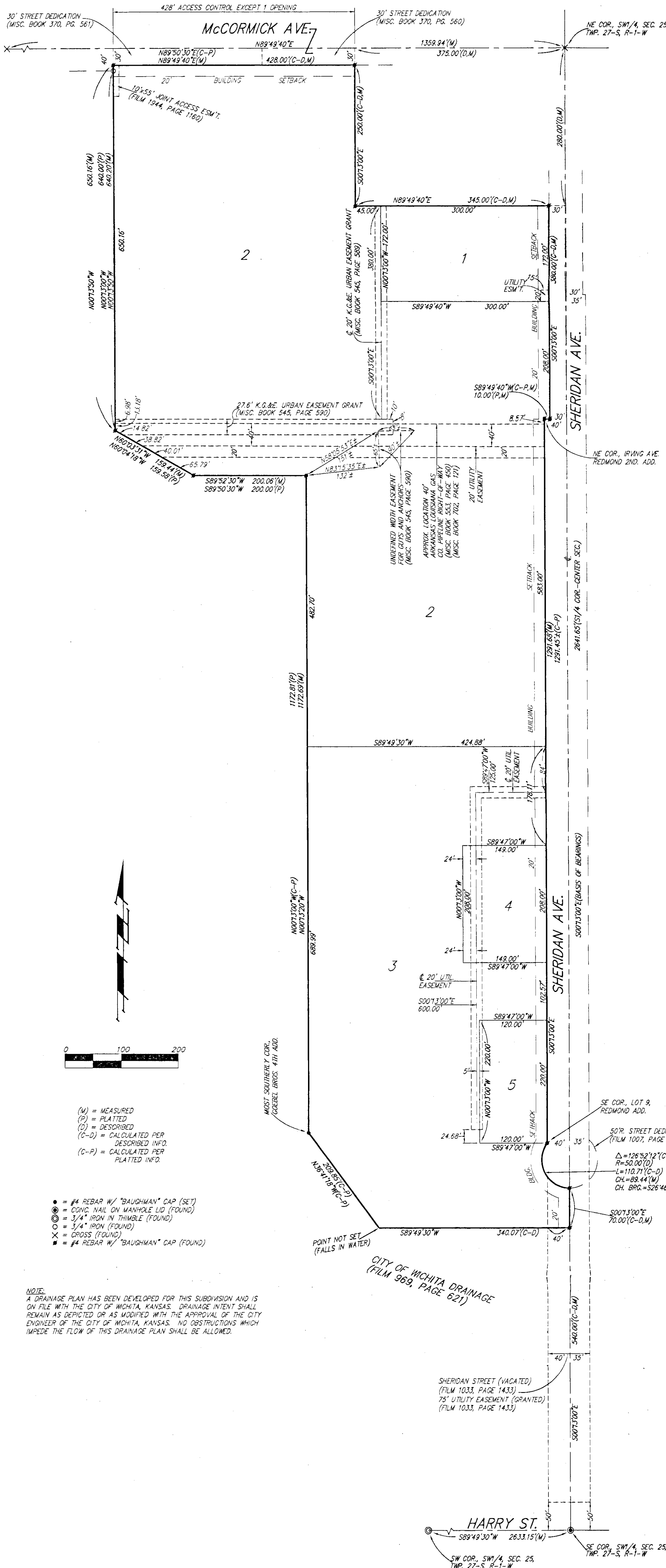


NEWMAN UNIVERSITY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing
8-26-99



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 "NEWMAN UNIVERSITY ADDITION", Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows:

A tract of land in the SW1/4 of Sec. 25, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 as platted in Redmond Addition to Wichita, Kansas, together with Walker Rd., All Hallows Rd., and Monroe Ave. as dedicated in said Redmond Addition, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 as platted in Redmond 2nd Addition to Wichita, Kansas, together with Irving Ave., All Hallows Rd., and Walker Ave. as dedicated in said Redmond 2nd Addition, TOGETHER with the remaining part of said SW1/4 lying east of the east line of Goebel Bros. 4th Addition, Wichita, Sedgwick County, Kansas, and as extended north, and lying northeast and east of the City of Wichita, Kansas property as described in Film 969, Page 621, together with that part of Sheridan Avenue as vacated in Film 1033, Page 1433 lying north of the north line of said City of Wichita, Kansas property, as extended east, EXCEPT that part taken for street in Film 1007, Page 1493, and EXCEPT the north 280.00 feet of the east 375.00 feet of said SW1/4.

All being situated in the SW1/4 of Sec. 25, Twp. 27-S, R-1-W 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, Surveyor
Michael G. Conrey
18-978-25-99

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Street to be known as "NEWMAN UNIVERSITY ADDITION", Wichita, Sedgwick County, 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. All abutters rights of access to or from McCormick Avenue over and across the north line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to McCormick Avenue at one location as shall be determined by the City Engineer of the City of Wichita, Kansas.

Adorers of the Blood of Christ
of Wichita, Kansas, Inc.

Sister Jeanne Stewart, A.S.C., Vice-President
Sister Jeanne Stewart, A.S.C.

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 25th day of AUGUST, 1999, by Sister Jeanne
Stewart, A.S.C., Vice-President of Adorers of the Blood of Christ of
Wichita, Kansas, Inc., on behalf of corporation.

My App't. Exp. 5/5/01
Philip J. Meyer, Notary Public
Philip J. Meyer
Notary Public
State of Kansas

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

Dated this 25th day of AUGUST, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

William M. Johnson, 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 25th day of AUGUST, 1999.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this 25th day of AUGUST, 1999.

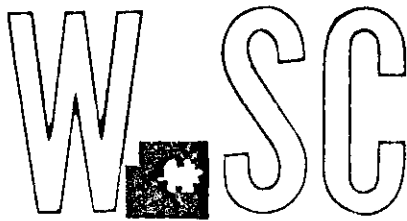
James Alford, County Clerk

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 25th day
of AUGUST, 1999, at 10:00 o'clock A.M. and is duly
recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
3161 258-4421
FAX 3161 258-4390

July 15, 1999

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

RE: S/D 99-45— One-Step Final Plat of NEWMAN UNIVERSITY ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 15, 1999, 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 July 9, 1999.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
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 developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

RE: S/D 99-45- One-Step Final Plat of NEWMAN UNIVERSITY ADDITION
July 15, 1999
Page 2

If you have any questions concerning this matter, please call.

Sincerely,

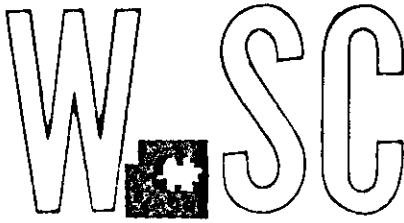
A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Mark Dresselhaus, Newman University, Adorers of the Blood of Christ, 3100 McCormick
Avenue, Wichita, KS 67203
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Works, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
316/268-4421
FAX 316/268-4390

July 9, 1999

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

RE: S/D 99-45-- One-Step Final Plat of NEWMAN UNIVERSITY ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 8, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for guarantees or easements. City Engineering requests the platting of a utility easement along lots 3, 4 and 5 to cover the existing sanitary sewer. A guarantee is required for the extension of sanitary sewer.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. A cross-lot drainage agreement is required.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along McCormick Avenue. Traffic Engineering has limited the site to no more than one access opening along McCormick.
- E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

- F. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- I. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- J. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.

- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **Southwestern Bell has requested additional utility easements.**
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The **enclosed "marked"** copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 15, 1999, at 12:00 p.m.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Mark Dresselhaus, Newman University, Adorers of the Blood of Christ, 3100 McCormick Avenue, Wichita, KS 67203
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-12
July 15, 1999

STAFF REPORT
(One-Step Final Plat Approved 7/8/99)

CASE NUMBER: S/D 99-45 - NEWMAN UNIVERSITY ADDITION

OWNER/APPLICANT: Adorers of the Blood of Christ, Newman University, Attn: Mark Dresselhaus, 3100 McCormick Avenue, Wichita, KS 67213

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

LOCATION: Southwest corner of Sheridan and McCormick

SITE SIZE: 23.73 acres

NUMBER OF LOTS

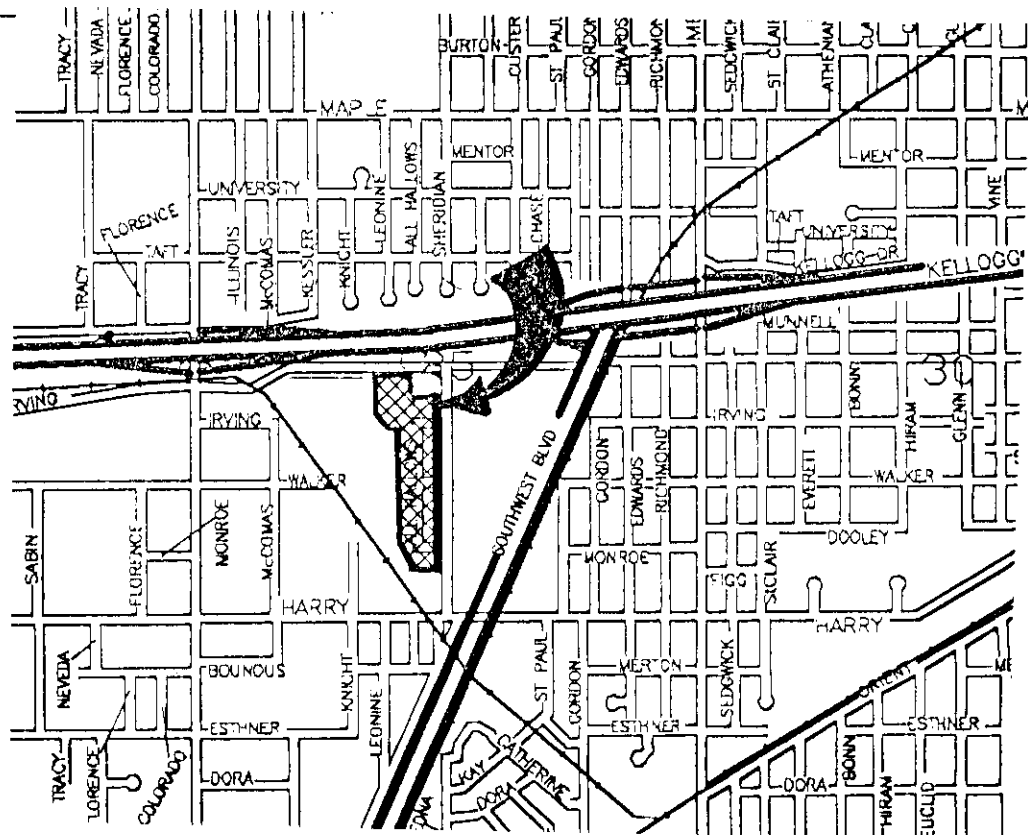
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 23, 160 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site consists of a replat of lots in the Redmond and Redmond 2nd Addition for a school use. It involves the vacation of Walker, Monroe, Irving and All Hallows Streets.

STAFF COMMENTS:

- A. **City Engineering** needs to comment on the need for guarantees or easements. **City Engineering requests the platting of a utility easement along lots 3, 4 and 5 to cover the existing sanitary sewer. A guarantee is required for the extension of sanitary sewer.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. **A cross-lot drainage agreement is required.**
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along McCormick Avenue. **Traffic Engineering has limited the site to no more than one access opening along McCormick.**
- E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- F. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- I. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

- J. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
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