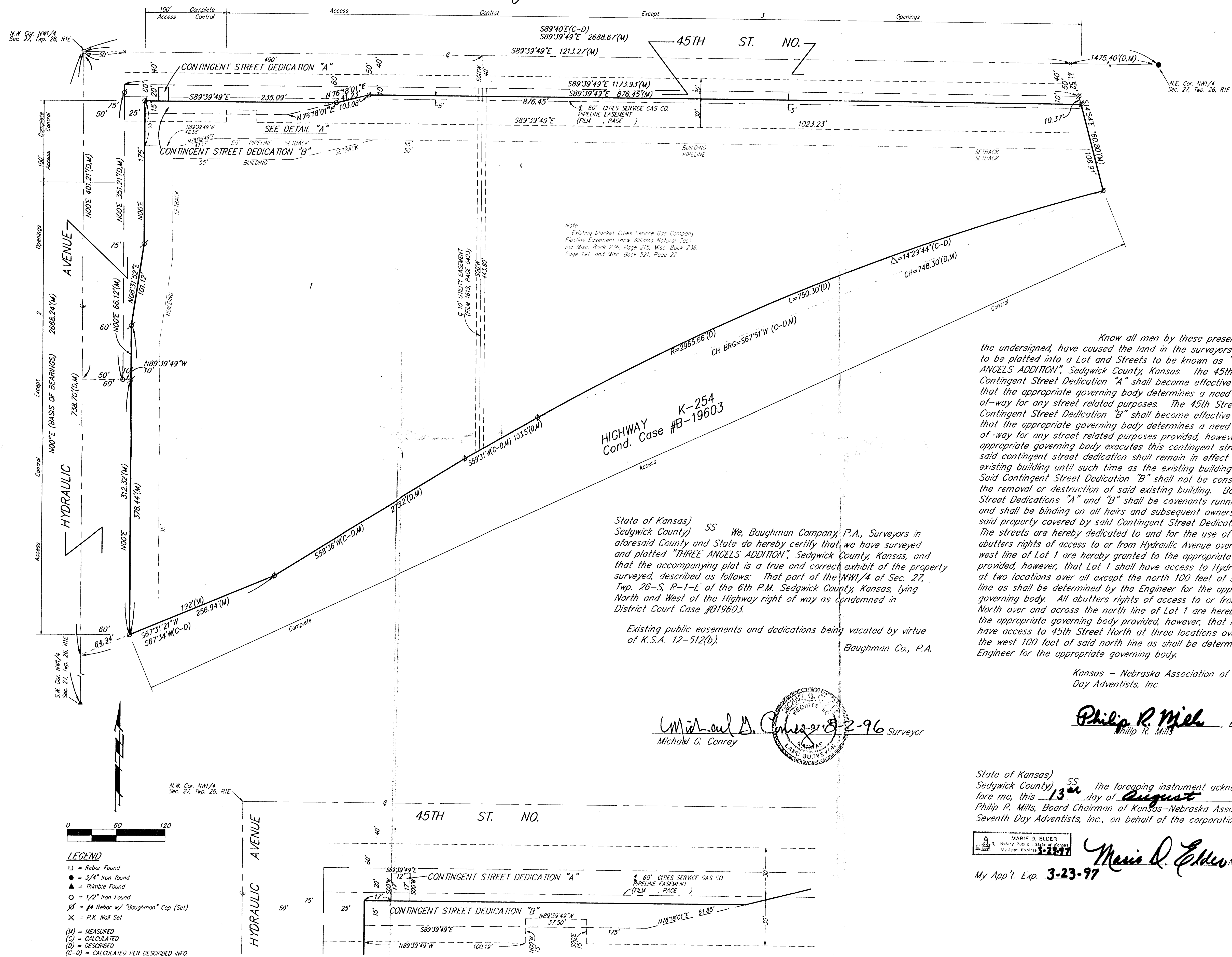


THREE ANGELS ADDITION

SEDGWICK COUNTY, KANSAS

Copy from
Tracing 8/15/96



This plat of "THREE ANGELS ADDITION",
Sedgwick County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 25th day of April, 1996.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes Chair
Susan Osborne-Howes
Marvin S. Krout 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 ____, 1996.

____ Mayor
Bob Knight
____ 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 ____, 1996.

____ Chairman
Thomas G. Winters
____ Chair Pro-Tem
Melody Miller
____ Commissioner
Betsy Gwin
____ Commissioner
Paul W. Hancock
____ Commissioner
Mark F. Schroeder
____ County Clerk
Susan E. Crockett-Spoon

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate
to be platted into a Lot and Streets to be known as "THREE
ANGELS ADDITION", Sedgwick County, Kansas. The 45th Street North
Contingent Street Dedication "A" shall become effective in the event
that the appropriate governing body determines a need for the right-
of-way for any street related purposes. The 45th Street North
Contingent Street Dedication "B" shall become effective in the event
that the appropriate governing body determines a need for the right-
of-way for any street related purposes provided, however, that if the
appropriate governing body executes this contingent street dedication,
said contingent street dedication shall remain in effect around the
existing building until such time as the existing building is removed.
Said Contingent Street Dedication "B" shall not be construed to require
the removal or destruction of said existing building. Both Contingent
Street Dedications "A" and "B" shall be covenants running with the land
and shall be binding on all heirs and subsequent owners of all parts of
said property covered by said Contingent Street Dedications "A" and "B".
The streets are hereby dedicated to and for the use of the public. All
abutters rights of access to or from Hydraulic Avenue over and across the
west line of Lot 1 are hereby granted to the appropriate governing body
provided, however, that Lot 1 shall have access to Hydraulic Avenue
at two locations over all except the north 100 feet of said west
line as shall be determined by the Engineer for the appropriate
governing body. All abutters rights of access to or from 45th Street
North over and across the north line of Lot 1 are hereby granted to
the appropriate governing body provided, however, that Lot 1 shall
have access to 45th Street North at three locations over all except
the west 100 feet of said north line as shall be determined by the
Engineer for the appropriate governing body.

Kansas - Nebraska Association of Seventh
Day Adventists, Inc.

Philip R. Mills Board Chairman
Philip R. Mills

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this 13th day of August, 1996, by
Philip R. Mills, Board Chairman of Kansas-Nebraska Association of
Seventh Day Adventists, Inc., on behalf of the corporation.

Marie D. Elder Notary Public
Marie D. Elder
My App't. Exp. 3-23-97

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 ____, 1996, at ____ o'clock ____ M., and is duly
recorded.

____ Register of Deeds
Pat Kettler
____ Deputy
Ed Resa

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 "THREE ANGELS 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 NW1/4 of Sec. 27,
Twp. 26-S, R-1-E of the 6th P.M. Sedgwick County, Kansas, lying
North and West of the Highway right of way as condemned in
District Court Case #B19603.

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

Michael G. Conrey Surveyor
Michael G. Conrey

SEDGWICK CO.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

April 25, 1996

Baughman Company, P.A. S/D 96-19
315 Ellis
Wichita, KS 67211

Re: S/D 96-19 - Final Plat of the THREE ANGELS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 25, 1996, 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 April 18, 1996.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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 and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Luminita Mackintosh, Kansas-Nebraska Association of Seventh Day Adventists, Inc., 4558 N.
Hydraulic, Wichita, KS 67219
Mike Lindebak, City Engineer



April 18, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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Baughman Company, P.A. S/D 96-19
315 Ellis
Wichita, KS 67211

Re: S/D 96-19 - Final Plat of the THREE ANGELS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 18, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Although City sewer and water are not now available to this site, the applicant shall request annexation of this site to Wichita. As indicated above, this site is technically adjacent to Wichita's City Limits. It should also be noted that a recent plat on the north side of 45th Street North (Double L) was required to be annexed because of its proximity to the City, even though it also was not at this time able to extend City services. However, the applicant had indicated that construction plans have already been submitted to the County for issuance of permits and a substantial commitment financially and in terms of time have accordingly been made. Consequently, the applicant is requesting that any such annexation be delayed until such time as the site's development has been completed through the County's permit process.

Letti.
Because of this situation, it is recommended that the applicant be allowed to submit, as approved by the City's Law Department, an agreement and/or application for annexation that will not subject this site to annexation until such time as its present intended development is completed or by some specific date even if such development has not occurred.

B
W
In order to avoid requirements for a CUP, and improvements typically required for areas of significant commercial zoning, the applicant shall request either a zone change, or as now allowed by the Unified Zoning Code, establish a protective overlay such that only a church and/or church-related development will be allowed on this site. Another appropriate means of restricting this site's development to church-related uses, such as a covenant, may also be considered. The applicant needs to contact the Planning Department's zoning staff in order to initiate either of these actions before the plat can be forwarded to the appropriate governing body for approval.

April 18, 1996

Page 2

As recommended by the Subdivision Committee, the applicant may pursue the use of a covenant with such covenant clearly noting that any removal or alteration of the covenant will require MAPC approval.

*Have
won.*
Need to call Kathy
C. 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. Also as noted by Health, a covenant shall be provided concerning the use of a lagoon system for future development, continued use of the present septic system and a prohibition on dividing this site into parcels (lots) of less than 5 acres until such time as sanitary sewer becomes available.

D. Guarantees (petitions) for the future extension of municipal water and sanitary sewer shall be provided at this time. These guarantees will be held for future development.

E. The applicant shall guarantee any drainage improvements required by the platting of this property.

F. As required by the Subdivision Regulations, major intersection right-of-way shall be dedicated for the Hydraulic and 45th Street North intersection. Building setbacks shall also be adjusted accordingly.

As approved by the Subdivision Committee, the major intersection and street right-of-way dedications may be provided in the following manner.

1. For Hydraulic, 60-feet of 1/2 street right-of-way shall be provided for this site's frontage to Hydraulic, with 75-feet of 1/2 street right-of-way for a major street intersection with 45th Street North.
2. For 45th Street North, 50-feet of 1/2 street right-of-way shall be provided for the site's frontage to this street. In regard to the major intersection right-of-way, 60-feet of 1/2-street right-of-way shall be dedicated outright, except for the area of the well house for which a contingent dedication may be noted. This contingent dedication shall note that the right-of-way shall be dedicated when and if the City or County require the right-of-way for any street or street related purpose.

An additional 15-feet of 1/2-street major intersection right-of-way shall also be contingently dedicated, with the contingency in this case subject to removal of the existing structure.

G. The final plat tracing shall indicate the platting of the platted building setback from 45th Street North through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the

setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback. All platted setbacks shall take into consideration the above noted street dedications.

- (H) For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- I. The applicant shall submit a copy of the instrument which establishes the Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. In regard to building setbacks, the final plat tracing shall clearly label the setbacks adjacent to 45th Street North as a pipeline setback and a platted setback. Any alteration of a "pipeline" setback and/or easement would or should not require a vacation action by the governing body and consequently it should be clearly indicated what are pipeline related features versus those created by the plat.
- L. 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.)
- M. 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.
- N. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.

ENCLOSURE COPY

S/D 96 - 19 - Final Plat c the THREE ANGELS ADDITION

April 18, 1996

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R. As requested by City Engineering, the applicant shall also submit to the City this site's drainage plan.

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. Also, 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, April 25, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew", written in a cursive style.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Luminita Mackintosh, Kansas-Nebraska Association of Seventh Day Adventists, Inc., 4558
N. Hydraulic, Wichita, KS 67219
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

April 25, 1996

STAFF REPORT
(Final Plat Approved 4/18/96)

CASE NUMBER: S/D 96-19 - THREE ANGELS ADDITION

OWNER/APPLICANT: Attn: Luminita Mackintosh, Kansas-Nebraska Association of Seventh Day Adventists, Inc., 4559 4558 N. Hydraulic, Wichita, KS 67219

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

LOCATION: South of 45th Street North and east of Hydraulic

SITE SIZE: 9.92 Acres

NUMBER OF LOTS

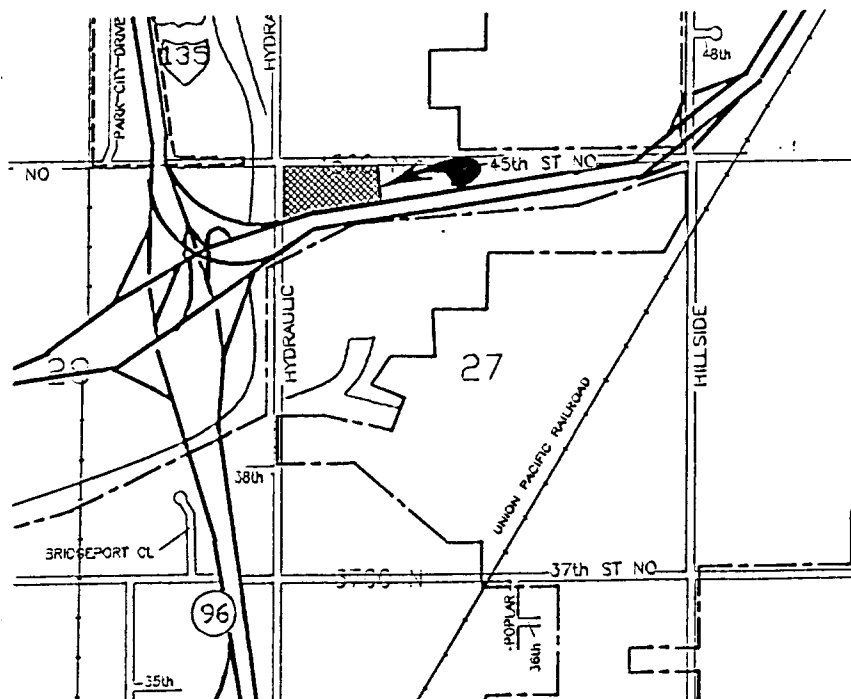
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 431,969.62 sq ft.

CURRENT ZONING: "LC" and "R-1" - (County)

PROPOSED ZONING: SF-20

VICINITY MAP:



STAFF COMMENTS:

- A. Although City sewer and water are not now available to this site, the applicant shall request annexation of this site to Wichita. As indicated above, this site is technically adjacent to Wichita's City Limits. It should also be noted that a recent plat on the north side of 45th Street North (Double L) was required to be annexed because of its proximity to the City, even though it also was not at this time able to extend City services. However, the applicant had indicated that construction plans have already been submitted to the County for issuance of permits and a substantial commitment financially and in terms of time have accordingly been made. Consequently, the applicant is requesting that any such annexation be delayed until such time as the site's development has been completed through the County's permit process.

Because of this situation, it is recommended that the applicant be allowed to submit, as approved by the City's Law Department, an agreement and/or application for annexation that will not subject this site to annexation until such time as its present intended development is completed or by some specific date even if such development has not occurred.

- B. In order to avoid requirements for a CUP, and improvements typically required for areas of significant commercial zoning, the applicant shall request either a zone change, or as now allowed by the Unified Zoning Code, establish a protective overlay such that only a church and/or church-related development will be allowed on this site. Another appropriate means of restricting this site's development to church-related uses, such as a covenant, may also be considered. The applicant needs to contact the Planning Department's zoning staff in order to initiate either of these actions before the plat can be forwarded to the appropriate governing body for approval.

As recommended by the Subdivision Committee, the applicant may pursue the use of a covenant with such covenant clearly noting that any removal or alteration of the covenant will require MAPC approval.

- C. 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. Also as noted by Health, a covenant shall be provided concerning the use of a lagoon system for future development, continued use of the present septic system and a prohibition on dividing this site into parcels (lots) of less than 5 acres until such time as sanitary sewer becomes available.
- D. Guarantees (petitions) for the future extension of municipal water and sanitary sewer shall be provided at this time. These guarantees will be held for future development.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. As required by the Subdivision Regulations, major intersection right-of-way shall be dedicated for the Hydraulic and 45th Street North intersection. Building setbacks shall also be adjusted

accordingly.

As approved by the Subdivision Committee, the major intersection and street right-of-way dedications may be provided in the following manner.

1. For Hydraulic, 60-feet of 1/2 street right-of-way shall be provided for this site's frontage to Hydraulic, with 75-feet of 1/2 street right-of-way for a major street intersection with 45th Street North.
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- L. 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.)

- M. 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.
- N. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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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- P. Recording of the plat within 30 days after approval by the City Council.
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- R. As requested by City Engineering, the applicant shall also submit to the City this site's drainage plan.