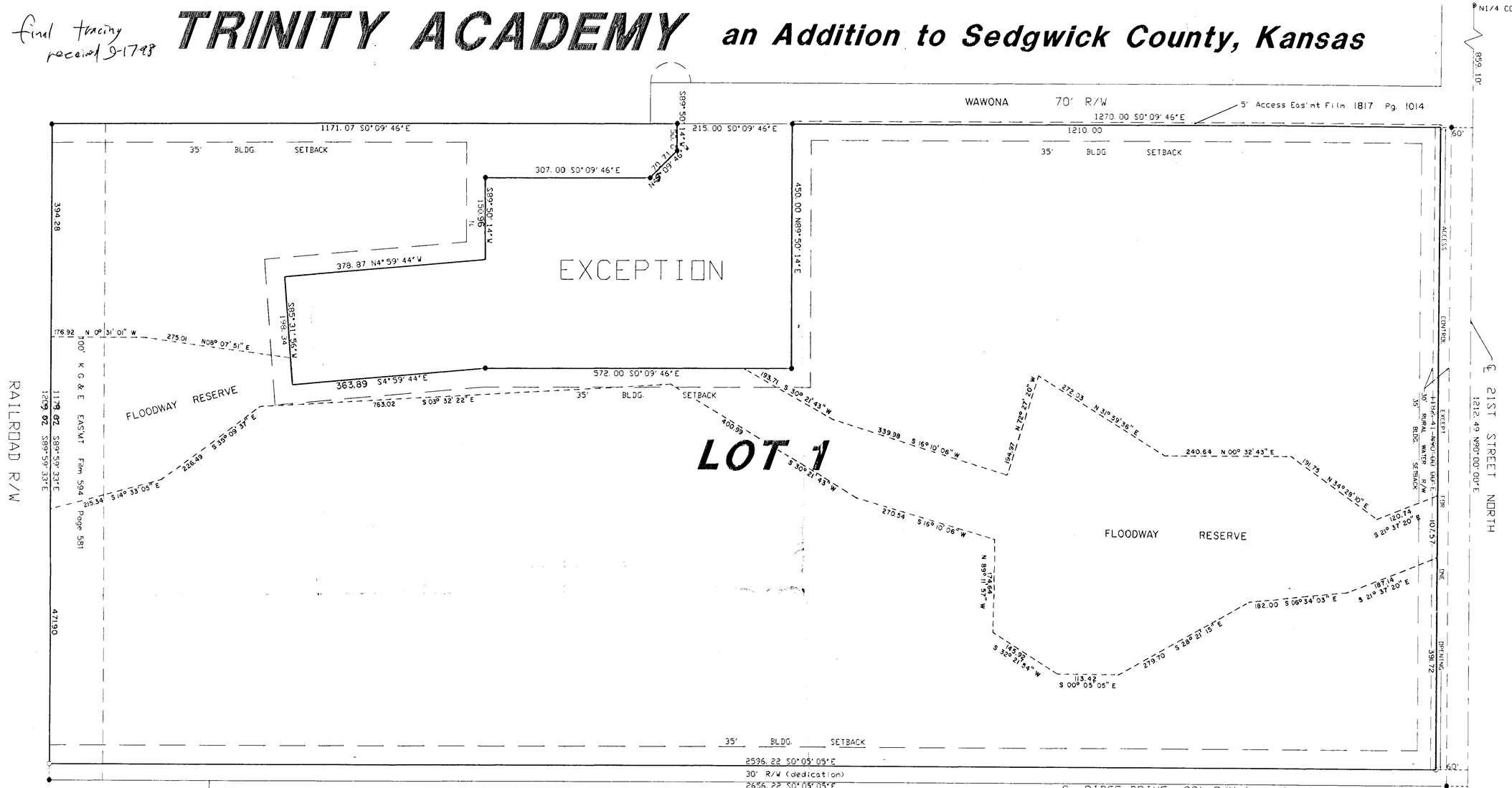
final tracing received 9-17-98

TRINITY ACADEMY

an Addition to Sedgwick County, Kansas



1"=100'

● = iron found w/ "MKEC" cap
○ = 5/8" rebar set w/ "ARMSTRONG" cap
⊛ = iron in thimble

Minimun Pad elev. = 1365 M.S.L. for north 800 feet of lot 1.

BM: R.R. spike in east side P.P. 1531'+- south of 21st st. on west side Wawona
Elev: 1368.65 m. s. l.

250 MATHEWSON
WICHITA, KS 67214
PH. (316) 263-0082
FX. (316) 263-0092

ARMSTRONG LAND SURVEY, P.A.

State of Kansas }
County of Sedgwick } ss

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this 11 day of Aug, 1998, I have surveyed and platted "TRINITY ACADEMY" an Addition to Sedgwick County, Kansas, into a Lot and Block, the same being described as follows: THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 2,656 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST 860.2 FEET; THENCE NORTH 2656.2 FEET TO A POINT IN THE NORTH LINE OF SAID NORTHEAST QUARTER, SUCH POINT BEING 854.1 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 854.1 FEET TO THE PLACE OF BEGINNING; AND EXCEPT THE EAST 579 FEET OF SAID NORTHEAST QUARTER; AND EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST 859.10 FEET ON AN ASSUMED BEARING OF N 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 1270.00 FEET ON A BEARING OF S 0°09'46" EAST TO THE POINT OF BEGINNING; THENCE EAST 450.00 FEET ON A BEARING OF N 89°50'14" EAST; THENCE SOUTH 572.00 FEET ON A BEARING OF S 0°09'46" EAST; THENCE SOUTH 357.84 FEET ON A BEARING OF S 4°59'44" EAST; THENCE WEST 199.34 FEET ON A BEARING OF S 85°31'56" WEST; THENCE NORTH 378.87 FEET ON A BEARING OF N 4°59'44" WEST; THENCE WEST 150.96 FEET ON A BEARING OF N 89°50'14" WEST; THENCE NORTH 307.00 FEET ON A BEARING OF N 0°09'46" WEST; THENCE NORTHWEST 70.71 FEET ON A BEARING OF S 45°09'46" WEST; THENCE WEST 50.00 FEET ON A BEARING OF S 89°50'14" WEST; THENCE NORTH 215.00 FEET ON A BEARING OF N 0°09'46" WEST TO THE POINT OF BEGINNING.

DONALD C. ARMSTRONG R.L.S. #1365 — LS-790 — 8-11-98

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot and Block to be known as "TRINITY ACADEMY" an Addition to Sedgwick County, Kansas. The utility easements, as indicated, for construction and maintenance of public utilities are hereby granted. The streets are hereby dedicated to and for the use of the public. All abutters' rights of access to and from 21st Street over and across the north line of this plat, as shown, are hereby granted to the appropriate governing body, provided however, that Lot 1 shall have access to 21st Street at One openings to be determined by the appropriate engineer.
Minimum Pad elevation is as indicated.

OWNERS:

William R. Nath — Date — Robert D. Smith — 8/12/98 — Date

Peter L. Ochs — 8-12-98 — Date

State of Kansas }
County of Sedgwick } ss

Be it remembered that on this 12th day of August, 1998, before me, a Notary Public in aforesaid state and county, came William R. Nath, Peter L. Ochs and Robert D. Smith to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Donna S. Newman — Notary Public
Donna S. Newman

My commission expires: 2-23-1999

DONNA S. NEWMAN
Notary Public - State of Kansas
My Appt. Expires 2-23-1999

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1998.

_____ Chairman
Richard E. Lopez

_____ Secretary
Marvin S. Krout

This plat has been submitted to and approved by the city council of the City of Wichita, Kansas, dated this _____ day of _____, 1998.

_____ Mayor
Bob Knight

_____ City clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1998.

_____ Chairman
Mark F. Schroeder

_____ Chairman Pro Tem
Paul W. Hancock

_____ Commissioner
Betsy Gwin

_____ Commissioner
Thomas G. Winters

_____ Commissioner
Melody C. Miller

_____ County Clerk
James Alford

Entered on transfer record the _____ day of _____, 1998.

_____ County Clerk
James Alford

State of Kansas
County of Sedgwick

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1998, at _____ M., and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

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

FILE COPY

September 12, 1997

Armstrong Land Survey, P.A.
250 Mathewson
Wichita, KS 67214

Re: S/D 9750 - Final Plat of TRINITY ACADEMY ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on **September 11, 1997,** 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 **September 5, 1997.**

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 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,

Keith Gooch
Current Plans Division

KG\lfb

cc: Peter Ochs, 7623 Champions Ct., Wichita, KS 67226
Robert D. Smith, 7325 E. 26th Ct. N., Wichita, KS 67226
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

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

September 5, 1997

ARMSTRONG LAND SURVEY PA
250 MATHEWSON
WICHITA, KS 67214

Re: S/D 97-50- ONE-STEP FINAL PLAT OF TRINITY ACADEMY ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 4, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

A. The applicants shall guarantee the extension of sanitary sewer to serve the lot being platted. ***This agreement will be with the City of Wichita.***

B. The applicants should guarantee the extension of City of Wichita water to serve the lots being created, and provide an Outside-the-City Service Agreement.

C. The applicants shall guarantee any drainage improvements required by the platting of this property.

D. The applicants shall guarantee construction of the storm sewers required by this plat.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. County Engineering needs to comment on any improvements needed to 21st Street N. and the number of acceptable access points to this street. Staff initially recommended additional access points to 21st Street. After a meeting on August 26, staff and the applicants are looking at some other options which are to be discussed at the September 4 meeting. ***The applicants should guarantee paving of Wawona from 21st to the school's entrance. A guarantee for a left turn bay and light at the opening of Wawona on 21st shall be provided, as well as, a left and right turn bay for the opening east of Wawona.***

County Engineering asks that the lagoon shown on this property be taken care of, as it belongs to the exception area and not to Trinity Academy. The applicants indicate they will

provide the exception area with public sewer service or develop a lagoon on their site. The applicants shall obtain the Health Department's approval for on-site systems. ***The Health Department asks that the site have sanitary sewer extended to the location. If this is not possible, then either land shall be deeded to this property from the school or the lagoon shall be moved.***

G. The applicants shall submit a copy of the instrument which establishes the Shell Pipeline Easement on this property. The applicants' agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

H. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.

I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

J. Perimeter closure computations shall be submitted with the final plat tracing.

K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

L. The applicants are 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 applicants' responsibility to contact all appropriate agencies to determine any such requirements.

M. The representatives from County Engineering should be prepared to comment on the status of the applicants' drainage plan.

County Engineering has approved the drainage plan. However, County Engineering requests that floodway reserves be platted as should a minimum pad elevation be worked with County Engineering.

N. The applicants' 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.

O. The applicants 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. Based on the platting binder, 1996 property taxes are still outstanding. Before the plat is

released for recording, proof shall be provided indicating that all applicable property taxes have been paid.

Q. This site is within three miles of the Wichita City Limits and will be forwarded to the City Council. Therefore, the Mayor and City Clerk's signature block shall be added to the plat before the final tracing is submitted.

R. The spelling of Wawona (Wawnona) should be corrected on the final tracing.

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, September 11, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

DL:lfb
Enclosure
cc: PETER OCHS, 7623 CHAMPIONS CT., WICHITA, KS 67226
ROBERT D SMITH, 7325 E 26TH CT N, WICHITA, KS 67226
MIKE LINDEBAK, CITY ENGINEER
JIM WEBER, PE DIRECTOR, SEWER OPERATIONS & MAINTENANCE DEPARTMENT, BUREAU OF PUBLIC SERVICES, 1250 S SENECA, WICHITA, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3
September 11, 1997

STAFF REPORT

(Final-Approved 9/4/97; Preliminary-Approved 07/24/97; Deferred 8/21/97)

CASE NUMBER: S/D 97-50 TRINITY ACADEMY ADDITION

OWNER/APPLICANT: Peter Ochs, 7623 Champions Ct., Wichita, KS 67226
Robert D. Smith, 7325 E. 26th Ct. N., Wichita, KS 67226

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

LOCATION: South of 21st St. North, and West of 127th St. East.

SITE SIZE: 65.2 Acres

NUMBER OF LOTS

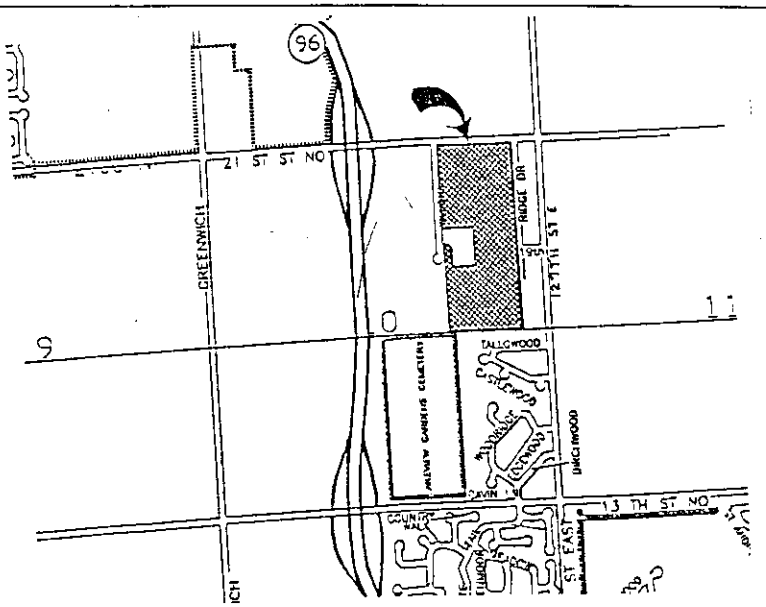
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 65.2 +/- Acres

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-20" Single Family

VICINITY MAP:



STAFF COMMENTS:

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