

FINAL PLAT
FRIENDS UNIVERSITY ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS
Deletes 20' S.E. Eas. of

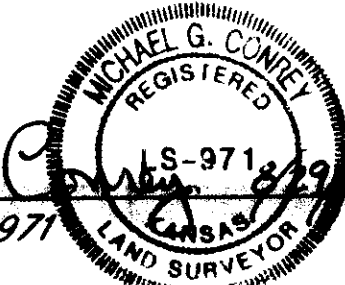
REVISED COPY

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "FRIENDS UNIVERSITY ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a replat of Lots 139
through 199 odd and even inclusive, and the unnumbered parcel lying
west of said Lot 199, all in Hendryx Subdivision of Lots in University
Place Addition to Wichita, Kansas, together with Bonn Ave. and the
alleys lying between said lots, and together with part of Mentor Ave.,
Hiram Ave., and part of Lots 28, and 30 on Everett Ave., University
Place Addition to the City of Wichita, Kansas, and together with part
of Lots 31, 33, and 35 on St. Clair Ave., in said University Place Addition,
all being more particularly described as beginning at the N.E. Corner of
Lot 140 in said Hendryx Subdivision; thence N89°58'49"E along the
extended north line of said Lot 140, 13 feet; thence S00°02'23"E parallel with
the west right-of-way line of Hiram Ave., 424.71 feet to a point of
intersection with the south right-of-way line of Mentor Ave. extended
east; thence S89°59'42"W along said south right-of-way line of
Mentor Ave., 455.18 feet; thence N00°02'23"W, 75 feet; thence S89°59'42"W,
143 feet; thence S00°02'23"E, 49 feet; thence S89°59'42"W, 340.63 feet;
thence S70°42'23"W, 64.67 feet; thence S66°07'45"W, 68.47 feet;
thence S64°32'37"W, 172.40 feet to a point on the east right-of-way
line of St. Clair Ave.; thence N00°06'32"W along said east right-of-way
line, 49.93 feet to a point on the southeasterly right-of-way line
of the St. Louis, Fort Scott & Wichita Railroad now Missouri Pacific
Railroad; thence N57°17'42"E, along said right-of-way line,
873.32 feet to a point on the north line of said Lot 176 in Hendryx
Subdivision; thence N89°58'49"E, 470.36 feet to the point of beginning.

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 Company, P.A.


Michael G. Conrey, L.S. 971

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into a Lot and a Block to be known as "FRIENDS UNIVERSITY
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are
hereby granted as indicated for the construction and maintenance of all
all public utilities. The street is hereby dedicated to and for the use of
the public. All abutters rights of access to and from Maple Street over
and across the north line of Lot 1, Block A, are hereby granted to the
City of Wichita, Kansas EXCEPT the east 50 feet of the west 115.45 feet
thereof.

Friends University


Randall C. Doerksen Vice-President

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 30th day of August, 1994, by Randall C. Doerksen,
Vice-President of Friends University, on behalf of the university.


MILDRED E. FRANZ Notary Public

My App't. Exp. 2-3-95

We, Boatmen's First National Bank of Kansas
City, holder of a mortgage on the above described property do hereby
consent to this plat of "FRIENDS UNIVERSITY ADDITION", Wichita, Sedgwick
County, Kansas.

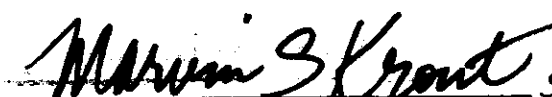

JAMES P. COLGAN Vice President

State of Missouri) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 7th day of SEPTEMBER, 1994, by
JAMES P. COLGAN, Vice President of Boatmen's First National Bank of
Kansas City, on behalf of the bank.

My App't. Exp. SEP 20, 1994

PAULA G. CLARKIN Notary Public

This plat of "FRIENDS UNIVERSITY ADDITION",
to Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 30th day of June, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission


James D. Miner 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 _____ day of _____, 1994.

Elma Broadfoot Mayor

Pat Burnett City Clerk

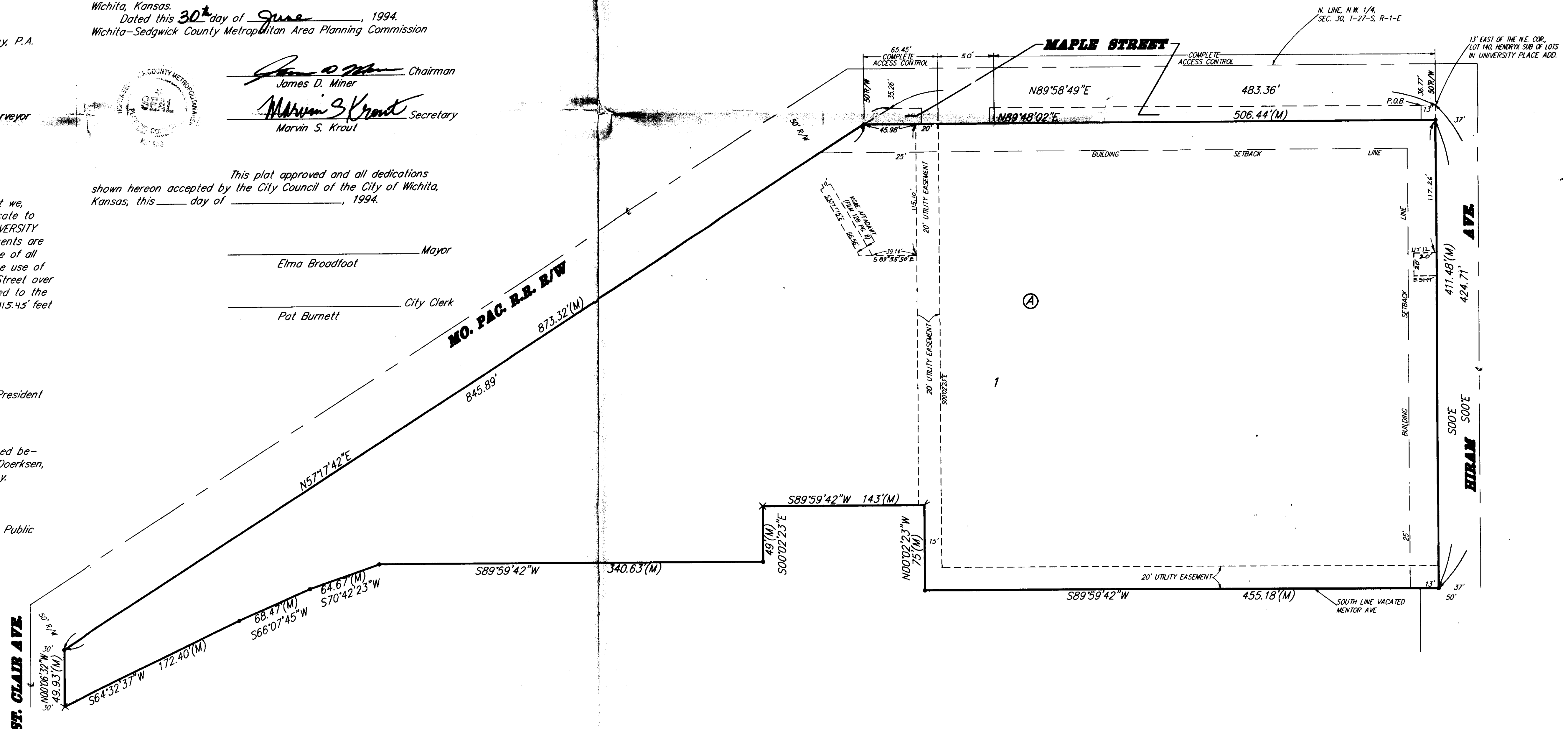
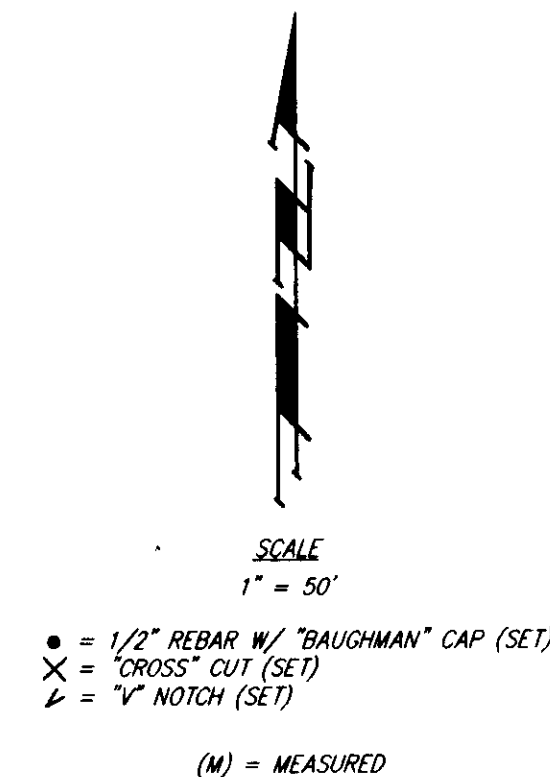
Entered on transfer record this _____ day
of _____, 1994.

Susan E. Crockett-Spoon 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 _____ day
of _____, 1994, at _____ o'clock _____ M; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy





METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 1, 1994

Baughman Company, P.A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-43 FRIENDS UNIVERSITY ADDITION - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on June 30, 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 June 24, 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:

10-14 Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

#16-2. 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Don Losew
Senior Planner *ky-sh*

DL:rh

cc: Friends University, 2100 University, Wichita, KS 67213
Casado-McKay, 236 S. Topeka, Wichita, KS 67202
Mike Lindebak, City Engineer

indicate additional public easements for certain facilities not being abandoned or relocated. In terms of a gas line, a letter needs to be submitted from KG&E-Gas indicating that satisfactory arrangements have been made to abandon such a line.

- M. The applicant is advised that certain improvements, as discussed with the Fire Department, needs to be provided by the applicant in order to provide acceptable emergency access to this site's existing and/or planned buildings.

METROPOLITAN AREA PLANNING COMMISSION

June 30, 1994

STAFF REPORT
(Final Plat Approved 6/23/94)

CASE NUMBER: S/D 94-43 FRIENDS UNIVERSITY ADDITION

OWNER/APPLICANT: Friends University, 2100 University, Wichita, KS 67213

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

AGENT: Casado-McKay, 236 S. Topeka, Wichita, KS 67202

LOCATION: South of Maple and east of Meridian

SITE SIZE: 7.5 Acres

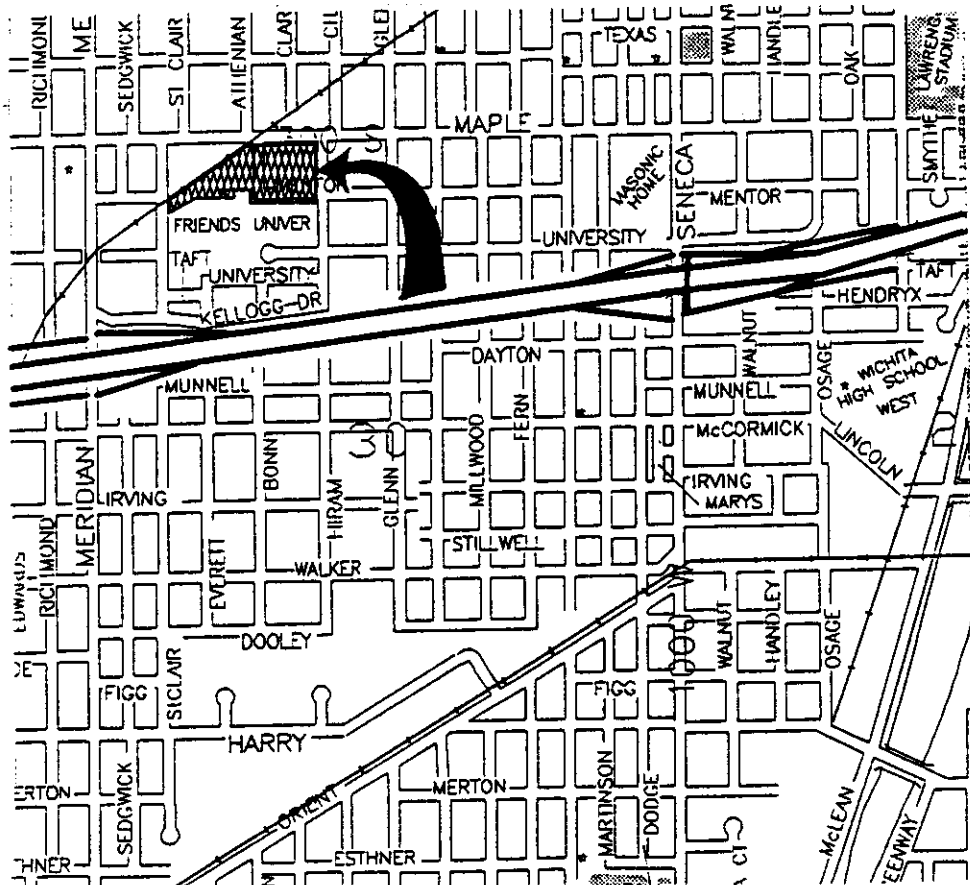
NUMBER OF LOTS

Residential:	1 (Campus)
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 7.5 Acres

CURRENT ZONING: "LC" & "B"

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the relocation or abandonment of municipal facilities (water lines, sewer lines, drainage facilities, etc.) made necessary by this replat.

Also as indicated by City Engineering, additional public easements need to be provided for certain facilities not being relocated or abandoned.

- B. The applicant shall also guarantee the closure or reconstruction of driveways, street openings and alley openings being impacted by this replat. Specifically, the street opening to Maple for Bonn, the street opening for Mentor to Hiram, and the alley opening to Hiram should as required by Engineering be closed or reconstructed to a private type standard. Also, the driveways to Maple in the area of complete access control need to be closed with curb, gutter and associated improvements guaranteed.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the platlor's text shall reference the dedication of access controls to Maple.
- F. The final plat shall indicate the platting of the 25-foot building setback from Maple through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback.
- G. As indicated in the platting binder, title for certain of the lots in the area of Maple and Hiram are still being researched. Prior to this plat being released for recording clear ownership of these lots by Friends University shall be established.
- H. 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.
- I. 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.
- 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. As indicated by the utilities (KG&E-Gas, Southwestern Bell) the final plat tracing needs to