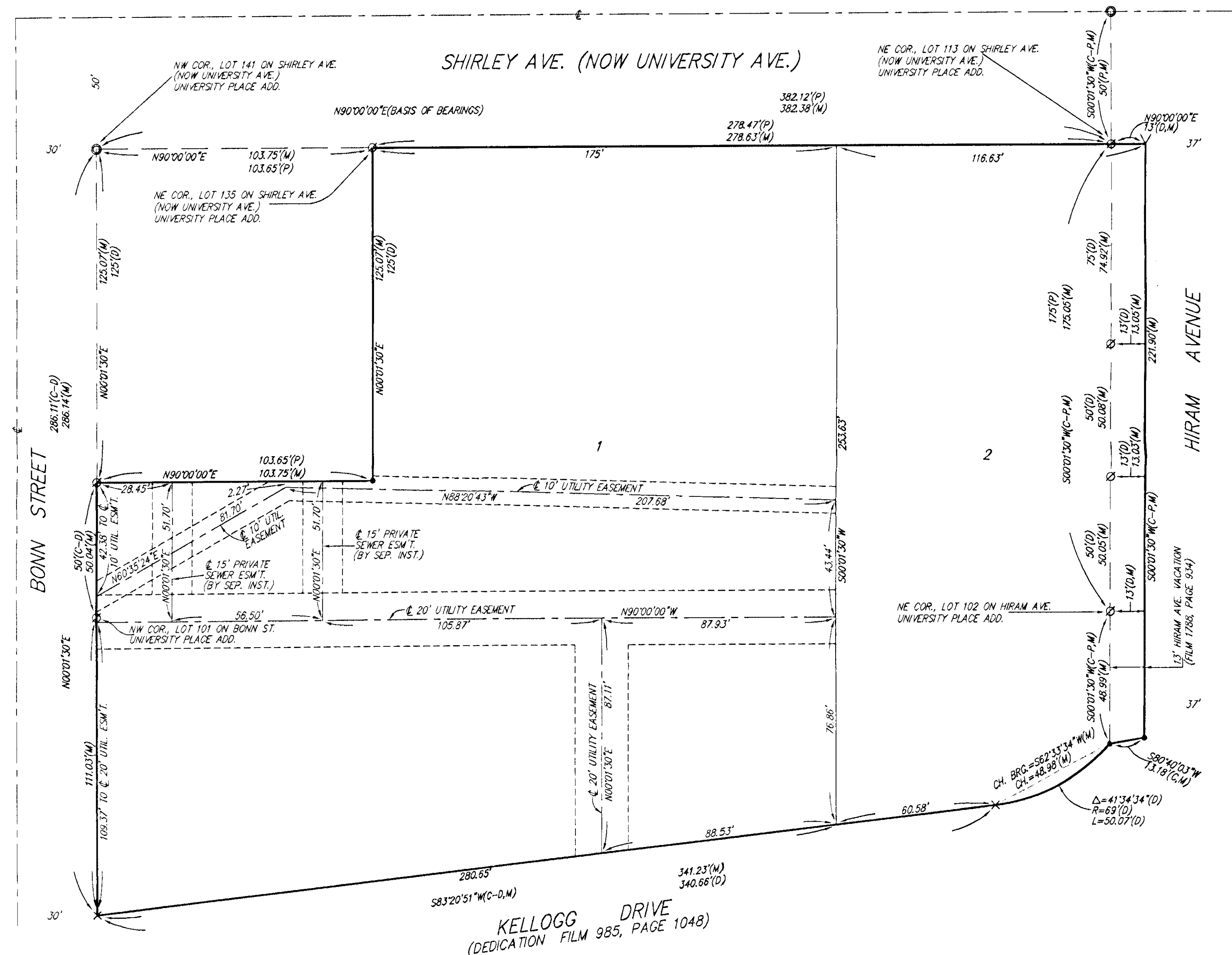


# FRIENDS UNIVERSITY 2ND ADDITION

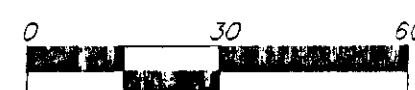
## WICHITA, SEDGWICK COUNTY, KANSAS



✓ = "V" NOTCH (SET)  
○ = 3/4" IRON IN THIMBLE (FOUND)  
⊙ = 1/2" IRON (FOUND)  
● = #4 REBAR W/ BAUGHMAN\* CAP (SET)  
X = CROSS CUT (SET)

(M) = MEASURED  
(P) = PLATTED  
(D) = DESCRIBED  
(C-P) = CALCULATED PER PLATTED INFO.  
(C-D) = CALCULATED PER DESCRIBED INFO.

NOTE:  
BUILDING SETBACK REQUIREMENTS  
PER ZONING ORDINANCE



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed  
and platted "FRIENDS UNIVERSITY 2ND ADDITION", Wichita, Sedgwick  
County, Kansas, and that the accompanying plat is a true and correct  
exhibit of the property surveyed, described as follows: A replat of  
Lots 101 through 109, add inclusive, on Bonn Street except that  
portion taken for street right-of-way per Film 985, Page 1048,  
together with Lots 102 through 108, even inclusive, on Hiram Avenue,  
except that portion taken for street right-of-way per Film 985,  
Page 1048, together with lots 113 through 133, add inclusive on  
Shirley Avenue (now University Avenue), together with Lots 135 through  
141, add inclusive, on Shirley Avenue (now University Avenue), except  
the north 125 feet thereof, all in University Place Addition to the  
City of Wichita, Kansas, together with the west 13 feet of vacated  
Hiram Avenue lying adjacent to said lots.

All being situated in the NW1/4 of Sec. 30, Twp. 27-S,  
R-1-E of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being  
vacated by virtue of K.S.A. 12-512(b).

Baughman Co., P.A.

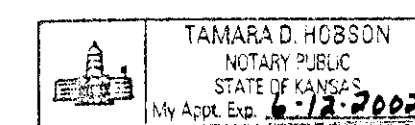
Michael G. Coorey  
Surveyor

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to  
be platted into Lots to be known as "FRIENDS UNIVERSITY 2ND ADDITION",  
Wichita, Sedgwick County, Kansas. The utility easements are hereby  
granted as indicated for the construction and maintenance of all public  
utilities.

Friends University a/k/a The Friends University,  
a Kansas corporation

Randall C. Doerksen  
Vice President

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 6th day of February, 1999, by Randall C.  
Doerksen, Vice-President of Friends University a/k/a The Friends University,  
a Kansas corporation, on behalf of the corporation.



Tamara D. Hobson  
Notary Public

My App't. Exp. 6-12-2002

We, the undersigned, holders of a mortgage  
on the above described property, do hereby consent to this plat of  
"FRIENDS UNIVERSITY 2ND ADDITION", Wichita, Sedgwick County, Kansas.  
Commerce Bank, N.A.

William E. Key  
Vice President

State of Missouri) SS The foregoing instrument acknowledged be-  
fore me, this 12th day of February, 1999, by  
William E. Key, Vice President of Commerce Bank, N.A., on behalf  
of the bank.

C. Guein  
Notary Public

Notary Public Seal  
STATE OF MISSOURI  
Commissioned in Jackson County  
My Commission Expires April 21, 2002

This plat of "FRIENDS UNIVERSITY 2ND ADDITION",  
Wichita, Sedgwick County, Kansas has been submitted to and approved by  
the Wichita-Sedgwick County Metropolitan Area Planning Comm-  
ission, Wichita, Kansas.  
Dated this 12th day of February, 1999.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard E. Lopez  
Chairman

Marvin S. Krout  
Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this 12th day of February, 1999.

Bob Knight  
Mayor

Pat Burnett  
City Clerk

Entered on transfer record this 12th day  
of February, 1999.

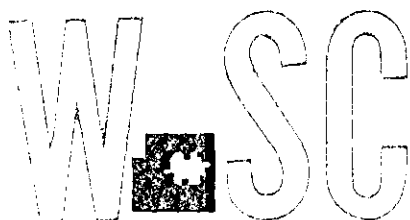
James Alford  
County Clerk

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this 12th day  
of February, 1999, at 10 o'clock A.M. and is duly  
recorded.

Bill Meek  
Register of Deeds

Linda Kizzire  
Deputy

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

April 17, 1998

Baughman Company PA  
315 Ellis  
Wichita, KS 67211

Re: S/D 98-27 -- One-Step Final Plat of FRIENDS UNIVERSITY 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 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 April 10, 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 five (5) 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.

Re: S/D 98-27 -- One-Step Final Plat of FRIENDS UNIVERSITY 2ND ADDITION  
April 17, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

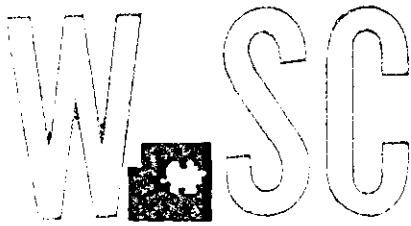
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: Friends University, Attn: Randall Doerksen, 2100 University, Wichita, KS 67213  
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  
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CITY HALL -- TENTH FLOOR  
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PHONE 316-268-4421  
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April 10, 1998

Baughman Company PA  
315 Ellis  
Wichita, KS 67211

Re: S/D 98-27 -- One-Step Final Plat of FRIENDS UNIVERSITY 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 9, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other guarantees are required. *An easement for an existing sanitary sewer will need to be platted; otherwise a guarantee for its abandonment will be required.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. The plat denotes three existing driveways along Hiram Avenue, two driveways along University Avenue, and one driveway along Bonn Street. Traffic Engineering needs to indicate the need for access controls.
- E. Traffic Engineering needs to indicate the need for perimeter street improvements. *There is no need for street improvements.*
- F. The final plat tracing shall reference a tie point to a section corner.
- G. 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.)

- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.

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, April 16, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

S/D 98-27 -- One-Step Final Plat of FRIENDS UNIVERSITY 2ND ADDITION  
April 10, 1998 - Page 3

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Friends University, Attn: Randall Doerksen, 2100 University, Wichita, KS 67213  
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

METROPOLITAN AREA PLANNING COMMISSION

April 16, 1998

STAFF REPORT

(One-Step Final Plat-Approved 4/9/98)

CASE NUMBER: S/D 98-27 - FRIENDS UNIVERSITY 2ND ADDITION

OWNER/APPLICANT: Friends University, Attn: Randall Doerksen, 2100  
University, Wichita, KS 67213

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of Meridian, North of Kellogg Drive

SITE SIZE: 2.1 acres

NUMBER OF LOTS

|              |          |
|--------------|----------|
| Residential: | 2        |
| Office:      |          |
| Commercial:  |          |
| Industrial:  |          |
| Total:       | <u>2</u> |

MINIMUM LOT AREA: 28,245 sq. ft.

CURRENT ZONING: B, Multi-Family Residential

PROPOSED ZONING: Same

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VICINITY MAP



Note: This site is a replat of the University Place Addition.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other guarantees are required. *An easement for an existing sanitary sewer will need to be platted; otherwise a guarantee for its abandonment will be required.*
- 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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- G. 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.)
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- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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