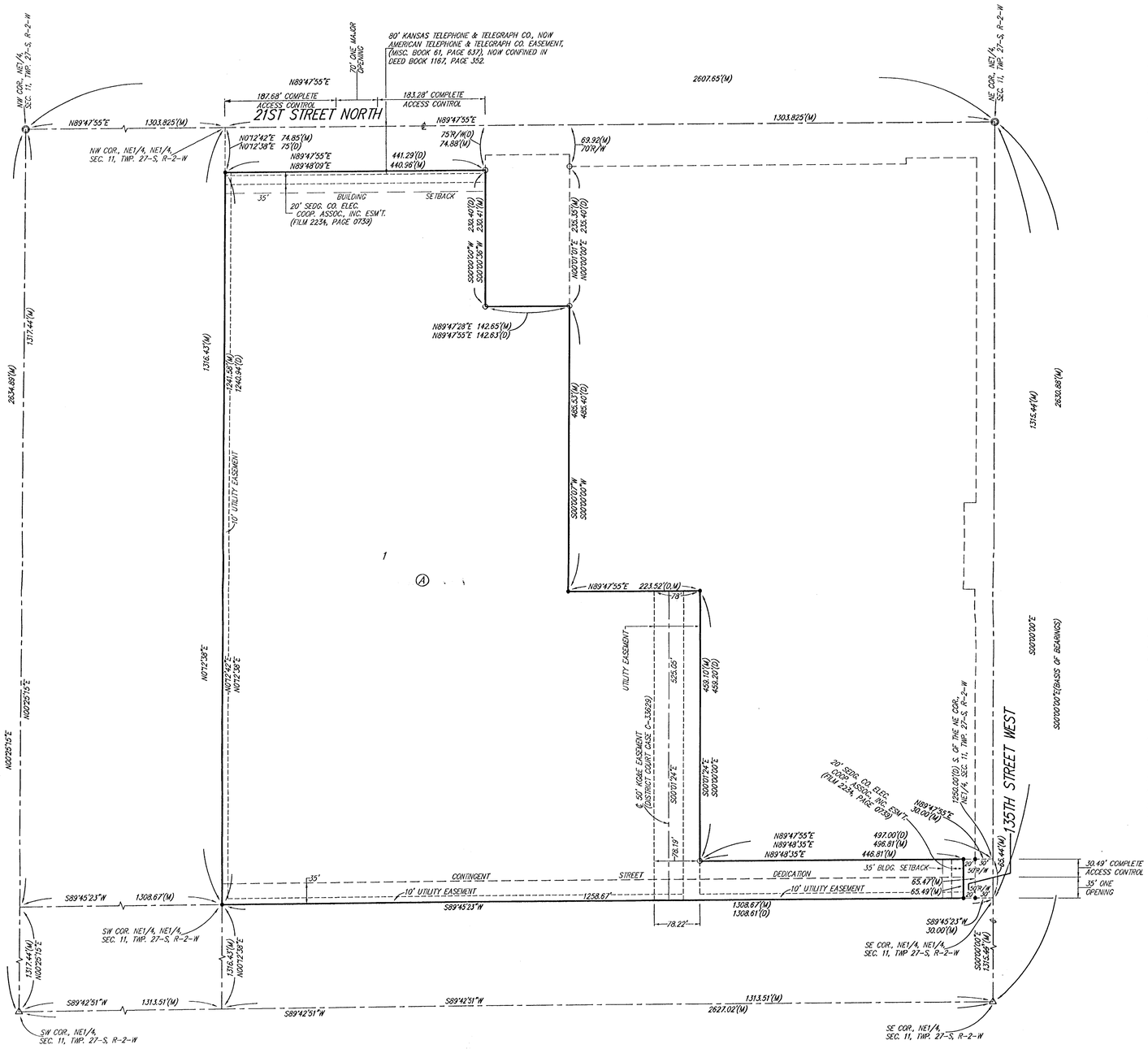
final tracing received 7-26-01

BELIEVERS SOUTHERN BAPTIST CHURCH ADDITION

SEDGWICK COUNTY, KANSAS



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
△ = STONE (FOUND)
◎ = 3/4" IRON IN THIMBLE (FOUND)

(M) = MEASURED
(D) = DESCRIBED

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.

BENCHMARK:
1.35TH ST. W. & 21ST ST. N. – CITY OF WICHITA BENCHMARK DISC, SE. CORNER OF INTERSECTION.
49.00' S. OF & 21ST ST. N.
43.00' W. OF & 135TH ST. W.
65.50' SW. OF NE COR., NE1/4, SEC. 11, T-27-S, R-2-W
11.69' N. OF CHAINLINK FENCE
35.60' NW. OF POWER POLE
27.60' W. OF BACK OF CURB
ELEV. = 1356.59 NGVD

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 "BELIEVERS SOUTHERN BAPTIST CHURCH ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the NE1/4 of the NE1/4 of Sec. 11, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 75.00 feet south of the NW corner of the NE1/4 of said NE1/4 of Sec. 11; thence east parallel with the north line of said NE1/4, a distance of 441.29 feet; thence south parallel with the east line of said NE1/4, a distance of 230.40 feet; thence east parallel with the north line of said NE1/4, a distance of 142.63 feet; thence south parallel with the east line of said NE1/4, a distance of 485.40 feet; thence east parallel with the north line of said NE1/4, a distance of 223.52 feet; thence south parallel with the east line of said NE1/4, a distance of 459.20 feet; thence east parallel with the north line of said NE1/4, a distance of 497.00 feet to a point in the east line of said NE1/4, said point being 1250.00 feet south of the NE corner of said NE1/4; thence south along the east line of said NE1/4 to the SE corner of the NE1/4 of the NE1/4 of said Sec. 11; thence west along the south line of the NE1/4 of the NE1/4 of said Sec. 11, a distance of 1308.61 feet to the SW corner of the NE1/4 of the NE1/4 of said Sec. 11; thence north 1240.94 feet to the point of beginning. Subject to road rights-of-way.

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

Baughman Company, P.A.

Michael D. Conrey LS-971 6-27-2001, 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, and Streets, to be known as "BELIEVERS SOUTHERN BAPTIST CHURCH ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. The contingent street dedication shall become effective in the event that the appropriate governing body determines a need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said dedication. All abutters rights of access shall be as indicated on the face of the plat and are hereby granted to the appropriate governing body. The permitted opening locations shall be as determined by the Engineer for the appropriate governing body. The Minimum Building Pad Elevation for the lowest opening to the structures on Lot 1, Block A, shall be 1361.0 NGVD.

Believers Southern Baptist Church, Inc.

Everett L. Shirley, Trustee
EVERETT L. SHIRLEY

Thomas E. Glendening, Trustee
THOMAS E. GLENDENING

Donald L. Stearns, Trustee
DONALD L. STEARNS

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 11th day of July, 2001, by Everett L. Shirley, Thomas E. Glendening, and Donald L. Stearns, Trustees of Believers Southern Baptist Church, Inc., on behalf of the corporation.

SHIRLEY PHILLIPS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 08-18-04

Shirley Phillips, Notary Public
SHIRLEY PHILLIPS

My App't. Exp. Aug 18, 2004

This plat of "BELIEVERS SOUTHERN BAPTIST CHURCH ADDITION", 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

_____, Acting Chair
J. D. Michaelis

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____day of_____, 2001.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this____ day of_____, 2001.

_____, Chair
Carolyn McGinn

ATTEST:_____, County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this____day of _____, 2001.

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

Entered on transfer record this____day of_____, 2001.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this____day of_____, 2001 at____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "BELIEVERS SOUTHERN BAPTIST CHURCH ADDITION", Sedgwick County, Kansas.

Valley State Bank

Bret Clark, VP
BRET CLARK (Title)

State of Kansas)
County) SS

The foregoing instrument acknowledged before me, this 16th day of July, 2001, by Bret Clark, Vice President (Title) of Valley State Bank, on behalf of the bank.

EARLYNNE BECKNER
Notary Public - State of Kansas
My Appt. Exp. 5-11-2002

Earlynne Beckner, Notary Public
EARLYNNE BECKNER

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\BELIEVER'S SOUTHERN BAPT. CH\DWG\BELIEVERS.DWG-MDC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 10, 2001

Baughman Company, P.A.
315 Ellis
Wichita, KS 67202

SUB 2001-34 -- Final Plat of Believer's Southern Baptist Church Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 10, 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 April 27, 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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 27, 2001

Baughman Company, P.A.
315 Ellis
Wichita, KS 67202

SUB 2000-34 -- Final Plat of Believer's Southern Baptist Church Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. *A commercial facilities request form is needed.*

B. City Engineering has required a petition for future extension of City water and sanitary sewer services.

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

D. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*

E. County Engineering needs to comment on the need for improvements to perimeter streets. *No improvements are required.*

F. The plat proposes two access openings along 21st St. North. Access controls controls along 135th St. West need to be dedicated. The final plat shall reference the access controls in the plattor's text. *County Engineering has approved two access openings along 21st Street, including one joint opening with the property to the west.*

G. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

H. *The Subdivision Committee has required a 35-foot contingent street dedication along the south 35 feet of the plat to improve access for future lots.*

The requested contingent street dedication has been platted.

I. County Engineering requests that the 50-ft KGE easement should be denoted as a utility easement.

J. The applicant is advised that if platted, the building setbacks must be 35 feet to conform with the Zoning setback standard for County section line roads.

K. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.

L. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

M. 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.

N. 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.)

O. 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.

P. 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.

Q. 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.

R. 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.

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

T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

U. 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.

V. 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.

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 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, May 10, 2001. The meeting will begin at 12:00 noon; Subdivision cases will be heard no earlier than 12:45 p.m.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Don Stearns, Jr., 1400 E. Waterman, Wichita, KS 67211
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-3
MAY 10, 2001

STAFF REPORT
(Final Plat Approved 4/26/01; Preliminary Plat Approved 3/29/01)

CASE NUMBER: SUB 2001-34 -- BELIEVER'S SOUTHERN BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Believer's Southern Baptist Church, Inc., Attn: Don Stearns, Jr., 1400 E. Waterman, Wichita, KS 67211

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

LOCATION: South side of 21st St. North, West of 135th St. West

SITE SIZE: 19.31 Acres

NUMBER OF LOTS

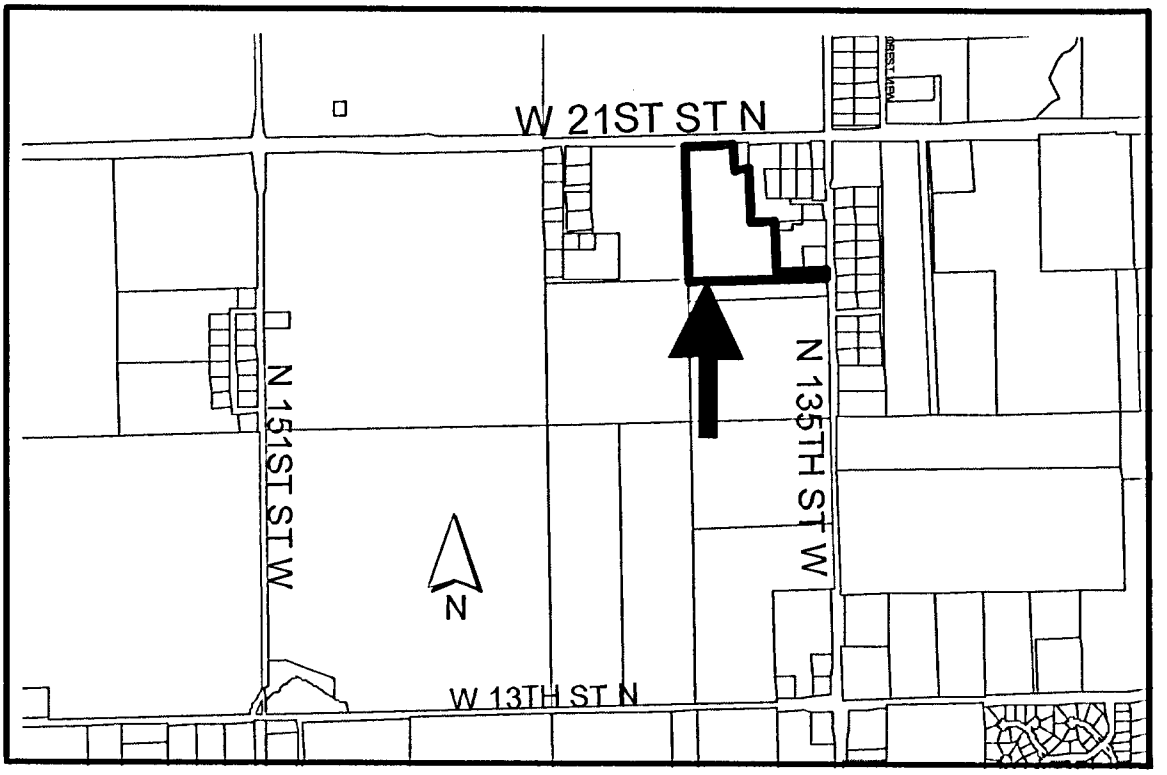
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 19.31 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. ***A commercial facilities request form is needed.***

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R. 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.

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