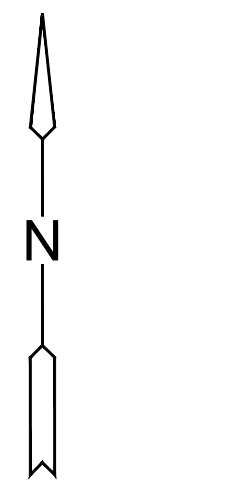


### NOTES

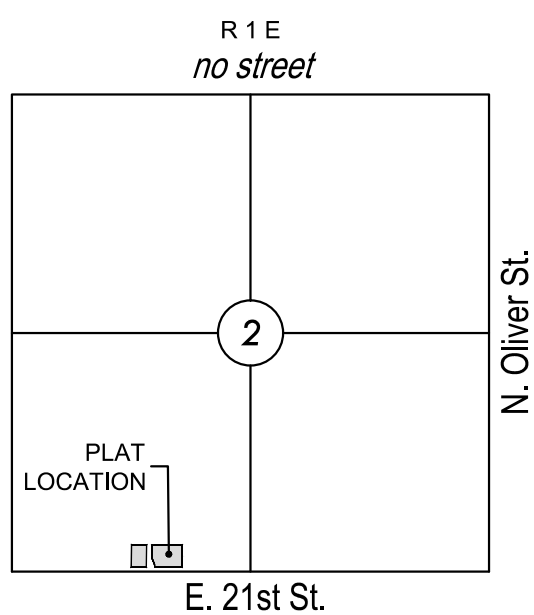
- LOCATION: Located in central Wichita, north of Wichita State University, a quarter mile east of Hillside Avenue along Yale Avenue, and north of 21st Street. Adjacent land uses include single-family residences to the north and east, Wichita State University to the south, and an existing cemetery to the west of subject property. Currently the site is developed as a church and for ancillary parking. It is intended that the existing church and parking will remain with the addition of an ancillary loading/unloading drive and additional parking stalls along the west side of the church building.
- LOT TOTAL: 2
- EXISTING/PROPOSED USES:  
Existing/Proposed - Place of Worship/Church and parking
- ZONING: Existing/Proposed - SF-5 Single Family Residential w/ BZA2013-47
- PLAT AREA: Gross: 121,609 sq. ft. or 2.777 acres ±
- SURVEY DATE: June 10, 2022 (by MKEC)
- RESERVES: The restrictions and/or uses of reserves are as shown on the final plat.
- UTILITIES: The sanitary sewer shall be provided by existing public sewer systems; no extensions are anticipated at this time. The water shall be provided by existing public waterlines on the west sides of Yale Ave. and Roosevelt Ave. The properties shall be served by the existing public stormwater systems. Private gas, private electric and private telecommunications, shall service the property by existing infrastructure.
- ACCESS: All abutters rights of access to or from 21st Street over and across the south line of "University United Methodist Church Addition," are hereby granted to the appropriate governing body.
- FLOOD: According to FEMA FIRM Community Unit Panels 2017C0356G, effective date December 22, 2016; this property lies outside flood zones.
- DRAINAGE: A drainage report shall accompany this final plat.
- BUILDING SETBACKS: As per zoning district or as shown hereon.



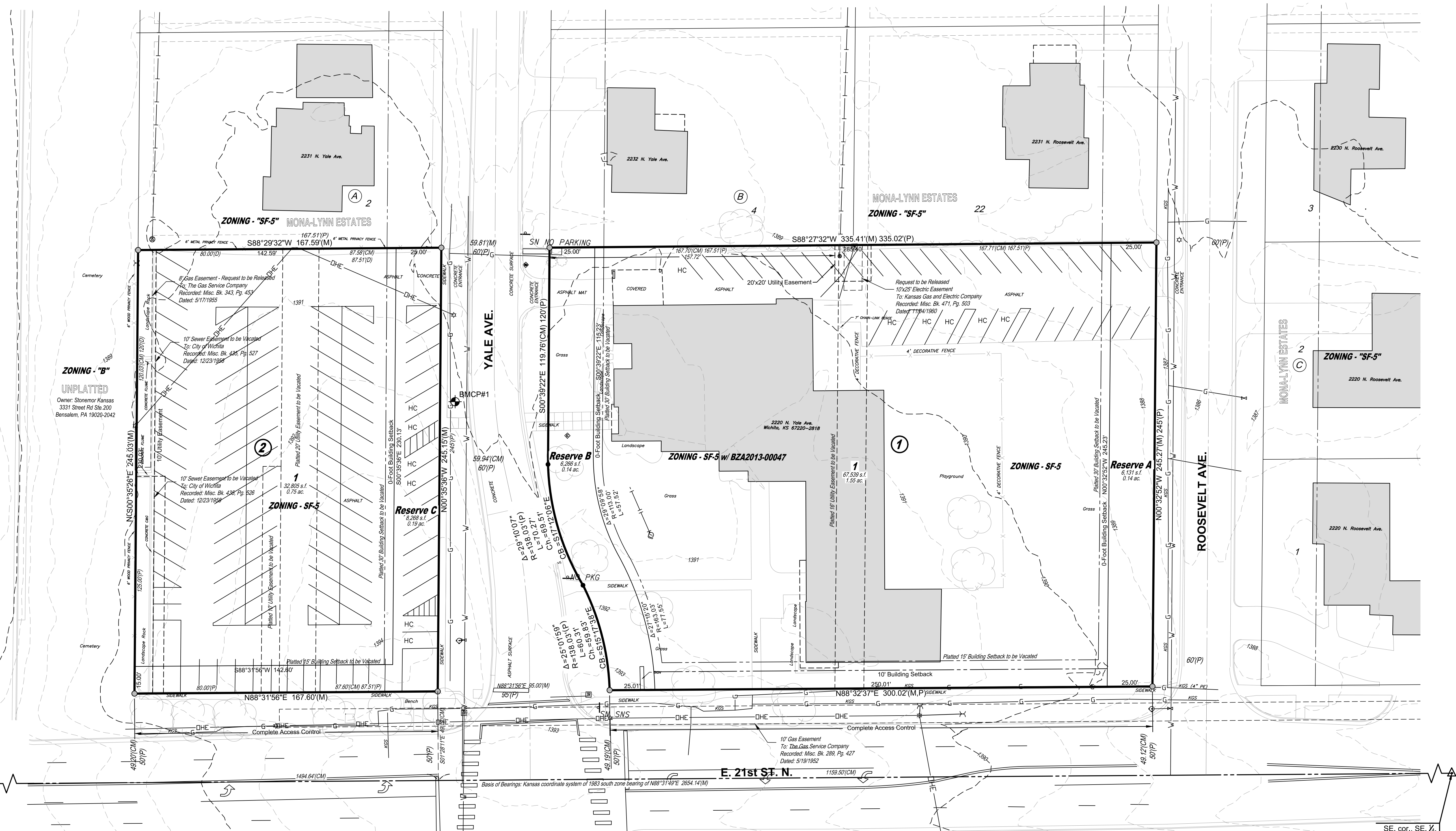
Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°31'49"E on the south line of the Southeast Quarter, Section 2, Township 27 South, Range 1 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas.  
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

### LEGAL DESCRIPTION

Lot 1, Block A, and Lots 1, 2, 23, and 24, in Block B, all in Mona-Lynn Estates, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, Lot 1, J.F. Gould Addition, Wichita, Sedgwick County, Kansas, TOGETHER WITH, A tract of land beginning 175 feet North of the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 2, Township 27 South, Range 1 East, Wichita, Sedgwick County, Kansas; then North 120 feet; thence East 80 feet; thence South 120 feet; thence West 80 feet to the place of beginning.  
CONTAINS: 121,009 square feet or 2.777 acres of land, more or less.



VICINITY MAP



### LEGEND

- Existing Structure
- Easement
- Existing Fence
- Storm Sewer Pipe
- Water Line
- Overhead Electric
- Underground Electric
- Water Valve
- Water Meter
- Fiber Optics Indicator Sign
- Power Pole and Deadman
- Power Pole
- Section Corner Monument Found
- Found 3/4" rebar w/ MKEC CLS 39 id. cap Monument (or see annotation for type)
- Set 3/4" rebar w/ MKEC CLS 39 id. cap
- Benchmark
- Measured
- Described
- Calculated from Measured
- Utility
- Easement
- Lot
- Block

### BENCHMARKS

- BM#CP3  
Mag Nail and MKEC washer drilled into the north end top of curb of an island on the south side of 21st Street at the intersection of Yale.  
Elev.=1393.455 NAVD88
- BM#CP1  
3/4" Rebar with blue Merestone id cap, lying 85 feet south and 8.3 feet east of the northeast corner of Block 2.  
Elev.=1390.777 NAVD88

# PRELIMINARY PLAT

An unplatted portion of of the SE 1/4, Sec. 2, T27S, R1E, 6th P.M., and Replat of a portion of Mona-Lynn and a Replat of all of J.F. Gould Addition, all in Wichita, Sedgwick County, Kansas.

# UNIVERSITY UNITED METHODIST CHURCH ADDITION

OWNER/DEVELOPER: University United Methodist Church of Wichita, Kansas

2220 N. Yale St.,

Wichita, KS 67220-2818

(316) 686-6765

Subdivision Meeting: June 18, 2025  
Date submitted: June 2, 2025



Wichita, KS • 316.684.9600