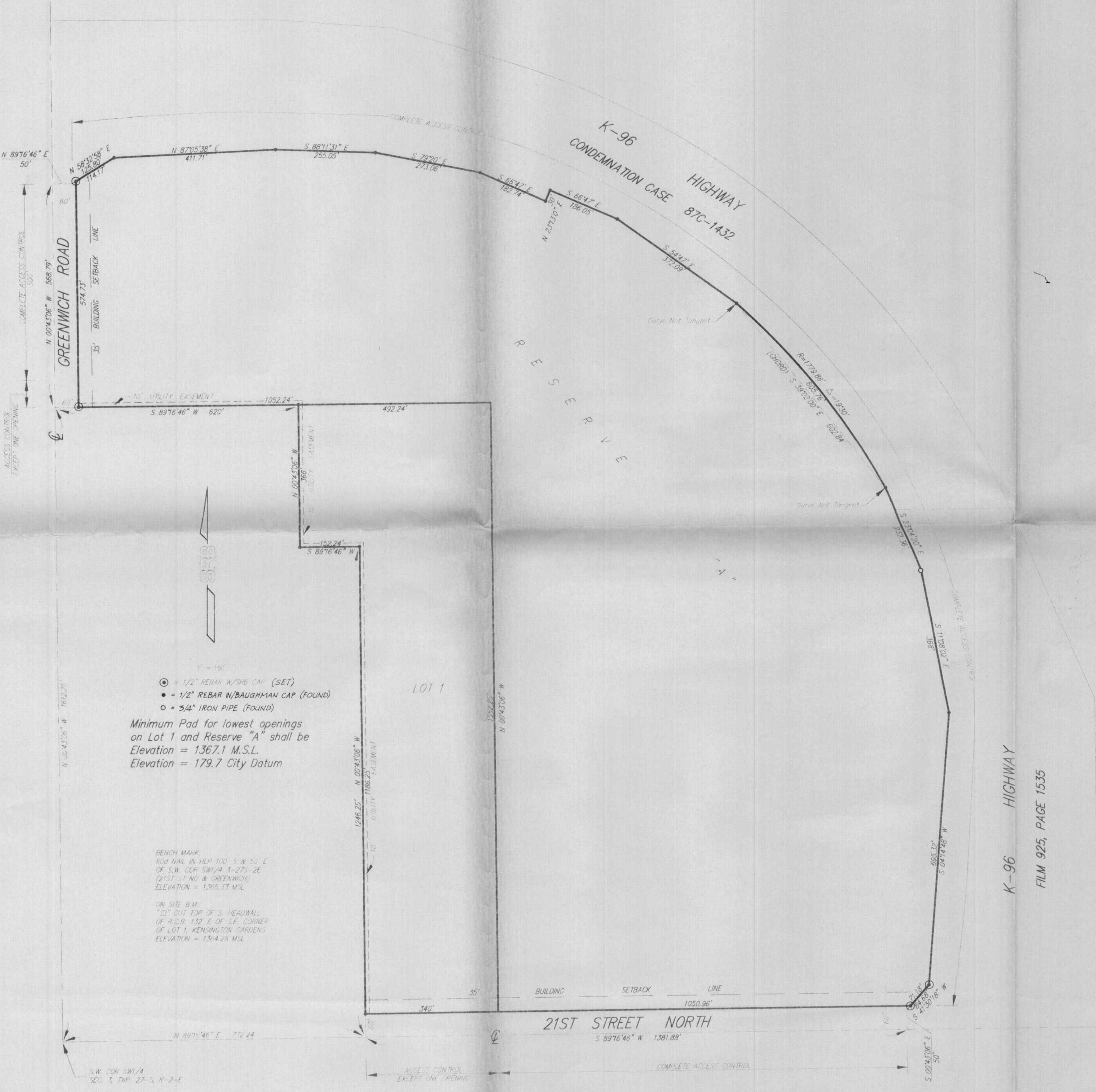


KENSINGTON GARDENS

SEDGWICK COUNTY, KANSAS

copied from
Tracing 1/8/97



State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "KENSINGTON GARDENS", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the SW1/4 of Sec. 3, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, lying south and west of the K-96 Highway Right-of-way as taken in Condemnation Case 87C-1432, and as deeded on Film 925, Page 1535, and Film 1164, Page 547, except, a tract described as beginning at the S.W. Corner of said SW1/4; thence north along the west line of said SW1/4, 1612.25 feet; thence east, parallel with the south line of said SW1/4, 620 feet; thence south, parallel with the west line of said SW1/4, 366 feet; thence east, parallel with the south line of said SW1/4, 152.24 feet; thence south, parallel with the west line of said SW1/4, 1246.25 feet to the south line of said SW1/4; thence west, along the south line of said SW1/4, 772.24 feet to the place of beginning.

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

Date 6 JAN 97 Savoy, Ruggles & Bohm, P.A. Surveyor

Mark A. Savoy
Mark A. Savoy, RLS #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block, Reserve and Streets, to be known as "KENSINGTON GARDENS", Sedgwick County, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for cemetery purposes, and crematorium, mausoleum, columbarium and for all other uses and structures related to cemeteries, and for drainage purposes. Reserve "A" shall be owned and maintained by the owner of Lot 1, in accordance with normal cemetery operations. The Streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 21st Street North, over and across the South line of Lot 1 and Reserve "A", and to or from Greenwich Road, over and across the West line of Reserve "A", and to or from K-96 Highway, over and across the Northerly, Northeasterly and Easterly most lines of Reserve "A", are hereby granted to the appropriate governing body, provided however that Lot 1, shall have access to 21st Street North, at one location, and Reserve "A", shall have access to Greenwich Road, at one location, over all except the north 500 feet thereof, all as shall be determined by the Engineer of the appropriate governing body. The Minimum Pad Elevation for lowest opening to structures on Lot 1 and Reserve "A" shall be 1367.1 M.S.L., being 179.7 City Datum.

KENSINGTON GARDENS, LLC

William L. Cozine
William L. Cozine, President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 6th day of January, 1997, by William L. Cozine, President of Kensington Gardens, LLC, a limited Liability Company, on behalf of the Company.

My App't. Exp. 10/25/2000
Rhonda M. von Mosch Notary Public

Rhonda M. von Mosch
Rhonda M. von Mosch
Notary Public - State of Kansas
My Not. Expires 10/25/2000

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "KENSINGTON GARDENS", Sedgwick County, Kansas.

Angela Schmitt, S.V.P.
Intrust Bank, N.A.

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 6th day of January, 1997, by Angela M. Schmitt, Secretary, of Intrust Bank, N.A., on behalf of the Bank.

My App't. Exp. 10/25/2000
Rhonda M. von Mosch Notary Public

Rhonda M. von Mosch
Rhonda M. von Mosch
Notary Public - State of Kansas
My Not. Expires 10/25/2000

This plat of "KENSINGTON GARDENS", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 5th day of December, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission



John C. Frye Chairman

Marvin S. Krout Secretary

Consent is hereby given for the formation of benefit districts within the boundary of this plat by the Board of County Commissioners as they deem necessary to make street improvements to serve this area. 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 City Clerk

This Plat has been approved on all dedications shown hereon, accepted by the Board of Commissioners of Sedgwick County, Kansas, this ___ day of ___, 1997.

Thomas G. Winters Chairman

Melody C. Miller Chairman Pro-Tem

Mark F. Schroeder Commissioner

Betsy Gwin Commissioner

Paul W. Hancock Commissioner

Attest: James Alford County Clerk

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

James Alford County Clerk

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 ___, 1997, at ___ o'clock ___ M. and is duly recorded.

Larry Consolver Register of Deeds

Deputy

SEDGWICK COUNTY

D.



December 5, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Savoy, Ruggles, & Bohm, P.A. S/D 96-3
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

RE: S/D 96-3, Final Plat of KENSINGTON GARDENS

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 5, 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 November 21, 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: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Kensington Gardens, LLC, 1147 S. Broadway, WICHITA, KS 67211
George C. Bruce, 220 W. Douglas - 300 Page Ct., WICHITA, KS 67202-3194
Mike Lindebak, City Engineer



November 21, 1996

METROPOLITAN AREA PLANNING DEPARTMENT

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

Savoy, Ruggles, & Bohm, P.A. S/D 96-3
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

RE: S/D 96-3, Final Plat of KENSINGTON GARDENS

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- DM* A) - *Per Mark Savoy 11/4/96 - request should be submitted by 11/17/97*
Prior to this plat being scheduled for City Council review, the applicant shall have requested annexation to Wichita.
- DM* B. The applicant shall guarantee the extension of City water to serve the lots being platted. As noted by City Engineering, this guarantee will be for an extension off of a water main and is needed both to provide water service and fire protection for this site.
- DM* C. The applicant shall guarantee the extension of sanitary sewer to serve the site being platted. As noted by City Engineering, the applicant should contact Engineering to discuss such improvements including participation in a planned lift station.
- DM* D. As requested by County Engineering, the applicant shall guarantee a left-turn improvement in 21st Street North to serve this site. *Jim Wels, call 11/6/97 - by's working w/ applicant. This may not be needed like WCC rule. But should be done if goes to RDC - He'll let you know if still any problems. I told him I'll send to WCC - as long as he fills out & will be at RDC*
- DM* E. The applicant shall guarantee any drainage improvements required by the platting of this RDC property. Such improvements may be due at the time of site development. *if you have any problems call 215x*
- DM* F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- DM* G. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves. It is expected that ownership of the Reserve will be tied to Lot 1 of this Addition. In indicating the purpose or uses of the Reserve, the applicant should be careful to fully describe those uses typically associated with a cemetery; including such features as monuments, fountains, vaults, crypts, etc. Also, as

12005

noted by City Engineering, drainage uses and/or easements need to be indicated for the Reserve.

- H. If structures of any type are included in the uses to be allowed in Reserve A, building setbacks, such as shown for Lot 1, shall also be platted in the Reserve from the adjacent streets.
- I. As required by County Engineering, the final plat shall indicate 500 feet of complete access control to Greenwich Road, from the north line of the plat.
- J. As noted by City Engineering, a minimum building pad elevation shall be required for Lot 1 and the final plat tracing shall indicate such elevation both on the face of the plat and in the plat's text. Also, both on-site and off-site benchmarks shall be shown on the final plat tracing.
- K. 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.)
- L. 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.
- 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 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, December 5, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

15007

S/D 96 - 3 - Final Plat of the KENSINGTON GARDENS No. 11-10-96-001-001, November 21, 1996 Page 3

Sincerely,

A handwritten signature in black ink that reads "Don Losew". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Kensington Gardens, LLC, 1147 S. Broadway, WICHITA, KS 67211
George C. Bruce, 220 W. Douglas - 300 Page Ct., WICHITA, KS 67202-3194
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-5

December 5, 1996

STAFF REPORT

(Final Plat Approved 11/21/96, Preliminary Plat approved 10/24/96,

CASE NUMBER: S/D 96-3 KENSINGTON GARDENS

OWNER/APPLICANT: Kensington Gardens, LLC, 1147 S. Broadway, Wichita, KS 67211

AGENT: George S. Bruce, Attorney, 220 W. Douglas, 300 Page Ct., Wichita, KS 67202-3194

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P. A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: North of 21st Street North, and east of Greenwich Road

SITE SIZE: 74.9 Acres

NUMBER OF LOTS

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

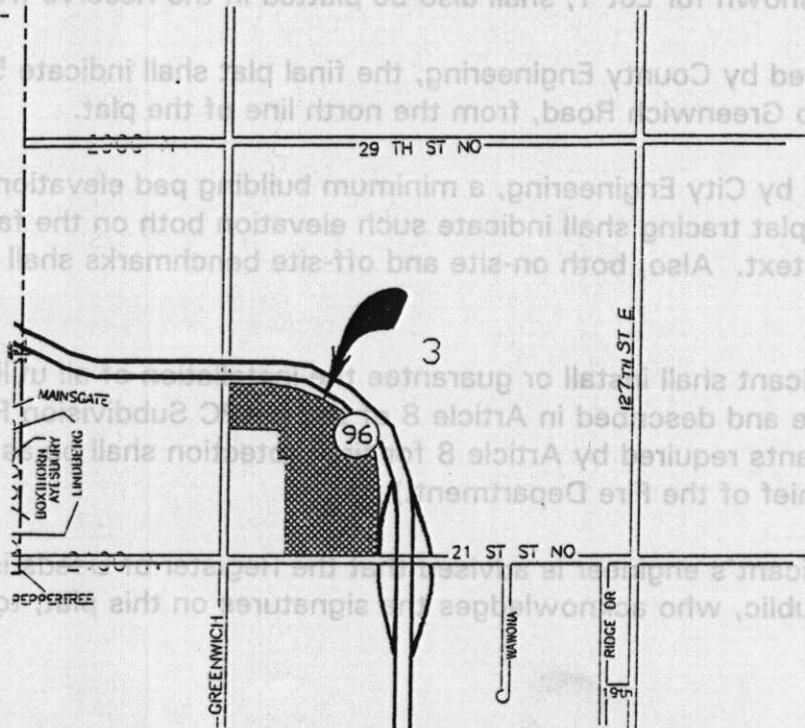
MINIMUM LOT AREA: 586,827 sq. ft. (13.47 Acres)

CURRENT ZONING: "R-1"

PROPOSED ZONING: "LC" (SCZ-702 and CU-386) and "R-1"

VICINITY MAP:

FILE COPY



STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the applicant shall have requested annexation to Wichita.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. As noted by City Engineering, this guarantee will be for an extension off of a water main and is needed both to provide water service and fire protection for this site.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the site being platted. As noted by City Engineering, the applicant should contact Engineering to discuss such improvements including participation in a planned lift station.
- D. As requested by County Engineering, the applicant shall guarantee a left-turn improvement in 21st Street North to serve this site.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be due at the time of site development.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat tracing shall state in the platting text the purposes of the proposed reserves as well as who is to own and maintain the reserves. It is expected that ownership of the Reserve will be tied to Lot 1 of this Addition. In indicating the purpose or uses of the Reserve, the applicant should be careful to fully describe those uses typically associated with a cemetery; including such features as monuments, fountains, vaults, crypts, etc. Also, as noted by City Engineering, drainage uses and/or easements need to be indicated for the Reserve.
- H. If structures of any type are included in the uses to be allowed in Reserve A, building setbacks, such as shown for Lot 1, shall also be platted in the Reserve from the adjacent streets.
- I. As required by County Engineering, the final plat shall indicate 500 feet of complete access control to Greenwich Road, from the north line of the plat.
- J. As noted by City Engineering, a minimum building pad elevation shall be required for Lot 1 and the final plat tracing shall indicate such elevation both on the face of the plat and in the platting text. Also, both on-site and off-site benchmarks shall be shown on the final plat tracing.
- K. 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.)
- L. 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.

- 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 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council and/or County Commission.