GRAF – GOLDSTON 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from tracing 4/25/96

1" = 100'
• = 1/2" Rebar/SRB Cap

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
316-264-8008
FAX 264-4621

SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

DWG FILE: 00225PF-S.A.M.
PROJECT NO. 94K00225F

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this ___ day of _____ 1996, by Everett Long, President of Hartwood Homes, Inc., on behalf of the corporation.

_____ Notary Public

My App't. Exp. _____

MICHAEL T. MALONE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp.

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this ___ day of _____ 1996, by Frank A. Suellentrop, President of State Bank of Colwich, on behalf of the corporation.

_____ Notary Public

My App't. Exp. _____

MICHAEL T. MALONE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp.

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this 19th day of October 1995, by Randy S. Brohm, Vicepresident of Emprise Bank, on behalf of the corporation.

Ann L. Rhea Notary Public

My App't. Exp. 4-23-97

ANN L. RHEA
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-23-97

State of Pennsylvania)
County of Montgomery) SS
The foregoing instrument acknowledged before me, this ___ day of _____ 1995, by _____, _____ of The American Baptist Extension Corporation, on behalf of the corporation.

_____ Notary Public
Sandra L. Rudd

My App't. Exp. _____

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this ___ day of _____ 1995, by _____, _____ of Fidelity Savings Association of Kansas, FSB, on behalf of the corporation.

_____ Notary Public
Kathryn M. Kausse

My App't. Exp. _____

KATHRYN M. KAUSSE
Notary Public - State of Kansas
My Appt. Exp.

State of Kansas)
Sedgwick County) SS
We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted this plat of "GRAF–GOLDSTON 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey, described as and being a re-plat of the following described property:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and Lots 29 and 30, in Block 5, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, in Block 6 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 in Block 7, Graf – Goldston Addition to Wichita, Sedgwick County, Kansas, and Lot 1, Block 1, West Towne Baptist Church Addition, Sedgwick County, Kansas. and all of 19th Street extending east from the east line of Maize Road to the south line of Lot 12, in said Block 5, extended southwesterly to the northeasterly line of Lot 7, in said Block 6.

All being situated in the NW1/4 of Sec. 8, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Said 19th Street and all other public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 12 Dec 1995

Mark A. Savoy Surveyor

Mark A. Savoy
No. 7515
12 Dec 95
KANSAS
LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks and Streets to be known as "GRAF–GOLDSTON 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted for drainage purposes and for the contruction and maintenance of all public utilities. The Street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Maize Road, over and across the west line of Lots 1 and 2, Block 1, and Lot 1, Block 2, are hereby granted to the City of Wichita, provided however that Lot 1, Block 1, shall have access to Maize Road at one location over the west line thereof and that Lot 2 shall have access to Maize Road at two locations until such time as Bella Vista is paved, and that upon such paving, Lot 2 shall have access to Maize Road at one location, all as shall be determined by the City Engineer of the City Wichita, Kansas.

Courtland Development Corporation

_____ President
Joseph Graf

West Towne Baptist Church, Inc.

_____ President

West Congregation of Jehovah's Witnesses

_____ President
John A. Harris

_____ _____
Richard E. Wiechman Shirley A. Wiechman

Hartwood Homes, Inc.

_____ President
Everett Long

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "GRAF–GOLDSTON 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Emprise Bank

_____
Randy S. Brohm Vice President

The American Baptist Extension Corporation

_____ _____
J. David Follett

Fidelity Savings Association of Kansas, FSB

_____ _____
Kari A. Gilmore

State Bank of Colwich

_____ President
Frank A. Suellentrop

Still need to change on tracing before Mick-Filing

This plat of "GRAF–GOLDSTON 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita–Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 17th day of August 1995
Wichita–Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
John W. McKay, Jr.

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this ___ day of _____ 1995.

_____ Mayor
Bob Knight

_____ Deputy City Clerk
Pat Burnett

Entered on Transfer Record, this ___ day of _____ 1995.

_____ County Clerk
Susan E. Crockett–Spoon

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 _____ 1995, at ___ o'clock ___ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this ___ day of _____ 1995, by Joseph Graf, President of Courtland Development Corporation, on behalf of the corporation.

Constance Adams Notary Public

My App't. Exp. _____

CONSTANCE ADAMS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp.

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this ___ day of _____ 1995, by _____ of West Towne Baptist Church, Inc., on behalf of the corporation. Darrell Heigner and Susan Pitzer
Stewardship Chairman President

_____ Notary Public
Patrick T. Malone

My App't. Exp. _____

PATRICK T. MALONE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp.

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this 11th day of October 1995, by John A. Harris, _____ of West Congregation of Jehovah's Witnesses, on behalf of the congregation.

Shelly Malone Notary Public
Shelly Malone

My App't. Exp. 9-18-99

SHELLY MALONE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. Sept. 18, 1999

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this ___ day of _____ 1995, by Richard E. Wiechman and Shirley A. Wiechman, husband and wife.

_____ Notary Public
Shelly Malone

My App't. Exp. _____

SHELLY MALONE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. Sept. 18, 1999

SEDGWICK COU...

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

August 17, 1995

Savoy, Ruggles & Bohm, P.A.
c/o Mark Savoy
924 North Main
WICHITA, KS 67203

Re: S/D 95-49 GRAF-GOLDSTON 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 17, 1995, 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 August 10, 1995 with one correction; the last sentence of Comment G should state: It is suggested that the plattor's text particularly note that access control except for two (2) openings is being dedicated until such time as Buena Vista is paved, and that upon such paving, access control except for one (1) opening to Maize ~~Tyler~~ Road is dedicated.

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

Don Losew
Senior Planner

DL:rh
cc: Courtland Development Corp., Attn:Joe Graf, 2445 S. Glendale, Wichita, KS 67210
West Towne Baptist Church, Inc., Attn: Bob Shank, 2000 N. Maize Road, Wichita, KS 67212
West Congregation of Jehovah's Witnesses, c/o Coldwell Banker, Attn: Alan Carpenter, 2121 N. Tyler Road - Suite 300, Wichita, KS 67212
Richard E. Wiechman, c/o Courtland Dev.Corp., Attn:Joe Graf, 2445 S. Glendale, Wichita 67210
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
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August 10, 1995

Savoy, Ruggles & Bohm, P.A.
c/o Mark Savoy
924 North Main
WICHITA, KS 67203

Re: S/D 95-49 GRAF-GOLDSTON 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 10, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. As necessary, agreements and/or square footage information shall be submitted to Engineering in order to redistribute existing specials. However, as indicted below, new guarantees shall be provided for the indicated improvements.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include any needed improvements in Maize Road adjacent to this site.

D. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the paving petition.

E. The applicant shall guarantee the paving of the proposed interior streets.

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

G. On the final plat tracing, the access controls for Lot 2, Block 1 shall be more clearly indicated both on the face of the plat and in the plattor's text. That is, it needs to be noted that while two (2) openings are allowed at this time, only one (1) opening will be allowed upon the paving of Bella Vista. It is suggested that the plattor's text particularly note that access control except for two (2) openings is being dedicated until such time as Buena Vista is paved, and that upon such paving, access control except for one (1)

opening to ~~Tyler~~ Maize Road is dedicated.

H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

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. 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.

K. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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 applicant's responsibility to contact all appropriate agencies to determine any such requirements.

L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

M. Recording of the plat within 30 days after approval by the City Council.

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, August 17, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat

cc: Courtland Development Corp., Attn:Joe Graf, 2445 S. Glendale, Wichita, KS 67210
West Towne Baptist Church, Inc., Attn: Bob Shank, 2000 N. Maize Road, Wichita, KS 67212
West Congregation of Jehovah's Witnesses, c/o Coldwell Banker, Attn: Alan Carpenter, 2121 N. Tyler Road - Suite 300, Wichita, KS 67212
Richard E. Wiechman, c/o Courtland Dev. Corp., Attn: Joe Graf, 2445 S. Glendale, Wichita, KS 67210
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-3

METROPOLITAN AREA PLANNING COMMISSION

August 17, 1995

STAFF REPORT

(Final Plat Approved 8/10/95, Preliminary Plat Approved 7/6/95)

CASE NUMBER: S/D 95-49 GRAF-GOLDSTON 2ND ADDITION

OWNER/APPLICANT: Courtland Development Corp., Attn:Joe Graf, 2445 S. Glendale, Wichita, KS 67210

Owner: West Towne Baptist Church, Inc., Attn: Bob Shank, 2000 N. Maize Road, Wichita, KS 67212

Owner: West Congregation of Jehovah's Witnesses, c/o Coldwell Banker, Attn: Alan Carpenter, 2121 N. Tyler Road - Suite 300, Wichita, KS 67212

Owner: Richard E. Wiechman, c/o Courtland Dev. Corp., Attn: Joe Graf, 2445 S. Glendale, Wichita, KS 67210

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., c/o Mark Savoy, 924 North Main, WICHITA, 67203

LOCATION: South of 21st Street North and east of Maize Road

SITE SIZE: 48.37 Acres

NUMBER OF LOTS

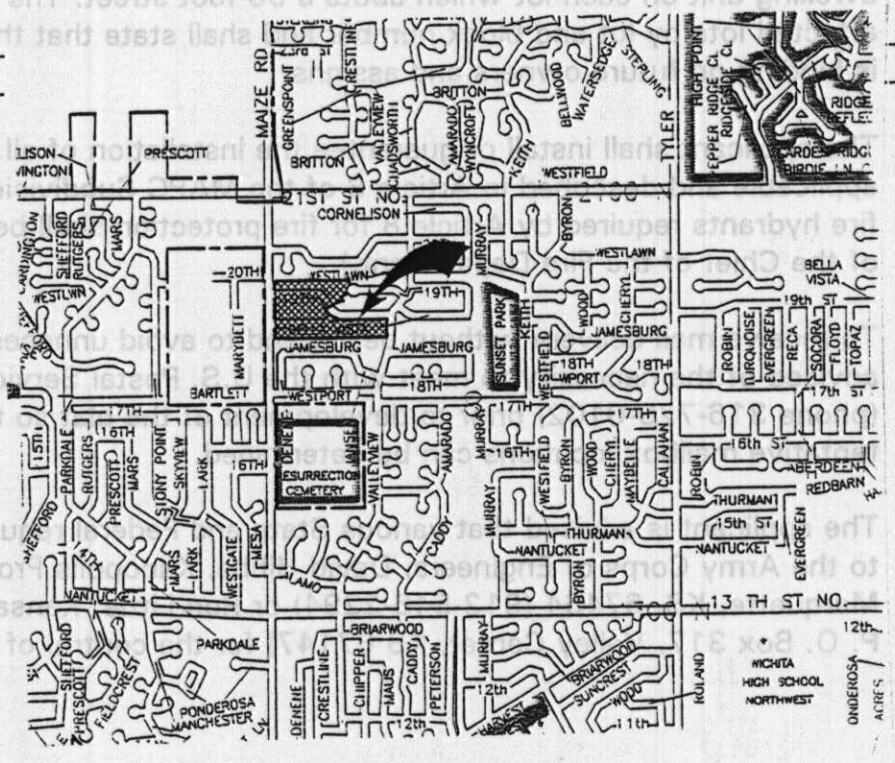
Residential: 29
Office:
Commercial:
Industrial:
Total: 29

MINIMUM LOT AREA: 9,775 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

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.)

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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.

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