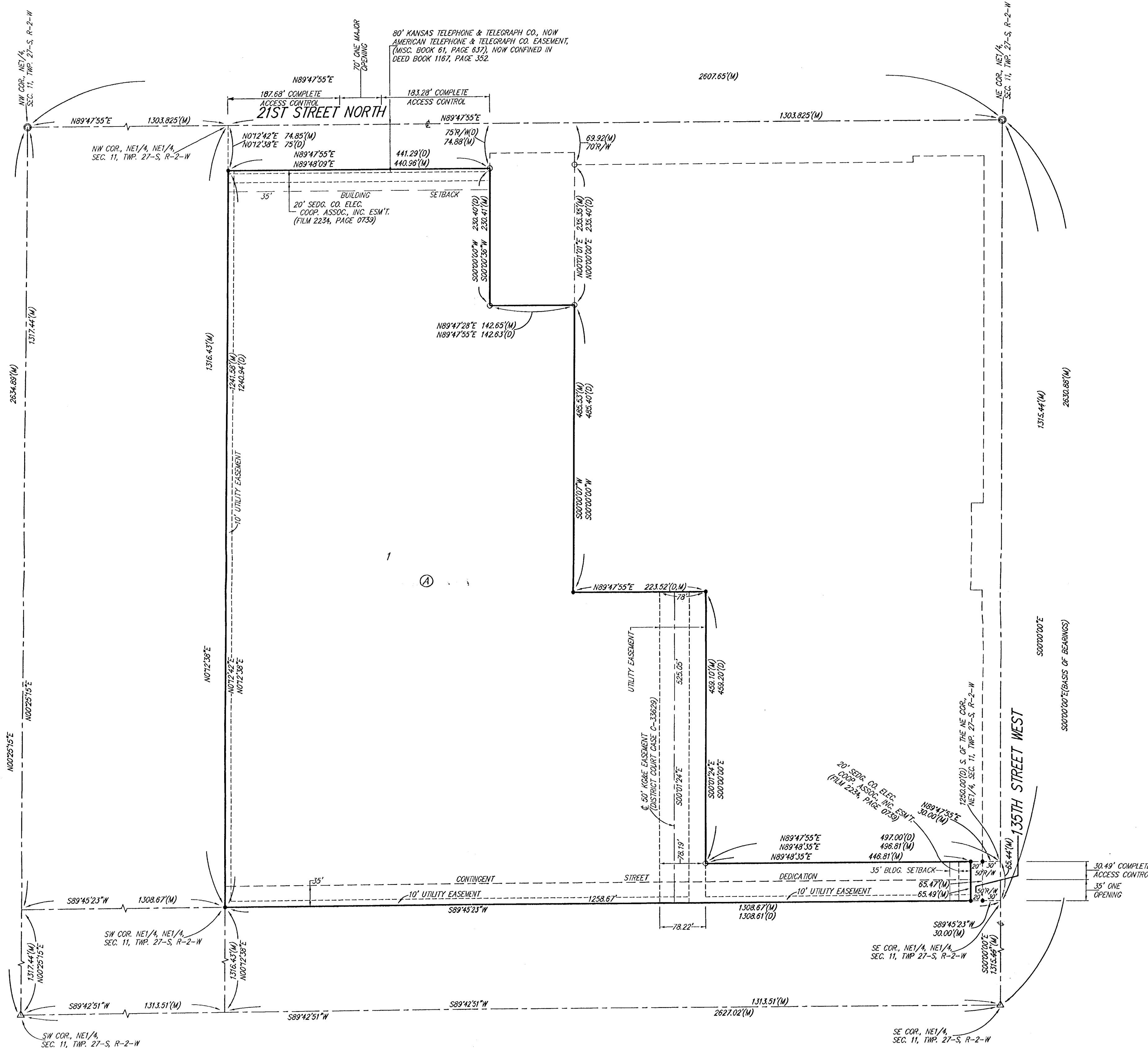


# BELIEVERS SOUTHERN BAPTIST CHURCH ADDITION

## SEDGWICK COUNTY, KANSAS

Final tracing received 7-26-01



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 "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  
NE 1/4 of the NE 1/4 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 NE 1/4 of said NE 1/4 of Sec. 11;  
thence east parallel with the north line of said NE 1/4, a distance of  
441.29 feet; thence south parallel with the east line of said NE 1/4, a  
distance of 230.40 feet; thence east parallel with the north line of said  
NE 1/4, a distance of 142.63 feet; thence south parallel with the east  
line of said NE 1/4, a distance of 485.40 feet; thence east parallel with  
the north line of said NE 1/4, a distance of 223.52 feet; thence south  
parallel with the east line of said NE 1/4, a distance of 459.20 feet;  
thence east parallel with the north line of said NE 1/4, a distance of  
497.00 feet to a point in the east line of said NE 1/4, said point being  
1250.00 feet south of the NE corner of said NE 1/4; thence south along  
the east line of said NE 1/4 to the SE corner of the NE 1/4 of the NE 1/4  
of said Sec. 11; thence west along the south line of the NE 1/4 of  
the NE 1/4 of said Sec. 11, a distance of 1308.61 feet to the SW corner  
of the NE 1/4 of the NE 1/4 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 A. Conroy, Surveyor  
Michael G. Conroy

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  
Thomas E. Glendenning, Trustee  
Donald L. Stearns, Trustee

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

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 \_\_\_\_\_, 2001.

Chris Cherches, City Manager  
Pat Burnett, City Clerk

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

Carolyn McGinn, Chair  
Don Brace, County Clerk

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.  
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 \_\_\_\_\_, 2001 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

Bill Meek, Register of Deeds  
Linda Kizzire, Deputy

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.

Bret Clark, VP  
Bret Clark

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

Earlyne Beckner, Notary Public  
Earlyne Beckner

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

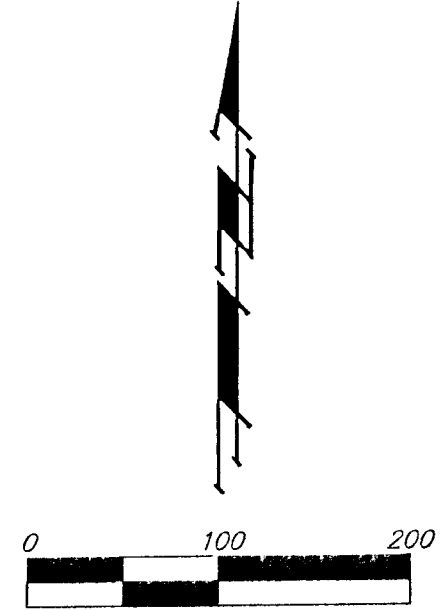
Shirley Phillips, Notary Public  
Shirley Phillips

My App't. Exp. Aug 18, 2004

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

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:  
135TH ST. N. & 21ST ST. N. - CITY OF  
WICHITA BENCHMARK DISC. SE. CORNER OF  
INTERSECTION  
49.00' S. OF @ 21ST ST. N.  
43.00' N. OF @ 135TH ST. N.  
65.50' SW. OF NE COR. NE 1/4,  
SEC. 11, T-27-S, R-2-W  
11.60' N. OF CHAINLINK FENCE  
35.60' N.W. OF POWER POLE  
27.60' N. OF BACK OF CURB  
ELEV. = 1356.59 NGVD





**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.

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

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 plat's text. *County Engineering has approved two access openings along 21st Street, including one joint opening with the property to the west.*

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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.

*restructure easement to be submitted instead*

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.

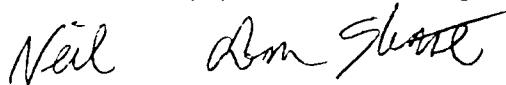
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional 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

**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**

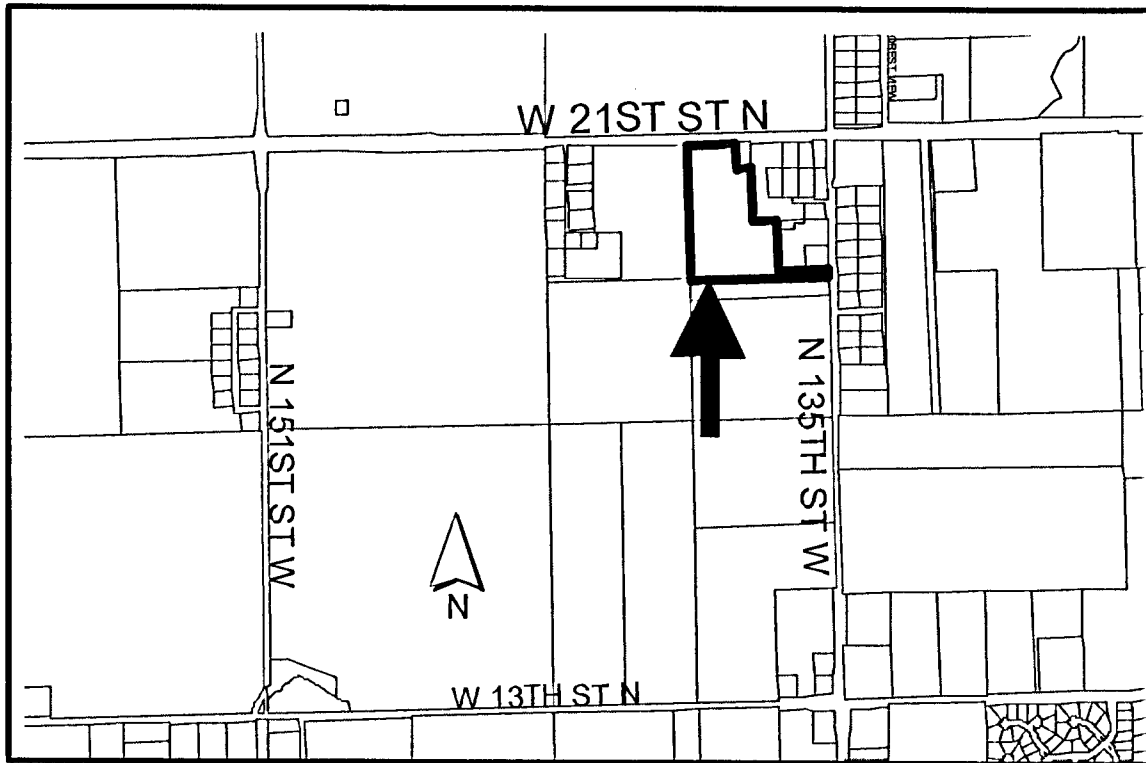
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**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.**
- B. City Engineering has required a petition for future extension of City water and sanitary sewer services.
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- 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.
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**SUB 2001-34 -- Final Plat of BELIEVER'S SOUTHERN BAPTIST CHURCH ADDITION**  
**May 10, 2001 - Page 3**

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- 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.
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