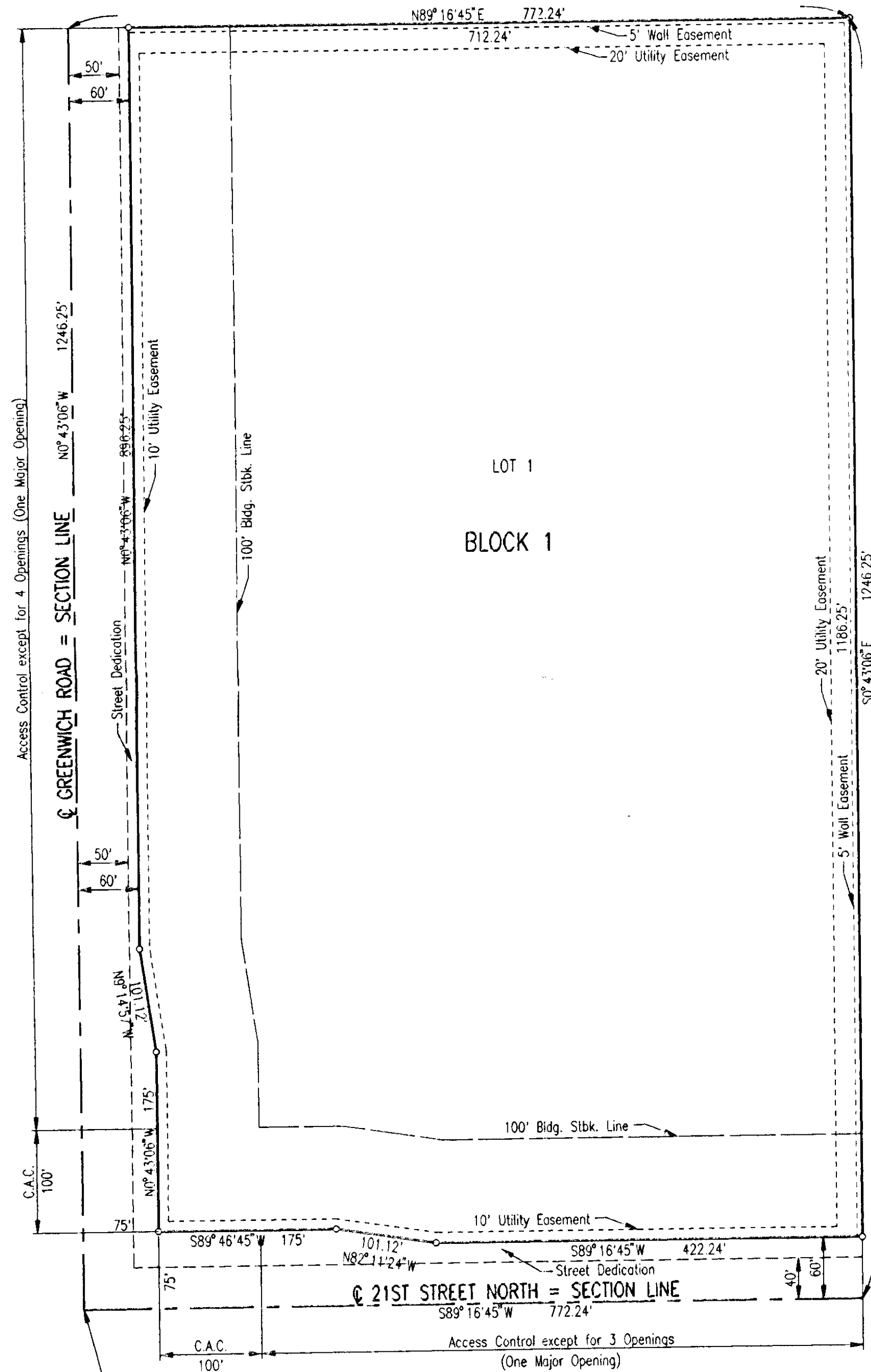


THE MANHATTAN ADDITION TO SEDGWICK COUNTY, KANSAS



S.W. Corner
Sec. 3, T27S, R2E
of the 6th P.M.



SCALE: 1" = 100'
○ = IRON SET
C.A.C. = COMPLETE ACCESS CONTROL

B.M. - CITY OF WICHITA DISC, 41 FEET SOUTH AND 58 FEET WEST
OF IRON AT CENTERLINE OF GREENWICH AND 21ST ST. N.
ELEV. 173.98 CITY DATUM
ELEV. 1361.38 M.S.L.

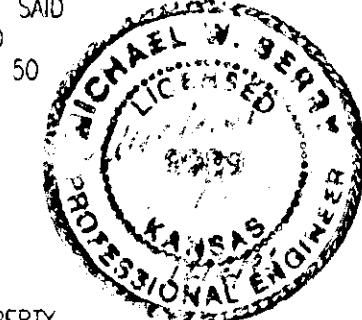
SEE AGREEMENT FILED BY SEPARATE INSTRUMENT FOR TERMS, RESTRICTIONS,
AND CONDITIONS ESTABLISHED FOR THE DEVELOPMENT OF THIS PROPERTY.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 23 DAY OF DECEMBER 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE MANHATTAN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, AND STREETS THE SAME TO BE DESCRIBED AS:

A TRACT IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION, 1246.25 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION, 772.24 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION, 1246.25 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION, 772.24 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 50 FEET AND THE SOUTH 40 FEET THEREOF.

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK, AND STREETS, THE SAME TO BE KNOWN AS THE MANHATTAN ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE 5-FOOT WALL EASEMENT ALONG THE NORTH AND EAST LINES OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH AND GREENWICH ROAD OVER AND ACROSS THE SOUTH AND WEST SIDE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO THE 21ST STREET NORTH AT (3) THREE LOCATIONS AND GREENWICH ROAD AT (4) FOUR LOCATIONS AS SHOWN, SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE ENGINEER.

SEE AGREEMENT FILED BY SEPARATE INSTRUMENT FOR TERMS, RESTRICTIONS, AND CONDITIONS ESTABLISHED FOR THE DEVELOPMENT OF THIS PROPERTY.

OWNERS:
LUXURY DEVELOPMENT PARTNERS, INC.

BY William J. Warren
WILLIAM J. WARREN, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF DECEMBER, 1996, BY WILLIAM J. WARREN, PRESIDENT OF LUXURY DEVELOPMENT PARTNERS, INC.

Gary L. Wiley, NOTARY PUBLIC



MY COMMISSION EXPIRES Jan. 15, 1997

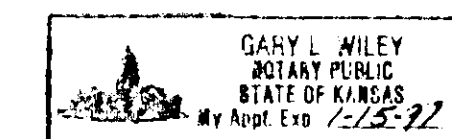
WE, INTRUST BANK, N.A., WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THE MANHATTAN ADDITION TO SEDGWICK COUNTY, KANSAS.

BY Bruce A. Long
BRUCE A. LONG, VICE PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF DECEMBER, 1996, BY BRUCE A. LONG, VICE PRESIDENT OF INTRUST BANK, N.A., WICHITA, KANSAS.

Gary L. Wiley, NOTARY PUBLIC



MY COMMISSION EXPIRES Jan. 15, 1997

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 15TH DAY OF FEBRUARY, 1996.



_____, CHAIRMAN
SUSAN OSBORNE-HOWES

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AN ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1996.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. THIS _____ DAY OF _____, 1996.

_____, CHAIRMAN
THOMAS G. WINTERS

_____, CHAIR PRO-TEM
MELODY MILLER

_____, COMMISSIONER
BETSY GWIN

_____, COMMISSIONER
PAUL W. HANCOCK

_____, COMMISSIONER
MARK F. SCHROEDER

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1996.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1996.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
PHONE 3161-268-4421
FAX 3161-268-4390

February 15, 1996

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

RE: S/D 95-79, Final Plat of the MANHATTAN ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 15, 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 February 8, 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 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: Harry B. Brown, Jr. Etal, 800 N. Dublin, Wichita, Ks 67206
George Sherman, 8609 Stoneridge, Wichita, KS 67206
Mike Lindebak, City Engineer

SEDGWICK COUNTY



February 8, 1996

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
PHONE 3161-268-4421
FAX 3161-268-4390

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

RE: S/D 95-79, Final Plat of the MANHATTAN ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 8, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of municipal water to this site. As necessary, such guarantee(s) shall provide for any needed off-site extensions. These guarantees shall provide for the extension of water along Greenwich and participation in the City CIP project for the extension of a water line in 21st Street.
Decided to send to City Eng. Dept.
Per 10/22/96 Mtg - will submit a letter to annex in lieu of City water agreement.
- B. The applicant shall guarantee the extension of municipal sanitary sewer to serve this site. This guarantee shall provide for any needed off-site extensions and/or related improvements such as pump stations. Any needed off-site easements shall also be obtained by the applicant and submitted to Planning for recording if within Wichita or to County Engineering if involving County properties. As determined appropriate, these guarantees shall be with the City or County.
City
- C. The applicant shall guarantee continuous accel/decel lanes adjacent to this site.
For brownish granite 2 1/2' up brownish - with plat = to City
Per 10/22/96 Mtg will add 12' turn for 21st - plat = to County
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. In regard to access controls, the final plat tracing shall indicate 4-openings to Greenwich and 3-openings to 21st Street North.
- F. As indicated during the zone change case (SCZ-0699), the applicant shall include, with the required outside-the-City water agreement, the voluntary development plan. Such plan needs to first be submitted to the Planning Department (zoning staff) for review and approval. An appropriate note shall be placed on the plat indicating that such conditions have been established for this Addition. As necessary, this covenant shall also address any relevant conditions established during the plat's review.

Plat Cert. of Plats.

February 8, 1996

- G. 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.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. 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.)
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- M. As requested by County Engineering, the final plat tracing shall provide 10-foot easements along the site's frontages to Greenwich and 21st Street North and 20-foot easements along the sites northern and eastern lines.

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, February 15, 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: Harry B. Brown, Jr. Etal, 800 N. Dublin, Wichita, Ks 67206

George Sherman, 8609 Stoneridge, Wichita, KS 67206

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

February 15, 1996

STAFF REPORT

(Final Plat Approved 2/8/96, Preliminary Plat Approved 12/7/95)

CASE NUMBER: S/D 95-79 THE MANHATTAN ADDITION

OWNER/APPLICANT: Harry B. Brown, Jr. Etal, 800 N. Dublin, Wichita, Ks 67206

CONTRACT PURCHASER: George Sherman, 8609 Stoneridge, Wichita, KS 67206

ENGINEER/SURVEYOR: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

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

SITE SIZE: 20 Acres

NUMBER OF LOTS

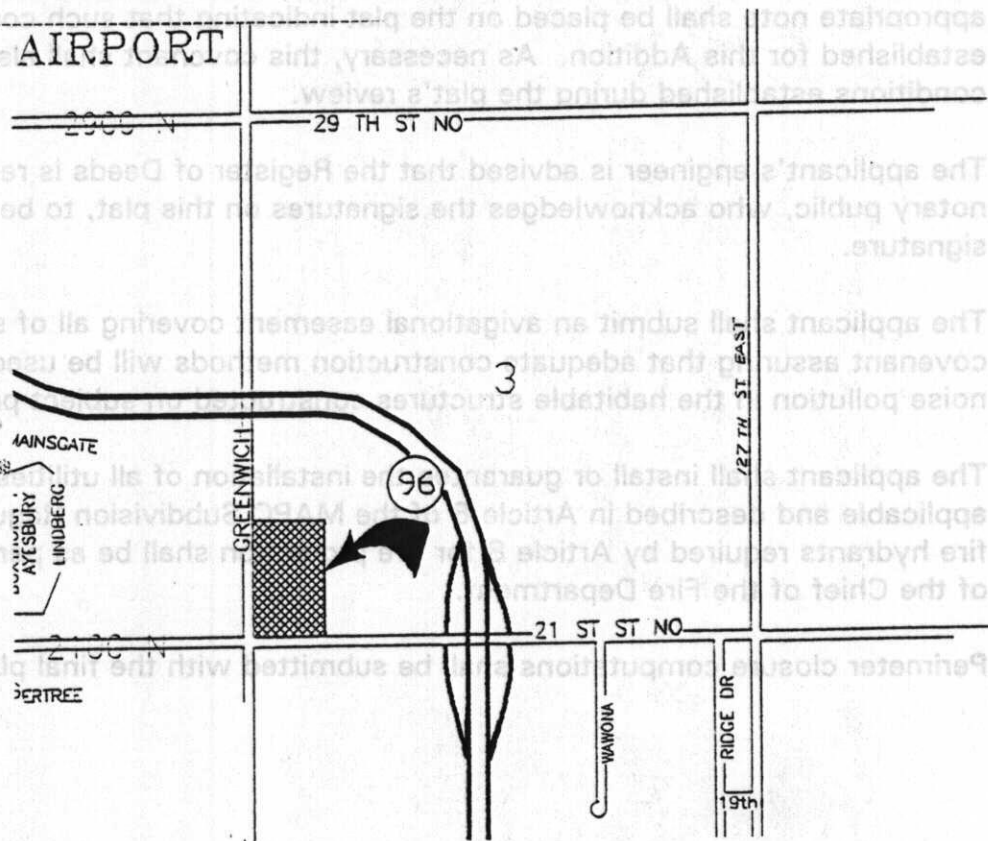
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 19.25 Acres ±

CURRENT ZONING: "R-1" and "LC"

PROPOSED ZONING: "LC" (SCZ-0699)

VICINITY MAP:



TILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of municipal water to this site. As necessary, such guarantee(s) shall provide for any needed off-site extensions. These guarantees shall provide for the extension of water along Greenwich and participation in the City CIP project for the extension of a water line in 21st Street.

The applicant shall also provide an outside-the-City water agreement.

- B. The applicant shall guarantee the extension of municipal sanitary sewer to serve this site. This guarantee shall provide for any needed off-site extensions and/or related improvements such as pump stations. Any needed off-site easements shall also be obtained by the applicant and submitted to Planning for recording if within Wichita or to County Engineering if involving County properties. As determined appropriate, these guarantees shall be with the City or County.
- C. The applicant shall guarantee continuous accel/decel lanes adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. In regard to access controls, the final plat tracing shall indicate 4-openings to Greenwich and 3-openings to 21st Street North.
- F. As indicated during the zone change case (SCZ-0699), the applicant shall include, with the required outside-the-City water agreement, the voluntary development plan. Such plan needs to first be submitted to the Planning Department (zoning staff) for review and approval. An appropriate note shall be placed on the plat indicating that such conditions have been established for this Addition. As necessary, this covenant shall also address any relevant conditions established during the plat's review.
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- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. 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.)
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S/D 95-79 - Final Plat of THE MANH... TAN ADDITION

February 15, 1996 - Page 3

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- L. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- M. As requested by County Engineering, the final plat tracing shall provide 10-foot easements along the site's frontages to Greenwich and 21st Street North and 20-foot easements along the sites northern and eastern lines.