MESSIAH LUTHERAN 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing received 12-27-00

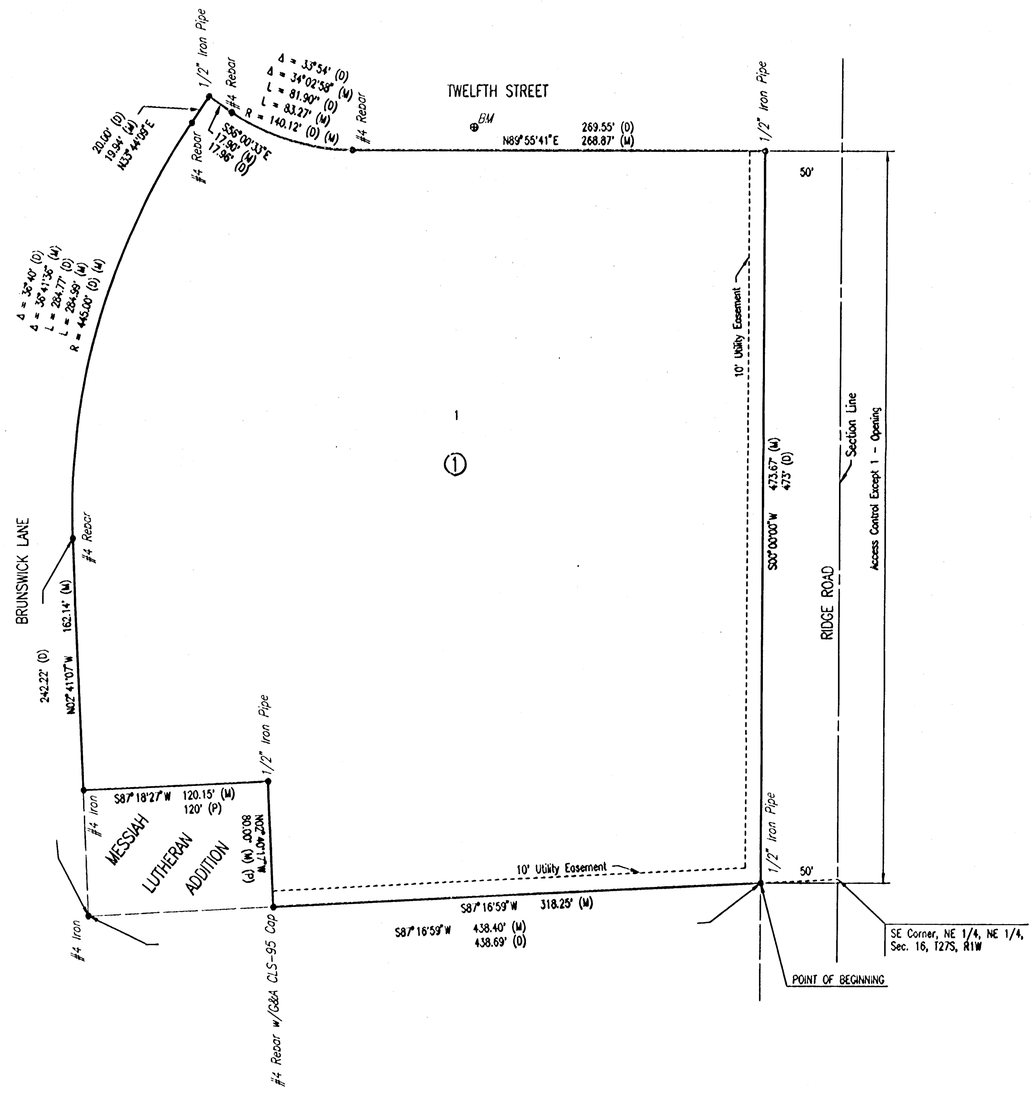
Benchmark: City of Wichita disk on the North end of the East hubguard of outlet structure on the East side of Ridge Road, approx. 175' South of School Street.
Elevation: 130.14 City Datum
1317.54 N.G.V.D.

On Site Benchmark: RR Spike in a power pole on the North side of subject property, approx. 190' West of Ridge Road.
Elevation: 147.53 City Datum
1334.93 N.G.V.D.

SCALE : 1" = 50'

● = FOUND IRON/REBAR
(M) = MEASURED
(D) = DEED

SURVEY BY GRIFFITHS & ASSOCIATES (9-21-00)



STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 5TH DAY OF DECEMBER, 2000, WE HAVE SURVEYED AND PLATTED MESSIAH LUTHERAN 2ND ADDITION TO WICHITA, SEDGWICK COUNTY KANSAS, INTO A LOT AND BLOCK, THE SAME BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 438.69 FEET; THENCE NORTH AT AN ANGLE OF 90°00', A DISTANCE OF 242.22 FEET; THENCE CURVING TO THE RIGHT WITH A RADIUS OF 445 FEET AND AN INTERNAL ANGLE OF 36°40' FOR A DISTANCE ALONG THE CURVE OF 284.77 FEET TO A POINT OF TANGENT; THENCE CONTINUING IN A STRAIGHT LINE A DISTANCE OF 20 FEET; THENCE TO THE RIGHT AT AN INTERNAL ANGLE OF 90°00', FOR A DISTANCE OF 17.96 FEET; THENCE CURVING LEFT WITH A RADIUS OF 140.12 FEET AND AN INTERNAL ANGLE OF 33°54' FOR A DISTANCE ALONG THE CURVE OF 81.90 FEET TO A POINT OF TANGENT; THENCE CONTINUING IN A STRAIGHT LINE OF 269.55 FEET TO A POINT 50 FEET WEST OF THE EAST LINE OF SAID SECTION 16; THENCE TO THE RIGHT AT AN ANGLE OF 90°00', FOR A DISTANCE OF 473 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PART PLATTED AS "MESSIAH LUTHERAN ADDITION", WICHITA, KANSAS.

THE DEDICATION OF ABUTTERS ACCESS RIGHTS TO RIDGE ROAD ON FILM 866, PAGE 993, IS HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT REGISTERED LS-832 KANSAS LAND SURVEYOR 12-5-00

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND BLOCK, THE SAME TO BE KNOWN AS MESSIAH LUTHERAN 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM RIDGE ROAD OVER AND ACROSS THE EAST LINE OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE ACCESS TO RIDGE ROAD AT ONE LOCATION AS SHOWN.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNER:

MESSIAH EVANGELICAL LUTHERAN CHURCH, A KANSAS CORPORATION

Mark A. Bowman
MARK BOWMAN, CHAIRMAN

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF December, 2000, BY MARK BOWMAN, CHAIRMAN OF MESSIAH EVANGELICAL LUTHERAN CHURCH, A KANSAS CORPORATION.

Gary L. Wiley, NOTARY PUBLIC
Gary L. Wiley
MY APPOINTMENT EXPIRES: 4/13/01

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 4/13/01

THIS PLAT OF MESSIAH LUTHERAN 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 7TH DAY OF DECEMBER, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
CHRISTOPHER S. CARRAHER

_____, SECRETARY
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2000.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2001.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2001.

_____, COUNTY CLERK
DON BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2001.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

G:\2000\00330\Messiah Church\dwg\FINAL PLAT 12-04-2000 02:49:04 pm

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 7, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2000-102 -- One-Step Final Plat of MESSIAH LUTHERAN SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 7, 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 December 1, 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.

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

December 1, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2000-102 -- One-Step Final Plat of MESSIAH LUTHERAN SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 30, 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 additional easements or 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. No guarantees are required.*

D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along Ridge. *The access controls are approved.*

E. The signature line for the County Clerk needs to be revised to reference "Don Brace".

F. 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.

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.

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.

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, December 7, 2000, at 1:00 p.m.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-5
DECEMBER 7, 2000

STAFF REPORT
(One-Step Final Plat Approved 11/30/00)

CASE NUMBER: SUB 2000-102 -- MESSIAH LUTHERAN 2ND ADDITION

OWNER/APPLICANT: Messiah Evangelical Lutheran Church, 1241 N. Ridge Road, Wichita, KS 67212

AGENT: Jonathan J. Rockoff, Pastor, Messiah Evangelical Lutheran Church, 1241 N. Ridge Road, Wichita, KS 67212

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southwest corner of 12th St. North and Ridge Road

SITE SIZE: 4.66 Acres

NUMBER OF LOTS

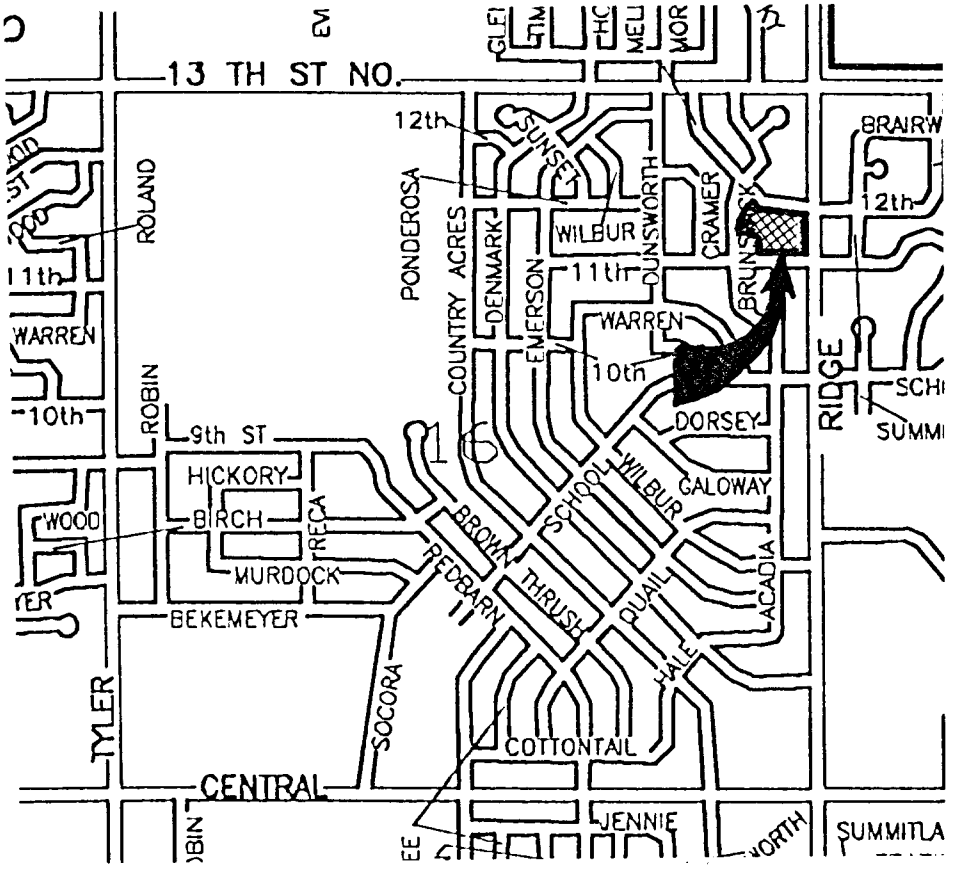
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.66 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is unplatted property located within the City.

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 additional easements or 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. No guarantees are required.***

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