

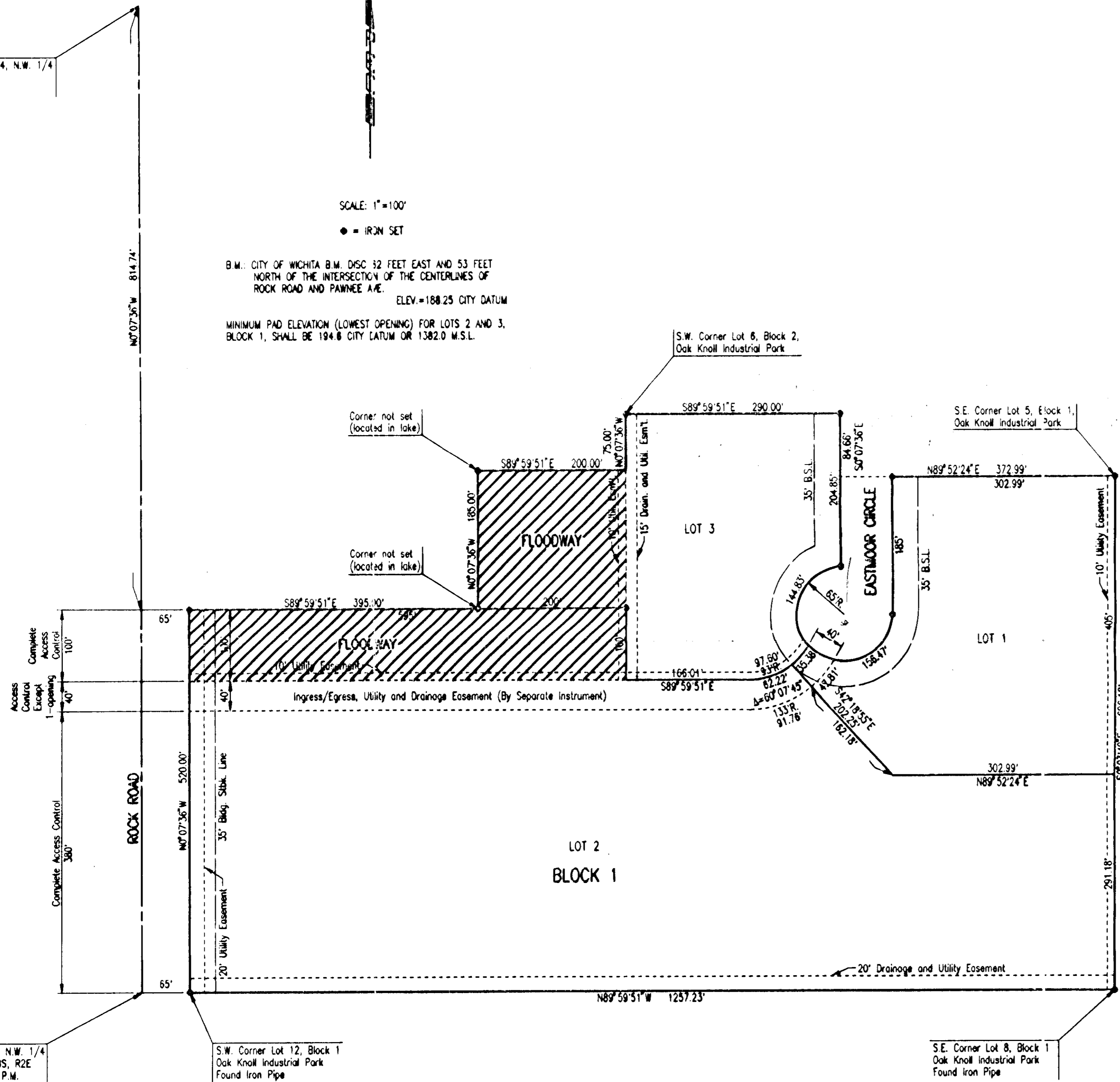
OAK KNOLL INDUSTRIAL PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing
4-15-98

N.W. Corner S.W. 1/4, N.W. 1/4
Sec. 5, T28S, R2E
of the 6th P.M.

SCALE: 1"=100'
● = IRON SET

B.M.: CITY OF WICHITA B.M. DISC 32 FEET EAST AND 53 FEET
NORTH OF THE INTERSECTION OF THE CENTERLINES OF
ROCK ROAD AND PANNEE AVE. ELEV.=188.25 CITY DATUM
MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3,
BLOCK 1, SHALL BE 194.8 CITY DATUM OR 1382.0 M.S.L.



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 3rd DAY OF MARCH, 1998, I HAVE CAUSED TO BE SURVEYED AND PLATTED OAK KNOLL INDUSTRIAL PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, A STREET AND A FLOODWAY THE SAME BEING A REPLAT OF AND DESCRIBED AS FOLLOWS:

LOTS 6, 7, 8, 9, 10, 11, AND 12 IN BLOCK 1, TOGETHER WITH LOTS 1, 2, 3, 4, AND 5, IN BLOCK 2 ALL IN OAK KNOLL INDUSTRIAL PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL THAT PORTION OF OAK KNOLL INDUSTRIAL PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AS DESCRIBED ABOVE TOGETHER WITH THOSE PORTIONS OF WASSALL AND EASTWOOD STREETS ADJUTING UNTO IT, ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

James P. Moore
JAMES P. MOORE, R.L.S. NO. 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, A STREET AND A FLOODWAY THE SAME TO BE KNOWN AS OAK KNOLL INDUSTRIAL PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS 2 AND 3 IN BLOCK 1; UNTIL SUCH TIME AS THE CITY OF WICHITA ELECTS TO ASSUME RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY, PROVIDED FURTHER THAT NO BUILDING(S) 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 CITY ENGINEER OF THE CITY OF WICHITA.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3, BLOCK 1 SHALL BE 194.6 CITY DATUM OR 1382.0 M.S.L.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM ROCK ROAD OVER AND ACROSS THE WEST LINE OF LOT 2, BLOCK 1, IS HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT THERE SHALL BE (1) ONE OPENING TO ROCK ROAD AS SHOWN; SAID OPENING TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNER: THE CARL CHUZY LIVING TRUST
BY: *Carl Chuzy*, TRUSTEE.
CARL CHUZY

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 14th DAY OF MARCH, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME CARL CHUZY, TRUSTEE, OF THE CARL CHUZY LIVING TRUST AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID TRUST. IN TESTIMONY THEREOF I HAVE HERE SET MY HAND AND MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY
BY: *Gary L. Wiley*
MY COMMISSION EXPIRES 1-15-2001

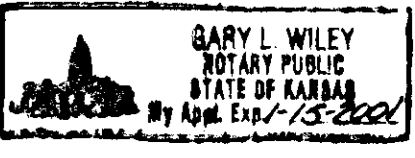
WE, SUNFLOWER BANK, N.A., IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF OAK KNOLL INDUSTRIAL PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: *Terry Nickelson*
TERRY NICKELSON, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 3rd DAY OF MARCH, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME TERRY NICKELSON, VICE-PRESIDENT OF SUNFLOWER BANK, N.A. IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY THEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY
MY COMMISSION EXPIRES 1-15-2001



WE, THE MISSION BANK IN MISSION, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF OAK KNOLL INDUSTRIAL PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: *Glen W. Porter*
GLEN W. PORTER, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF JOHNSON } SS

BE IT REMEMBERED ON THIS 3rd DAY OF MARCH, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GLEN W. PORTER, SENIOR VICE-PRESIDENT OF THE MISSION BANK IN MISSION, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY THEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY
MY COMMISSION EXPIRES: 1-15-2001



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDOGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

RICHARD LOPEZ, CHAIRMAN
MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

BOB KNIGHT, MAYOR
PAT BURNETT, CITY CLERK

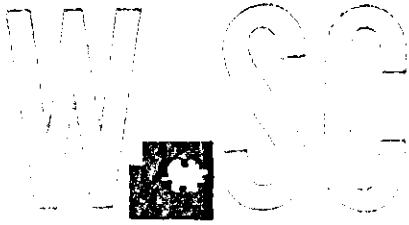
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.

JAMES ALFORD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1998.

LARRY CONSOLVER, REGISTER OF DEEDS
MICHAEL D. HURTT, DEPUTY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
(316) 268-4421
FAX (316) 268-4390

February 13, 1998

FILE COPY

Professional Engineering Consultants (PEC)
Attn.: Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 97-97 - Final Plat of OAK KNOLL INDUSTRIAL PARK 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 12, 1998, 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 6, 1998.

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 this plat. This will be used by the City and County GIS Departments.

S/D 97-97 - Final Plat of LAKE KNOLL INDUSTRIAL PARK 2ND ADDITION
February 13, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

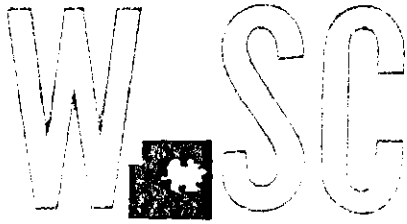
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large, prominent "N" and "S".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Carl Chuzy, 555 N. Woodlawn, Bldg. 1, Suite 200, Wichita, KS 67208
Mike Lindebak, City Engineer, Public Works Department (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 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 6, 1998

FILE COPY

Professional Engineering Consultants (PEC)
Attn: Gary Wiley
303 S. Topeka
Wichita KS 67202

Re: S/D 97-97 Final Plat of OAK KNOLL INDUSTRIAL PARK 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 5, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. ✓ **City Engineering** needs to indicate if guarantees are required for municipal services. *Any modification of the water line or partial pavement will necessitate a guarantee.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. → The applicant shall guarantee the closure of the driveway opening for Lot 2 located in an area of complete access control.
- D. ✓ The proposed access easement will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- E. ✓ The applicant shall submit an avigational easement covering all of the 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.
- F. ✓ **Traffic Engineering** needs to comment on the need, if any, for improvements to Rock Road. *No improvements are needed.*
- G. ✓ The applicant shall guarantee the paving of the proposed circular turnaround. *This guarantee has been previously submitted.*



- H. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

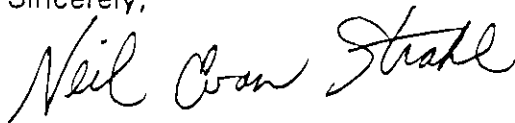
If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also certificates, which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit, are also available from this office.

S/D 97-97 -- Final Plat of OAK KNOLL INDUSTRIAL PARK 2ND ADDITION
February 6, 1998 - Page 3

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 12, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

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

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure

cc: Carl Chuzy, 555 N. Woodlawn, Bldg. 1, Suite 200, Wichita, KS 67208
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

Notes: This replat involves the vacation of a portion of a platted loop street. A turnaround will be installed at the terminus of the existing street.

STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for municipal services. Any modification of the water line or partial pavement will necessitate a guarantee.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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