

CHURCH OF THE MAGDALEN 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

4-23-02
final tracing received

○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = 3/4" IRON (FOUND)
△ = #5 REBAR W/ "FORGY" CAP (FOUND)
▲ = #4 REBAR OVER STONE (FOUND)

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

0 100 200

NOTE:
The following instrument is in the process of
being released this 5th day of January, 2002.
Telephone and Telegraph Equipment to Shell Petroleum
Corporation (Misc. 77, Page 411) and last assigned
to Conoco Pipe Line Company (Film 1664, Page 368).

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.

LOT	BLOCK	ELEVATION
1	A	185.6 1373.0

BENCH MARK:
GREENWICH AND 21ST NORTH
CITY OF WICHITA BENCH MARK - DISC
41" SOUTH AND 58" WEST OF IRON CTR LINE BOTH
17.0' SW OF ASPHALT, 14.2' EAST OF FACE P.P.
ELEVATION = 173.98 (CITY DATUM), 1361.38 NGVD29
COUNTY "C" CUT, SOUTH HEADWALL,
1/2 MILE WEST OF 12TH ST. EAST
ON 37TH STREET NORTH,
ELEV. = 1375.23 NGVD29, 185.83 (CITY DATUM)

State of Kansas) SS We, Baughman Company, P.A., Surveyors
Sedgwick County) in aforesaid county and state do hereby certify that we have surveyed
and platted "CHURCH OF THE MAGDALEN 2ND ADDITION", Wichita, Sedgwick
County, Kansas and that the accompanying plat is a true and correct
exhibit of the property surveyed, described as and being a replat of all
of Lot 1, Block A, Church of the Magdalen Addition, Wichita, Sedgwick
County, Kansas, TOGETHER with that part of the SE1/4 of Sec. 3,
Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas described
as follows: Beginning at the most northerly NW corner of said Church
of the Magdalen Addition; thence S00°37'59"E along the west line of
said Church of the Magdalen Addition, 447.49 feet to a deflection corner
in said west line; thence S89°13'23"W along the west line of said Church
of the Magdalen Addition, 278.27 feet to a deflection corner in said
west line; thence S00°37'59"E along the west line of said Church of the
of the Magdalen Addition, and as extended south, 635.46 feet to a point
on the south line of said SE1/4; thence S89°13'23"W along the south
line of said SE1/4, 513.42 feet to the intersection with the east line of
Messiah Baptist Church 4th Addition, Sedgwick County, Kansas, as extended
south; thence N00°35'35"W along said extended east line, 1082.96 feet
to the intersection with the north line of said Church of the Magdalen
Addition, as extended west; thence N89°13'23"E along said extended
north line, 790.94 feet to the point of beginning, 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. Conrey, Surveyor
Michael G. Conrey

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
"CHURCH OF THE MAGDALEN 2ND ADDITION", Wichita, Sedgwick County,
Kansas. The utility easements are 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 lakes, landscaping, berms, open space, drainage
purposes, and utilities as confined to easements. Reserve "A" shall be
owned and maintained by the owner 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 Elevation for the lowest opening to the structures
on Lot 1, Block A, shall be 185.6 City Datum, (1373.0 NGVD).

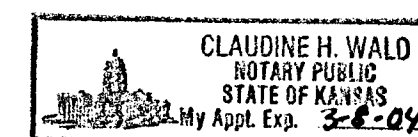
The Catholic Diocese of Wichita

Thomas J. Olmsted, President
Thomas J. Olmsted

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 18th day of April, 2002, by Thomas J. Olmsted,
President of the Catholic Diocese of Wichita, on behalf of the Diocese.

My App't. Exp. March 8, 2004

Claudia H. Wald, Notary Public
CLAUDIA H. WALD



This plat of "CHURCH OF THE MAGDALEN 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 _____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

J. D. Michaelis, Acting Chair

Marvin S. Krout, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2002.

At the direction of the City Council

Chris Cherches, City Manager

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2002.

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

Entered on transfer record this _____ day
of _____, 2002.

Don Brace, County Clerk

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 _____, 2002 at _____ o'clock _____ M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P. PLATT MAGDALEN CHURCH AND CHURCH OF THE MAGDALEN 2ND ADDITION



Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2001

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

RE: SUB 2001-106 -- One-Step Final Plat of Church of the Magdalen Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 8, 2001, 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 October 19, 2001.

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, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

October 19, 2001

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

RE: SUB 2001-106 -- One-Step Final Plat of Church of the Magdalen Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 18, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Existing petitions for extensions of sewer and water have been submitted with the Church of the Magdalen Addition. No other guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering has requested the final drainage plan for review to determine impact upon 21st St. right-of-way.
- D. County/Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along 21st St. North and two access openings along 127th St. East. The access controls are approved.
- E. As part of the approval of the Church of the Magdalen Addition, the Applicant provided a guarantee for the construction of a left turn bay on 21st Street and the construction of a paved road to County standards on 127th St. East along the plat's frontage.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. 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.

- 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. The building setback line associated with the pipeline along 127th St. needs to be labeled as a "pipeline" setback.
- I. 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.
- J. 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.)
- K. 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.
- L. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 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. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

SUB 2001-106 -- One-Step Final Plat of Church of the Magdalen Second Addition
October 19, 2001
Page 3

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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, November 8, 2001, at 1:00 p.m.

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

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Church of the Magdalen, Attn: Rev. Ken Van Haverbeke, 457 N. Woodlawn, Wichita,
KS 67218
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 10/18/01)

CASE NUMBER: SUB 2001-106 -- CHURCH OF THE MAGDALEN SECOND ADDITION

OWNER/APPLICANT: Church of the Magdalen, Attn: Rev. Kenneth S. Van Haverbeke, 457 S. Woodlawn, Wichita, KS 67218

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

LOCATION: Northwest corner of 127th St. East and 21st St. North

SITE SIZE: 30 Acres

NUMBER OF LOTS

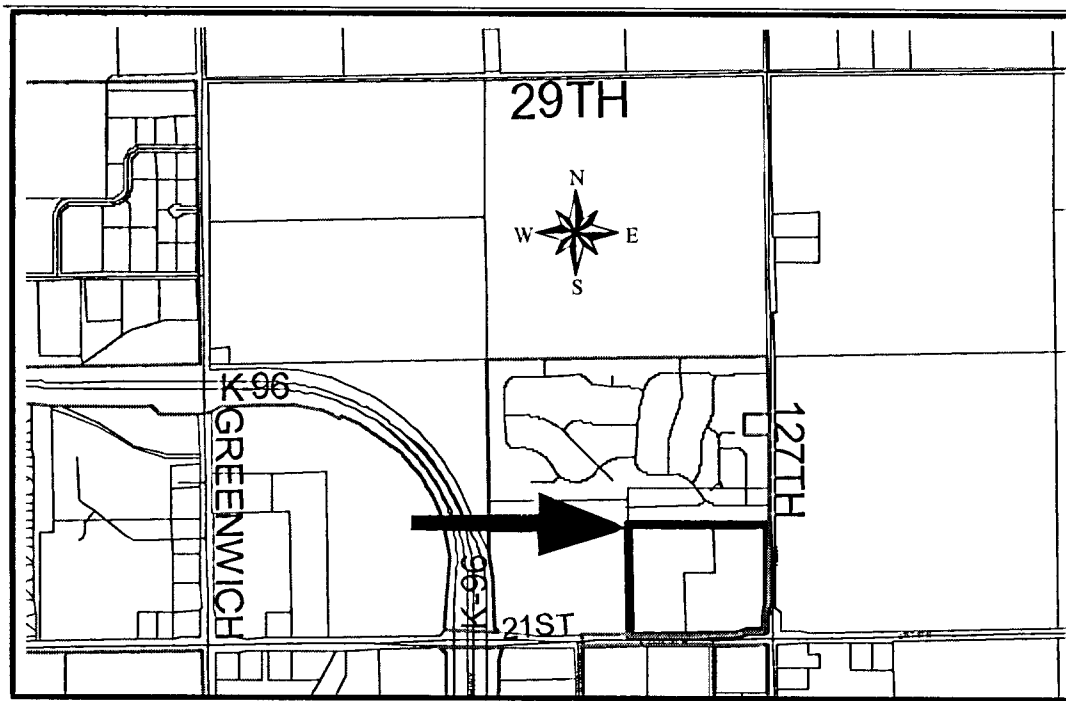
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 30 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the Church of the Magdalen Addition, in addition to abutting property to the west.

STAFF COMMENTS:

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- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. **County Engineering has requested the final drainage plan for review to determine impact upon 21st St. right-of-way.**
- D. **County/Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along 21st St. North and two access openings along 127th St. East. **The access controls are approved.**
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- 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.
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- J. 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.)

SUB 2001-106 -- One-Step Final Plat of CHURCH OF THE MAGDALEN SECOND ADDITION
November 8, 2001 - Page 3

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