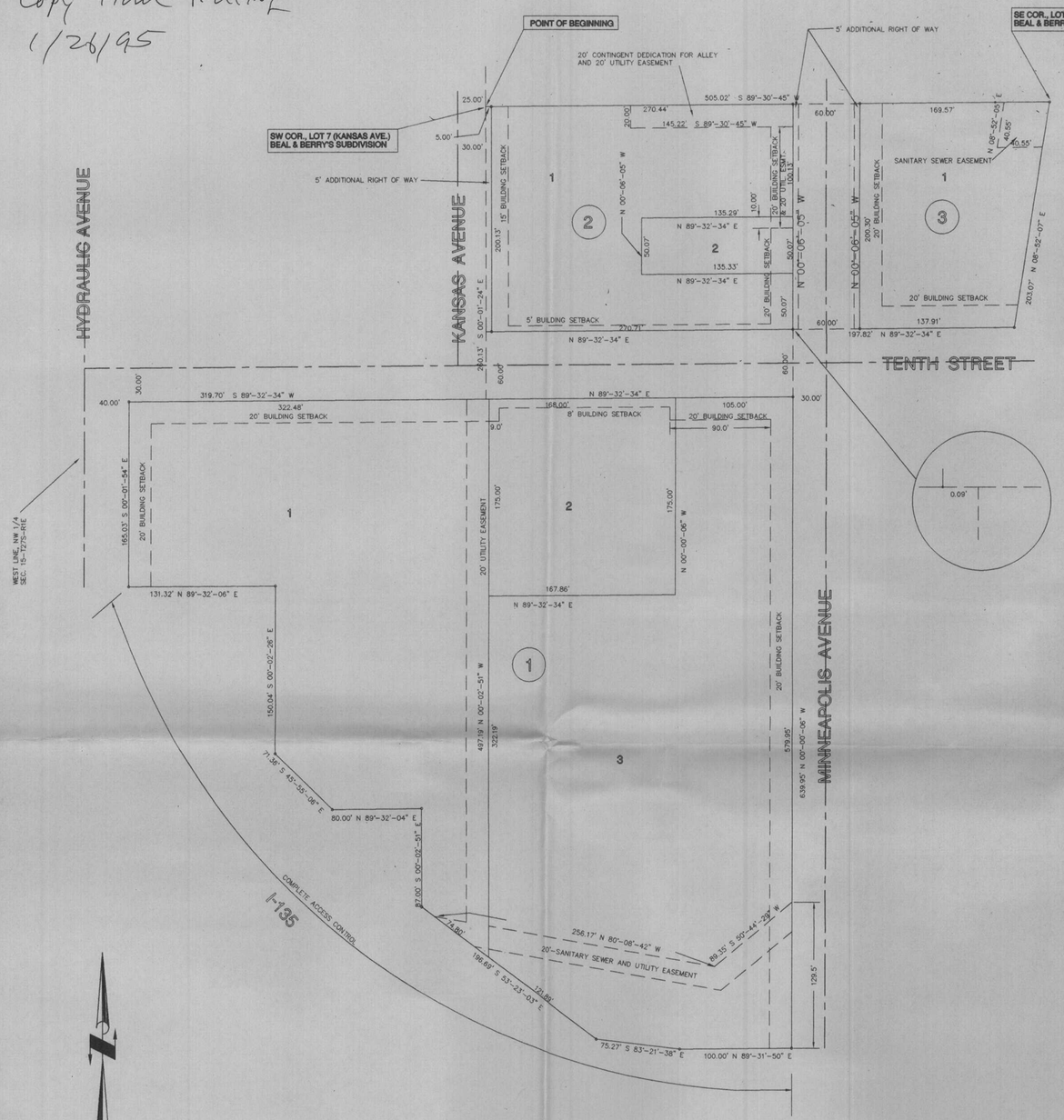
Copy from Tracing
1/26/95



SCALE : 1" = 60'

KUMC ADDITION TO WICHITA, KANSAS

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

I, BABAR M. KHAN, A LICENSED LAND SURVEYOR IN AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "KUMC ADDITION TO WICHITA, KANSAS" AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF PROPERTY SURVEYED, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 (KANSAS AVENUE), BEAL AND BERRY'S SUBDIVISION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE ASSUMED BEARING S 00°-01'-24" E (PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF KANSAS AVENUE), 260.13 FEET TO THE SOUTH LINE OF TENTH STREET RIGHT-OF-WAY; THENCE BEARING S 89°-32'-34" W, ALONG SAID SOUTH RIGHT-OF-WAY OF TENTH STREET, 319.70 FEET; THENCE BEARING S 00°-01'-54" E, 165.03 FEET; THENCE BEARING N 89°-32'-06" E, 131.32 FEET; THENCE BEARING S 00°-02'-26" E, 150.04 FEET; THENCE BEARING S 45°-55'-06" E, 71.36 FEET; THENCE BEARING N 89°-32'-04" E, 80.00 FEET; THENCE BEARING S 00°-02'-51" E, 87.00 FEET; THENCE BEARING S 53°-23'-03" E 196.89 FEET; THENCE BEARING S 83°-21'-38" E, 75.27 FEET, THENCE BEARING N 89°-31'-50" E, 100.00 FEET TO A POINT ON THE WEST RIGHT-OF--WAY LINE OF MINNEAPOLIS AVENUE; THENCE BEARING N 00°-00'-06" W, ALONG SAID RIGHT-OF-WAY LINE OF MINNEAPOLIS AVENUE, 639.95 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF TENTH STREET; THENCE BEARING N 89°-32'-34" E, ALONG SAID NORTH RIGHT-OF-WAY LINE OF TENTH STREET, 197.82 FEET; THENCE BEARING N 08°-52'-07" E, 203.07 FEET TO THE SOUTHEAST CORNER OF LOT 7 (MINNEAPOLIS AVENUE), BEAL AND BERRY'S SUBDIVISION TO WICHITA, KANSAS; THENCE BEARING S 89°-30'-45" W, 505.02 FEET TO THE POINT OF BEGINNING CONTAINING 8.37 ACRES, MORE OR LESS.

ALL PREVIOUSLY PLATTED LOTS, EASEMENTS OR STREET RIGHT-OF-WAYS ARE HEREBY VACATED IN ACCORDANCE WITH K.S.A. 12-512(b), AS AMENDED.

BABAR M. KHAN LICENSED LS 985 1-24-95

THIS SURVEY WAS COMPLETED IN AUGUST, 1993.

BABAR M. KHAN, P.E.S. # 985

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 LOTS, BLOCKS AND STREETS, THE SAME TO BE KNOWN AS "KUMC ADDITION TO WICHITA, KANSAS". STREETS ARE DEDICATED TO AND FOR THE USE OF PUBLIC. ALL ABUTTER'S RIGHTS OF ACCESS TO OR FROM I-135 OVER AND ACROSS THE SOUTHERLY LINE OF BLOCK 1 ARE HEREBY GRANTED TO APPROPRIATE GOVERNING BODY. UTILITY EASEMENTS ARE HEREBY GRANTED FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. 20' ALLEY DEDICATION ALONG THE NORTHEAST SIDE OF LOT 1, BLOCK 2, IS CONTINGENT UPON THE OPENING OF THE ALLEY TO THE NORTH.

James B. Martin, PRESIDENT
JAMES B. MARTIN, PRESIDENT

FRANK SABATINI, CHAIRMAN, KS. BOARD OF REGENTS

MARK J. SCHROEDER, CHAIRMAN
SEDGWICK COUNTY COMMISSION

STATE OF KANSAS)
OTTAWA) SS
~~SEDGWICK~~ COUNTY)

BE IT REMEMBERED THAT ON THIS 22ND DAY OF DECEMBER, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME JAMES B. MARTIN
TO ME PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THAT FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN THE TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

Daryl G. Beene, NOTARY PUBLIC
DARYL G. BEENE
MY COMMISSION EXPIRES: AUGUST 18, 1997

DARYL G. BEENE NOTARY PUBLIC STATE OF KANSAS

STATE OF KANSAS)
~~SHAWNEE~~) SS
~~SEDGWICK~~ COUNTY)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____
TO ME PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THAT FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN THE TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
JOAN B. ANDERSON
MY COMMISSION EXPIRES: _____

JOAN B. ANDERSON Notary Public State of Kansas My Appt. Expires

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

BE IT REMEMBERED THAT ON THIS 26TH DAY OF January, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME Jama R. Carlton
TO ME PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THAT FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN THE TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

Jama R. Carlton, NOTARY PUBLIC
JAMA R. CARLTON
MY COMMISSION EXPIRES: October 31, 1996

JAMA R. CARLTON NOTARY PUBLIC STATE OF KANSAS My Appt. Expires 10-31-96

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED _____ DAY OF _____, 1994.

_____, CHAIRMAN
JOHN W. MCKAY, JR.

_____, SECRETARY
MARVIN KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1994.

_____, MAYOR
ELMA BROADFOOT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1994.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, ON THIS _____ DAY OF _____, 1994.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

MUNICIPAL ENGINEERS
254-LAURA, SUITE 201
WICHITA, KANSAS 67211
316-262-3842

SEDGWICK COUNT.

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

September 23, 1994

Municipal Engineers
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 91-23 - KUMC FIRST ADDITION TO WICHITA, KANSAS (2ND Revised Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 22, 1994, 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 16, 1994.

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,

Louise Olivarez

Louise Olivarez
Principal Planner

LO:rh

cc: Tim Thimmesch, Director, Facilities Management, 1010 North Kansas, Wichita, KS 67214
Thomas B. Allen, Director Facilities Planning , 39th & Rainbow Road, Kansas City, KS 66103
~~University of Kansas Endowment Association, Lawrence, KS 66045~~
Sedgwick County, 525 North Main Street, Wichita, Ks 67203
City of Wichita, 455 N. Main Street, Wichita, KS 67202
Mike Lindebak, City Engineer

SEDGWICK COUNTY

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

September 16, 1994

Municipal Engineers
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 91-23 KUMC FIRST ADDITION TO WICHITA, KANSAS (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 15, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. will do easements, ingress, egress, signature - no permit.
The applicant shall guarantee or provide an acceptable means for the closure and/or reconstruction to private drive standard, the street entrances at 10th and Kansas, and 9th and Minneapolis indicated as being involved in street vacations. Prior to submitting the final plat tracing the applicant shall meet with City Engineering to determine what actions to take.

B. The applicant shall guarantee the relocation and/or abandonment of all sewer laterals not being covered by a public utility easement on this plat. As indicated by Engineering, temporary easements shall be provided, by separate instrument, for any lines needing to be relocated.

C. The applicant shall guarantee the abandonment of those public water lines not being provided with easements in this replat and shall guarantee the extension of public water to serve any lot not already adequately served.

D. The applicant shall guarantee the extension of sanitary sewer to serve any lots not already served (Lot 2, Block 1; Lot 2, Block 2; and Lot 1, Block 3). The final plat tracing shall also indicate any needed utility easements for such sanitary sewer lines.

E. Any drainage improvements required by the platting of this property shall be part of site redevelopment.

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

G. Since five feet of right-of-way is being dedicated by this plat for Kansas Avenue adjacent to Lot 1, Block 2, the legal description in the surveyor's text shall begin at the SW corner of Lot 7, Beal & Berry's Subdivision, not five feet east of that lot corner.

H. The access control notation in the plattor's text shall be revised to state that "all abutter's rights of access to or from I-135 over and across the southerly lines of Block 1 are hereby granted to the appropriate Governing Body."

I. The contingent alley dedication in the plattor's text shall be revised to state that the "20' alley dedication along the northeast side of Lot 1, Block 2, is contingent upon the opening of the alley to the north."

J. The plattors' text does not have to be repeated for each separate plattor. All owners may sign below one plattor's text as long as each signature is notarized. Each signature shall have the name printed below the signature line.

K. — Have SW Bell letter
The applicant shall meet with representatives from Southwestern Bell, Cablevision, K. G. & E.--Electric and K. G. & E. --Gas to determine what utilities will need to be relocated or if utility easements need to be shown on the final plat. The applicant shall obtain a letter from each of these utilities indicating that satisfactory arrangements have been made for any required relocations, or that a meeting was held and it was determined that no relocations were necessary.

L. The applicant shall submit a petition for paving the alley being contingently dedicated in Block 2 of this plat. Said petition will be held until there is a petition to pave the dedicated alley located north of Block 2.

M. The applicant's engineer is advised that the Register of Deeds is requiring the names(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

N. The applicant shall install or guarantee the installations of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

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

P. 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, September 22, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez

Louise Olivarez
Principal Planner

LO:rh
Enclosure: Marked Copy of plat
cc: Tim Thimmesch, Director, Facilities Management, 1010 North Kansas, Wichita, KS 67214
Thomas B. Allen, Director Facilities Planning , 39th & Rainbow Road, Kansas City, KS 66103
~~University of Kansas Endowment Association, Lawrence, KS 66045~~
Sedgwick County, 525 North Main Street, Wichita, Ks 67203
City of Wichita, 455 N. Main Street, Wichita, KS 67202
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-8

METROPOLITAN AREA PLANNING COMMISSION

September 22, 1994

STAFF REPORT
(Second Revised Final Plat Approved 9/15/94)
(First Revised Final Plat Approved 10/14/93)
(Final Plat Approved 9/16/93, Preliminary Plat Approved 5/16/91)

CASE NUMBER: S/D 91-23 KUMC FIRST ADDITION TO WICHITA, KANSAS

OWNER/APPLICANT: University of Kansas Endowment Association; State of Kansas; Sedgwick County; and City of Wichita.

SURVEYOR/ENGINEER: Municipal Engineers, 254 Laura, Suite 201, Wichita, KS 67211

LOCATION: East of Hydraulic between 9th and 11th Streets North.

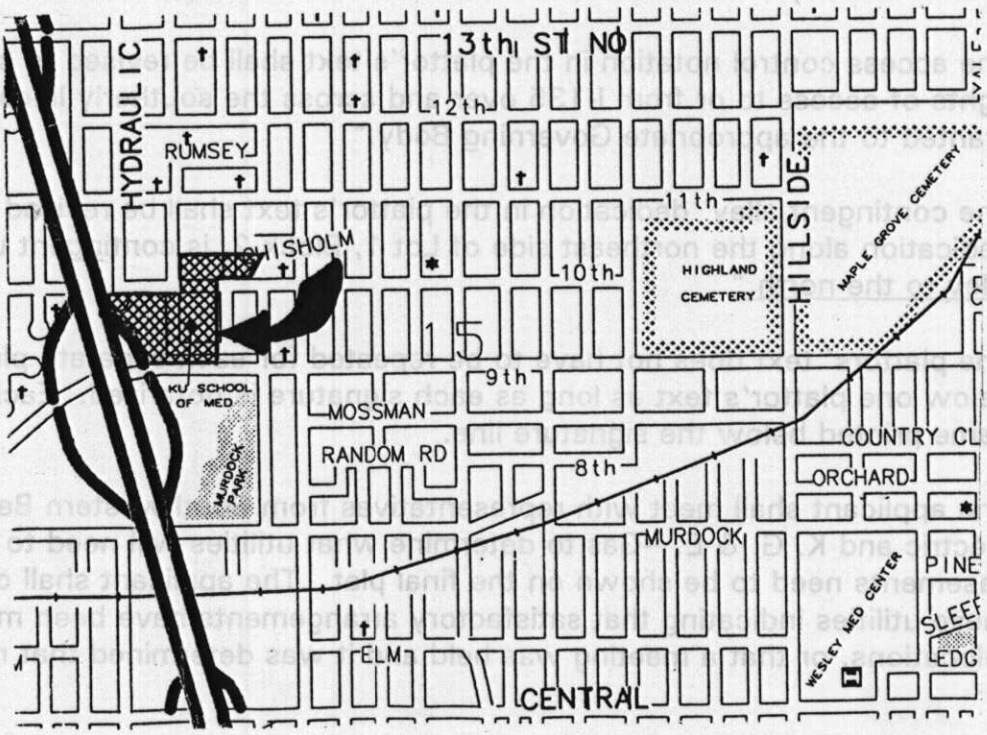
SITE SIZE: 10 acres

NUMBER OF LOTS
Residential: 6 (Education & Medical)
Office:
Commercial:
Industrial:
Total: 6

MINIMUM LOT AREA: 6,750 sq. ft.

CURRENT ZONING: "B" Multiple Family Dwelling

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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