

# MIDIAN SHRINE-HOSKINSON ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING RECORD

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "MIDIAN SHRINE-HOSKINSON ADDITION", Wichita, Sedgwick County,  
Kansas and that the accompanying plat is a true and correct exhibit of  
the property surveyed, described as all that portion of the NW1/4 of Sec.  
15, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, lying  
east of Country Acres Fourth "B" Addition, an Addition in Sedgwick County,  
Kansas, EXCEPT the east 330 feet of the north 660 feet, and EXCEPT  
Tract #58 of Condemnation Case No. A-31849, further described as: A  
tract of land in the NW1/4 of Sec. 15, Twp. 27-S, R-1-W of the 6th  
P.M., beginning at the center of said Sec. 15; thence S89°39'W, 167.51  
feet; thence along a 00°54.32' curve described by the following chord  
bearings and distances; N17°22'E, 64.02 feet; N22°22'E, 392.02 feet;  
thence S00°05'W, 422.63 feet to the point of beginning, and EXCEPT the  
south 30 feet of the north 690 feet of the east 297 feet of the NW1/4  
of Sec. 15, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas,  
and EXCEPT that part platted as Spinnaker Coves-Hoskinson Addition,  
Wichita, Sedgwick County, Kansas, 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 G. Conroy*  
Michael G. Conroy, 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, a Street, and a Reserve, to be known as  
"MIDIAN SHRINE-HOSKINSON ADDITION", Wichita, Sedgwick County, Kansas.  
The utility easement is hereby granted as indicated for the construction  
and maintenance of all public utilities. The drainage and utility easement  
is hereby granted as indicated for drainage purposes and for the  
construction and maintenance of all public utilities. The street is hereby  
dedicated to and for the use of the public. Reserve "A" is hereby  
reserved for landscaping, open space, lakes, berms, drainage purposes,  
retaining walls, electric lines and related appurtenances as confined to  
easement, and utilities as confined to easement. Reserve "A" shall be  
owned and maintained by the owner of Lot 1, Block A. 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 location shall be as  
determined by the City Engineer of the City of Wichita, Kansas. The 20  
foot emergency access opening is hereby granted to the City of Wichita,  
Kansas. The location of the 20 foot emergency access opening shall be  
determined by the City of Wichita Fire Department. The Minimum Building  
Pad Elevation for the lowest opening to the structures shall be as  
indicated on the face of the plat.

*Richard D. Hoskinson Verda M. Hoskinson*  
Richard D. Hoskinson Verda M. Hoskinson

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 10<sup>th</sup> day of SEPTEMBER, 2004, by Richard D. Hoskinson  
and Verda M. Hoskinson, husband and wife.

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

*Judith M. Terhune*  
JUDITH M. TERHUNE, Notary Public

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

This plat of "MIDIAN SHRINE-HOSKINSON 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.

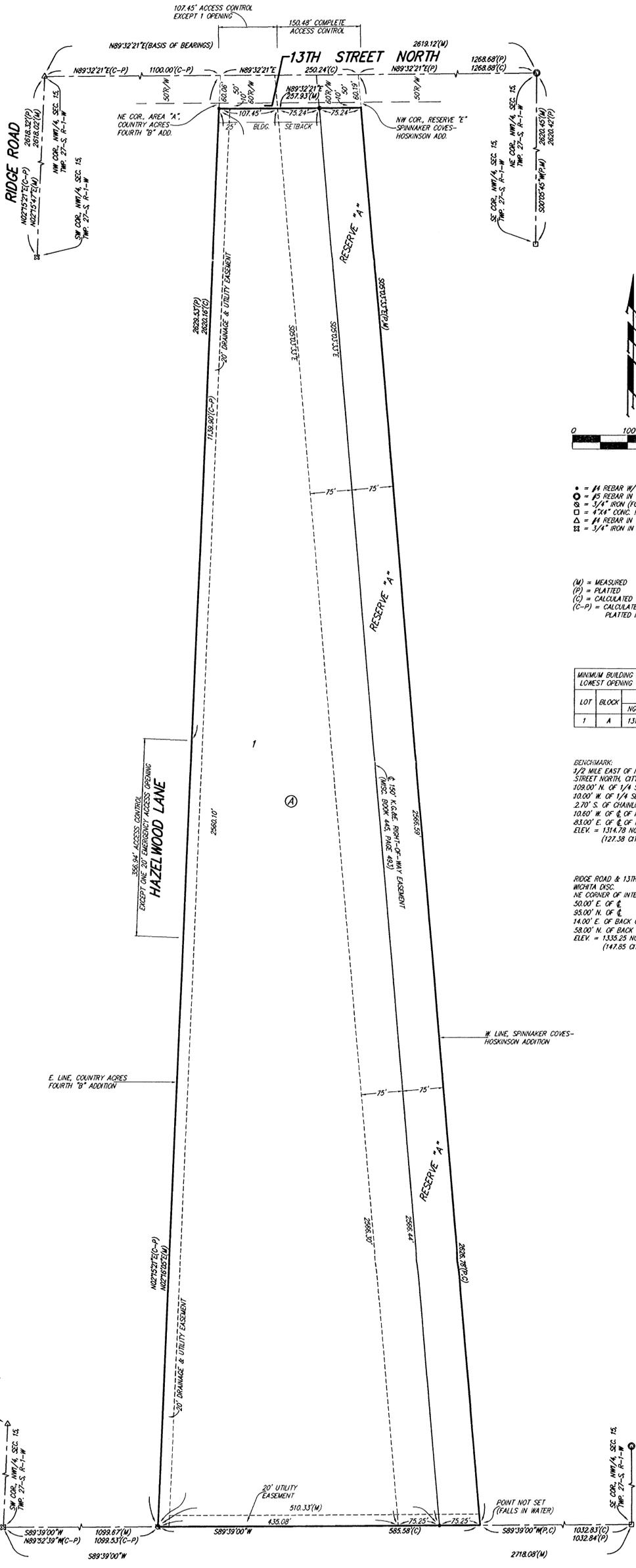
\_\_\_\_\_, County Clerk  
Don Brace

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) 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** Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE  
F:\PLAT\MIDIAN ADDITION.DWG\SHRINERF.DWG\GMC



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #5 REBAR IN THIMBLE (FOUND)
  - ⊙ = 3/4" IRON (FOUND)
  - = 4"x4" CONC. MONUMENT (FOUND)
  - △ = #4 REBAR IN THIMBLE (FOUND)
  - ⊠ = 3/4" IRON IN PLASTIC THIMBLE (FOUND)
- (M) = MEASURED  
(P) = PLATTED  
(C) = CALCULATED  
(C-P) = CALCULATED PER PLATTED INFO.

LOT	BLOCK	ELEVATION	
		NGVD29	CITY DATUM
1	A	1315.40	128.0

BENCHMARK:  
1/2 MILE EAST OF RIDGE ROAD ON 13TH  
STREET NORTH, CITY OF WICHITA DISC.  
109.00' N. OF 1/4 SEC. COR.  
10.00' N. OF 1/4 SEC. COR.  
2.70' S. OF CHAINLINK FENCE  
10.60' N. OF E. OF POWER POLE  
83.00' E. OF E. OF NORTH SHORE BLVD.  
ELEV. = 1314.78 NGVD29  
(127.58 CITY DATUM)

RIDGE ROAD & 13TH STREET NORTH, CITY OF  
WICHITA DISC.  
NE CORNER OF INTERSECTION  
50.00' E. OF E.  
95.00' N. OF E.  
14.00' E. OF BACK OF CURB  
58.00' N. OF BACK OF CURB  
ELEV. = 1335.25 NGVD29  
(147.85 CITY DATUM)

NOTE:  
PLEASE CONTACT WESTAR ENERGY (OR ITS SUCCESSOR)  
ELECTRIC TRANSMISSION LINE ENGINEERING DEPARTMENT  
(CURRENTLY 785-575-8157) BEFORE CONDUCTING ANY  
PROPOSED CONSTRUCTION ACTIVITIES THAT COULD PLACE  
PEOPLE, EQUIPMENT, OR FACILITIES WITHIN WESTAR'S  
EASEMENT, SHOWN ON THIS PLAT, DESIGNATED AS  
MISC. BOOK #45, PAGE 493 DATED JULY 20, 1999

NOTE:  
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS  
ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL  
REMAIN AS DEPICTED 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 PLAN SHALL BE ALLOWED.



**Wichita-Sedgwick County Metropolitan Area Planning Department**

August 5, 2004

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

RE: SUB 2004-73 -- Final Plat of Midian Shrine Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 5, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the final plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated July 30, 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

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

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



## Wichita-Sedgwick County Metropolitan Area Planning Department

July 30, 2004

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

RE: SUB 2004-73 -- Final Plat of Midian Shrine Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 29, 2004, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Traffic Engineering has requested a petition for future left turn lanes to 13<sup>th</sup> St. North.
- D. The plat proposes one opening along 13th St. North. The access opening is approved.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. City Fire Department has requested an emergency access opening extending to Hazelwood in the adjoining property to the west. A 20-ft wide hard paved surface is needed. Standard gating and signing are required per City Fire Department standards.

The plat has denoted the emergency access opening as requested.

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T 316.268.4421 F 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners

seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width. ***A modification has been approved.***
- K. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- L. The platting 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.
- 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. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.

- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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. **Southwestern Bell has requested additional easements.**
- U. 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](mailto: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 August 5, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10<sup>th</sup> Floor, 455 N. Main Street, Wichita, KS.

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

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



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure

Copies to: Richard D. Hoskinson, 990 N. Westlink, Wichita, KS 67212-4409  
Jeff Sowder, Median Shrine Temple, 130 N. Topeka, Wichita, KS 67202  
Less Brumley, 6606 Warren Circle, Wichita, KS 67212  
Neil Ginest, 6602 Warren Circle, Wichita, KS 67212  
Lylia Clark, 1148 Hazelwood, Wichita, KS 67212  
Robert Crook, 1203 Mulberry Place, Wichita, KS 67212  
Larry Debrot, 6605 Warren Circle, Wichita, KS 67212  
Kevin Holman, Sedgwick County Fire Department  
Jim Armour, Acting City Engineer, Department of Engineering  
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

**STAFF REPORT**

(Final Plat Approved 7/29/04; Preliminary Plat Approved 7/1/04)

**CASE NUMBER:** SUB 2004-73 -- MIDIAN SHRINE ADDITION

**OWNER/APPLICANT:** Richard D. Hoskinson, 990 N. Westlink, Wichita, KS 67212-4409;  
(Contract purchaser) Midian Shrine Temple, Attn: Jeff Sowder, 130  
N. Topeka, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** East of Ridge, South side of 13th St. North

**SITE SIZE:** 24.74 acres

**NUMBER OF LOTS**

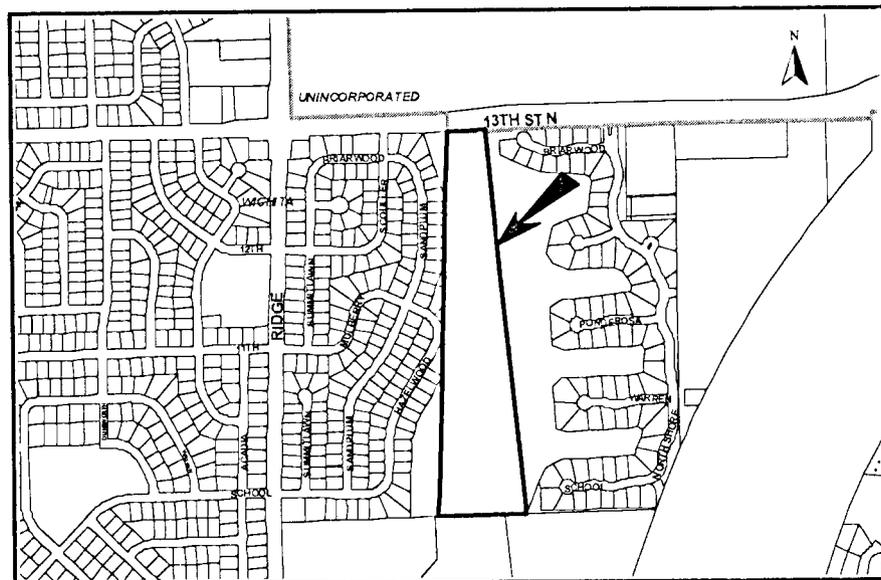
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 24.74 acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is an unplatted site located within the City. A conditional use (CON 2003-48) has been approved for the site for Community Assembly. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Traffic Engineering has requested a petition for future left turn lanes to 13<sup>th</sup> St. North.
- D. The plat proposes one opening along 13th St. North. The access opening is approved.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. City Fire Department has requested an emergency access opening extending to Hazelwood in the adjoining property to the west. A 20-ft wide hard paved surface is needed. Standard gating and signing are required per City Fire Department standards.  
  
The plat has denoted the emergency access opening as requested.
- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width. A modification has been approved.
- K. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
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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.
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- R. Perimeter closure computations shall be submitted with the final plat tracing.
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