

FRIENDS UNIVERSITY 3RD ADDITION

Wichita, Sedgwick County, Kansas

State of Kansas) SS
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "FRIENDS UNIVERSITY 3RD ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of odd-numbered Lots 79 through 109 on St. Clair Avenue, even-numbered Lots 80 through 112 on Everett Avenue, odd-numbered Lots 101 through 111 on University Avenue, and even-numbered Lots 102 through 112 on Bonn Street; TOGETHER WITH all of vacated St. Clair Avenue right-of-way lying south of Burgess (now Taft) Avenue, all of Shirley (now University) Avenue right-of-way lying west of the west line of Bonn Avenue, all of Burgess (now Taft) Avenue right-of-way lying east of the east line of St. Clair Avenue, and all of Everett Avenue right-of-way, all as platted in University Place Addition to Wichita, Sedgwick County, Kansas; EXCEPT those parts lying south of the north line of highway right-of-way condemned in Cases A-52532 and A56857.

All public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.

Shirley C. Ruggles
LS-940
4-16-03
KANSAS
LAND SURVEYOR
Thomas C. Ruggles Land Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, a Street and Reserves, to be known as "FRIENDS UNIVERSITY 3RD ADDITION", Wichita, Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. The sidewalk easement is hereby granted for construction and maintenance of public sidewalks. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for the construction and maintenance of a storm sewer system. A drainage plan for the plat is on file in the office of the City Engineer. All drainage easements and reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water. Reserve A is to be owned and maintained by the owners of adjacent lots, and is to be used for open space, pedestrian ways, lighting, emergency access, drainage, and for public utilities. Reserve B is to be owned and maintained by the owners of Lot 1, and is to be used for open space, drainage, gazebo, fountains, lighting, public sidewalk, and private sanitary sewer.

Friends University, a Kansas non-profit Corporation

Kelley Dawson
Kelley Dawson, Associate V.P.

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 17th day of April, 2003, by Kelley Dawson, Associate V.P., on behalf of the Corporation.

Melissa J. Weaver
Notary Public

My appointment expires 3-6-2004

MELISSA J. WEAVER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 3-6-2004

This plat of "FRIENDS UNIVERSITY 3RD ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this day of , 2003.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
Bernard A. Hentzen

Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this day of , 2003.

At the direction of the City Council

City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this day of , 2003.

Deputy County Surveyor
Tricia L. Robello, LS #1246
Sedgwick County Kansas

Entered on transfer record this day of , 2003.

County Clerk
Don Brace

State of Kansas) SS
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 , 2003, at o'clock M, and is duly recorded.

Register of Deeds
Bill Meek

Deputy
Linda Kizzire

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "FRIENDS UNIVERSITY 3RD ADDITION", Wichita, Sedgwick County, Kansas, this 21st day of April, 2003.

Bank of America
Intrust Bank

Bonnie M. Mosher
Bonnie Mosher, Vice President

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "FRIENDS UNIVERSITY 3RD ADDITION", Wichita, Sedgwick County, Kansas, this 21st day of April, 2003.

Commerce Bank, N.A.

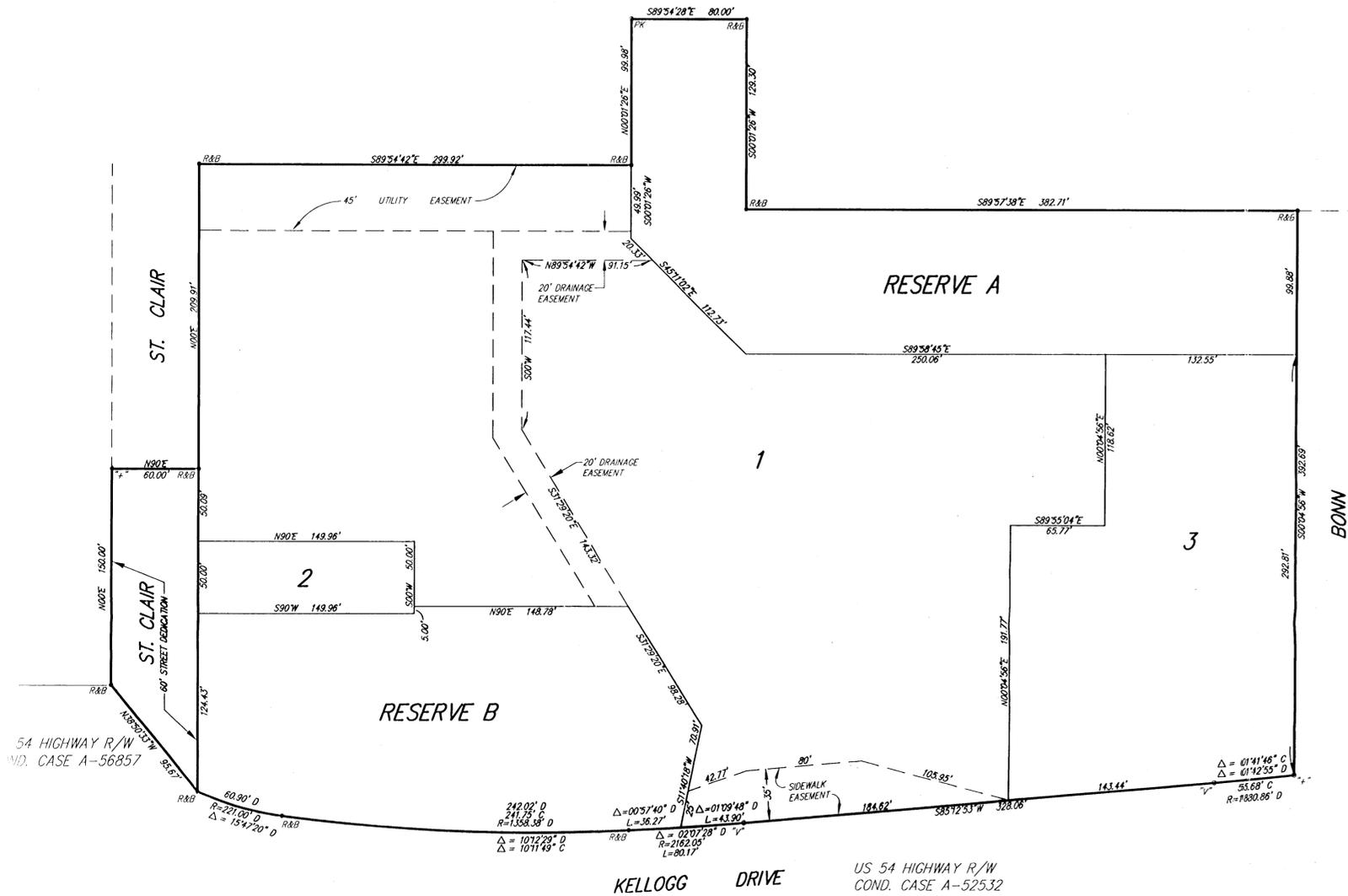
Shawn Hoebener
Shawn Hoebener, Asst. V.P.

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning

DWG FILE: 2239P-W.C.
PROJECT NO. 02K02239P
APRIL 17, 2003

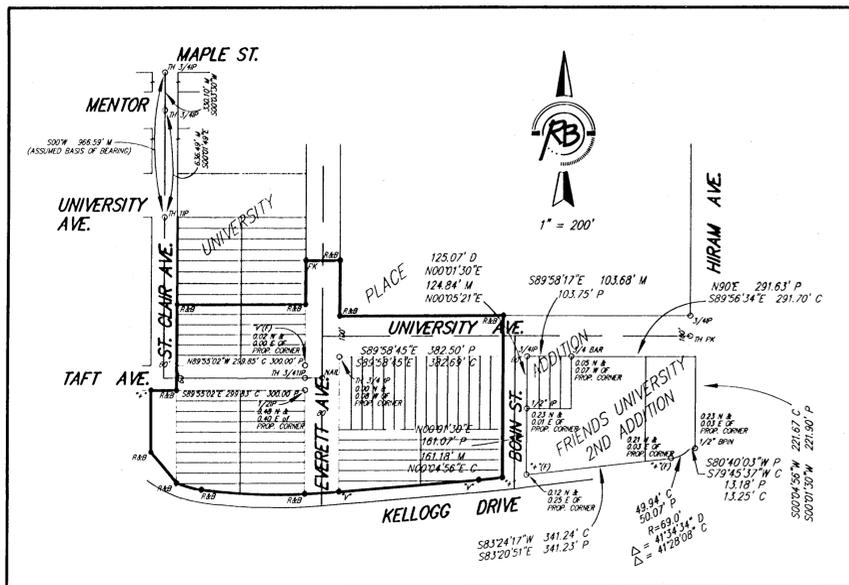


924 North Main (316) 264-8008
Wichita, Kansas 67203 (316) 264-4621 fax
www.rbkansas.com E-mail: info@rbkansas.com



54 HIGHWAY R/W
COND. CASE A-56857

US 54 HIGHWAY R/W
COND. CASE A-52532



SURVEY MARKER LEGEND

- P = PLATTED
- M = MEASURED
- D = DESCRIBED
- C = CALCULATED
- 1/2" IP = 1/2" IRON PIPE (FOUND)
- 3/4" IP = 3/4" IRON PIPE (FOUND)
- 3/4" BAR = 3/4" BAR (FOUND)
- 1/2" Bpin = 1/2" REBAR W/BAUGHMAN CAP
- NAIL = CONCRETE NAIL (FOUND)
- "V(F)" = CHISELED "V" (FOUND)
- TH 3/4" IP = 3/4" IRON PIPE IN THIMBLE (FOUND)
- TH 1" IP = 1" IRON PIPE IN THIMBLE (FOUND)
- TH PK = PK NAIL IN THIMBLE (FOUND)
- "Y(F)" = CHISELED "Y" (FOUND)
- R&B = 1/2" REBAR W/R&B CAP (SET)
- "+" = CHISELED "+" (SET)
- "V" = CHISELED "V" (SET)
- PK = PK NAIL (SET)



1" = 50'



Wichita-Sedgwick County Metropolitan Area Planning Department

January 23, 2003

Tom Ruggles
Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67202

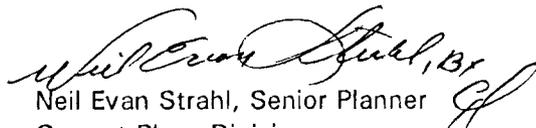
RE: SUB 2002-136 -- One-Step Final Plat of Friends University Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 23, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated January 17, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with four (4) copies. Also, if a change is required on the tracing after submittal, four (4) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting. (Cost: \$8.00 for the first page; \$4.00 for each additional page); and
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.


Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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Wichita-Sedgwick County Metropolitan Area Planning Department

January 17, 2003

Tom Ruggles
Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67202

RE: SUB 2002-136 -- One-Step Final Plat of Friends University Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 16, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- B. A temporary easement by separate instrument should be submitted to cover the existing water line, sanitary sewer and storm sewer to be relocated unless the utilities are relocated before the plat is recorded.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **A reserve for the pond should be platted. The drainage plan is approved.**
- E. 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.
- F. The applicant shall guarantee the closure of the street returns for the vacated streets.
- G. The plat's text shall note the dedication of the street to and for the use of the public.
- H. **County Surveying** requests that the easements be located.

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- I. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- K. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- 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. (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.)
- M. 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.
- N. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. Westar Energy has requested additional easements.

SUB 2002-136 -- One-Step Final Plat of Friends University Third Addition
January 17, 2003
Page 3

T. 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 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 (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, January 23, 2003, at 1:30 p.m.

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

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Randy Doerksen, Friends University, 2100 University, Wichita, KS 67213
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 1/16/03)

CASE NUMBER: SUB 2002-136 – FRIENDS UNIVERSITY THIRD ADDITION

OWNER/APPLICANT: Friends University, 2100 University, Wichita, KS 67213

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

LOCATION: North side of Kellogg, East of Meridian

SITE SIZE: 8.05 acres

NUMBER OF LOTS

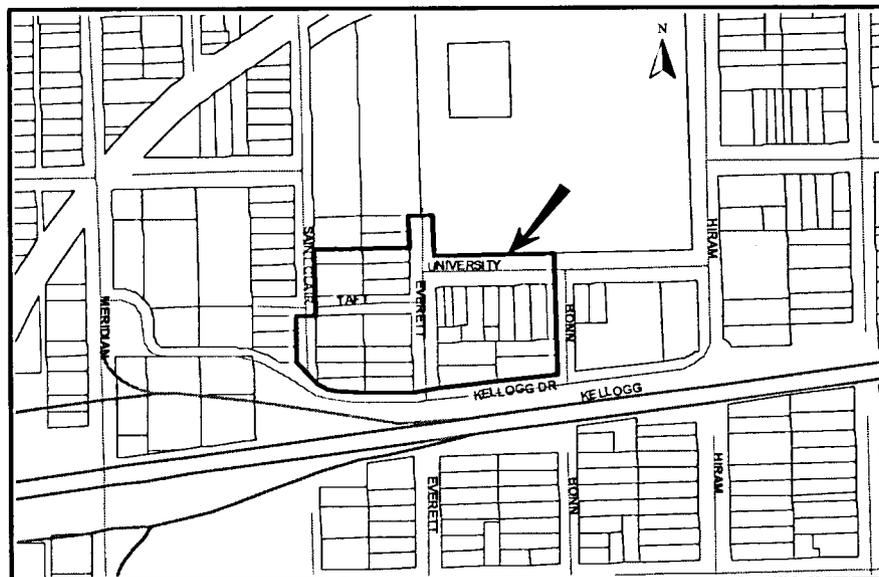
Residential:	
Office:	
Commercial:	3
Industrial:	—
Total:	<u>3</u>

MINIMUM LOT AREA: 7,495 sq. ft.

CURRENT ZONING: U, University, and B, Multi-Family Residential

PROPOSED ZONING: U, University

VICINITY MAP



SUB 2002-136 – One-Step Final Plat of FRIENDS UNIVERSITY THIRD ADDITION
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NOTE: This is a replat of the University Place Addition which includes the vacation of portions of St. Clair Avenue, Taft Avenue, Everett Avenue, and University Avenue. A zone change (ZON 2002-68) from B, Multi-Family Residential to U, University has been requested.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- B. A temporary easement by separate instrument should be submitted to cover the existing water line, sanitary sewer and storm sewer to be relocated unless the utilities are relocated before the plat is recorded.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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- F. The applicant shall guarantee the closure of the street returns for the vacated streets.
- G. The plat's text shall note the dedication of the street to and for the use of the public.
- H. **County Surveying** requests that the easements be located.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- K. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- 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. (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.)

SUB 2002-136 – One-Step Final Plat of FRIENDS UNIVERSITY THIRD ADDITION
January 23, 2003 - Page 3

- M. 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.
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