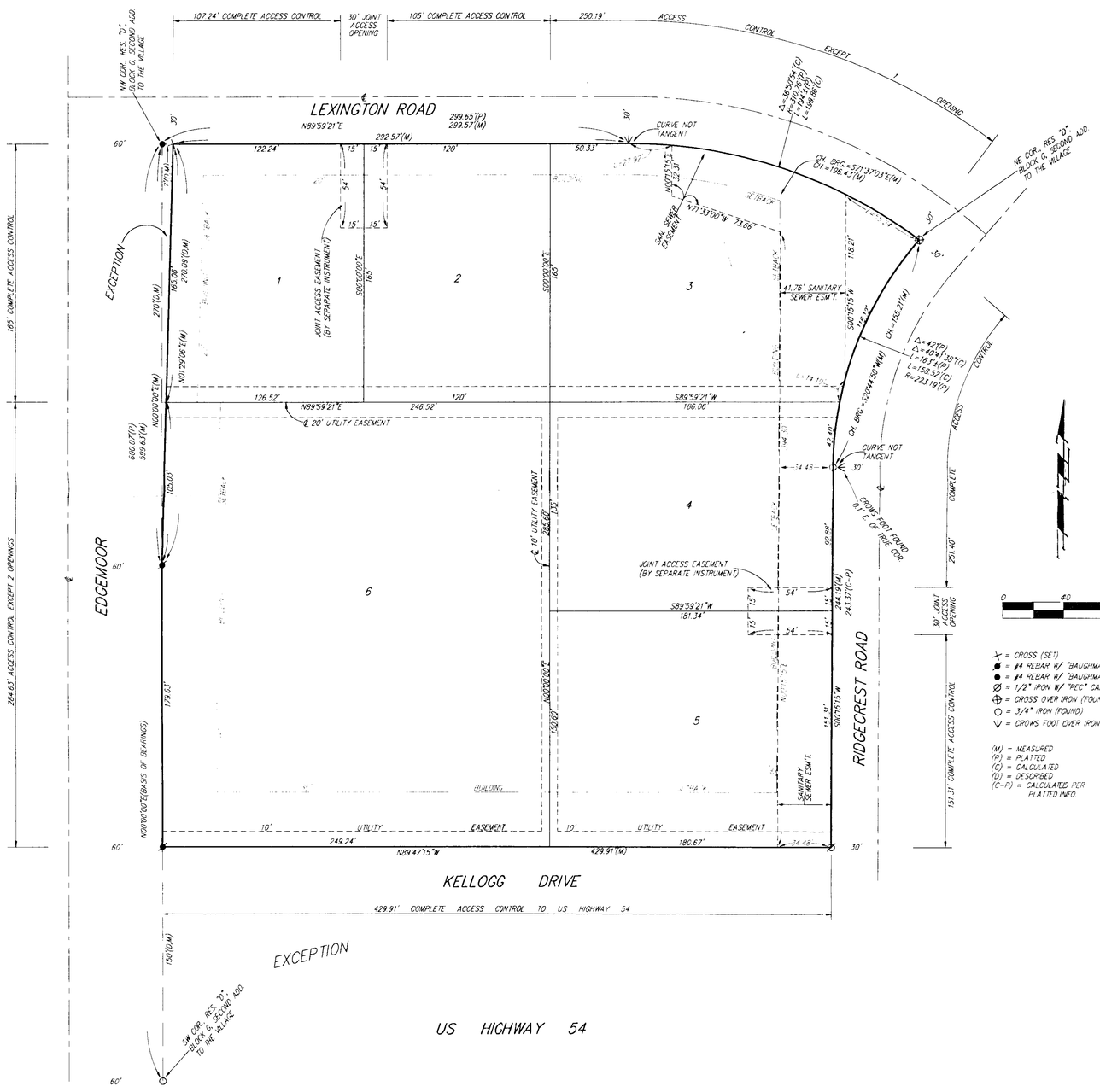
VILLAGE SQUARE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing rec'd 6-15-98



State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "VILLAGE SQUARE 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 Reserve D, Block G, Second Addition to the Village, an Addition to Wichita, Sedgwick County, Kansas, EXCEPT the south 150 feet thereof, and EXCEPT beginning at the NW corner of said Reserve "D"; thence south along the west line of said Reserve "D" a distance of 270 feet; thence northeasterly a distance of 270.09 feet to a point on the north line of said Reserve "D", 7.0 feet east of the point of beginning; thence west 7.0 feet to the point of beginning.

All being situated in the SE1/4 of Sec. 24, 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. Conrey 5-13-98, Surveyor
Michael G. Conrey

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 "VILLAGE SQUARE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The sanitary sewer easement is hereby granted as indicated for the construction and maintenance of a sanitary sewer system. All abutters rights of access shall be as indicated on the face of the plat and are hereby granted to the City of Wichita, Kansas provided, however, that the location of all openings shall be determined by the City Engineer of the City of Wichita, Kansas.

The Kansas District of the
Lutheran Church-Missouri Synod

Rev. Howard Patten, President

Attest:

Rev. David E. Meier, Secretary

State of Kansas)
Shawnee County) SS

The foregoing instrument acknowledged before me, this 28th day of May, 1998, by Rev. Howard Patten, President, of The Kansas District of the Lutheran Church-Missouri Synod, on behalf of the Synod.

NOTARY PUBLIC - State of Kansas
DEBRA G. CRITES
My Appt. Exp.

Debra G. Crites, Notary Public
DEBRA G. CRITES

My App't. Exp. 9-5-2001

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

Dated this ____ day of _____, 199__.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Richard Lopez

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1998.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1998.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) SS

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 ____ o'clock __M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
(316)-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
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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

December 5, 1997

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D97-75 -- Final Plat of VILLAGE SQUARE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 4, 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 November 21, 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.

4. Submission of a disk to the Planning Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc:: The Lutheran Church-Missouri Synod, Attn.: Elmer Karstensen, 2318 SW 10th St., Topeka, KS 66604-3927
Classic Real Estates, Attn.: Don Ablah, 8343 E. 32nd St., N., Suite 150, Wichita, KS 67226
Mike Lindebak, City Engineer, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

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

November 21, 1997

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D97-75 -- Final Plat of VILLAGE SQUARE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 20, 1997, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. It appears existing sewer and water service are available to the site. Engineering will need to comment on any guarantees or easements needed. ***City Engineering requests a sanitary sewer easement to coincide with the proposed location of the sewer. A temporary easement will be needed to cover the existing sanitary sewer lines which are to be abandoned (as denoted on the plat) unless abandonment of the lines will occur before the plat is recorded.***

A guarantee for extension of the water line to Lot 2 will be required.

B. Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is acceptable to City Engineering.***

C. Traffic Engineering needs to comment on the acceptability of access controls. Distances should be shown for all segments of access control. On the final plat tracing, since the site is within the City limits of Wichita, the plattor's text shall note that the access controls are being dedicated to the City of Wichita and that the location of the openings are subject to the approval of the City Engineer. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings. ***Traffic Engineering has approved the following proposed access controls: two openings from lot 6 to Edgemoor, complete access control from Lot 1 to Edgemoor, two openings along Lexington Road, and one opening along Ridgecrest Road. Planning Staff has indicated the need for complete access control along Kellogg Street until the frontage road is constructed.***

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall

be submitted to the Planning department for recording.

E. The proposed joint access easements will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easements should be addressed by the text of the instrument.

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. 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.

I. 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.

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 representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. ***The representative from KG&E has asked for additional easements, which have been incorporated on the final plat.***

M. The final plat shall meet the requirements of Part 4, Article 5 of the MAPC Subdivision regulations.

N. 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.

O. The applicant is reminded that a platting binder shall be submitted with the final 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, December 4, 1997, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure: Marked Copy of plat
cc: The Lutheran Church-Missouri Synod, Attn.: Elmer Karstensen, 2318 SW 10th St., Topeka, KS 66604-3927
Classic Real Estates, Attn.: Don Ablah, 8343 E 32nd St., N., Suite 150, Wichita, KS 67226
Mike Lindebak, City Engineer, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 2-1

METROPOLITAN AREA PLANNING COMMISSION

December 4, 1997

STAFF REPORT

(Final Plat-Approved 11/20/97, Preliminary Plat Approved 10/23/97)

CASE NUMBER: S/D 97-75 VILLAGE SQUARE ADDITION

OWNER/APPLICANT: The Lutheran Church-Missouri Synod, Attn: Elmer Karstensen
2318 SW 10th Street, Topeka, KS 66604-3927

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
SURVEYOR/ENGINEER: Classic Real Estate, Attn.: Don Ablah
8343 E. 32nd St. N., Ste. 150, Wichita, KS 67226

LOCATION: North of Kellogg Street, east side of Edgemoor

SITE SIZE: 4.51 acres

NUMBER OF LOTS

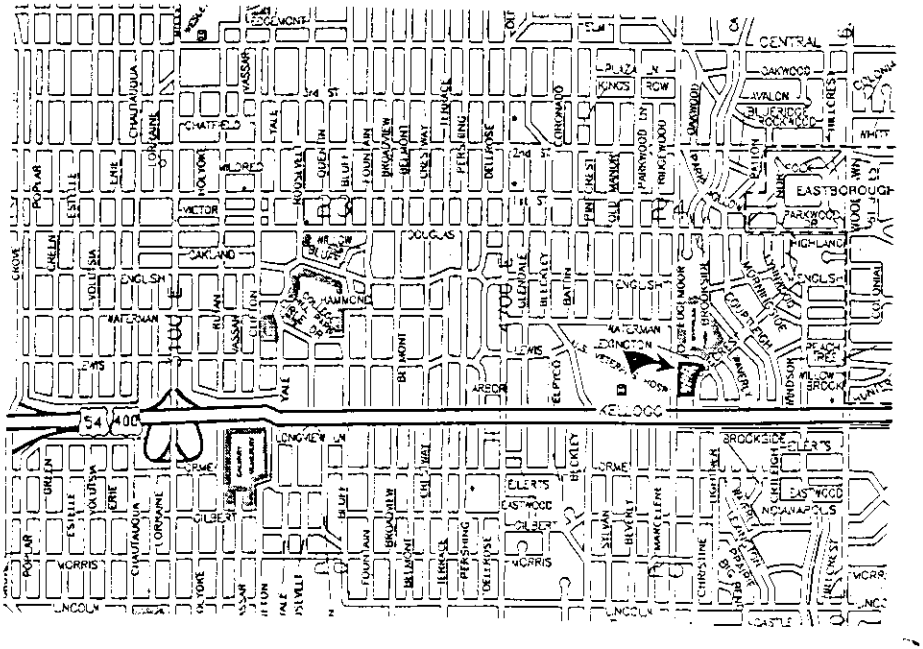
Residential:	
Office:	5
Commercial:	1
Industrial:	
Total:	6

MINIMUM LOT AREA: 19,800 sq. ft.

CURRENT ZONING: B, Multi-Family

PROPOSED ZONING: LC, Limited Commercial, and GO, General Office

VICINITY MAP



Note: This plat is currently zoned B, Multi-Family. A request for a zone change (Z-3220) to LC, Limited Commercial (for Lot 6) and GO, General Office zoning (for Lots 1 through 5) has been approved subject to replatting.

STAFF COMMENTS:

A. It appears existing sewer and water service are available to the site. Engineering will need to comment on any guarantees or easements needed. ***City Engineering requests a sanitary sewer easement to coincide with the proposed location of the sewer. A temporary easement will be needed to cover the existing sanitary sewer lines which are to be abandoned (as denoted on the plat) unless abandonment of the lines will occur before the plat is recorded.***

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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.

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