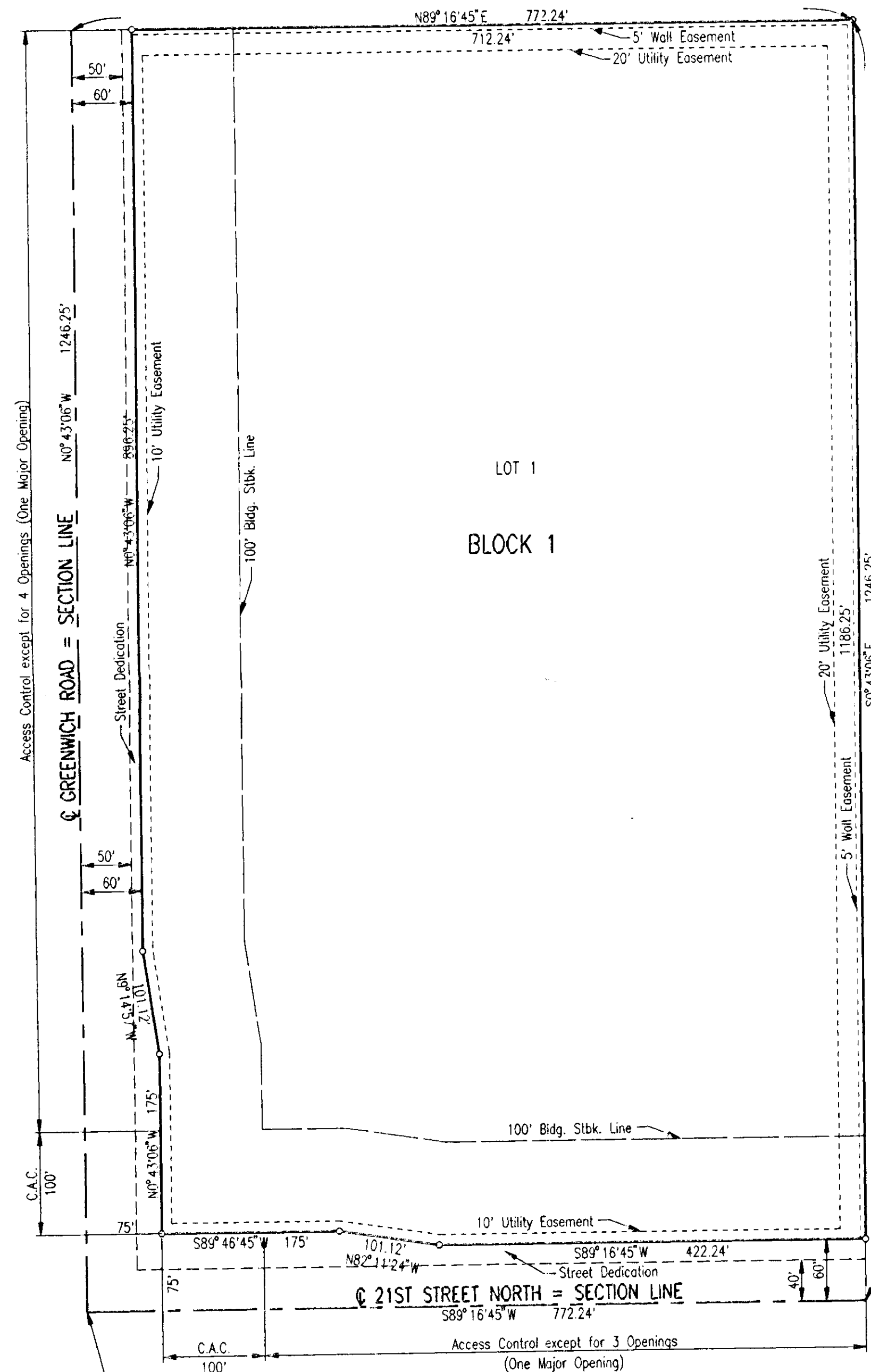


THE MANHATTAN ADDITION TO SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'
○ = IRON SET
C.A.C. = COMPLETE ACCESS CONTROL

B.M. - CITY OF WICHITA DISC, 41 FEET SOUTH AND 58 FEET WEST
OF IRON AT CENTERLINE OF GREENWICH AND 21ST ST. N.
ELEV. 173.98 CITY DATUM
ELEV. 1361.38 M.S.L.

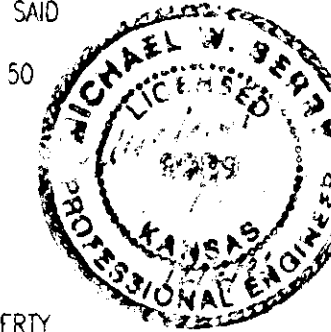
SEE AGREEMENT FILED BY SEPARATE INSTRUMENT FOR TERMS, RESTRICTIONS,
AND CONDITIONS ESTABLISHED FOR THE DEVELOPMENT OF THIS PROPERTY.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE
AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 14th DAY OF DECEMBER
1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE MANHATTAN ADDITION TO
SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, AND STREETS THE SAME TO
BE DESCRIBED AS:

A TRACT IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION
3, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN,
SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT THE SOUTHWEST
CORNER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID
SECTION, 1246.25 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID
SECTION, 772.24 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID
SECTION, 1246.25 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID
SECTION, 772.24 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 50
FEET AND THE SOUTH 40 FEET THEREOF.

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE,
HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK,
AND STREETS, THE SAME TO BE KNOWN AS THE MANHATTAN ADDITION TO SEDGWICK
COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND
MAINTENANCE OF PUBLIC UTILITIES, ARE HEREBY GRANTED. THE STREETS ARE
HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE 5-FOOT WALL EASEMENT ALONG THE NORTH AND EAST LINES OF BLOCK 1 IS
HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE
WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH AND
GREENWICH ROAD OVER AND ACROSS THE SOUTH AND WEST SIDE OF LOT 1,
BLOCK 1, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY;
PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO THE 21ST STREET
NORTH AT (3) THREE LOCATIONS AND GREENWICH ROAD AT (4) FOUR LOCATIONS
AS SHOWN, SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE ENGINEER.

SEE AGREEMENT FILED BY SEPARATE INSTRUMENT FOR TERMS, RESTRICTIONS,
AND CONDITIONS ESTABLISHED FOR THE DEVELOPMENT OF THIS PROPERTY.

OWNERS:

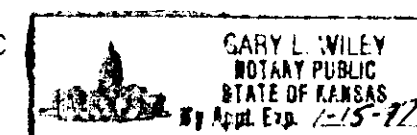
LUXURY DEVELOPMENT PARTNERS, INC.

BY William J. Warren
WILLIAM J. WARREN, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF
December, 1996, BY WILLIAM J. WARREN, PRESIDENT OF LUXURY
DEVELOPMENT PARTNERS, INC.

Gary L. Wiley, NOTARY PUBLIC
MY COMMISSION EXPIRES Jan. 15, 1997



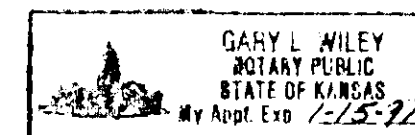
WE, INTRUST BANK, N.A., WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE
ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THE
MANHATTAN ADDITION TO SEDGWICK COUNTY, KANSAS.

BY Bruce A. Long
BRUCE A. LONG, VICE PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF
December, 1996, BY BRUCE A. LONG, VICE PRESIDENT OF INTRUST
BANK, N.A., WICHITA, KANSAS.

Gary L. Wiley, NOTARY PUBLIC
MY COMMISSION EXPIRES Jan. 15, 1997



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED
THIS 15TH DAY OF FEBRUARY, 1996.

SUSAN OSBORNE-HOWES, CHAIRMAN
MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1996.

BOB KNIGHT, MAYOR
PAT BURNETT, DEPUTY CITY CLERK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. THIS
_____ DAY OF _____, 1996.

THOMAS G. WINTERS, CHAIRMAN
MELODY MILLER, CHAIR PRO-TEM

BETSY GWIN, COMMISSIONER

PAUL W. HANCOCK, COMMISSIONER

MARK F. SCHROEDER, COMMISSIONER

SUSAN E. CROCKETT-SPOON, COUNTY CLERK

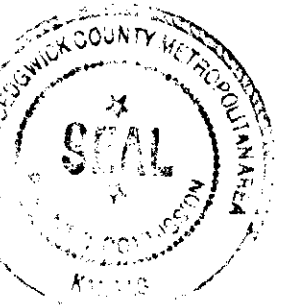
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1996.

SUSAN E. CROCKETT-SPOON, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____,
1996.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
PHONE (316) 268-4421
FAX (316) 268-4390

February 15, 1996

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

RE: S/D 95-79, Final Plat of the MANHATTAN ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 15, 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 February 8, 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: Harry B. Brown, Jr. Etal, 800 N. Dublin, Wichita, Ks 67206
George Sherman, 8609 Stoneridge, Wichita, KS 67206
Mike Lindebak, City Engineer

SEDGWICK COUNTY



February 8, 1996

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
3161 268-4421
FAX 3161 268-4390

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

RE: S/D 95-79, Final Plat of the MANHATTAN ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 8, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of municipal water to this site. As necessary, such guarantee(s) shall provide for any needed off-site extensions. These guarantees shall provide for the extension of water along Greenwich and participation in the City CIP project for the extension of a water line in 21st Street.
Decided to submit a letter to annex it then off City
Per 10/22/96 Mtg - will submit a letter to annex it then off City
How As M Mtg
The applicant shall also provide an outside-the-City water agreement.
- B. The applicant shall guarantee the extension of municipal sanitary sewer to serve this site. This guarantee shall provide for any needed off-site extensions and/or related improvements such as pump stations. Any needed off-site easements shall also be obtained by the applicant and submitted to Planning for recording if within Wichita or to County Engineering if involving County properties. As determined appropriate, these guarantees shall be with the City or County.
For Greenwich guarantee 2 1/2' up Greenwich - with plat to City
- C. The applicant shall guarantee continuous accel/decel lanes adjacent to this site.
Per 10/22/96 Mtg will add left turn for 21st - plat to County
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. In regard to access controls, the final plat tracing shall indicate 4-openings to Greenwich and 3-openings to 21st Street North.
- F. As indicated during the zone change case (SCZ-0699), the applicant shall include, with the required outside-the-City water agreement, the voluntary development plan. Such plan needs to first be submitted to the Planning Department (zoning staff) for review and approval. An appropriate note shall be placed on the plat indicating that such conditions have been established for this Addition. As necessary, this covenant shall also address any relevant conditions established during the plat's review.

Per Cert. of Plats.

February 8, 1996

- 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 shall submit an avigational easement covering all of 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.
- I. 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.)
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- M. As requested by County Engineering, the final plat tracing shall provide 10-foot easements along the site's frontages to Greenwich and 21st Street North and 20-foot easements along the sites northern and eastern lines.

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, February 15, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Harry B. Brown, Jr. Etal, 800 N. Dublin, Wichita, Ks 67206

George Sherman, 8609 Stoneridge, Wichita, KS 67206

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

February 15, 1996

STAFF REPORT

(Final Plat Approved 2/8/96, Preliminary Plat Approved 12/7/95)

CASE NUMBER: S/D 95-79 THE MANHATTAN ADDITION

OWNER/APPLICANT: Harry B. Brown, Jr. Etal, 800 N. Dublin, Wichita, Ks 67206

CONTRACT PURCHASER: George Sherman, 8609 Stoneridge, Wichita, KS 67206

ENGINEER/SURVEYOR: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 21st Street North and east of Greenwich Road

SITE SIZE: 20 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

1

1

MINIMUM LOT AREA: 19.25 Acres ±

CURRENT ZONING: "R-1" and "LC"

PROPOSED ZONING: "LC" (SCZ-0699)

VICINITY MAP:

AIRPORT

2900 N

29 TH ST NO

AINSGATE

AYESBURY

LINDBERG

2100 N

PERTREE

GREENWICH

96

21 ST ST NO

WAWOIA

27 TH ST EAST

RIDGE DR

19th

TILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of municipal water to this site. As necessary, such guarantee(s) shall provide for any needed off-site extensions. These guarantees shall provide for the extension of water along Greenwich and participation in the City CIP project for the extension of a water line in 21st Street.

The applicant shall also provide an outside-the-City water agreement.

- B. The applicant shall guarantee the extension of municipal sanitary sewer to serve this site. This guarantee shall provide for any needed off-site extensions and/or related improvements such as pump stations. Any needed off-site easements shall also be obtained by the applicant and submitted to Planning for recording if within Wichita or to County Engineering if involving County properties. As determined appropriate, these guarantees shall be with the City or County.
- C. The applicant shall guarantee continuous accel/decel lanes adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. In regard to access controls, the final plat tracing shall indicate 4-openings to Greenwich and 3-openings to 21st Street North.
- F. As indicated during the zone change case (SCZ-0699), the applicant shall include, with the required outside-the-City water agreement, the voluntary development plan. Such plan needs to first be submitted to the Planning Department (zoning staff) for review and approval. An appropriate note shall be placed on the plat indicating that such conditions have been established for this Addition. As necessary, this covenant shall also address any relevant conditions established during the plat's review.
- 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 shall submit an avigational easement covering all of 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.
- I. 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.)
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S/D 95-79 - Final Plat of THE MANH... TAN ADDITION
February 15, 1996 - Page 3

- K. Recording of the plat within 30 days after approval by the City Council.
- L. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- M. As requested by County Engineering, the final plat tracing shall provide 10-foot easements along the site's frontages to Greenwich and 21st Street North and 20-foot easements along the sites northern and eastern lines.