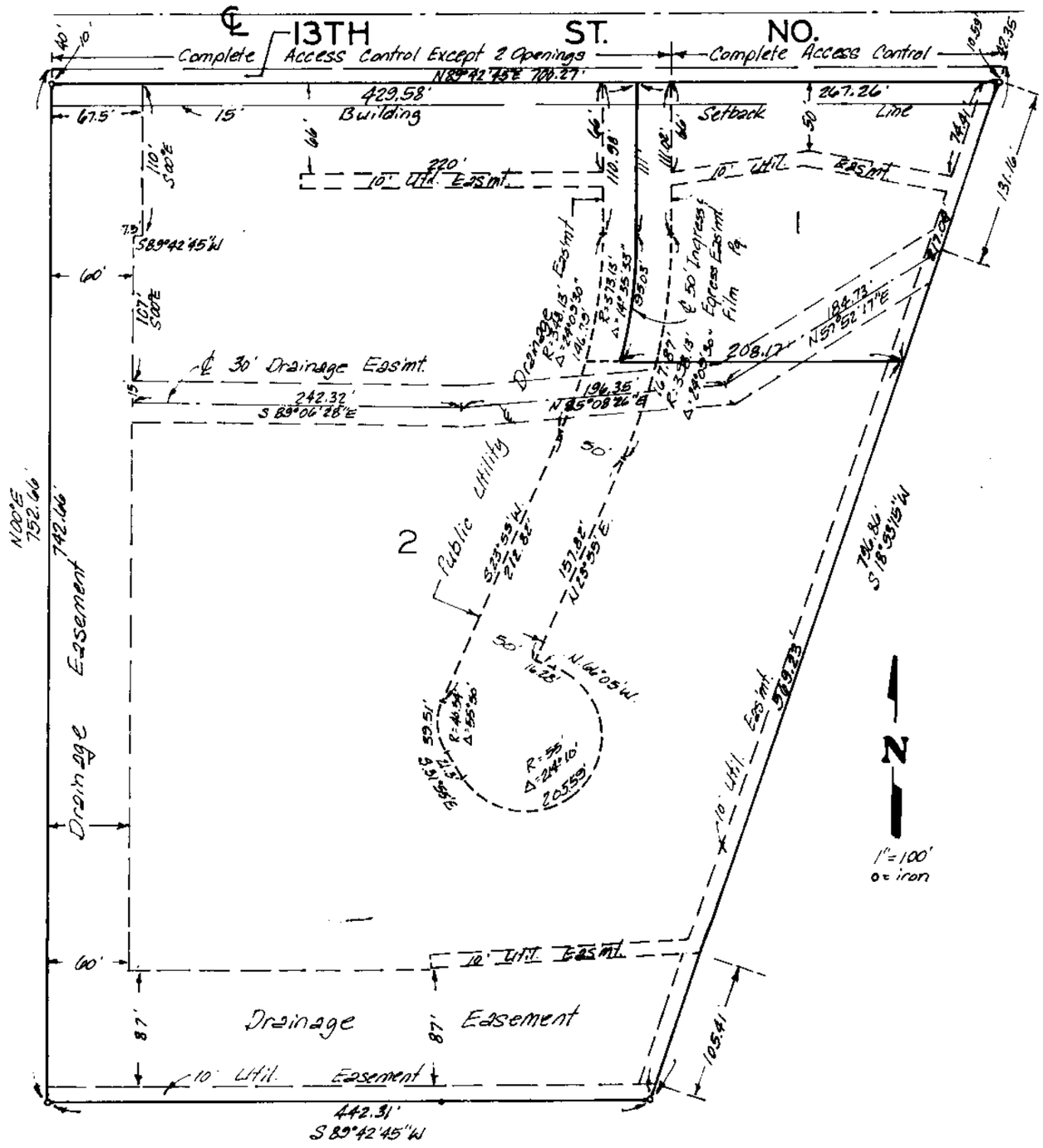
WORLD IMPACT ADDITION

WICHITA, KANSAS

Need Tie Point



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WORLD IMPACT ADDITION" Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1, 2, and 3, Gardner Plaza, an addition to Wichita, Kansas, and Gardner Drive lying between said Lots, being vacated by virtue of K.S.A. 12-512(b). Being situated in the NW 1/4 of Sec. 14, Twp. 27-S, R-1-E of the 6th. P.M., Sedgwick County, Kansas.

_____ Date

Baughman Company, P.A.

_____ Surveyor

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and street to be known as "WORLD IMPACT ADDITION" Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. The drainage easements are hereby granted as indicated for drainage purposes. All abutters rights of access to or from 13th Street North over and across the north line of Lots 1 and 2 are hereby granted to the City of Wichita, provided however that Lot 2 together with the west 25 feet of Lot 1 shall have access to 13th Street North at 2 points as shall be determined by the City Engineer of Wichita, Kansas.

World Impact, Inc.

_____
John T. Arnold

This plat of "WORLD IMPACT ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____ 198__.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
John Terry Moore

_____ Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this ____ day of _____ 198__.

_____ Mayor
Tony Casado

_____ City Clerk
Donald C. Gisick

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of _____ 198__ by John T. Arnold on behalf of World Impact, Inc.

_____ Notary Public

My Appt. Exp. _____

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

Entered on transfer record this ____ day of _____ 198__.

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ____ day of _____ 198__, at __ o'clock __ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Rosa

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE 12/4/86 SUBJECT TO THE CONDITIONS OUTLINED IN OUR LETTER DATED 12/5/86

December 11, 1986

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 86-72 - WORLD IMPACT ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 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 December 5, 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 plattor.

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: World Impact, Inc., c/o John Arnold, 1454 N. Volutsia,
Wichita, KS 67214

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-72 Name: WORLD IMPACT ADDITION

Preliminary Approved: 9/11/86
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: On the south side of 13th Street North, in an area east of Yale Street.
Owner: World Impact, Inc., c/o John Arnold, 1454 N. Volutsia, Wichita, KS 67214
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 9.9 Acres
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial: 2
   - Industrial:
   - Total: 2
3. Minimum Lot Area: 47,853.89 Sq. Ft.
4. Existing Zoning: "B"
5. Proposed Zoning: "LC" and "B" (Z-2789)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2789) requesting "B" to "LC" for Lot 1 has been approved subject to platting.

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

B. The applicant shall guarantee the closure of the driveway approach to 13th Street North that is within the area of "complete access control" being granted by this replat.

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

D. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

E. Since the approval of the preliminary plat in September, the applicant's agent has met with both the City Engineer's staff and the Traffic Engineer regarding modification of the vacated Gardner Street return at 13th Street North. It has been agreed that the vacated return need not be closed or reconstructed, however, the applicant is advised that it is his responsibility to properly sign the vacated street as a "private drive" and not a public street.

F. 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.

G. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.

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

I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the indicated drainage easements satisfactory and are any drainage guarantees required?