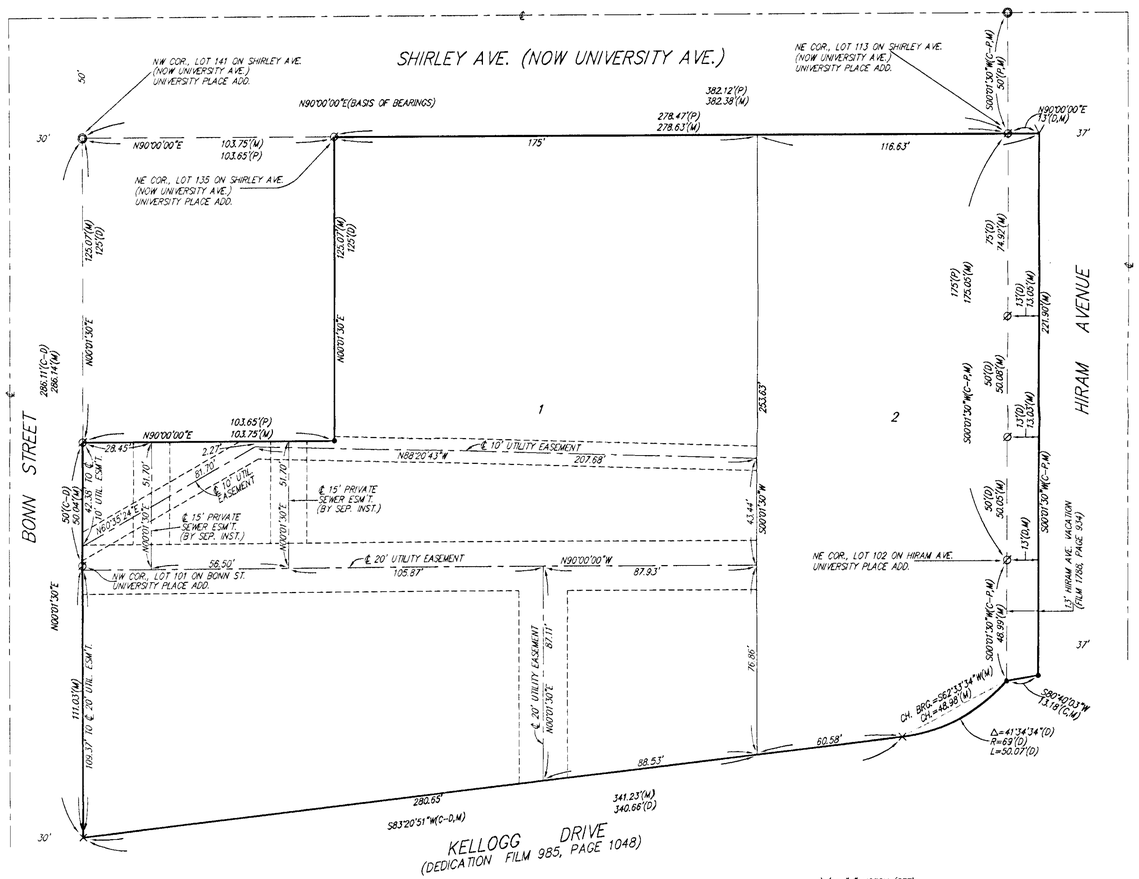
FRIENDS UNIVERSITY 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



V = "V" NOTCH (SET)
O = 3/4" IRON IN THIMBLE (FOUND)
Ø = 1/2" IRON (FOUND)
• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
X = CROSS CUT (SET)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-P) = CALCULATED PER PLATTED INFO.
(C-D) = CALCULATED PER DESCRIBED INFO.

NOTE:
BUILDING SETBACK REQUIREMENTS PER ZONING ORDINANCE

0 30 60

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "FRIENDS UNIVERSITY 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A replat of Lots 101 through 109, odd inclusive, on Bonn Street except that portion taken for street right-of-way per Film 985, Page 1048, together with Lots 102 through 108, even inclusive, on Hiram Avenue, except that portion taken for street right-of-way per Film 985, Page 1048, together with lots 113 through 133, odd inclusive on Shirley Avenue (now University Avenue), together with Lots 135 through 141, odd inclusive, on Shirley Avenue (now University Avenue), except the north 125 feet thereof, all in University Place Addition to the City of Wichita, Kansas, together with the west 13 feet of vacated Hiram Avenue lying adjacent to said lots.

All being situated in the NW1/4 of Sec. 30, Twp. 27-S, R-1-E 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 Co., P.A.

Michael G. Coorey — Surveyor

MICHAEL G. COOREY REGISTERED LS-0371 KANSAS LAND SURVEYOR 1-20-99

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots to be known as "FRIENDS UNIVERSITY 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Friends University a/k/a The Friends University, a Kansas corporation

Randall C. Doerksen, Vice President

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 8th day of February, 1999, by Randall C. Doerksen, Vice-President of Friends University a/k/a The Friends University, a Kansas corporation, on behalf of the corporation.

TAMARA D. HOBSON NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 6-12-2002

Tamara D. Hobson, Notary Public
TAMARA D. HOBSON

My App't. Exp. 6-12-2002

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "FRIENDS UNIVERSITY 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Commerce Bank, N.A.

William B. Kerr, Vice President (Title)

State of Missouri
Jackson County) SS The foregoing instrument acknowledged before me, this 12th day of February, 1999, by William Kerr, Vice President (Title) of Commerce Bank, N.A., on behalf of the bank.

C. Guein, Notary Public
C. GUEIN

My App't. Exp. April 21, 2002

C. GUEIN
Notary Public Hebby Seal
STATE OF MISSOURI
Commissioned in Jackson County
My Commission Expires April 21, 2002

This plat of "FRIENDS UNIVERSITY 2ND 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 _____, 199__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Richard E. Lopez

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1999.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1999.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1999, at ____ o'clock ____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT FRNDS\DF.DWG-MGC

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316 268-4421
FAX 316 268-4390

April 17, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 98-27 -- One-Step Final Plat of FRIENDS UNIVERSITY 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 1998, 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 April 10, 1998.

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 five (5) 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 Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Friends University, Attn: Randall Doerksen, 2100 University, Wichita, KS 67213
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA -- SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

April 10, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 98-27 -- One-Step Final Plat of FRIENDS UNIVERSITY 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 9, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other guarantees are required. *An easement for an existing sanitary sewer will need to be platted; otherwise a guarantee for its abandonment will be required.*

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. *The drainage plan is approved.*

D. The plat denotes three existing driveways along Hiram Avenue, two driveways along University Avenue, and one driveway along Bonn Street. Traffic Engineering needs to indicate the need for access controls.

E. Traffic Engineering needs to indicate the need for perimeter street improvements. *There is no need for street improvements.*

F. The final plat tracing shall reference a tie point to a section corner.

G. 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.)

H. 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.

I. 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.

J. 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.

K. 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.

L. Perimeter closure computations shall be submitted with the final plat tracing.

M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

N. The representatives from the <u>utility companies</u> should be prepared to comment on the need for any additional utility easements to be platted on this property.

O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 plat** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 16, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Friends University, Attn: Randall Doerksen, 2100 University, Wichita, KS 67213
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 2-5

METROPOLITAN AREA PLANNING COMMISSION

April 16, 1998

STAFF REPORT
(One-Step Final Plat-Approved 4/9/98)

CASE NUMBER: S/D 98-27 - FRIENDS UNIVERSITY 2ND ADDITION

OWNER/APPLICANT: Friends University, Attn: Randall Doerksen, 2100 University, Wichita, KS 67213

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

LOCATION: East of Meridian, North of Kellogg Drive

SITE SIZE: 2.1 acres

NUMBER OF LOTS

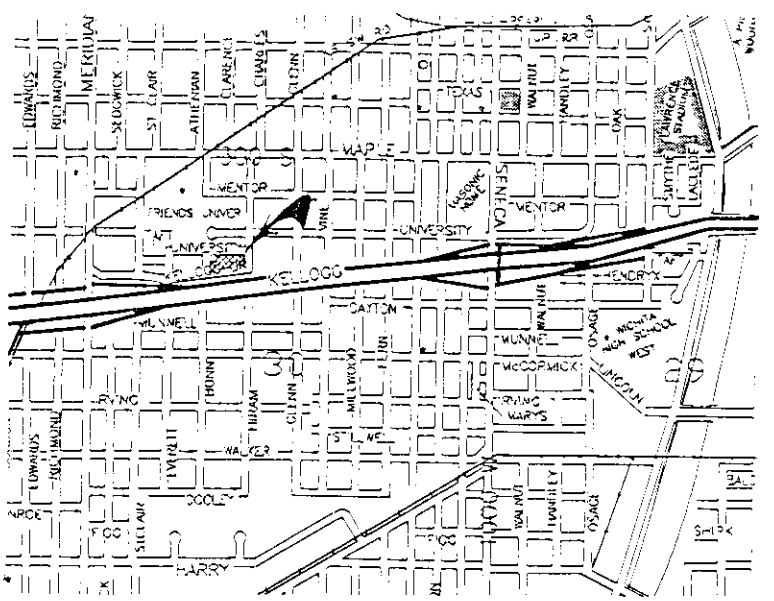
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 28,245 sq. ft.

CURRENT ZONING: B, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of the University Place Addition.

STAFF COMMENTS:

A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other guarantees are required. *An easement for an existing sanitary sewer will need to be platted; otherwise a guarantee for its abandonment will be required.*

B. 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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L. Perimeter closure computations shall be submitted with the final plat tracing.

M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

N. 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.

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