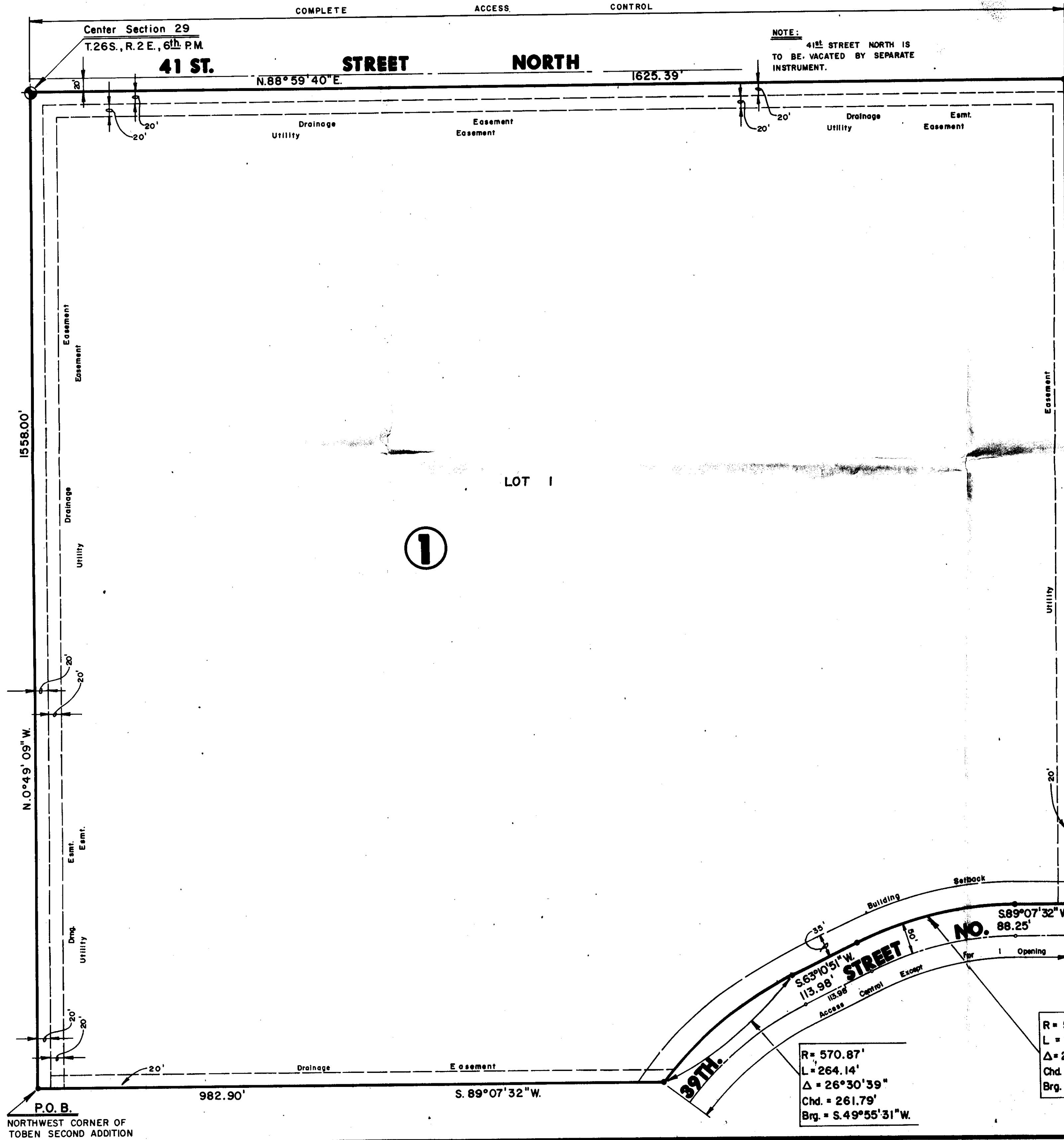


TOBEN FOURTH ADDITION

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, Sedgewick 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, Sedgewick 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 Northwest corner of Toben Second Addition, an addition to Wichita, Sedgewick County, Kansas, said corner lying along the North line and 1097.60 feet North of the Southwest corner of said Southeast Quarter; thence N 00° 49' 09" W, 1588.00 feet along said West line to the Northwest corner of said Southeast Quarter; thence N 88° 59' 40" W, 1625.39 feet along the North line of said Southeast Quarter to the Northwest corner of Toben Second Addition, an addition to Wichita, Sedgewick 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 line to the next four courses, to a bearing of S 89° 07' 32" W, 88.14 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, thence along chord of 256.30 feet, bearing S 76° 09' 12" W; thence S 63° 10' 31" W, 113.96 feet to a point on a curve to the left; thence along said curve 264.14 feet, said curve having a central angle of 28° 30' 30" a radius of 570.87 feet, and a long chord, 261.79 feet, bearing S 60° 31' 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 virtue 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 _____, 1960.

3500 N. Rock Road, Building 4000
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 this same to be surveyed and platted into a lot, and a block. The same to be known as "TODEN PARK, IN ADDITION" an addition to Wichita, Sedgewick County, Kansas. Essential for the construction and maintenance of the Kansas City, Fort Smith and Gulf Coast Railroad Company's tracks, and the same are hereby granted. All above 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 , 19 ,
before me a Notary Public in and for said State and County, came and
Lawn Development Company, Donald J. Abian, 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 test
whereof I have hereunto set my hand and affixed my notarial seal the
and year above written.

_____, Notary Public

My Appointment Expires:

R = 570.87'
L = 264.14'
 $\Delta = 26^{\circ}30'39''$
Chd. = 261.79'
Brg. = S.49°55'31"W.

R = 570.87'
L = 258.50'
 $\Delta = 25^\circ 56' 41''$
Chd. = 256.30'
Brg. = S.76°09'12" W.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(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

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

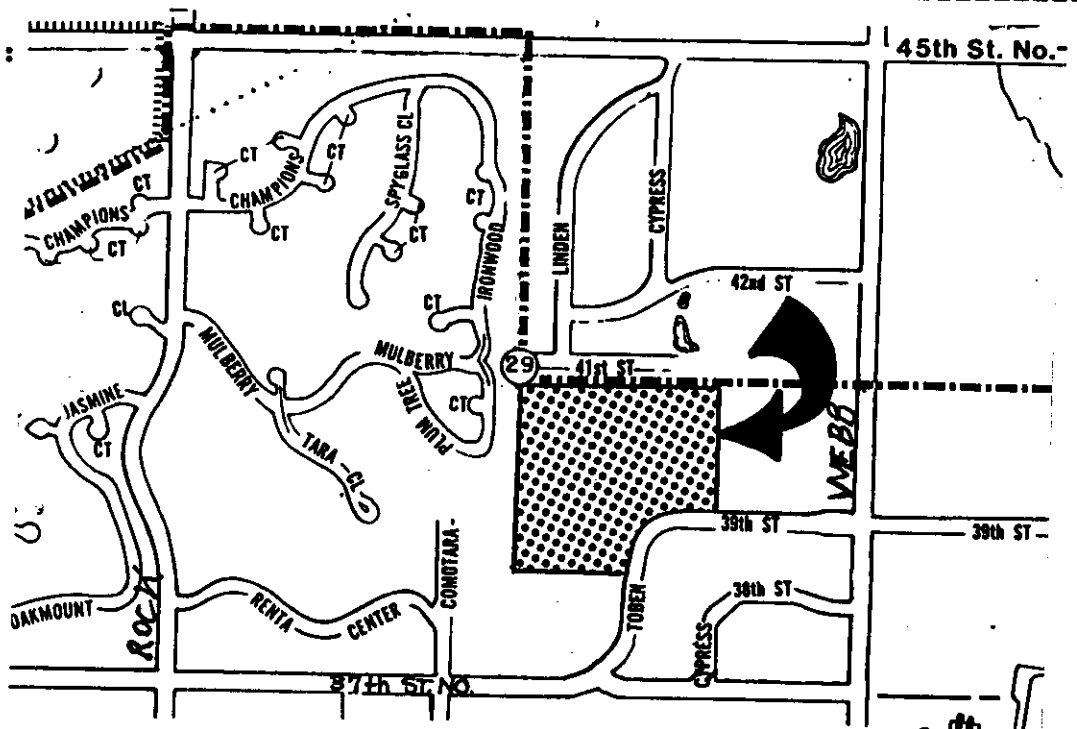
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

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.

S/D 86-112 - TOBEN 4TH ADDITION

Page 3

- 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.