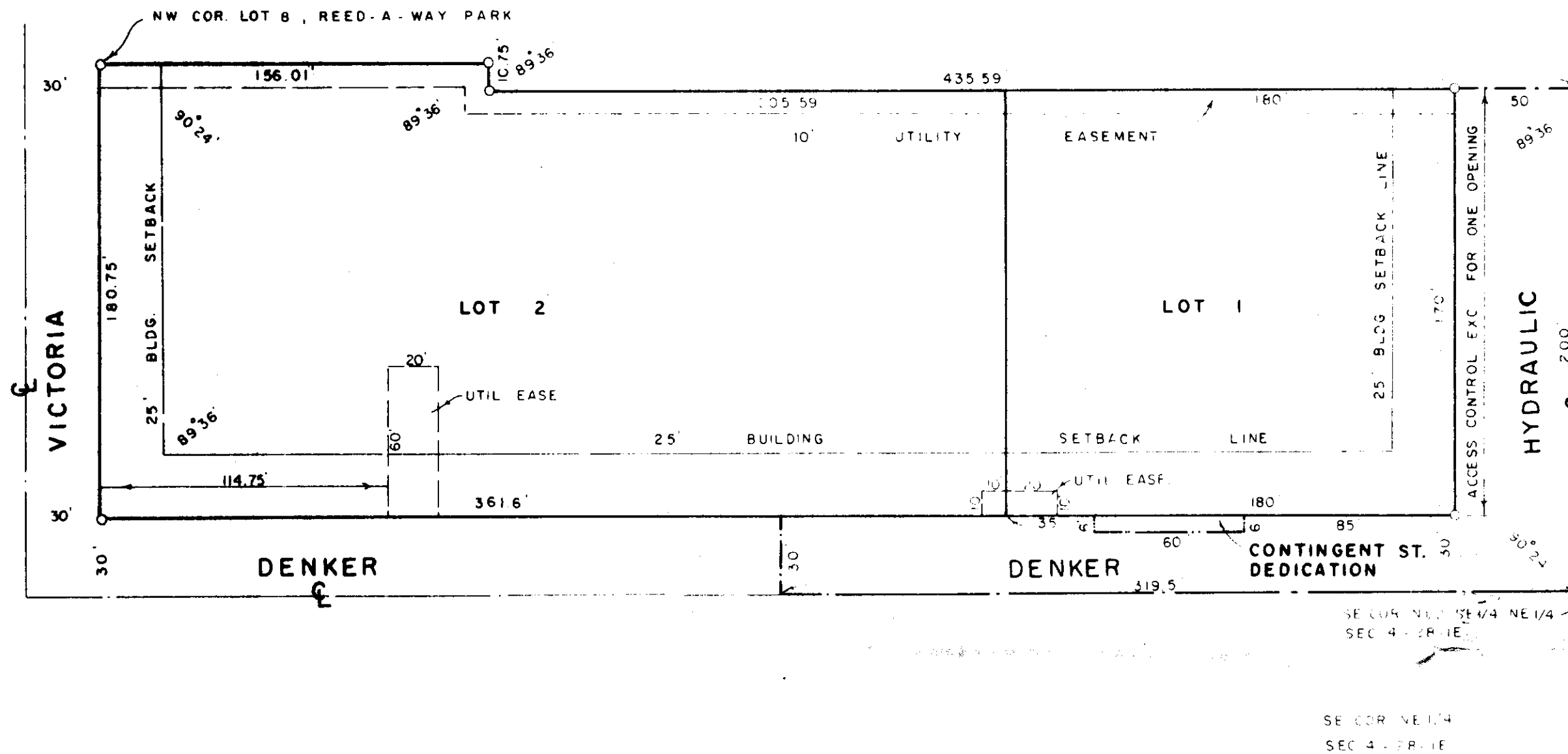


ESTE CATE SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT
REVISED COPY



OFFICE COPY
DO NOT REMOVE

State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in the State of Kansas do hereby certify that I have surveyed and platted "Este Cate Second Addition", Wichita, Sedgwick County, Kansas and that the accompanying plat is at true and correct exhibit of said survey described as follows: Lots 8, 9, and 10, Reed-A-Way Park, an Addition to Wichita, Kansas.

ALSO

Lot 1, Este Cate Addition to Wichita, Kansas, together with Greenwood Avenue lying adjacent to said Lot 1.

ALSO

A tract beginning at the South East corner of the North half of the South East Quarter of the North East Quarter of Section 4, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 200 feet; thence West 319.51 feet; thence South 200 feet; thence East 319.51 feet to the place of beginning.

All lots, blocks, streets, avenues, alleys, and easements not previously vacated within the boundaries of the above described property being vacated and replatted by virtue of K.S.A. 1970 SUPP 12-512 (b).

Lowell D. High, L.S.

Know all men by these presents that we, Indian Southern Baptist Church, by Peter Begoy, Trustee, Dorothy F. Englund, Trustee, and Elizabeth Bruner, Trustee, have caused the land described in the Land Surveyor's Certificate to be platted into Lots and Streets to be known as "Este Cate Second Addition", Wichita, Sedgwick County, Kansas.

The Streets are hereby dedicated to and for the use of the public.

The Utility Easements as indicated on the plat are hereby granted for construction and maintenance of all public utilities.

That portion of Denker Street labeled on the face of the plat as Contingent Street Dedication is hereby dedicated to the public for street right-of-way contingent on removal or substantial destruction of existing building. This Contingent Street Dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said dedication.

All Abutter's Rights of access to or from Hydraulic Avenue over and across the east line of Lot 1 are granted to the City of Wichita, provided, however, that Lot 1 shall have access to Hydraulic Avenue at one location to be designated by the City Engineer.

Peter Begoy, Trustee

Dorothy F. Englund, Trustee

Elizabeth Bruner, Trustee

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this ____ day of ____, 1990 by Peter Begoy, Trustee, Dorothy F. Englund, Trustee, and Elizabeth Bruner, Trustee, of Indian Southern Baptist Church.

_____, Notary Public

My Commission expires: _____

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON _____
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED _____

FINAL PLAT

"Este Cate Second Addition", Wichita, Sedgwick
County, Kansas has been submitted to and approved by the Wichita-
Sedgwick County Metropolitan Area Planning Commission, Wichita,

Wichita-Sedgwick County Metropolitan
Area Planning Commission

Sue L. Crockett, Chairman

Morvin S. Krout, Secretary

_____, approved and all dedications shown hereon, if
_____, approved by the Board of City of Commissioners of the
City of Wichita, Kansas this ____ day of _____,

Bob Knight, Mayor

John Moir, City Clerk

_____, on transfer of record this ____ day of _____,

Don Wright, County Clerk

_____, County of Sedgwick, SS.

I, _____, do hereby certify that this instrument was filed for record
in the _____, at ____ o'clock, ____ m.,
day of _____, 1990.

Pat Kettler, Register of Deeds

Ed Reso, Deputy

September 19, 1986

Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Final Plat S/D 86-52 - ESTE CATE SECOND ADDITION

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on September 18, 1986, 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 12, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 platlor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Indian Southern Baptist Church, 1550 Denker, Wichita, KS 67216

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- D. The final plat tracing shall reference Wayne L. Brinegar as Chairman of the Planning Commission in the MAPC signature block. Also, a line for placing the date approved by the MAPC shall be provided.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the City Council.
- G. 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.
- H. 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.

February 15, 1990

STAFF REPORT

(Revised final; Previous final approved by MAPC 9/18/86)

CASE NUMBER: S/D 86-52 - ESTE CATE SECOND ADDITION

OWNER/APPLICANT: Indian Southern Baptist Church, 1550 Denker,
Wichita, KS 67216

SURVEYOR/ENGINEER: Hi-Tech Surveyors, Inc.

LOCATION: North side of Denker, between Hydraulic and
Victoria

SITE SIZE: 2.57 Acres

NUMBER OF LOTS
Residential: 2
Office:
Commercial:
Industrial:
Total: 2

MINIMUM LOT AREA: 30,600 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:

