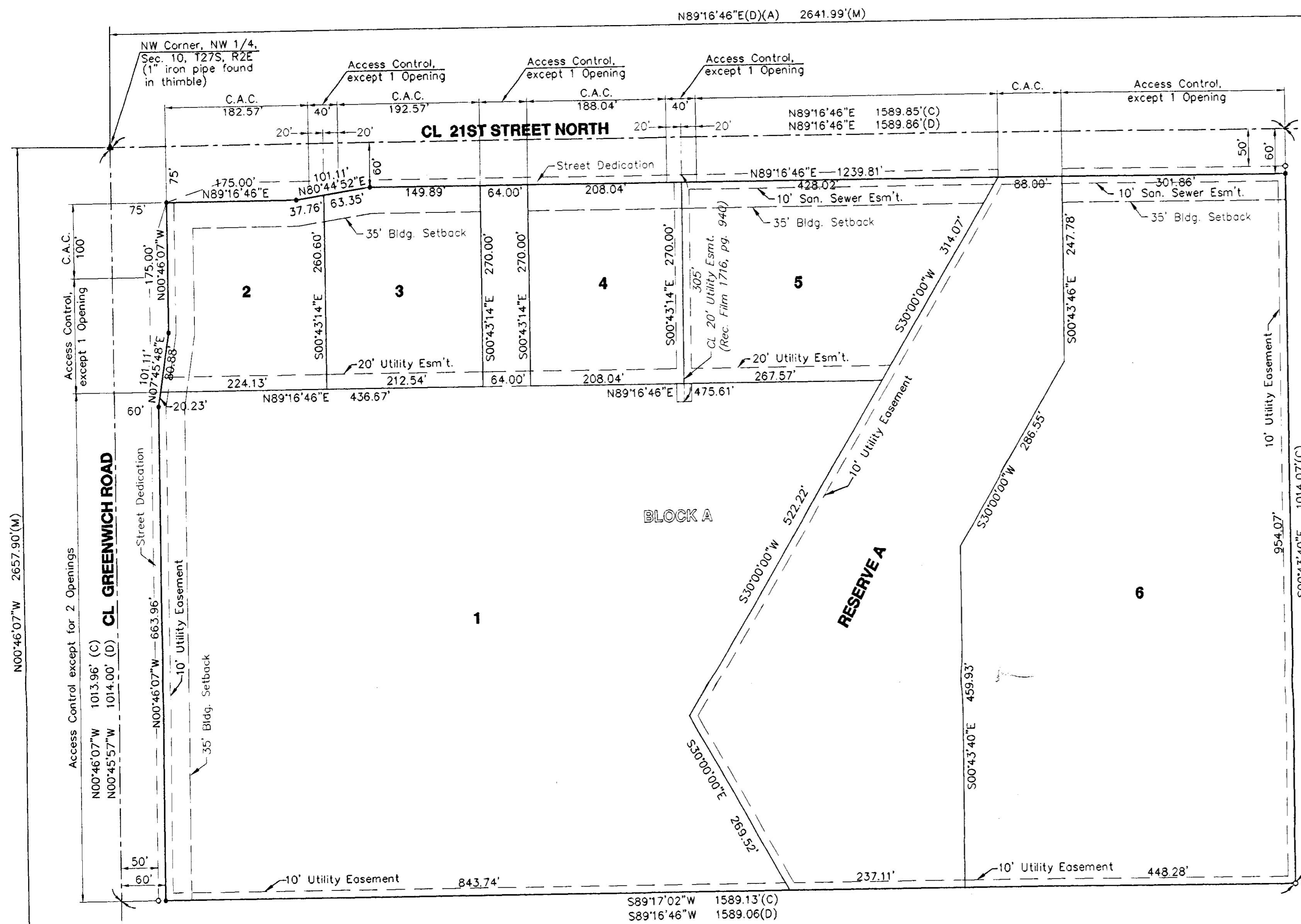


EASTSIDE COMMUNITY CHURCH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



STATE OF KANSAS)
COUNTY OF SEDGWICK)ss

KNOW ALL MEN BY THESE PRESENTS THAT EASTSIDE COMMUNITY LIMITED PARTNERSHIP, OWNER OF THE LAND IN THE SURVEYOR'S CERTIFICATE, BY ITS GENERAL PARTNER, VICTOR M. SCHIMMING, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS AND A RESERVE, THE SAME TO BE KNOWN AS "EASTSIDE COMMUNITY CHURCH ADDITION" TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVE A IS HEREBY PLATTED FOR LANDSCAPING LAKES, (RETENTION-DETENTION), DRAINAGE STRUCTURES, WALKS, DOCKS, RECREATIONAL FACILITIES, AND UTILITIES CONFINED TO EASEMENTS. RESERVE A SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOT 1, BLOCK A.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

LOT	CITY DATUM	M.S.L.
LOT 1	173.50	1360.90
LOT 5	173.50	1360.90
LOT 6	173.50	1360.90

ALL ABUTTER'S RIGHTS OF ACCESS TO OR FROM 21ST STREET NORTH OVER AND ACROSS THE NORTH LINES OF LOTS 1, 2, 3, 4, 5, AND 6, "EASTSIDE COMMUNITY CHURCH ADDITION," AND TO OR FROM GREENWICH ROAD OVER AND ACROSS THE WEST LINES OF LOTS 1 AND 2, "EASTSIDE COMMUNITY CHURCH ADDITION," ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE LOCATION, SAID ACCESS TO BE SHARED WITH LOTS 3 AND 4 AS DEPICTED ON THE ACCOMPANYING PLAT, THAT LOTS 3 AND 4 SHALL HAVE ONE SHARED POINT OF ACCESS TO 21ST STREET NORTH AS DEPICTED ON THE PLAT, THAT LOTS 4 AND 5 SHALL HAVE ONE SHARED POINT OF ACCESS TO 21ST STREET NORTH AS DEPICTED ON THE PLAT, THAT LOT 6 SHALL HAVE ONE POINT OF ACCESS TO 21ST STREET NORTH AS DEPICTED ON THE PLAT, THAT LOT 2 HAVE ONE POINT OF ACCESS TO GREENWICH ROAD FROM THE SOUTH 155 FEET THEREOF, THAT LOT 1 HAVE TWO POINTS OF ACCESS TO GREENWICH ROAD AS DEPICTED ON THE PLAT. THE LOCATION OF ALL PERMITTED ACCESS POINTS SHALL BE APPROVED BY THE CITY ENGINEER.

OWNER: EASTSIDE COMMUNITY LIMITED PARTNERSHIP

Victor M. Schimming
MR. VICTOR M. SCHIMMING, GENERAL PARTNER

STATE OF KANSAS)
COUNTY OF SEDGWICK)ss

BE IT REMEMBERED, THAT ON THIS 24th DAY OF August, 1998, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME VICTOR M. SCHIMMING, GENERAL PARTNER OF THE EASTSIDE COMMUNITY LIMITED PARTNERSHIP, PERSONALLY KNOWN TO ME 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.

Carla Craig
NOTARY PUBLIC,
MY APPOINTMENT EXPIRES: 2/19/2000



THIS PLAT OF "EASTSIDE COMMUNITY CHURCH ADDITION" TO WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 19____.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
_____, CHAIRMAN
RICHARD LOPEZ
_____, SECRETARY
MARVIN S. KROUT

STATE OF KANSAS)
CITY OF WICHITA)ss

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE HEREBY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA KANSAS THIS _____ DAY, OF _____, 19____.

_____, MAYOR
BOB KNIGHT
_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 19____.
_____, COUNTY CLERK
JAMES ALFORD

STATE OF KANSAS)
COUNTY OF SEDGWICK)ss

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ A.M., ON THIS _____ DAY, _____, 19____.

_____, Register of Deeds
BILL MEEK
_____, Deputy
LINDA KIZZIRE

STATE OF KANSAS)
COUNTY OF SEDGWICK)ss

GRIFFITHS AND ASSOCIATES, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFIES THAT IT HAS SURVEYED THE FOLLOWING TRACT OF LAND, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE NORTH 89°16'46" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 1589.86 FEET TO A POINT 1052 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 0°43'14" EAST, ALONG THE WEST LINE OF LOT 1, BLOCK A, "FIRST BIBLE BAPTIST CHURCH ADDITION", SEDGWICK COUNTY, KANSAS, 1014 FEET; THENCE SOUTH 89°16'46" WEST, 1589.06 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 0°45'57" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1014 FEET TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHT-OF-WAYS OF RECORD.

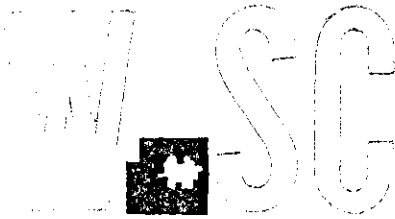
DATE SIGNED: August 24, 1998
Arthur G. Griffiths
ARTHUR G. GRIFFITHS, REGISTERED LAND SURVEYOR
GRIFFITHS & ASSOCIATES, INC.



- LEGEND**
- ▲ = Section Corner found as noted
 - = #4 Rebar With ID Cap "Baughman CLS58" Found
 - = #4 Rebar With ID Cap "G+A CLS95" Set
 - C.A.C. = Complete Access Control
 - (A) = Assumed Bearing Basis
 - (C) = Calculated from Measurements
 - (D) = Deed Information
 - (M) = Measured

BENCHMARK
City of Wichita Disc, located approximately 41 feet south and 58 feet West of iron at the centerline of Greenwich Rd. and 21st St. N.
Elev. = 173.98 City of Wichita Datum
Elev. = 1361.38 M.S.L.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 258-4421
FAX (316) 258-4390

November 14, 1997

Young & Associates, P.A.
100 S. Georgie
Derby, KS 67037

RE: S/D 97-74 - One-Step Final Plat of EASTSIDE COMMUNITY CHURCH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on **November 13, 1997**, 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 **November 7, 1997**.

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 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.

Please call if you have any questions.

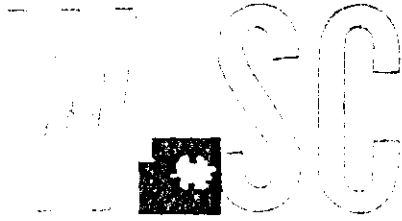
Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:fb

cc: Eastside Community Limited Partnership, 9340 E. Central, Wichita, KS 67206
Mike Lindebak, City Engineer
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 67202-1988
313 268-4421
FAX 313 268-4330

Young & Associates, P.A.
100 S. Georgie
Derby, KS 67037

November 7, 1997

FILE COPY

Re: S/D 97-74 -- One-Step Final Plat of EASTSIDE COMMUNITY CHURCH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 6, 1997, 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 indicate the requirements for the extension of sanitary sewer and municipal water to this site and what guarantees need to be provided. City Engineering has requested submission of a guarantee for extension of sanitary sewer. The 20-foot utility easement should be continuous between lots 3 and 4.
A sanitary sewer easement within Lot 6 should be denoted on the final plat for the sanitary sewer extension.
- B. Depending on the above situation, the County Health Department needs to comment on the possible use of temporary on-site facilities for this site.
- C. County Engineering needs to comment on any traffic improvements that should be guaranteed by this plat for 21st Street North and Greenwich Road. County Engineering has requested a right-turn lane into the site from 21st Street North, applicant's participation in a city petition for a left turn lane from 21st Street North and possible participation in Greenwich Road improvements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. 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.)

S/D 97-74 - One-Step Final Plat of EASTSIDE COMMUNITY CHURCH ADDITION
November 7, 1997 -- Page 2

- F. 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.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- K. 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.

The representative from Southwestern Bell has requested additional easements shown on the attached plat.

- L. Traffic Engineering needs to comment on the proposed access controls. The Subdivision regulations encourage shared access points for multiple lot commercial subdivisions (e.g. shared access between lots 2 and 3 and between Lots 4 and 5). **Traffic Engineering has recommended shared access points between lots 2 and 3 and between lots 4 and 5.**
- M. If annexation is completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary.
- N. If annexation is completed prior to the plat's submittal for City Council review, the plat's text shall specifically note that the access controls as shown on the face of the plat are "being dedicated to the City of Wichita".
- O. The representatives from City and/or County Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, and are any drainage guarantees required with the platting of this property?

A drainage plan has been approved. A cross lot drainage agreement will be required.

- P. 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.

- Q. For the reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserve 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 a method similar to special assessments.
- R. The applicant needs to revise the legal description to accurately portray the land being platted. The distances and degrees on the drawing must be identical to those in the legal description.
- S. On the final plat tracing, the Chairperson of the MAPC should be amended to read Richard Lopez. The Chairman of the County Commissioners should be amended to read Thomas G. Winters.
- T. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.

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, November 13, 1997 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\fb

Enclosure: Marked Copy of plat

cc: Eastside Community Limited Partnership, 9340 E. Central, Wichita, KS 67206
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

FILE COPY

AGENDA ITEM NO. 2-2

METROPOLITAN AREA PLANNING COMMISSION

November 13, 1997

STAFF REPORT

(One-Step Final Plat-Approved 11/06/97, Deferred 10/23/97)

CASE NUMBER: S/D 97-74 EASTSIDE COMMUNITY CHURCH ADDITION

OWNER/APPLICANT: Eastside Community Limited Partnership,
9340 East Central, Wichita, KS 67206

SURVEYOR/ENGINEER: Young and Associates, 100 S. George, Derby, KS 67037

LOCATION: East side of Greenwich Road, South side of 21st St. North

SITE SIZE: 34 acres

NUMBER OF LOTS

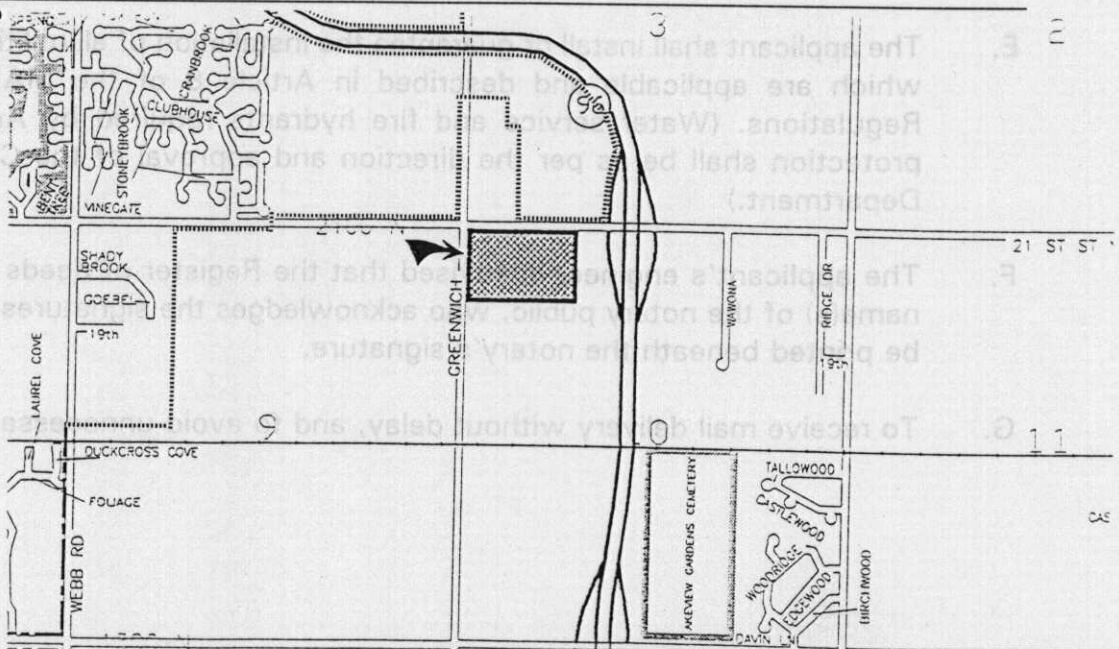
- Residential: 2
- Office: 2
- Commercial: 4
- Industrial: 6
- Total: 6

MINIMUM LOT AREA: 56,171 sq.ft.

CURRENT ZONING: SF-20, Single-Family
LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial
SF-6, Single-Family

VICINITY MAP



Note: This plat involves an associated zone change request. The applicant is requesting Lots 4 and 5 (currently zoned SF-20) be changed to LC, Limited Commercial; and that the property 270 feet south of Lots 2 and 3 (currently zoned LC) be changed to SF-6, Single-Family. The site is located within three miles of the City of Wichita and annexation has been requested. The site is located in an area designated as a "New Growth Area" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

A. City Engineering needs to indicate the requirements for the extension of sanitary sewer and municipal water to this site and what guarantees need to be provided. City Engineering has requested submission of a guarantee for extension of sanitary sewer. The 20-foot utility easement should be continuous between lots 3 and 4.

A sanitary sewer easement within Lot 6 should be denoted on the final plat for the sanitary sewer extension.

B. Depending on the above situation, the County Health Department needs to comment on the possible use of temporary on-site facilities for this site.

C. County Engineering needs to comment on any traffic improvements that should be guaranteed by this plat for 21st Street North and Greenwich Road. County Engineering has requested a right-turn lane into the site from 21st Street North, applicant's participation in a city petition for a left turn lane from 21st Street North and possible participation in Greenwich Road improvements.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

E. 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.)

F. 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.

G. 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.

- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- K. 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.

The representative from Southwestern Bell has requested additional easements shown on the attached plat.

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M. If annexation is completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary.

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A drainage plan has been approved. A cross lot drainage agreement will be

required.

- P. 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.
- Q. For the reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserve 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 a method similar to special assessments.
- R. The applicant needs to revise the legal description to accurately portray the land being platted. The distances and degrees on the drawing must be identical to those in the legal description.
- S. On the final plat tracing, the Chairperson of the MAPC should be amended to read Richard Lopez. The Chairman of the County Commissioners should be amended to read Thomas G. Winters.
- T. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.