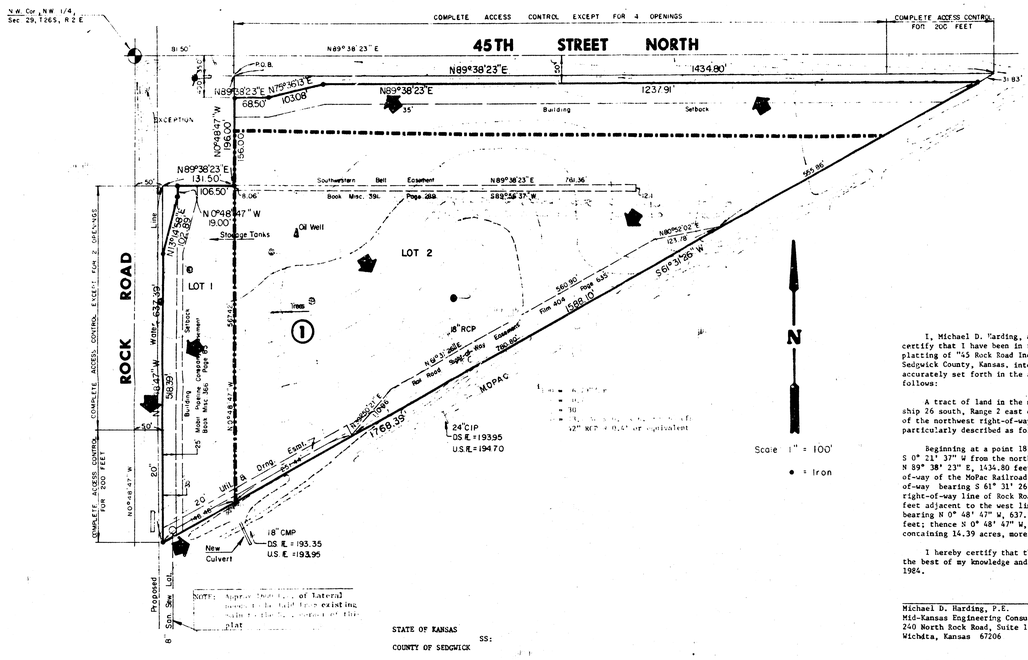
DRAINAGE PLAN FOR
45 ROCK ROAD INDUSTRIAL PARK



STATE OF KANSAS SS:

COUNTY OF SEDGWICK

Be it remembered that on this _____ day of _____, 1984, before me, a Notary Public in and for said State and County, came Ritchie Corporation by H.T. Ritchie, President, 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 testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires:_____

I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "45 Rock Road Industrial Park", an addition to Wichita, Sedgwick County, Kansas, into lots and a block, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land in the northwest quarter of Section 29, Township 26 south, Range 2 east of the 6th P.M. lying north and west of the northwest right-of-way line of the MoPac Railroad more particularly described as follows:

Beginning at a point 181.50 feet N 89° 38' 23" E and 35.00 feet S 0° 21' 37" W from the northwest corner of said Section 29; thence N 89° 38' 23" E, 1434.80 feet to a point on the northwesterly right-of-way of the MoPac Railroad; thence southwesterly along said right-of-way bearing S 61° 31' 26" W, 1768.39 feet to a point on the east right-of-way line of Rock Road; thence northerly parallel and 50.00 feet adjacent to the west line of said northwest quarter section bearing N 0° 48' 47" W, 637.39 feet; thence N 89° 38' 23" E, 131.50 feet; thence N 0° 48' 47" W, 196.00 feet to the point of beginning; containing 14.39 acres, more or less.

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this _____ day of _____, 1984.

_____
Michael D. Harding, P.E.
Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's Certificate have caused the same to be surveyed and platted into lots and a block, the same to be known as "45 Rock Road Industrial Park", an addition to Wichita, Sedgwick County, Kansas. All abutters rights of access to or from 45th Street North and Rock Road across Block 1, "45 Rock Road Industrial Park", are hereby granted to the City of Wichita, Kansas.

Ritchie Corporation

By:_____
H.T. Ritchie, President

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1984.

_____, Chairman
Jack Spratt

_____, Commissioner
Donald E. Gragg

_____, Commissioner
Tom Scott

Attest:_____, County Clerk
Dorothy K. White

Entered on transfer record this _____ day of _____, 1984.

_____, County Clerk
Dorothy K. White

STATE OF KANSAS SS:

COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1984.

_____, Register of Deeds
Bette F. McCart

_____, Deputy
Pat Kettler

This plat of "45 Rock Road Industrial Park" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Robert K. Chisholm

_____, Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1984.

_____, Mayor
Margalee Wright

MID-KANSAS ENGINEERING CONSULTANTS PA
240 NORTH ROCK ROAD
SUITE 130
WICHITA, KANSAS 67206 682-6561

DATE: March, 1984

November 18, 1986

RECEIVED
NOV 21 1986
DESIGN DIVISION

City Hall
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

Attention: Carl Gipson

Reference: 45 Rock Industrial Park

Dear Mr. Gipson:

In our meeting of November 17, 1986 we discussed the following regarding the drainage structures under the MOPAC railroad right-of-way:

1. The spur track is being removed by others at this time.
2. The existing ditches and ponding areas along Rock Road and within the site still exist.
3. The maintenance building under construction does not substantially alter or increase the drainage directed naturally to MOPAC railroad right-of-way.
4. The owner has no immediate plans for the remaining land other than stocking nursery items.
5. Rock Road improvements North of the rail could drain either East or West thereby influencing the size and location of any new culvert under the railroad.
6. The owners building is slab on grade and is higher than the existing rail.

MID-KANSAS ENGINEERING CONSULTANTS PA
682-6561
3600 N. ROCK ROAD #600
WICHITA, KANSAS 67226

Carl Gipson
455 N. Main, 7th Floor
Wichita, KS 67202

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Enclosed herewith is a temporary drainage easement covering area that would be ponded during a major storm event. This temporary easement would expire upon completion of any new structure under the railroad.

Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E.

KHB/dm

cc: Vicki Huang
Deloris Nast
Larry Krier
Johnny Stevens