

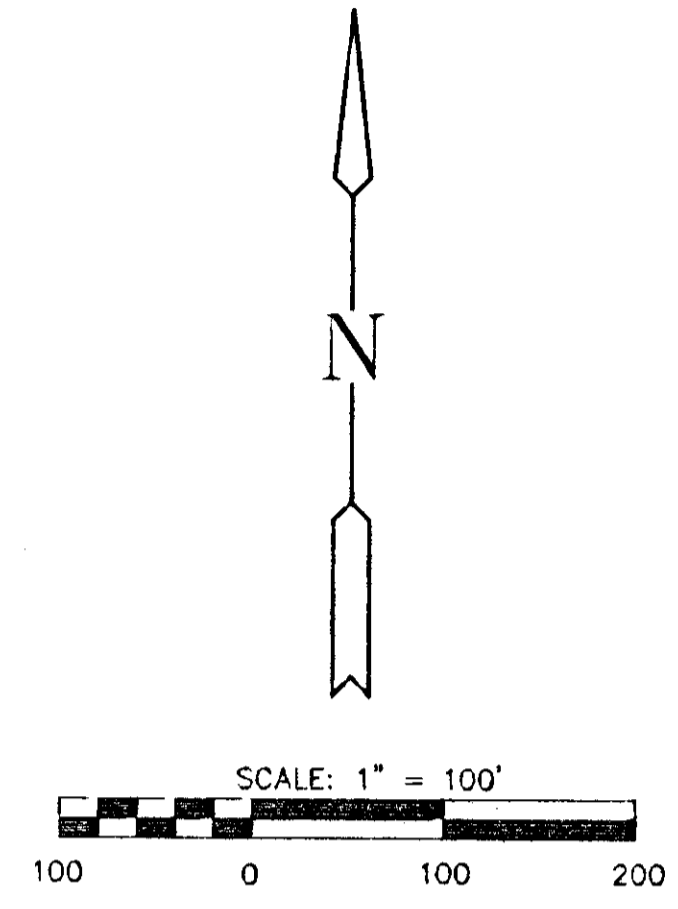
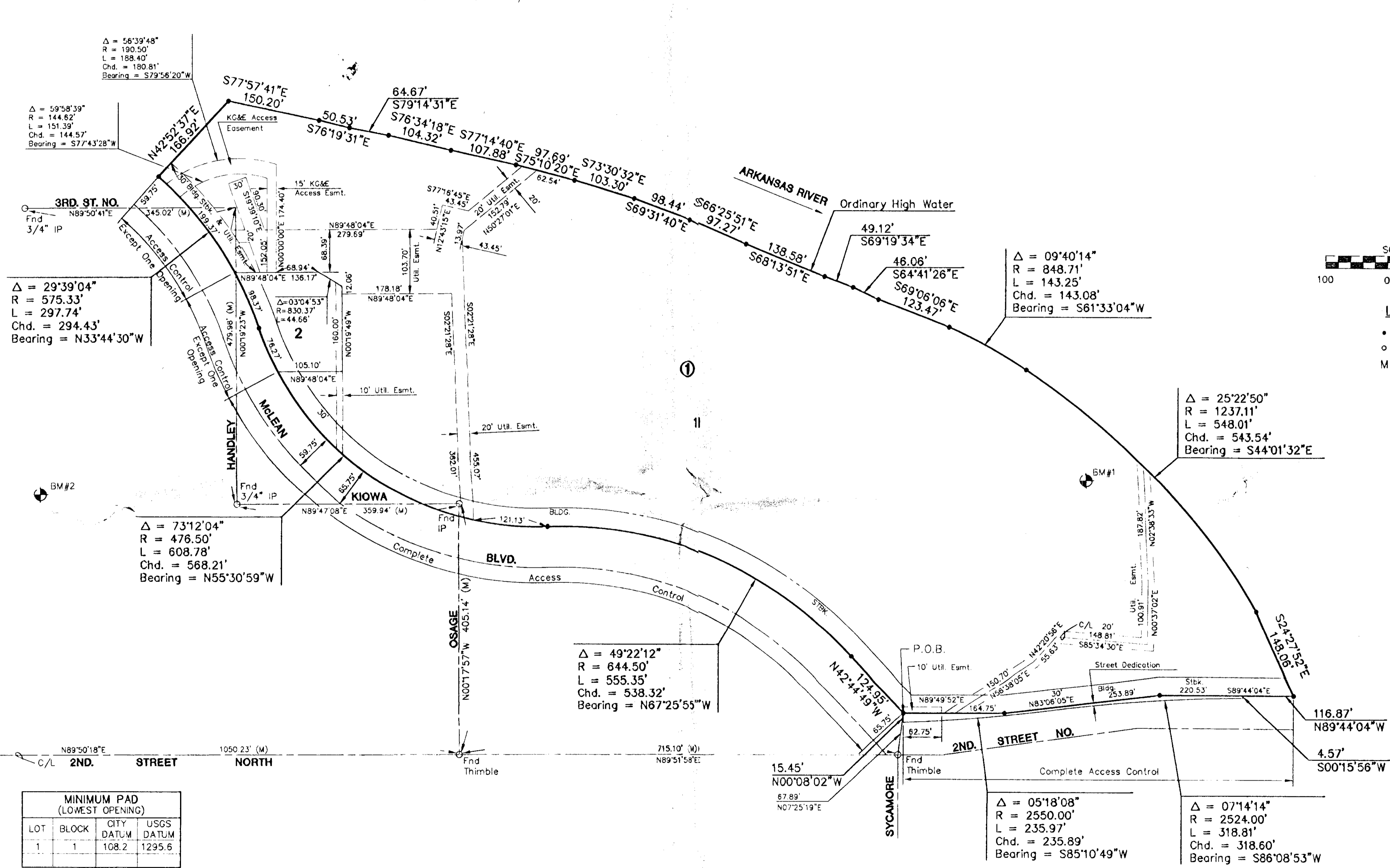
FINAL PLAT

EXPLORATION PLACE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



*Copied from the tracing
4/15/97*



LEGEND

- - IRON
- - IRON PIPE OR THIMBLE FOUND
- M - MEASURED

2.79'
N01°17'57"W
Fnd Thimble

SW Cor., NW 1/4
Sec. 20, T27S, R1E

MINIMUM PAD (LOWEST OPENING)			
LOT	BLOCK	CITY DATUM	USGS DATUM
1	1	108.2	1295.6

BENCHMARKS

BM#1 [] Cut on top of North Retaining Wall [] Rest area on East side of McLean North of 2nd.
Elev.=116.69

BM#2 [] Cut in top of curb [] East end of return, Northeast cor. Walnut & Kiowa
Elev.=110.04

$\Delta = 49^{\circ}22'12''$
R = 644.50'
L = 555.35'
Chd. = 538.32'
Bearing = N67°25'55"W

$\Delta = 05^{\circ}18'08''$
R = 2550.00'
L = 235.97'
Chd. = 235.89'
Bearing = S85°10'49"W

$\Delta = 07^{\circ}14'14''$
R = 2524.00'
L = 318.81'
Chd. = 318.60'
Bearing = S86°08'53"W

$\Delta = 25^{\circ}22'50''$
R = 1237.11'
L = 548.01'
Chd. = 543.54'
Bearing = S44°01'32"E

$\Delta = 09^{\circ}40'14''$
R = 848.71'
L = 143.25'
Chd. = 143.08'
Bearing = S61°33'04"W

$\Delta = 56^{\circ}39'48''$
R = 190.50'
L = 188.80'
Chd. = 190.81'
Bearing = S79°56'20"W

$\Delta = 59^{\circ}58'39''$
R = 144.62'
L = 151.39'
Chd. = 144.57'
Bearing = S77°43'28"W

$\Delta = 29^{\circ}39'04''$
R = 575.33'
L = 297.74'
Chd. = 294.43'
Bearing = N33°44'30"W

$\Delta = 73^{\circ}12'04''$
R = 476.50'
L = 608.78'
Chd. = 568.21'
Bearing = N55°30'59"W

SCALE: 1" = 100'

FINAL PLAT

EXPLORATION PLACE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "EXPLORATION PLACE ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, and street the same being accurately set forth in the accompanying plat and described herein:

A replat of parts of or all of the following:

Reserve A, in Ford's Sixth Addition to the City of Wichita, Sedgwick County, Kansas.

Lots 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, and 168 on Wichita Street, now Handley Street, in Niederlander's Addition to West Wichita, Sedgwick County, Kansas.

Lots 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, and 161 on Osage Street, in Niederlander's Addition to West Wichita, Sedgwick County, Kansas.

Part of Reserve C, in Niederlander's Addition to West Wichita, Sedgwick County, Kansas, lying north of Second Street, as established by City of Wichita Ordinance #5785 and the Right of Way Easement filed on Film 552, Page 583.

Lots 1 and 2, Ackerman Addition to Wichita, Sedgwick County, Kansas.

That portion of the Northwest Quarter of Section 20, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas shown as McLean Boulevard by the recorded plat of Ackerman Addition as conveyed from the State of Kansas to the City of Wichita in the Deed filed in Book 474, Page 338.

A portion of vacated Osage Street and the vacated alley lying between Wichita Street, now Handley Street and Osage Street, as platted in Niederlander's Addition to West Wichita, Sedgwick County, Kansas.

That portion of the above and the unplatted land all located in the Northwest Quarter of Section 20, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas and more particularly described as following:

Commencing at the Southwest corner of the Northwest Quarter of Section 20, Township 27 South, Range 1 East of the 6th. P.M., Sedgwick County, Kansas, thence on as assumed bearing of N 0° 17' 57" W, 2.79 feet along the West line of said Northwest Quarter to the centerline of 2nd. Street North; thence N 89° 50' 18" E, 1050.23 feet along the centerline of 2nd. Street North to a thimble located at the intersection of Second Street North and Osage, thence N 89° 51' 58" E, 715.10 feet along the centerline of Second Street North to a thimble located at the intersection of Second Street North and Sycamore; thence N 07° 25' 19" E, 67.89 feet to the point of beginning; thence N 42° 44' 49" W, 124.95 feet to a point on a curve to the left; thence along said curve 555.35 feet, said curve having a central angle of 49° 22' 12", a radius of 644.50 feet, and a long chord of 538.32 feet, bearing N 67° 25' 55" W to a point on a curve to the right; thence along said curve 608.78 feet, said curve having a central angle of 73° 12' 04", a radius of 476.50 feet, and a long chord of 568.21 feet, bearing N 55° 30' 59" W to a point on a curve to the left; thence along said curve 297.74 feet, said curve having a central angle of 29° 39' 04", a radius of 575.33 feet, and a long chord of 294.43 feet, bearing N 33° 44' 30" W, thence N 42° 52' 37" E, 166.92 feet; thence S 77° 57' 41" E, 150.20 feet; thence S 76° 19' 31" E, 50.53 feet; thence S 79° 14' 31" E, 64.67 feet; thence S 76° 34' 18" E, 104.32 feet; thence S 77° 14' 40" E, 107.88 feet; thence S 75° 10' 20" E, 97.69 feet; thence S 73° 30' 32" E, 103.30 feet; thence S 69° 31' 40" E, 98.44 feet; thence S 66° 25' 51" E, 97.27 feet; thence S 68° 13' 51" E, 138.58 feet; thence S 69° 19' 34" E, 49.12 feet; thence S 64° 41' 26" E, 46.06 feet; thence S 69° 06' 06" E, 123.47 feet to a point on a curve to the right; thence along said curve 143.25 feet, said curve having a central angle of 09° 40' 14", a radius of 848.71 feet, and a long chord of 143.08 feet, bearing S 61° 33' 04" W to a point on a curve to the right; thence along said curve 548.01 feet, said curve having a central angle of 25° 22' 50", a radius of 1237.11 feet, and a long chord of 543.54 feet, bearing S 44° 01' 32" E; thence S 24° 27' 52" E, 148.06 feet; thence N 89° 44' 04" W, 116.87 feet; thence S 00° 15' 56" W, 4.57 feet to a point on a curve to the left; thence along said curve 318.81 feet, said curve having a central angle of 07° 14' 14", a radius of 2524.00 feet, and a long chord of 318.60 feet, bearing S 86° 08' 53" W to a point on a curve to the right, thence along said curve 235.97 feet, said curve having a central angle of 05° 18' 08", a radius of 2550.00 feet, and a long chord of 235.89 feet, bearing S 85° 10' 49" W, thence N 00° 08' 02" W, 15.45 feet to the point of beginning.

All lots, blocks, streets, utility easements, drainage easements, access control, rail-road right of way, within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 1st day of April, 1997.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206



Know all men by these presents that we the undersigned property owners of the land above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block, and street the same to be known as "EXPLORATION PLACE ADDITION", an addition to Wichita, Sedgwick County, Kansas. The street is dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public by the City of Wichita. All abutters right of access to or from McLean over and across the Southwesterly line of EXPLORATION PLACE ADDITION, are hereby granted to the public, provided however Lot 1 shall have access to McLean at four locations and Lot 2 shall have access to McLean at one location, as determined by the City Engineer.

THE CITY OF WICHITA, a municipal corporation

Bob Knight, Mayor

STATE OF KANSAS)

) ss:

SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bob Knight, Mayor of The City of Wichita, a municipal corporation, 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: _____

*Min Plat of
as per face
of plat*

*New block
S, S
New Mont. & West side
K. H. E. note*

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

Dated this 27th day of June, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Susan Osborne-Howes, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1997.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this _____ day of _____, 1997.

James Alford, County Clerk

STATE OF KANSAS)

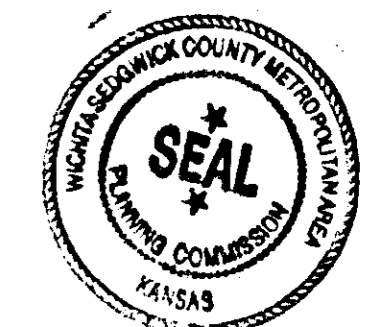
) ss:

SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1997.

Larry Consolver, Register of Deeds

Michael D. Hurtt, Deputy



SEDGWICK COUNTY



June 27, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE (316) 268-4421
FAX (316) 268-4390

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

RE: S/D 96-27, Final Plat of EXPLORATION PLACE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 27, 1996, 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 June 20, 1996.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Exploration Place, Inc., c/o Phil Frick, 209 E. William, Wichita, KS 67202
Kansas Gas & Electric, Co., c/o Ron Holt, P. O. Box 208, Wichita, KS 67201
The City of Wichita, a municipal corporation, c/o Monty Robson, Downtown Development
Coordinator, City Hall - (Engineering) - 7th Floor, 455 North Main, Wichita, KS 67201
Mike Lindebak, City Engineer

SEDGWICK COUNTY



June 20, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

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

RE: S/D 96-27, Final Plat of EXPLORATION PLACE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 20, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Based on the museum's development plans and access needs for the KG&E substation lot, the final plat has dedicated access controls to McLean and 2nd Streets.
- B. *COE is to be included but not on tracing?*
A preliminary platting binder (to the report) is indicating that this site is still under a number of ownerships. Prior to this plat being recorded, title shall be acquired by the indicated plat(s). Also, any outstanding mortgages will need to be shown as having been released or the mortgage holders will need to be included as signatories to the plat.
- C. As noted by KG&E-Gas and Southwestern Bell, certain of their facilities will be impacted by this site's development. The applicant or their agent needs to contact these utilities to confirm any needed easements and/or relocations.
- D. All buildings within street rights-of-way and/or presently within the building setbacks, shall be removed.
- E. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- F. 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.)

- G. 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.
- H. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- I. *not noted on plat's, yet?*
The final plat tracing shall indicate the required minimum building pad elevations. The establishment of these elevations shall also be noted in the plat's text of the final plat tracing.
- J. On the final plat tracing, "Deputy" shall be deleted from the City Clerk's signature block.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. Drainage plan is approved. The final plat shall indicate the utility easements requested by K.G.&E., and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

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, June 27, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,
Don Losew
Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

- cc: Exploration Place, Inc., c/o Phil Frick, 209 E. William, Wichita, KS 67202
- Kansas Gas & Electric, Co., c/o Ron Holt, P. O. Box 208, Wichita, KS 67201
- The City of Wichita, a municipal corporation, c/o Monty Robson, Downtown Development Coordinator, City Hall - (Engineering) - 7th Floor, 455 North Main, Wichita, KS 67201
- Mike Lindebak, City Engineer

June 27, 1996

STAFF REPORT

(Final Plat proved 6/20/96, Preliminary Plat Approved 5/23/96)

CASE NUMBER: S/D 96-27 EXPLORATION PLACE ADDITION

OWNER/APPLICANT: The City of Wichita, a municipal corporation, c/o Monty Robson, Downtown Development Coordinator, City Hall - (Engineering) - 7th Floor, 455 North Main, Wichita, KS 67201

OWNER: Kansas Gas & Electric, Co., c/o Ron Holt, P. O. Box 208, Wichita, KS 67201

AGENT: Exploration Place, Inc., c/o Phil Frick, 209 E. William, Wichita, KS 67202

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

LOCATION: Southwesterly of the Arkansas River and north of 2nd Street

SITE SIZE: 20.0 Acres

NUMBER OF LOTS

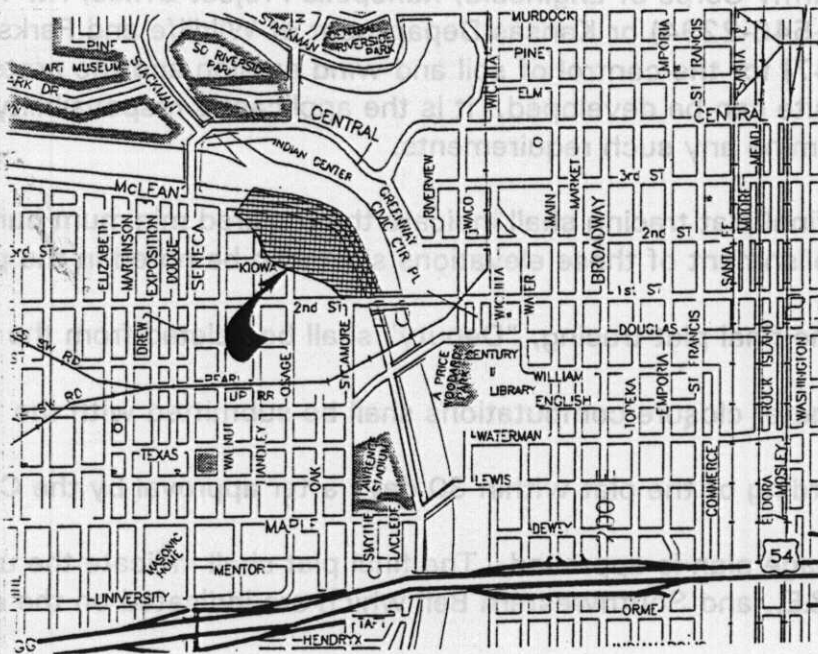
- Residential:
- Office:
- Commercial:
- Industrial: 2
- Total: 2

MINIMUM LOT AREA: 0.36 Acres

CURRENT ZONING: "LI" Limited Industrial

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. Based on the museum's development plans and access needs for the KG&E substation lot, the final plat has dedicated access controls to McLean and 2nd Streets.
- On the final plat tracing, since the City will be the plattor of this site, the dedication of access controls as provided for in the plattor's text shall be indicated as being provided to the "public".
- B. A preliminary platting binder (to the report) is indicating that this site is still under a number of ownerships. Prior to this plat being recorded, title shall be acquired by the indicated plattor(s). Also, any outstanding mortgages will need to be shown as having been released or the mortgage holders will need to be included as signatories to the plat.
- C. As noted by KG&E-Gas and Southwestern Bell, certain of their facilities will be impacted by this site's development. The applicant or their agent needs to contact these utilities to confirm any needed easements and/or relocations.
- D. All buildings within street rights-of-way and/or presently within the building setbacks, shall be removed.
- E. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- F. 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.)
- G. 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.
- H. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- I. The final plat tracing shall indicate the required minimum building pad elevations. The establishment of these elevations shall also be noted in the plattor's text of the final plat tracing.
- J. On the final plat tracing, "Deputy" shall be deleted from the City Clerk's signature block.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. Drainage plan is approved. The final plat shall indicate the utility easements requested by K.G.&E., and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.