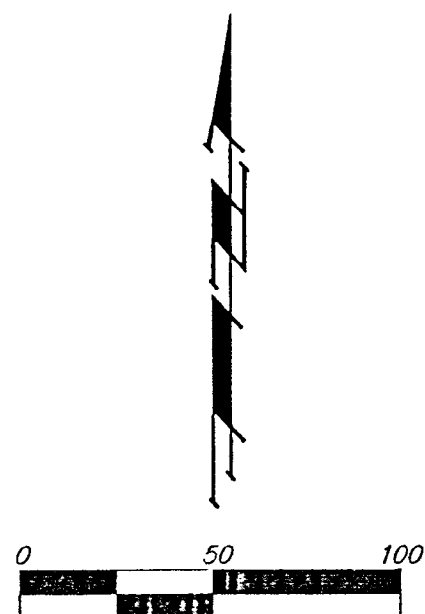


ASCENSION LUTHERAN CHURCH 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Final Platting
revised 10-30-00



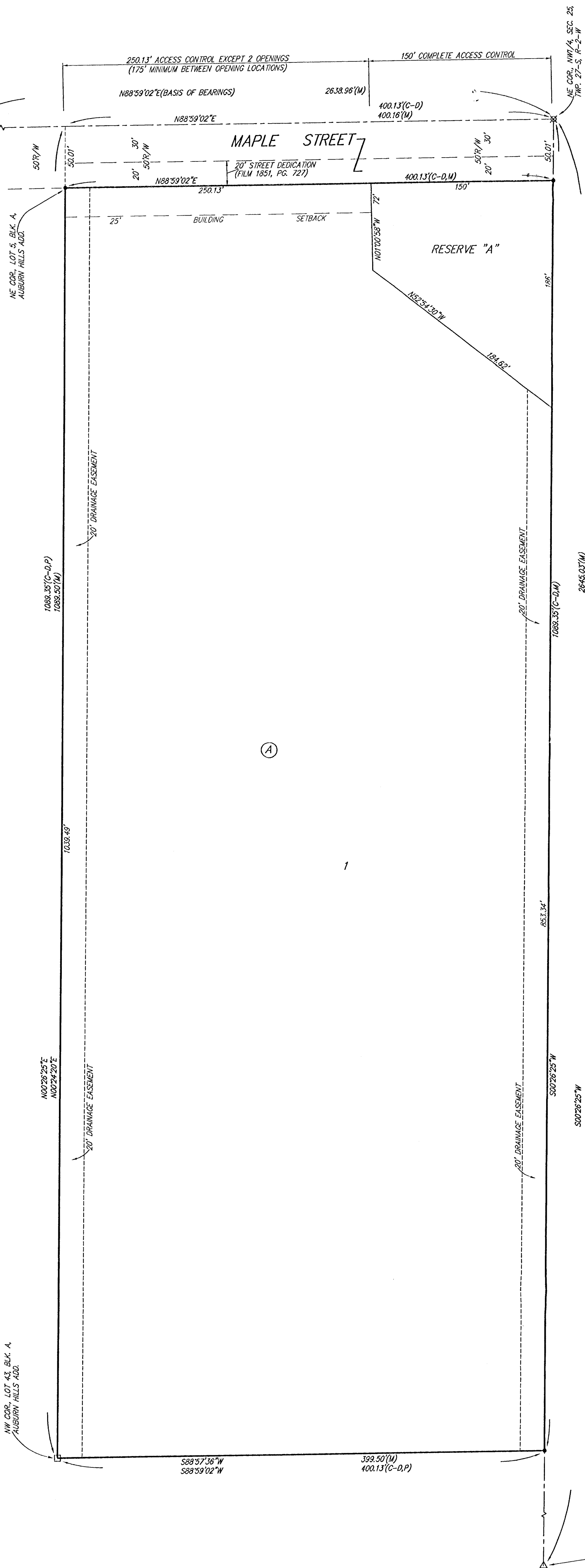
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
- △ = 4"x4" STONE (FOUND)
- ⊗ = 3/4" IRON IN THIMBLE (FOUND)

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	141.0

BENCHMARK
CITY OF WICHITA BENCHMARK DISC,
SE COR. OF HUBBARD ON FORESTVIEW,
86' NORTH OF E. OF MAPLE,
ELEV. = 135.68 (CITY DATUM)

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.



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 "ASCENSION LUTHERAN CHURCH 2ND ADDITION", Wichita, Sedgwick
County, Kansas and that the accompanying plat is a true and correct
exhibit of the property surveyed, described as the east 400.00 feet of
the north 1089.00 feet of the NW 1/4 of Sec. 25, Twp. 27-S, R-2-W of
the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey
Michael G. Conrey
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
"ASCENSION LUTHERAN CHURCH 2ND ADDITION", Wichita, Sedgwick County,
Kansas. The drainage easements are hereby granted as indicated for drainage
purposes. The street is hereby dedicated to and for the use of the public.
Reserve "A" is hereby reserved for drainage purposes, lakes, landscaping,
open space, and berms. Reserve "A" shall be owned and maintained by
the owner of Lot 1, Block A. All abutters rights of access to or from Maple
Street over and across the north line of Lot 1, Block A, are hereby granted to
the City of Wichita, Kansas provided, however, that said Lot 1, Block A,
shall have access to said Maple Street at two locations as shall be
determined by the City Engineer of the City of Wichita, Kansas. All
abutters rights of access to or from Maple Street over and across the
north line of Reserve "A" are hereby granted to the City of Wichita,
Kansas. There shall be a minimum of 175 feet between the permitted
opening locations. The Minimum Building Pad Elevation for the lowest
opening to the structures on Lot 1, Block A, shall be 141.0 City Datum.

The Kansas District of the
Lutheran Church—Missouri Synod

Howard Patten, President
Rev. Howard Patten

Attest: David E. Meier, Secretary
Rev. David E. Meier

State of Kansas) SS The foregoing instrument acknowledged before
me, this 16 day of October, 2000, by Rev. Howard Patten,
President of The Kansas District of the Lutheran Church—Missouri Synod,
on behalf of the Synod.

My App't. Exp. 1/1/01
LARRY D. CRUME
Notary Public
State of Kansas
My Comm. Exp. 7-20-04

This plat of "ASCENSION LUTHERAN 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 16 day of October, 2000.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
Jersey 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 16 day of October, 2000.

Mayor
Bob Knight

City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005
on this 16 day of October, 2000.

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

Entered on transfer record this 16 day
of October, 2000.

County Clerk
James Alford

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 16 day
of October, 2000 at 10 o'clock A.M. and is duly recorded.

Register of Deeds
Bill Meek

Deputy
Linda Kizzire



Wichita-Sedgwick County Metropolitan Area Planning Department

September 21, 2000

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

RE: SUB 2000-66 -- Final Plat of ASCENSION LUTHERAN CHURCH SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on September 21, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 15, 2000.

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.

PLEASE NOTE: The MAPC Chairman needs to be revised to reference, "Christopher S. Carraher".

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

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

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

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

September 15, 2000

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

RE: SUB 2000-66 -- Final Plat of ASCENSION LUTHERAN CHURCH SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 14, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. No 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 Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A reserve should be platted for the detention area. No guarantees are required.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Maple. The final plat shall reference the access controls in the plat's text. Traffic Engineering has required 175 feet between the openings, which shall be denoted on the face of the plat.
- E. 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.
- F. The plat'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.
- G. 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.)

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- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.
- P. *The MAPC Chairman needs to be revised to reference, "Jerry Michaelis".*

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.

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, September 21, 2000, at 1:00 p.m.

STAFF REPORT

(Final Plat Approved 9/14/00; Preliminary Plat Approved 8/24/00)

CASE NUMBER: SUB 2000-66 -- ASCENSION LUTHERAN CHURCH 2nd ADDITION

OWNER/APPLICANT: Kansas District of Lutheran Church, c/o Ascension Lutheran Church,
842 N. Tyler Road, Wichita, KS 67212

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

LOCATION: East of 135th St. West, South side of Maple

SITE SIZE: 9.54 Acres

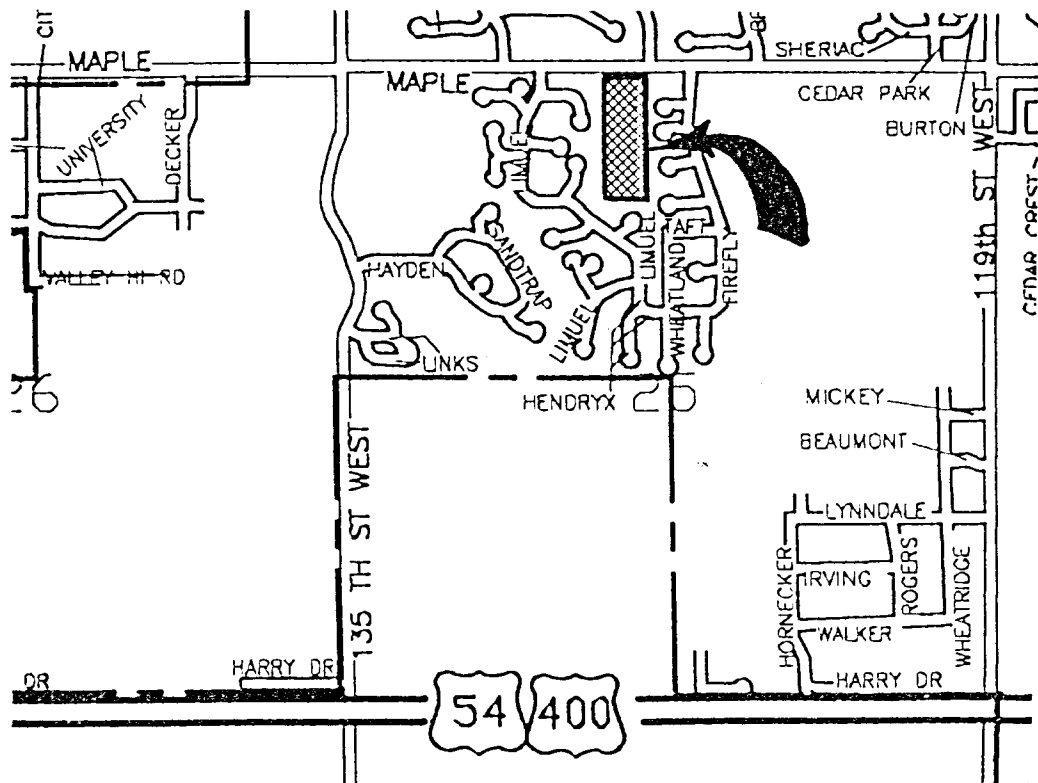
NUMBER OF LOTS

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

MINIMUM LOT AREA: 9.54 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

Note: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. No 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 Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A reserve should be platted for the detention area. No guarantees are required.
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- G. 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.)
- H. 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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SUB 2000-66 – Final Plat of ASCENSION LUTHERAN CHURCH 2nd ADDITION
September 21, 2000 - Page 3

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