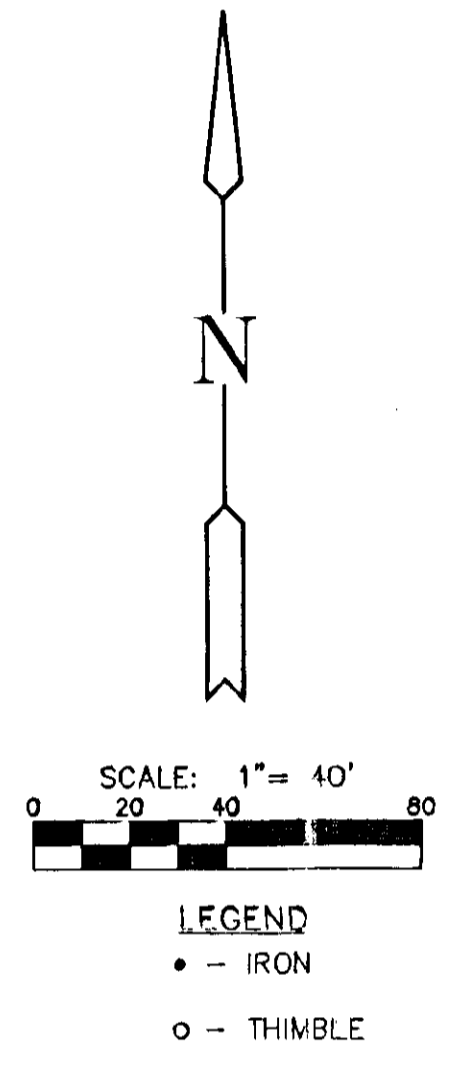
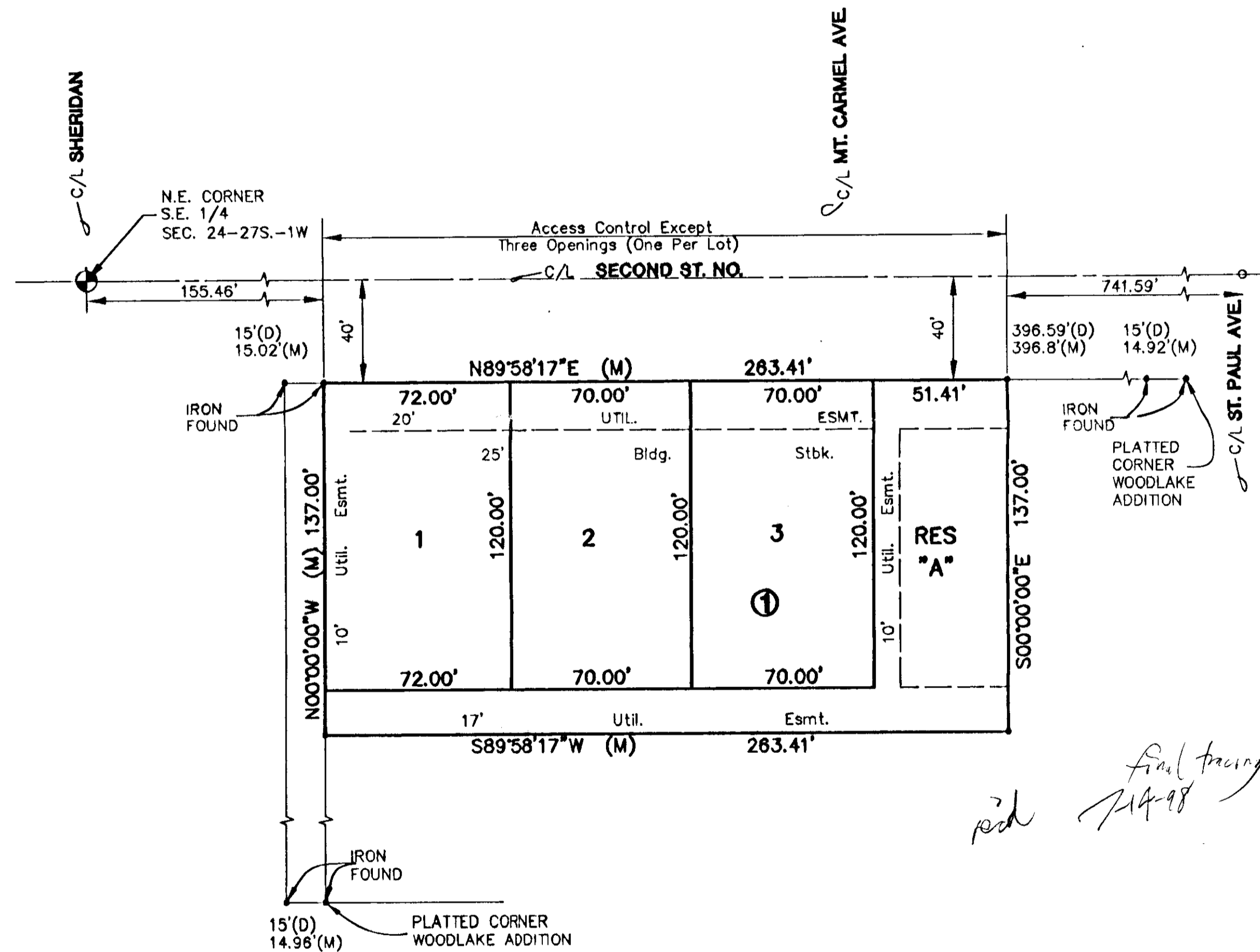


FINAL PLAT  
**VILLA CHRISTI ADDITION**  
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



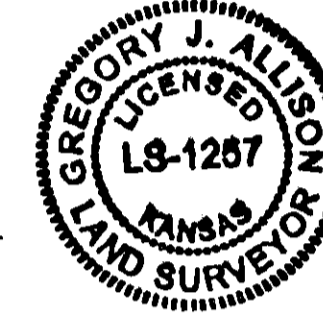
BEARINGS ARE ASSUMED

I, Gregory J. Allison, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "VILLA CHRISTI ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a lots and a block, the same being accurately set forth in the accompanying plat and described herein:

A replat of Villa Christi Senior Residence Addition an addition to Wichita, Sedgwick County, Kansas

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 8th day of May, 1998.

*Gregory J. Allison*  
 Gregory J. Allison, P.E., R.L.S. #1257  
 Mid-Kansas Engineering Consultants, Inc.  
 411 North Webb Road  
 Wichita, KS 67206



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block, and a Reserve the same to be known as "VILLA CHRISTI ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, are hereby granted to the public. Reserve "A" is platted for open space. The reserve shall be owned and maintained by the homeowners association.

Mennonite Housing Rehabilitation Services of Wichita, Kansas

*Thomas A. Bishop*  
 Thomas A. Bishop, President and CEO

BE IT REMEMBERED, that on this 11th day of May, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas A. Bishop, President and CEO of Mennonite Housing Rehabilitation Services of Wichita, Kansas 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*Richard J. Saitan*  
 Notary Public

My appointment expires: 7/2/99

We Mennonite Mutual Aid Association of Elkhart County, Indiana holders of a mortgage on the above described property, do hereby consent to the plat of "VILLA CHRISTI ADDITION".

Mennonite Mutual Aid Association

*Randall M. Jacobs*  
 Randall M. Jacobs

*Steven J. Gorboden*  
 Steven J. Gorboden

BE IT REMEMBERED, that on this 14th day of May, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Randall M. Jacobs and Steven J. Gorboden 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*Debra X. Sawick*  
 Notary Public

My appointment expires: 6/12/98

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

\_\_\_\_\_, Chairman  
 Richard E. Lopez

\_\_\_\_\_, Secretary  
 Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, Mayor  
 Bob Knight

\_\_\_\_\_, City Clerk  
 Pat Burnett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, County Clerk  
 James Alford

STATE OF KANSAS)

) ss:

SEDGWICK COUNTY)

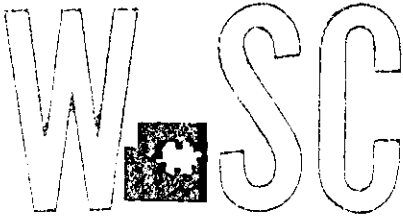
This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, Register of Deeds  
 Bill Meek

\_\_\_\_\_, Deputy



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

April 17, 1998

Mid Kansas Engineering Consultants Inc  
411 N. Webb Road  
Wichita KS 67206

Re: S/D 98-32 -- One-Step Final Plat of VILLA CHRISTI 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 Department detailing this plat. This will be used by the City and County GIS Departments.

Re: S/D 98-32 -- One-Step Final Plat of VILLA CHRISTI ADDITION  
April 17, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

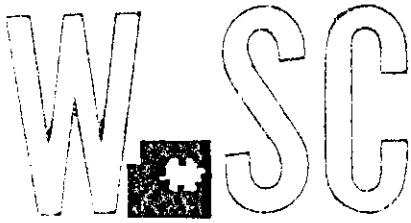
A handwritten signature in cursive script that reads "Neil Evan Strahl".

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: Mennonite Housing Rehabilitation Services, Inc., Attn.: Thomas A. Bishop, 3033 W. 2nd Street,  
Wichita, KS 67203  
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) 258-4421  
FAX (316) 268-4390

April 10, 1998

Mid Kansas Engineering Consultants Inc  
411 N. Webb Road  
Wichita KS 67206

Re: S/D 98-32 -- One-Step Final Plat of VILLA CHRISTI 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. City Engineering needs to comment on the situation involving existing guarantees for the site and any requirements for providing new guarantees. *A guarantee for the extension of sanitary sewer is 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 acceptable; however, an off-site drainage agreement is required from the property to the south.*
- D. The applicant intends to develop single-family dwellings on the three lots, and one access opening per lot will be needed. The plat erroneously denotes one access opening along Second Street North. On the final plat tracing, since the site is within the City limits of Wichita, the plat's text shall note that the access controls are being dedicated to the City of Wichita and that the location of the openings are subject to the approval of the City Engineer.
- E. The tie point to a section corner should be corrected to read "27S".
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.



- G. The County Clerk signature block should be revised to read, "James Alford". The Register of Deeds signature block should be revised to read, "Larry L. Consolver" and "Michael D. Hurtt" for Register of Deeds and Deputy, respectively.
- H. **Traffic Engineering** needs to comment on the need, if any, for improvements to Second Street North or the need for additional right-of-way.
- I. An updated platting binder needs to be submitted prior to this plat being considered for City Council review.
- 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.

Re: S/D 98-32 -- One-Step Final Plat of VILLA CHRISTI ADDITION  
April 10, 1998 - Page 3

R. 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: Mennonite Housing Rehabilitation Services, Inc., Attn.: Thomas A. Bishop, 3033 W. 2nd Street,  
Wichita, KS 67203  
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

METROPOLITAN AREA PLANNING COMMISSION

April 16, 1998

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

**CASE NUMBER:** S/D 98-32 - VILLA CHRISTI ADDITION

**OWNER/APPLICANT:** Mennonite Housing Rehabilitation Services, Inc., Attn:  
Thomas A. Bishop, 3033 West Second Street, Wichita,  
KS 67203

**SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc., 411 North  
Webb Road, Wichita, KS 67206

**LOCATION:** South side of Second Street, West of Meridian

**SITE SIZE:** 36,000 sq. ft.

**NUMBER OF LOTS**

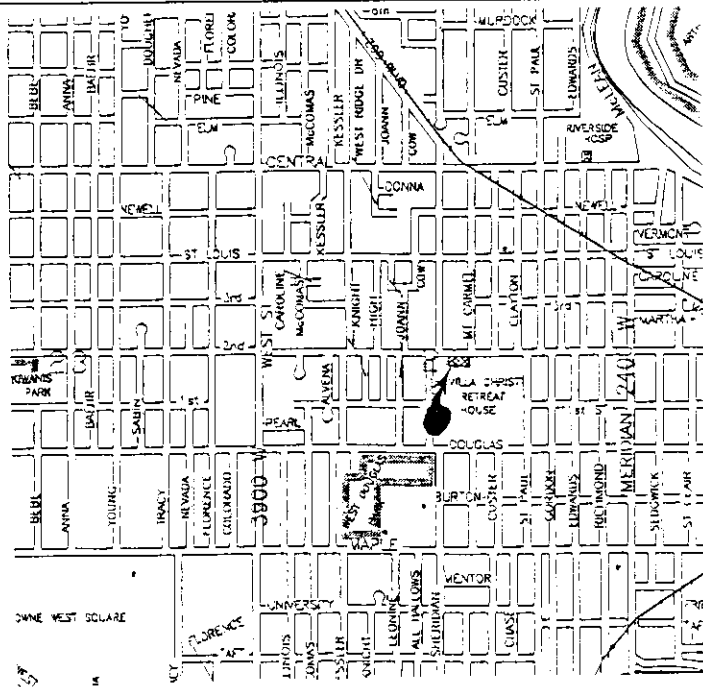
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

**MINIMUM LOT AREA:** 8,400 sq. ft.

**CURRENT ZONING:** TF-3, Two-Family Residential

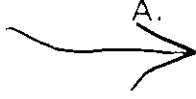


**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site received Conditional Use approval for an Assisted Living development on August 28, 1997. It is a replat of the Villa Christi Senior Residence Addition. The applicant intends to develop single-family dwellings on the three lots.

STAFF COMMENTS:

- 
- A. City Engineering needs to comment on the situation involving existing guarantees for the site and any requirements for providing new guarantees. *A guarantee for the extension of sanitary sewer is 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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S/D 98-32 -- One-Step Final Plat of VILLA CHRISTI ADDITION  
April 16, 1998 - Page 4

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