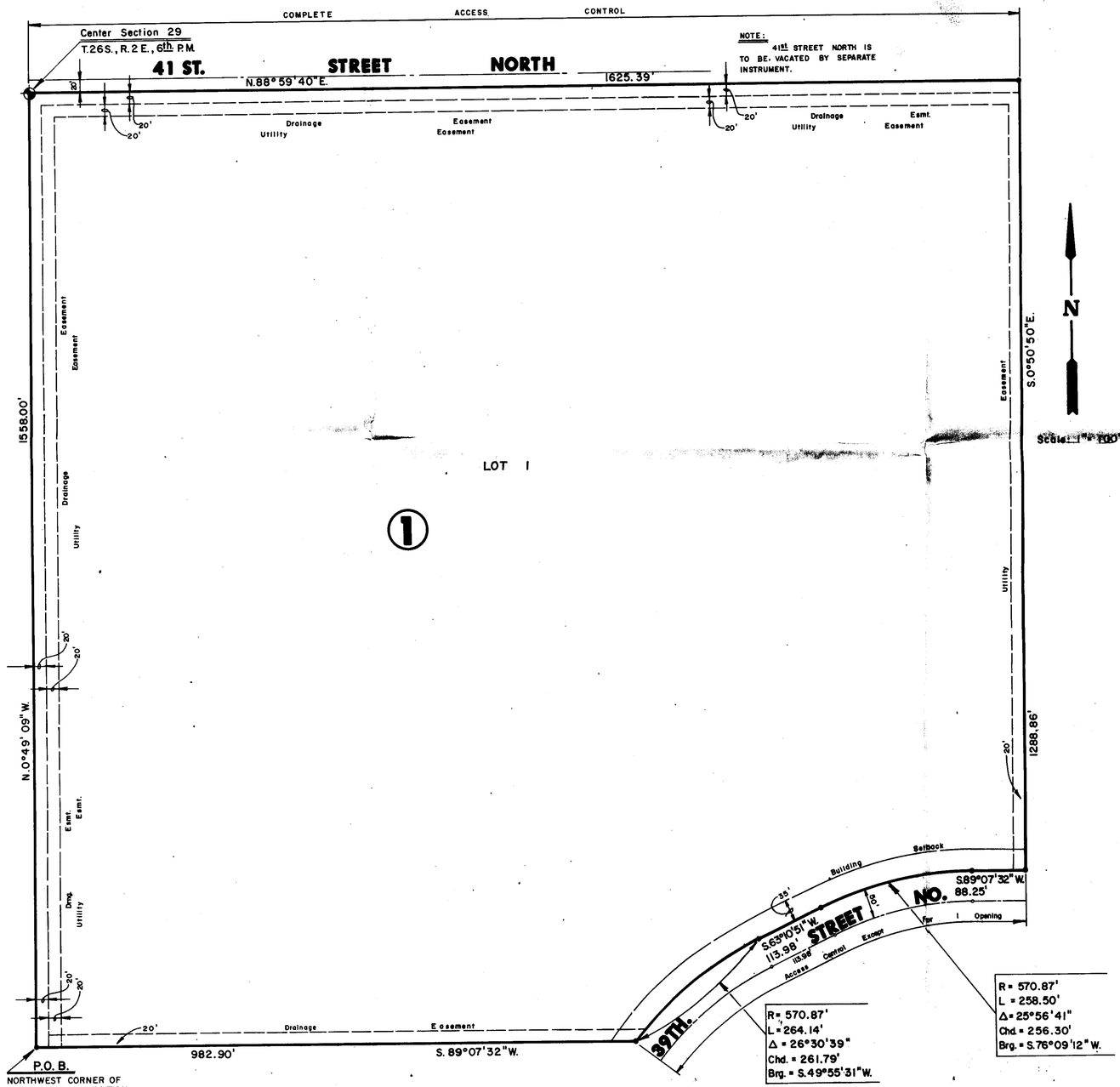
FINAL PLAT OF

FINAL PLAT REVISED COPY

TOBEN FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "TOBEN FOURTH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot, and a block, the same being accurately set forth in the accompanying plat and described herein:

A tract of unplatted land and a replat of Lot 2, Block 1, Toben Third Addition, an addition to Wichita, Sedgwick County, Kansas, said tract lying in the Southeast Quarter, Section 29, Township 26 South, Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at the Northeast corner of Toben Second Addition, an addition to Wichita, Sedgwick County, Kansas, said corner lying along the East line and 1097.00 feet North of the Southwest corner of said Southeast Quarter; thence N 00° 49' 09" W, 1558.00 feet along said West line to the Northwest corner of said Southeast Quarter; thence N 88° 59' 40" E, 1625.39 feet along the North line of said Southeast Quarter to the Northwest corner of Toben Addition, an addition to Wichita, Sedgwick County, Kansas; thence S 00° 50' 50" E, 1288.86 feet along the West line of said Toben Addition to the Southeast corner of said Lot 2, Block 1, Toben Third Addition, said point lying on the North right-of-way line of 39th Street North; thence along said right-of-way for the next four courses, said courses being S 89° 07' 32" W, 88.25 feet to a point on a curve to the left; thence along said curve 258.50 feet, said curve having a central angle of 25° 56' 41" a radius of 570.87 feet, and a long chord of 256.30 feet, bearing S 76° 09' 12" W; thence S 63° 10' 51" W, 113.98 feet to a point on a curve to the left; thence along said curve 264.14 feet, said curve having a central angle of 26° 30' 39" a radius of 570.87 feet, and a long chord, 261.79 feet, bearing S 49° 55' 31" W, to the Northeast corner of said Toben Second Addition; thence S 89° 07' 32" W, 982.90 feet along the North line of said Toben Second Addition to the point of beginning.

All Lots, Blocks, Drainage and Utility Easements, Building Setback Lines and Access Controls within the above described property are hereby vacated and replatted by virture of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 1989.

[redacted]
3500 N. Rock Road, Building 800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a lot, and a block. The same to be known as "TOBEN FOURTH ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of drainage and public utilities as indicated on the accompanying plat are hereby granted. All abutters rights of access to or from 39th Street North, over and across the Southeast line of Lot 1, Block 1, are hereby granted to the City of Wichita, provided however, that Lot 1, Block 1, shall have access to 39th Street at one location to be determined by the City Engineer.

WOODLAWN DEVELOPMENT COMPANY

By: _____
Donald J. Ablah, President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this ____ day of _____, 1989, before me a Notary Public in and for said State and County, came Woodlawn Development Company, Donald J. Ablah, President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

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

Dated this ____ day of _____, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Sue L. Crocker

_____, Secretary
Marvin S. 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 _____, 1989.

_____, Mayor
Bob Knight

_____, City Clerk
John Weir

Entered on transfer record this ____ day of _____, 1989.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 1989.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 13, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 86-112 - TOBEN FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1989, 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 October 6, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: George Sherman, 575 Fourth Financial Center, 100 W. Broadway, Wichita, KS 67202
Jim Weber, County Engineer
Mike Lindebak, City Engineer

FILE COPY

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

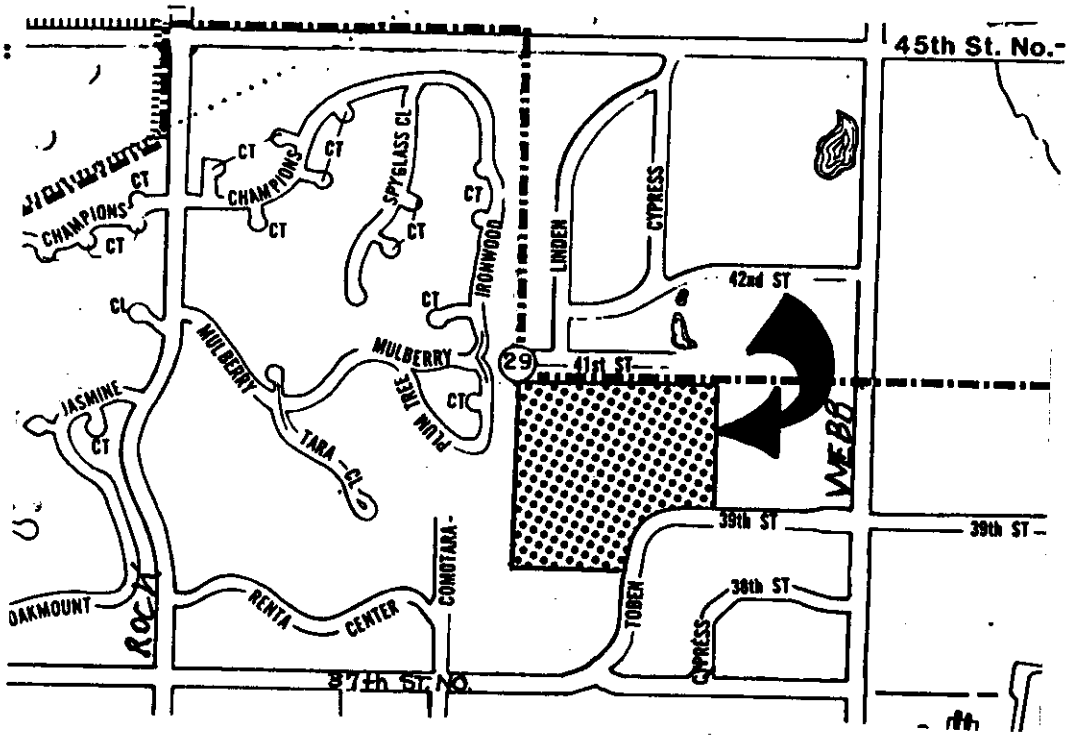
AGENDA ITEM NO. 2-7

October 12, 1989

STAFF REPORT
(Revised Final; Previous Final Plat Approved 1/15/89;
Preliminary Plat Approved 12/18/86)

CASE NUMBER:	S/D 86-112 - TOBEN FOURTH ADDITION
OWNER/APPLICANT:	George Sherman, 575 Fourth Financial Center, 100 W. Broadway, Wichita, KS 67202
SURVEYOR/ENGINEER:	Mid-Kansas Engineering Consultants, P.A.
LOCATION:	West of Toben and north of 39th Street North
SITE SIZE:	55.3 acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1
MINIMUM LOT AREA:	55.3 acres
CURRENT ZONING:	"AA" One Family Dwelling
PROPOSED ZONING:	"E" Light Industrial (SCZ-0513)

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee any drainage improvements required by the platting of this property.

B. The applicant shall guarantee construction of the storm sewers required by this plat. (A culvert under the railroad is required by the drainage plan).

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

D. The final plat tracing shall label the centerline of 39th Street North.

E. The final plat tracing may, if the applicant so desires, indicate the platting of two (2) access points to 39th Street North.

F. The north half of 41st Street North, adjacent to the north line of this plat, was dedicated by Sun-Air Estates, but has never been open. This street will not be extended either east or west. Since the south half of 41st Street is not being dedicated by this plat, the north half should be vacated. In this regard, the applicant shall contact the property owners to the north and attempt to get the half-street right-of-way vacated. A portion of this street right-of-way, as depicted on the preliminary plat, will need to be retained as a hammerhead turnaround for Linden.

G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

H. The applicant is advised that the Chairman of the MAPC shall change and that the final plat tracing shall reflect that change.

I. Prior to this plat being scheduled for the City Council the applicant shall submit to County Engineering a copy of the drainage plan.

J. Since the drainage plan shows this plat accepting drainage from Lot 1, Block 1, Toben Addition, the applicant shall submit a cross lot drainage agreement to the planning department for review and later recording with this plat.

K. 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.

L. 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.

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

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