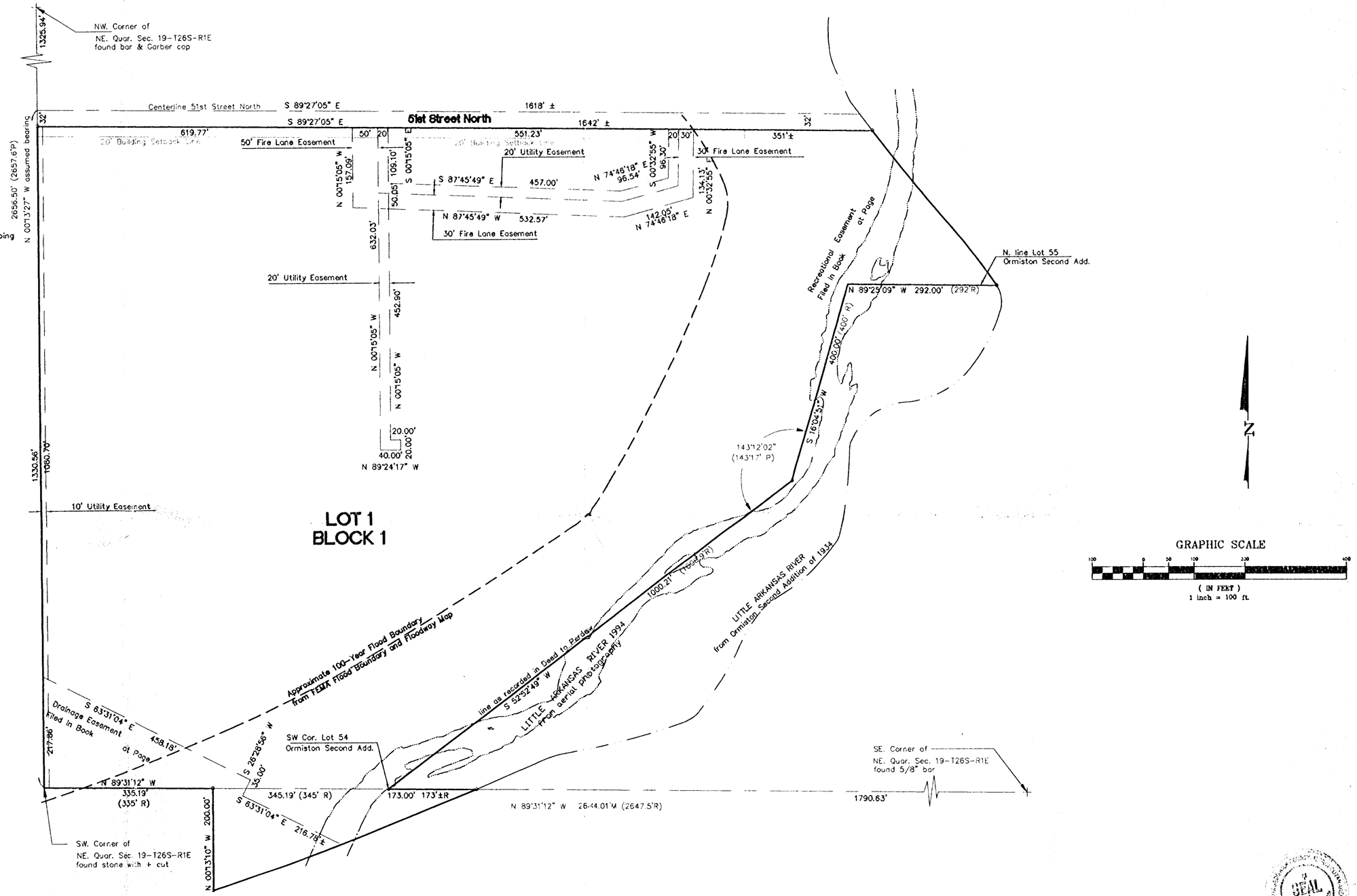

LEGEND

Edge of Water 1994 Aerial Mapping

Centerline River 1934 Plat

o Iron Set

000.00'R Record Distance

Bench Mark, USGS BM Stamped 41 B 1939
Set in a concrete post 478' South of crossroad at Meridian and 53rd Street North and 28' West of the centerline of Meridian.
Elevation 1331.33

Bench Mark # 2, 40d nail in North side of light pole, 30' South of South end of split rail fence on West side of asphalt road, 200'± Northeast of the Northeast corner of swimming pool.
Elevation 1332.06

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Copied from Tracing
3/4/97

CAMP HIAWATHA ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS
5640 E. Central Suite 200 ■ Wichita KS 67208 ■ 316/685-4114

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, William P. Fox, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "CAMP HIAWATHA ADDITION" to Wichita, Kansas, located in the East Half of Section 19, Township 26 South, Range 1 East of the 6th P.M. in Sedgwick County, Kansas being a replat of Lots 34, 35, 36, 37, 38, 39, 40, 41, 48, 49, 50, 51, 52, 53, 54, 55 and 56, except a part of Lots 48, 54 and 55 all in Ormiston Second Addition, Sedgwick County, Kansas.

The boundary of "CAMP HIAWATHA ADDITION" being described as follows;
Beginning at the Center Quarter Corner of Section 19, Township 26 South, Range 1 East of the 6th P.M. in Sedgwick County, Kansas, thence N 00° 13'27" W (assumed bearing) along the West line of the Northeast Quarter of said Section 19, 1330.56 feet to a point on the centerline of 51st Street North, thence S 89° 27'05" E 1618 feet, more or less, along the centerline of 51st Street North to a point on the centerline of the Little Arkansas River as it existed in 1934 and shown on the plat of Ormiston Second Addition, thence Southeasterly along the centerline of the Little Arkansas River as is existed in 1934 to a point on the North line of Lot 55 of Ormiston Second Addition, thence N 89° 25'09" W 292.00 feet to a point 308 feet East of the Northwest Corner of Lot 55 of Ormiston Second Addition said point being 333.01 feet South of the centerline of 51st Street North and 1592.53 feet East of the West line of said Northeast Quarter, thence S 16° 04'51" W 400.00 feet to a point, thence S 52° 52'49" W 1000.21 feet to the Southwest Corner of Lot 54 of Ormiston Second Addition said point being on the South line of said Northeast Quarter and being 680.38 feet East of the Southwest Corner of said Northeast Quarter, thence S 89° 31'12" E 173.00 feet along the South line of said Northeast Quarter to a point on the centerline of the Little Arkansas River as it existed in 1934 and shown on the plat of Ormiston Second Addition, thence Southwesterly along the centerline of the Little Arkansas River as it existed in 1934 to a point, thence N 00° 13'10" W 200.00 feet to a point on the South line of said Northeast Quarter, thence N 89° 31'12" W 335.19 feet to the point of beginning, except existing 30 foot right-of-way for 51st Street North. Said tract contains 42.1 acres, more or less.

Vacation of the previously dedicated street rights-of-way and easements are by virtue of K.S.A. 12-512 (b).

Dated this ____ day of _____ , 1997.

_____
POE & ASSOCIATES OF KANSAS, INC.
William P. Fox, L.S. 799, 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 a lot, a block and a street. The street is hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of utilities and as a Fire Lane.

The FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision.

The Salvation Army, An Illinois Corporation

_____ , (Signed)
Harold Winkler, Secretary , (Printed)

This instrument was acknowledged before me on this 5th , day of February , 1997, by Harold Winkler

_____ , Notary Public

OFFICIAL SEAL
DOLORES BESSLER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-20-98

My Appointment Expires: _____

This plat of CAMP HIAWATHA ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 29th , day of August , 1996.

WICHITA SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

Susan Osborne-Howes

Susan Osborne – Howes, Chairman

Marvin S. Krout

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ , day of _____ , 1997.

_____
Bob Knight, Mayor

_____
Pat Burnett, Deputy City Clerk

Entered on transfer record this _____ , day of _____ , 1997.

_____
Susan E. Crockett – Spoon, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ , A.M.-P.M. on the ____ , day of _____ , 1997.

_____
Pat Kettler, Register of Deeds

_____
Ed Resa, Chief Deputy

CAMP HIAWATHA ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

POE & ASSOCIATES OF KANSAS, INC.
5940 E. Central Suite 200 ■ Wichita KS 67208 ■ 316/685-4114

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

August 29, 1996

Poe and Associates
434 N. Oliver
Wichita, KS 67208

Re: S/D 95-66 CAMP HIAWATHA ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 29, 1996, 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 August 22, 1996.

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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: Salvation Army, 2050 West 11th, Wichita, KS 67202
Yung Design Group, 4912 East 29th Street, Wichita, KS 67220
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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August 22, 1996

Poe and Associates
434 N. Oliver
Wichita, KS 67208

Re: S/D 95-66 CAMP HIAWATHA ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 22, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. As offered by the applicant during the zoning case, a restrictive covenant shall be submitted for recording which limits the uses of the site.

supposed are petitioning for SS - ? will it be used ASAP or is on-site still needed

B. The applicant will be required to submit petitions to guarantee the equivalent of an 8-inch water line across this site's frontage (51st Street North). In regard to sanitary sewer, the applicant may use on-site facilities on a temporary basis, and will provide a guarantee to extend City sanitary sewer and connect to sanitary sewer at some future date when City sanitary sewer becomes available. Also were agreements from other parties involved and if so, what is the status of any such agreement. In particular, access to the Moorings sewer facilities needed to be resolved.

C. As sanitary sewer is presently not available to serve this site, the Environmental Health Division of the Health Department is requiring standard soil testing for approval of on-site sewerage. A memorandum shall be obtained specifying approval.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. The applicant agreed to participate in paving 51st Street North to the appropriate standard. The interior roadway "Fire Lane" is acceptable in lieu of a turnaround.

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

Est. by Sept. Inst. review

G. Based on the Comprehensive Plan, a recreational corridor is indicated in this area, along the

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Little Arkansas River. Based upon discussions with Staff, it was determined that such a recreational corridor would be required for this site. Consequently, the applicant shall grant and show an 25-foot easement on the final plat tracing for such a recreational corridor. However, since various conditions as to the use, maintenance, etc. of such an easement could be too cumbersome to describe in the plattor's text, it is recommended that the plat show such an easement as being granted by separate instrument, and that the instrument be submitted with the final plat tracing for adoption by the City Council and subsequently for recording.

Not on tracing

H. Since this plat shows the platting of a floodway, the final plat tracing shall reference in the plattor's text the standard floodway language.

— no FEMA flooding actually appears involved?

I. In regard to the indicated floodway boundary, the depiction of an "approximate" boundary is acceptable.

J. On the final plat tracing, the recording information for the drainage easement at the southwest corner of the site shall be provided.

K. The perimeters of plats or at least lots are typically, if not always, shown by solid lines. This final plat, however, is using dashed lines at the northeast and southwest corners of the plat. The legend indicates that such symbols are also indicating the centerline of the river as of 1934 platting. The applicant's agent needs to clarify if the final plat tracing will also show dashed lines for these sections of the plat and the justification for doing so.

L. Since this plat is platting a floodway, minimum building pad elevations would typically also be required. City Engineering needs to indicate if minimum building pad elevations are required. If required, the elevation shall be noted both on the face of the plat and in the plattor's's text.

? CE City Engr. — No FEMA flooding but [illegible]

100 yr flood plain ⇒ min pad

M. 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.)

N. 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.

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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section

5-101(c).

Q. Recording of the plat within 30 days after approval by the City Council.

R. On the final plat tracing, the City Clerk's signature line shall be amended to delete Deputy.

S. The applicant's drainage plan has been submitted and approved. Engineering also needs to comment on the acceptability of the indicated floodway and the requirements for a minimum building pad elevation.

T. The final plat shall indicate the utility easements requested by K.G.& E. -Electric which are indicated on the enclosed "marked" copy of the plat.

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, August 29, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Salvation Army, 2050 West 11th, Wichita, KS 67202
Yung Design Group, 4912 East 29th Street, Wichita, KS 67220
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-4

METROPOLITAN AREA PLANNING COMMISSION

August 29, 1996

STAFF REPORT

(Final Plat Approved 8/22/96; Preliminary Plat Approved 10/5/95)

CASE NUMBER: S/D 95-66 CAMP HIAWATHA ADDITION

OWNER/APPLICANT: Salvation Army, 2050 West 11th, Wichita, KS 67202

SURVEYOR/ENGINEER: Yung Design Group, 4912 East 29th Street, Wichita, KS 67220
and Poe and Associates, 5940 E. Central - Suite No. 200, Wichita, KS 67208

LOCATION: South of 51st Street North and west of Seneca

SITE SIZE: 40.0 ± Acres

NUMBER OF LOTS

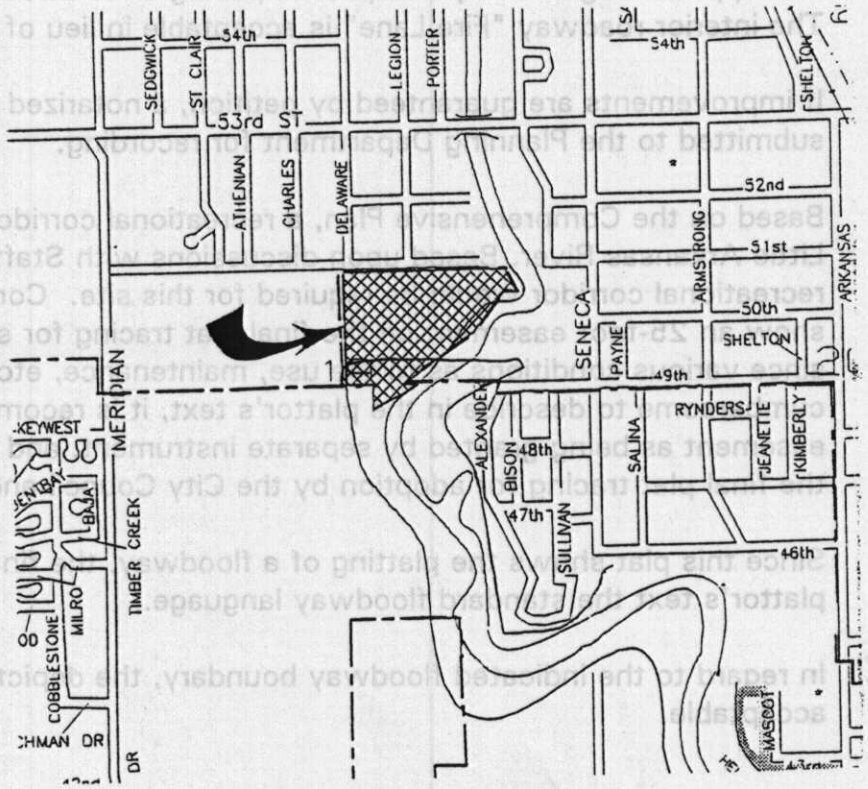
Residential: 1
Office:
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 41 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "B" (Z-3175)

VICINITY MAP:



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NOTE: This site was annexed to the City of Wichita in June of 1995. A zone change to "B" multiple-family zoning was obtained for the site (Z-3175) subject to platting. As was recognized by the applicants, the improvements being planned for this Salvation Army camp/center will necessitate the extension of City services (water and sanitary sewer). Such services, however, are not now directly available to the site.

STAFF COMMENTS:

A. As offered by the applicant during the zoning case, a restrictive covenant shall be submitted for recording which limits the uses of the site.

B. The applicant will be required to submit petitions to guarantee the equivalent of an 8-inch water line across this site's frontage (51st Street North). In regard to sanitary sewer, the applicant may use on-site facilities on a temporary basis, and will provide a guarantee to extend City sanitary sewer and connect to sanitary sewer at some future date when City sanitary sewer becomes available. Also were agreements from other parties involved and if so, what is the status of any such agreement. In particular, access to the Moorings sewer facilities needed to be resolved.

C. As sanitary sewer is presently not available to serve this site, the Environmental Health Division of the Health Department is requiring standard soil testing for approval of on-site sewerage. A memorandum shall be obtained specifying approval.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. The applicant agreed to participate in paving 51st Street North to the appropriate standard. The interior roadway "Fire Lane" is acceptable in lieu of a turnaround.

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

G. Based on the Comprehensive Plan, a recreational corridor is indicated in this area, along the Little Arkansas River. Based upon discussions with Staff, it was determined that such a recreational corridor would be required for this site. Consequently, the applicant shall grant and show an 25-foot easement on the final plat tracing for such a recreational corridor. However, since various conditions as to the use, maintenance, etc. of such an easement could be too cumbersome to describe in the plattor's text, it is recommended that the plat show such an easement as being granted by separate instrument, and that the instrument be submitted with the final plat tracing for adoption by the City Council and subsequently for recording.

H. Since this plat shows the platting of a floodway, the final plat tracing shall reference in the plattor's text the standard floodway language.

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M. 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.)

N. 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.

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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

Q. Recording of the plat within 30 days after approval by the City Council.

R. On the final plat tracing, the City Clerk's signature line shall be amended to delete Deputy.

S. The applicant's drainage plan has been submitted and approved. Engineering also needs to comment on the acceptability of the indicated floodway and the requirements for a minimum building pad elevation.

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