

**BETHANY HOME ADDITION**  
**LINDSBORG, McPHERSON COUNTY, KANSAS**

DESCRIPTION

A portion of the Southwest Quarter of Section 9, Township 17 South, Range 3 West of the 6th Principal Meridian in Michigan County, Kansas, more particularly described as follows: Commencing at the southwest corner of the Southwest Quarter of Section 9, Township 17 South, Range 3 West of the 6th Principal Meridian, thence east along the south line said Southwest Quarter, 273.40 feet for the point of beginning, thence south with a deflection angle  $90^{\circ}24'42''$  left—North, 225.00 feet; thence with a

improvements within "THE TANY HOME ADDITION", Lindsay, McPherson County, Kansas shall be subject to the provisions of the Bathory Home Master Development Plan submitted separately herewith.

OWNER: Bathory Home Association  
of Lindsay, Kansas a Kansas  
not for profit corporation

Date signed: 27-02-12

Martin M. J.

State of Kansas) SS  
County of McPherson)

The foregoing instrument was acknowledged before me this 22 day of July, 2012, by Martin H. Johnson, CEO of Bethany Home Association of Lindeburg, Kansas, a Kansas not for profit corporation, on behalf of the corporation.

 JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My Appt. Expires 11-7-13

Indicate the

My appointment expires: 11-9-13

State of Kansas)  
County of McPherson) ss

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2012.

SUBJECT: S. C. 1000'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with experience and proficiency in land surveying; that the heretofore described property has been surveyed and located by me or under my direction and supervision; that the regulations of the City of Leawood, Kansas, have been complied with in the preparation of this plat; and that all of the instruments shown herein actually exist and that positions are correctly shown to the best of my knowledge and belief.

Given under my hand and seal of Wichita, Kansas, this 29<sup>th</sup> day of April, A.D. 2012.

\_\_\_\_\_  
Paulson Company, P.A.

State of Kansas)  
County of McPherson) SS

This act was approved by the Lansing City Planning Commission on this 21<sup>st</sup> day of August, 2012, and was recommended for approval by the City Council of Lansing, Kansas.

Date signed: 7-11-12

CERTIFICATE AS TO SPECIAL ASSESSMENTS

State of Kansas)  
County of McPherson) SS

*I do hereby certify that there are no delinquent or unpaid current or forfeited special assessment or any deferred installments thereof that have not been apportioned against the tract of land included in this plat.*

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_,  
A.D. 2012.

COUNTY CLERK AND CITY CLERK CERTIFICATE

Jerry Lovett Sperring, City Clerk

Date signed: 7-2-2012

*Judy Neuschäfer*, **Moy**

**ATTTEST:**

SS  
County of McPherson)

Registered Land Surveyor

License No. 1202

TRANSFER RECORD  
Entered on transfer record this 16 day of July,  
A.D. 2012

*Christy Clark*  
Christy Clark, Register of Deeds  
Theda K. Paul

REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds Office, at 8:00 a.m., on the 16 day of July, 2012, in Book C, Page 25.

GENERAL PROVISIONS:

1. **Total Land Area:**  
**Net Land Area:**  
  
1,090,951 ± sq ft  
or  
24.56 ± acres
2. **Total Gross Floor Area:**  
**Total Building Coverage:** **Ratio:**  
  
37,333 sq ft  
312,955 sq ft  
30 percent
3. **Painting** shall be provided in accordance with Article 16 of the zoning code, unless otherwise specified in the permit description.
4. **Setbacks** are as indicated on the drawing, or as specified in the parcel description.
5. A **Drainage Plan** shall be submitted to the City of Lombard for review and approval.
6. **Signs** will be allowed in accordance with Article 21 of the zoning code.
7. **All exterior lighting** shall be shielded to direct light disbursement in a downward direction.
8. **Parcel(s)** shall share similar or consistent parking lot and lighting elements (i.e., fixtures, poles, and lamps, etc.).
9. **Unlit** height of light poles, including fixtures, lamps and bases, to 25 feet.

9. Utilities shall be installed underground within the Parcel(s).
10. Landscaping and Screening for this site shall be provided in accordance with Article 25 of the City of Lansing Zoning Ordinance, as amended, and by a Kansas Landscape Architect for the design, review, and approval of the site plan. The approved referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for review and approval prior to issuance of a building permit.
11. Trash, receptacles, mechanical equipment, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main buildings, to reasonably hide them from ground view.
12. All buildings shall share uniform architectural appearance and finish. All exterior walls shall be maintained in good repair and shall be painted and renewed and approved by the City of Lansing prior to the issuance of any building permits. Building walls and roofs must have predominantly light-colored finishes. All roofs shall be free of incidental soot, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental use.
13. Fire lanes shall be in accordance with the City of Lansing Fire Department Ordinance, as amended. Fire lanes, although they may be used for passenger loading and unloading, The City of Lansing shall review and approve the location and design of all fire lanes. Fire hydrant installation shall be in accordance with the City of Lansing Code provided for each phase of construction prior to the issuance of building permits.
14. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
15. Approval of a site circulation plan by the City of Lansing is required for each phase of construction. The site circulation plan shall be reviewed and approved by the City of Lansing prior to the issuance of any building permits. The site plan shall ensure internal circulation within the development.
16. The design layout shown on the plan illustrates only concepts and may be permitted, provided they meet all requirements of this plan.
17. The Applicant shall submit a Developer's Agreement to the City of Lansing prior to the development of the site.

**PARCEL 1**

- |    |   |                                     |
|----|---|-------------------------------------|
| A. | Total Land Area:  | 1,000,251 sq. ft.<br>or 24.06 acres |
| B. | Maximum Building Coverage:<br>for commercial development  | 318,285 sq.ft. (30%)                |
| C. | Maximum Gross Floor Area:<br>for commercial development   | 373,333 sq.ft.                      |
| D. | Floor Area Ratio:   | 35 percent                          |
| E. | Maximum Number of Buildings:  | Five (5)                            |
| F. | Maximum Number of Residential Dwelling Units:   | 40                                  |
| G. | Maximum building height:  | 45 feet                             |
| H. | Setbacks:   | See Drawing                         |
| I. | Access: Points from Swenson:  | Three (3)                           |
| J. | Regulated Uses:<br>Single-Family Residential, Multi-Family Residential, Senior Care Facilities such as Independent Living, Assisted Living, Skilled Nursing Facilities and other associated uses. |                                     |

E:\PROJECTS\BETHANY HOME, LINDSBORG, KS\PLAT\DRAWINGS\BETHANY HOME F.D.WC-MGCC

**B** *Baughman Company, P.A.*  
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0148  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE