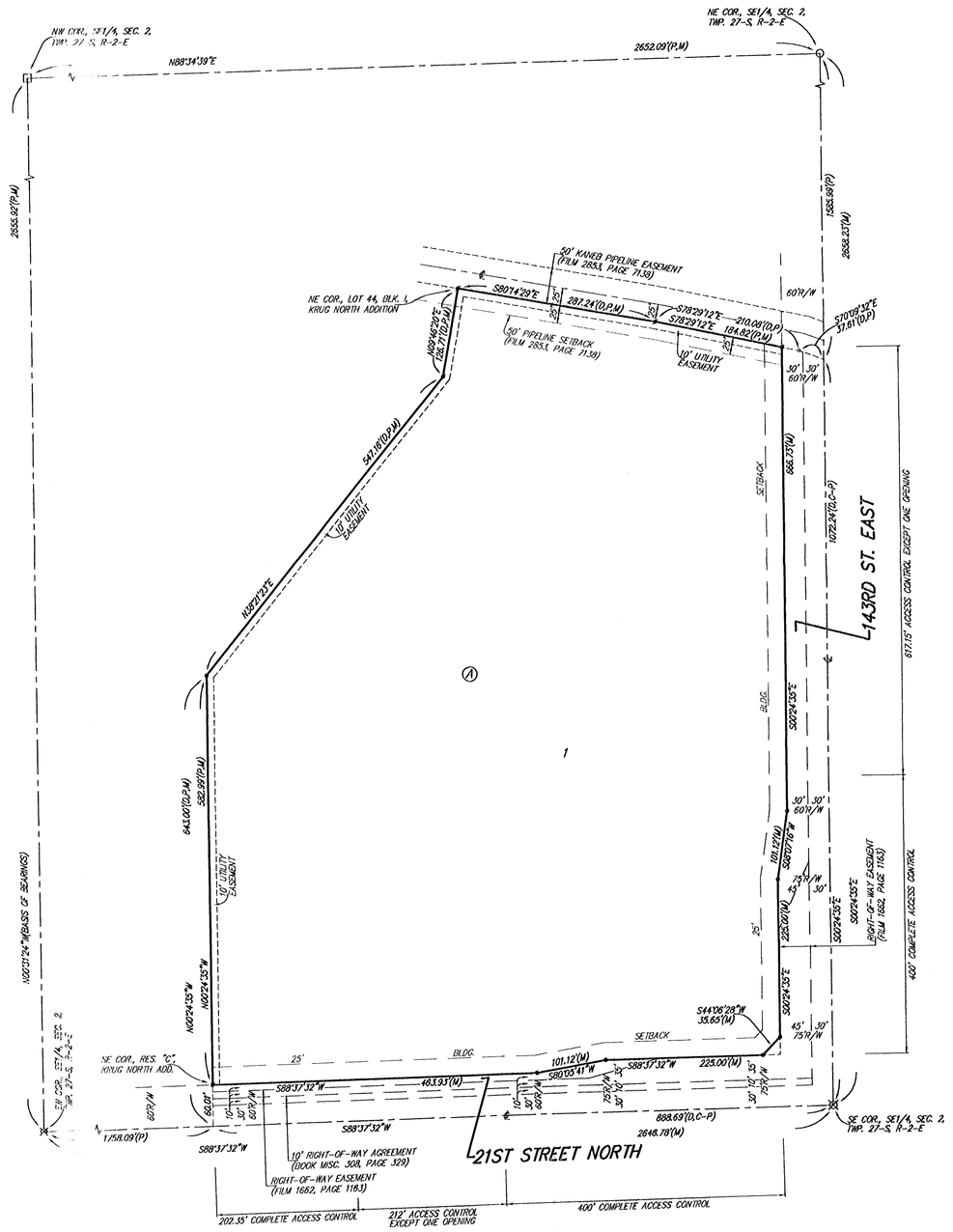
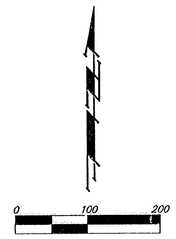
final tracing recorded 8-11-04

EASTSIDE COMMUNITY CHURCH 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS





● = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
■ = ¼ REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = BRASS MONUMENT MARKED "1175" IN CONCRETE (FOUND)
⊠ = 3/4" IRON (FOUND)
○ = ⅜ REBAR (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO.

BENCHMARK:
"□" CUT IN THE MIDDLE OF THE N. HEADWALL OF R.C.B.C. ON 21ST STREET NORTH, 1004.3' W. & 22.1' N. OF THE SE COR, SE1/4, SEC. 2, TWP. 27-S, R-2-E. ELEV. = 1360.63 NGVD29 (1123.23 CITY DATUM)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		NGVD29	CITY DATUM
1	A	1362.40	1175.0

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "EASTSIDE COMMUNITY CHURCH 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the SE1/4 of Sec. 2, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the SE corner of said SE1/4; thence S88°37'32"W along the south line of said SE1/4, 888.69 feet; thence N00°24'35"W parallel with the east line of said SE1/4, 643.00 feet; thence N38°21'23"E, 547.16 feet; thence N09°46'20"E, 126.71 feet; thence S80°14'29"E, 287.24 feet; thence S78°29'12"E, 210.08 feet; thence S70°09'32"E, 37.61 feet to a point on the east line of said SE1/4; thence S00°24'35"E along the east line of said SE1/4, 1072.24 feet to the point of beginning, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael C. Conrey 8-16-2004, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and Streets, to be known as "EASTSIDE COMMUNITY CHURCH 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

The East Side Community Church of God of Wichita, Kansas, Inc.

Dennis Turner, President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 9TH day of AUGUST, 2004, by Dennis Turner, President of The East Side Community Church of God of Wichita, Kansas, Inc., on behalf of the corporation.

JUDITH M. TERHUNE, Notary Public
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

My App't. Exp. 11-7-2005

This plat of "EASTSIDE COMMUNITY CHURCH 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 2004.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2004.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2004.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this_____day of_____, 2004.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2004 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.1271 F 316.262.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\EASTSIDE COMMUNITY CHURCH 2ND ADDITION\DWG\EASTSIDE2F.DWG MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 22, 2004

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2004-84 -- One-Step Final Plat of Eastside Community Church Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 22, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated July 16, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e'mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Dennis Turner, Eastside Community Church, 223 W. central, P.O. Box 77, Andover, KS 67002

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 16, 2004

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2004-84 -- One-Step Final Plat of Eastside Community Church Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 15, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

A. City water services are available to serve the site. *Fees in lieu of assessment regarding water connections are required; or in the alternative a petition may be provided for extension of water north on 143rd St. East.*

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.

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

D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. County Engineering requests a drainage plan. A portion of the plat appears to either abut or encroach upon a special flood hazard area (zone A).*

E. The vicinity map needs revised to correctly reference 143rd Street.

F. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along both arterial streets. *The access controls are approved.*

G. Traffic Engineering has requested a left turn lane along 21st St North.

H. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

I. The applicant shall install or guarantee the installation of all utilities and facilities that 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. 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.

K. 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

L. 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.

M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

N. Perimeter closure computations shall be submitted with the final plat tracing.

O. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

P. 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.

Q. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, July 22, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-9
JULY 22, 2004

STAFF REPORT
(One-Step Final Plat Approved 7/15/04)

CASE NUMBER: SUB 2004-84 -- EASTSIDE COMMUNITY CHURCH SECOND ADDITION

OWNER/APPLICANT: Eastside Community Church, Attn: Dennis Turner, 223 W. Central, P.O. Box 77, Andover, KS 67002

AGENT: Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. N., Bldg. 100, Wichita, KS 67226

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67226

LOCATION: Northwest corner of 21st St. North and 143rd St. East

SITE SIZE: 18.08 Acres

NUMBER OF LOTS

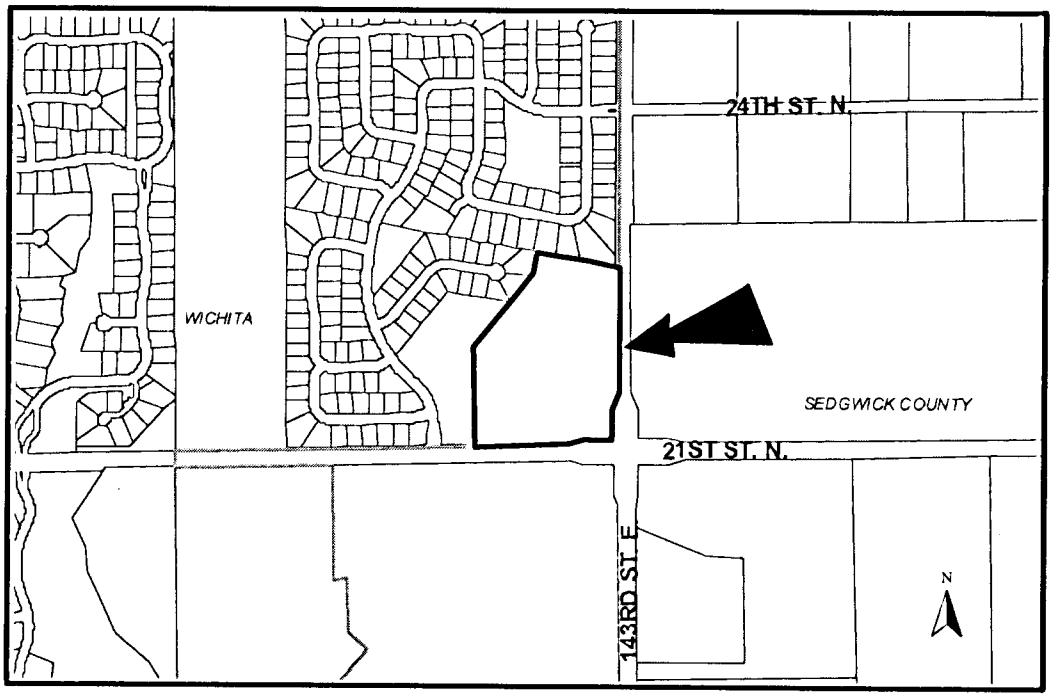
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 18.08 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

A. City water services are available to serve the site. ***Fees in lieu of assessment regarding water connections are required; or in the alternative a petition may be provided for extension of water north on 143rd St. East.***

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. **City Engineering** needs to comment on the need for other guarantees or easements.

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

D. **City Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. County Engineering requests a drainage plan. A portion of the plat appears to either abut or encroach upon a special flood hazard area (zone A).***

E. The vicinity map needs revised to correctly reference 143rd Street.

F. **Traffic Engineering** needs to comment on the access controls. The plat proposes one opening along both arterial streets. ***The access controls are approved.***

G. **Traffic Engineering** has requested a left turn lane along 21st St North.

H. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

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Q. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.