*Final Plat
 March 5-9-99*

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "THE GATEWAY CENTER ADDITION", an addition to Wichita, Sedgwick County Kansas, into lots, a block, and streets the same being accurately set forth in the accompanying plat and described herein:

A tract of land beginning at the Northwest Quarter, Section 15, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying 75.00 feet South of the North line and 75.00 feet East of the West line of said Northwest Quarter, thence N 82°55'18" E, 139.36 feet along right-of-way as dedicated on Film 1797 and Page 921 to a point 60.00 feet South of the North line of said Northwest Quarter; thence N 89°06'02" E, 1570.54 feet parallel to the North line of said Northwest Quarter to a point on the West line of K-96 right-of-way line as Condemned in Case #88C-4045 as found on Film 1005, and Pages 1574-1576; thence S 54°31'04" E, 56.95 feet along the West line of said K-96 right-of-way line; thence S 00°15'27" W, 250.00 feet along the West line of said K-96 right-of-way line; thence S 10°23'27" E, 519.23 feet along the West line of said K-96 right-of-way line; thence S 24°13'41" E, 647.04 feet along the West line of said K-96 right-of-way said point lying 1450 feet South of the North line of said Northwest Quarter; thence S 89°06'02" W, 2112.95 feet parallel to said North line to a point lying 50.00 feet East of the West line of said Northwest Quarter; thence N 01°03'27" W, 1150.14 feet parallel to said West line to a point on the street right-of-way as dedicated on Film 1797, and Page 921; thence N 05°17'18" E, 226.18 feet along the right-of-way as dedicated on Film 1797, and Page 921 to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 1st day of March, 1999.

Gregory J. Allison
 Gregory J. Allison, R.L.S. #1257
 Mid-Kansas Engineering Consultants, Inc.
 411 North Webb Road



Know all men by these presents that we the undersigned property owners of the land as set forth above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block, and streets the same to be known as "THE GATEWAY CENTER ADDITION", an addition to Wichita, Sedgwick County, Kansas. The wall easement is platted for the construction and maintenance of a private wall, utilities may cross the wall easement. Easements for the construction and maintenance of, public utilities, are hereby granted to the public. All abutters right of access to or from 13th Street North over and across the North line of "THE GATEWAY CENTER ADDITION," are hereby granted to the public as indicated on the face of the plat and also, all abutters right of access to or from Greenwich Road over and across the West line of "THE GATEWAY CENTER ADDITION," are hereby granted to the public as indicated on the face of the plat and also, all abutters right of access to or from K-96 Expressway over and across the East line of "THE GATEWAY CENTER ADDITION," are hereby granted to the public as indicated on the face of the plat.

Willard J. Kiser Properties, L.L.C.

John L. Kiser MD
 John L. Kiser, Manager

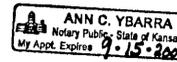
STATE OF KANSAS)
) ss.
 SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 2nd day of March, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came John L. Kiser, Manager, Willard J. Kiser Properties, L.L.C. to me personally known to be the same person who executed the foregoing instrument of writing and 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 last above written.

Ann C. Ybarra
 Notary Public

My appointment expires: 9-15-2001



KISER GATEWAY L.L.C.

John L. Kiser MD
 John L. Kiser, Manager

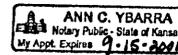
STATE OF KANSAS)
) ss.
 SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 2nd day of March, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came John L. Kiser, Manager, Kiser Gateway L.L.C. to me personally known to be the same person who executed the foregoing instrument of writing and 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 last above written.

Ann C. Ybarra
 Notary Public

My appointment expires: 9-15-2001



NationsBank, N.A., holders of a mortgage on the above described property, do hereby consent to the plat of "THE GATEWAY CENTER ADDITION."

NationsBank, N.A.

STATE OF KANSAS)
) ss.
 SEDGWICK COUNTY)

BE IT REMEMBERED, that on this ___ day of _____, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____ to me personally known to be the same person who executed the foregoing instrument of writing and 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 last above written.

Notary Public

My appointment expires: _____

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

Dated this ___ day of _____, 1999.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
 William M. Johnson

_____, Secretary
 Marvin S. Krout

Consent is hereby given for the formation of SANITARY SEWER DISTRICT within the boundary of this plat by the board of Sedgwick County Commissions, as they deem necessary to provide sanitary sewer service to this area.

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ___ day of _____, 1999.

_____, Mayor
 Bob Knight

_____, City Clerk
 Pat Burnett

Entered on transfer record this ___ day of _____, 1999.

_____, County Clerk
 James Alford

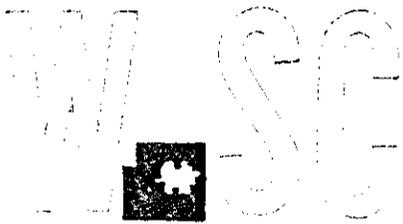
STATE OF KANSAS)
) ss.
 SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of _____, 1999.

_____, Register of Deeds
 Bill Meer

_____, Deputy
 Linda Kizzire

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE: 316-268-4421
FAX: 316-268-4090

February 26, 1999

Mid-Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: S/D 99-2 -- Final Plat of THE GATEWAY CENTER ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 25, 1999, 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 February 19, 1999.

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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

Sincerely,

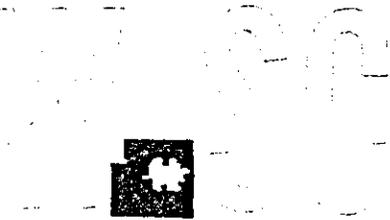
A handwritten signature in black ink that reads "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Ritchie Associates, Inc., 8100 E. 22nd Street North, Wichita, KS 67226
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
PHONE: 316-268-4421
FAX: 316-268-4390

February 19, 1999

Mid-Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: S/D 99-2 -- Final Plat of THE GATEWAY CENTER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 18, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation. If the applicant desires to complete the plat prior to annexation, both the City and County signature blocks need to be included on the final plat.
- B. This plat will be subject to approval of the associated zone change (SCZ-0783) and CUP (DP-239) and any related conditions.
- C. This site is located in the County's Four Mile Creek sewer system and will be served by the County. County Engineering requires the submission of an off-site sanitary sewer easement.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. City/County Engineering needs to verify if any other guarantees or easements are required.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- G. City Engineering needs to comment on the status of the applicant's drainage plan. An off-site drainage easement is required. A guarantee is required for drainage improvements.
- H. The plat denotes five access openings to Greenwich Road and seven access openings along 13th St. North. The Subdivision regulations encourage shared access points for multiple lot commercial subdivisions along arterials.

Traffic Engineering needs to comment on the acceptability of the access controls. Any joint access easement shall be established by separate instrument. Distances should be shown for all segments of access control. Traffic Engineering has approved three openings from the property to Greenwich and four openings to 13th St. North. On Greenwich, the northernmost of the three openings is limited to right turns in and out. A joint access between lots 1 and 2, a major opening between lots 3 and 4, and a joint access between lots 5 and 6 are approved along Greenwich. On 13th St. North, two of the four permitted openings will be major openings (one shall align with Chapel Hill Road and the other shall align with the entrance to Dillons north of 13th Street North) with left and right turns, and the other two openings shall be limited to right turns in and out (one shall be a joint access opening between Lots 6 and 7 and the other shall be located between lots 9 and 10).

- I. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easement shown is sufficient and that utilities may be located adjacent to and within the easement. The final plat tracing shall also indicate the recording information for the pipeline easement.
- J. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat and further noted that the setback is a building setback line for the Farmland Industries pipeline.
- K. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. In accordance with the zone change (SCZ-0783) and CUP (DP-239) Traffic Engineering has required the following: Along 13th Street North a continuous eastbound accel/decel lane shall be guaranteed from Greenwich to the K-96 on-ramp; plus a center median with two openings, one at Chapel Hill Road and the other to line up with the entrance to Dillons north of 13th St. North; if no median is constructed, the two minor openings shall be designed with raised diverter medians to only permit right-turn movements; and the applicant shall guarantee a portion of the cost of signalization at the intersection of 13th St. North and one of the major openings.

Along Greenwich Road, the Applicant shall guarantee a temporary left turn southbound lane as long as Greenwich remains a two lane road. The Applicant shall guarantee a permanent southbound left turn lane to the major opening when Greenwich becomes a four-lane road.

- L. A CUP Certificate shall be submitted for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- M. The final plat shall indicate that the Addition is subject to the conditions of the associated CUP.
- N. The name of all owners who are signatories on this plat must be printed beneath their signature.
- O. 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.)

- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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. Southwestern Bell has requested additional easements.
- W. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

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.

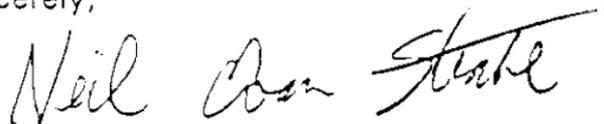
This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 25, 1999, at 1:30 p.m.

February 19, 1999

Page 4

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

Sincerely,

A handwritten signature in cursive script that reads "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

NES:ch

Copies to: Ritchie Associates, Inc., 8100 E. 22nd Street North, Wichita, KS 67226
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat Approved 2/18/98; Preliminary Plat Approved 1/21/99)

CASE NUMBER: S/D 99-2 - THE GATEWAY CENTER ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., 8100 E. 22nd St. North, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: Southeast corner of 13th St. North and Greenwich

SITE SIZE: 58.6 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	12
Industrial:	—
Total:	<u>12</u>

MINIMUM LOT AREA: 1 acre

CURRENT ZONING: LC, Limited Commercial
SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This unplatted site is located in the County and adjoins the City of Wichita. It is located in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. A zone change (SCZ-0783) has been approved for the site from SF-20, Single-Family Residential to LC, Limited Commercial. The plat is also be subject to CUP (DP-239).

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation. If the applicant desires to complete the plat prior to annexation, both the City and County signature blocks need to be included on the final plat.
- B. This plat will be subject to approval of the associated zone change (SCZ-0783) and CUP (DP-239) and any related conditions.
- C. This site is located in the County's Four Mile Creek sewer system and will be served by the County. **County Engineering requires the submission of an off-site sanitary sewer easement.**
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. **City/County Engineering** needs to verify if any other guarantees or easements are required.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- G. **City Engineering** needs to comment on the status of the applicant's drainage plan. **An off-site drainage easement is required. A guarantee is required for drainage improvements.**
- H. The plat denotes five access openings to Greenwich Road and seven access openings along 13th St. North. The Subdivision regulations encourage shared access points for multiple lot commercial subdivisions along arterials.

Traffic Engineering needs to comment on the acceptability of the access controls. Any joint access easement shall be established by separate instrument. Distances should be shown for all segments of access control. **Traffic Engineering has approved three openings from the property to Greenwich and four openings to 13th St. North. On Greenwich, the northernmost of the three openings is limited to right turns in and out. A joint access between lots 1 and 2, a major opening between lots 3 and 4, and a joint access between lots 5 and 6 are approved along Greenwich. On 13th St. North, two of the four permitted openings will be major openings (one shall align with Chapel Hill Road and the other shall align with the entrance to Dillons north of 13th Street North) with left and right turns, and the other two openings shall be limited to right turns in and out (one shall be a joint access opening between Lots 6 and 7 and the other shall be located between lots 9 and 10).**

- I. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easement shown is sufficient and that utilities may be located adjacent to and within the easement. The final plat tracing shall also indicate the recording information for the pipeline easement.

- J. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat and further noted that the setback is a building setback line for the Farmland Industries pipeline.
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- L. A CUP Certificate shall be submitted for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- M. The final plat shall indicate that the Addition is subject to the conditions of the associated CUP.
- N. The name of all owners who are signatories on this plat must be printed beneath their signature.
- O. 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.)
- P. 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.
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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.

- S. 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.
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