

BAHA'I ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "BAHA'I ADDITION", Wichita, 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 South 2 acres of the North 6 acres of Lot 12, Russell Tracts, Sedgwick County, Kansas, described as follows: Beginning at the S.E. Corner of said North 6 acres of Lot 12; thence West along the south line of said North 6 acres of Lot 12, a distance of 317.475 feet; thence North, 137.23 feet to the North line of the South 2 acres of the North 6 acres of said Lot 12; thence East along said line 317.375 feet to the East line of said Lot 12; thence South along said East line to Point of Beginning, Except the east 40 feet.

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

Savoy, Ruggles & Bohm, P.A.

Date 7 July 2000  Mark A. Savoy Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot and Street to be known as "BAHA'I ADDITION", Wichita, Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutter's rights of access to or from Amidon Avenue over and across the east line of Lot 1 are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to Amidon Avenue at one location as shall be approved by the City Engineer for the City of Wichita, Kansas. A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm-water.

The Spiritual Assembly of The Bahai's of Wichita

Richard L. Vore Treasurer
Richard L. Vore

State of Oregon)
County of Marion) SS

The foregoing instrument acknowledged before me, this 7th day of July, 2000, by Richard L. Vore, Treasurer of The Spiritual Assembly of The Bahai's of Wichita, on behalf of the Church.

Linda S. Hamby Notary Public
My App't. Exp. 10-30-03

LINDA S. HAMBY
NOTARY PUBLIC
STATE OF KANSAS

This plat of "BAHA'I ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo Chairman

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 _____, 2000.

Bob Knight Mayor

Pat Burnett City Clerk

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

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

Entered on transfer record this _____ day of _____, 2000.

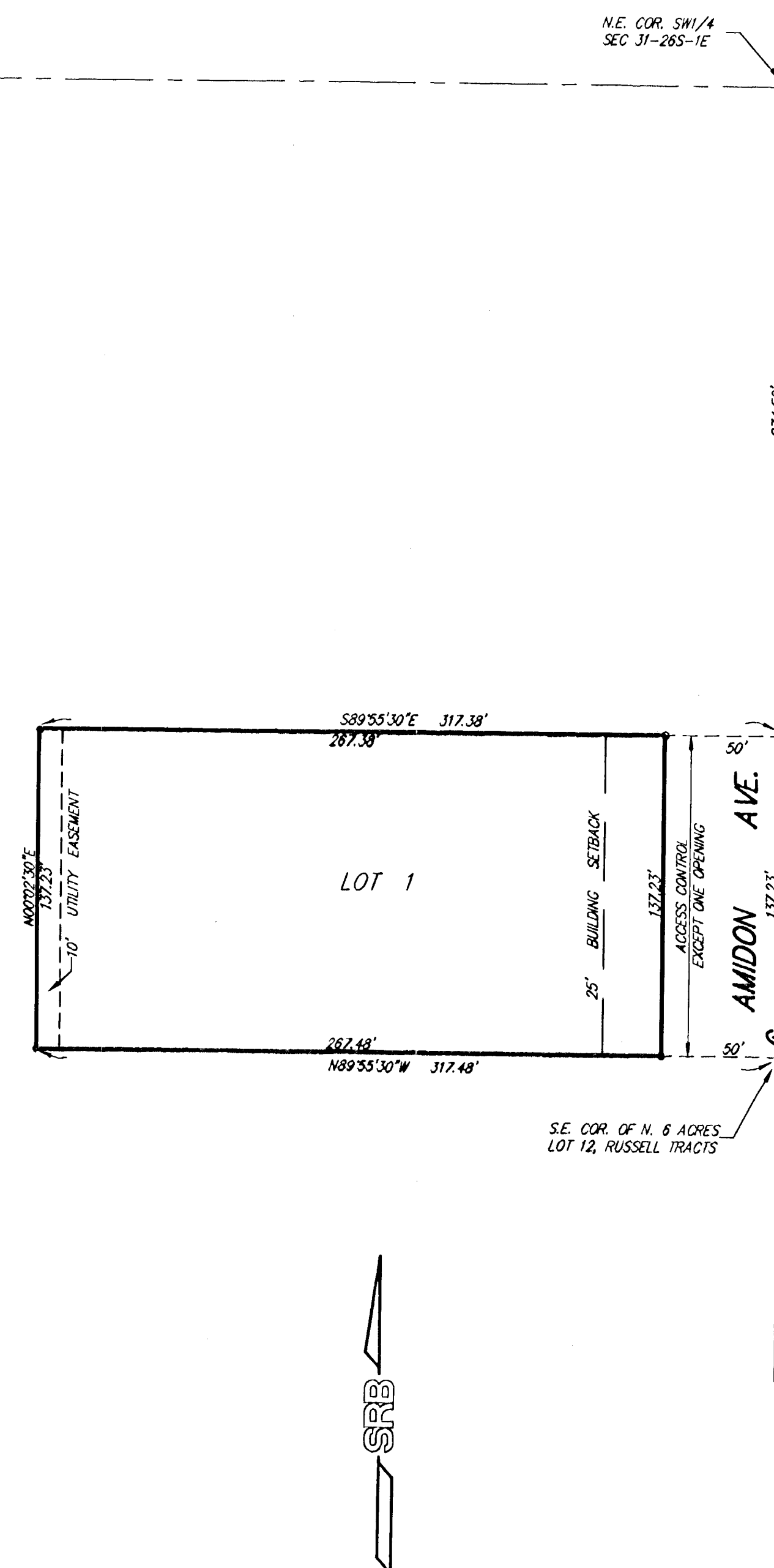
James Alford County Clerk

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 _____, 2000, at _____ o'clock _____ M. and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzire Deputy



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

- △ = CITY OF WICHITA CAST IRON THIMBLE (FOUND)
- = 1/2" IRON PIPE (FOUND)
- = 1/2" REBAR W/SRB CAP (SET)

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

April 13, 2000

C/O Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

SUB 2000-20 -- One-Step Final Plat of BAHA'I ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 13, 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 April 7, 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

WICHITA -- SEDGWICK COUNTY



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CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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April 7, 2000

C/O Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

SUB 2000-19 -- One-Step Final Plat of BAHA'I ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 6, 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. The applicant shall provide a guarantee for the extension of sanitary sewer.
- 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.*
- D. 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.
- E. The platlor'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.
- F. 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.)
- G. 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.

- H. 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.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. 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. 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 13, 2000, at 12:00 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: The Spiritual Assembly of The BAHA'I of Wichita, Attn: Richard Vore, 4926 Port West Court, Wichita, KS 67204
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

(One-Step Final Plat Approved 4/06/00)

CASE NUMBER:

SUB 2000-20 -- BAHAI' ADDITION

OWNER/APPLICANT:The Spiritual Assembly of the Bahai's of Wichita, Attn: Richard Vore,
4926 Port West Ct., Wichita, KS 67204**SURVEYOR/ENGINEER:**

Savoy, Ruggles and Bohm, 924 N. Main, Wichita, KS 67203

LOCATION:West side of Amidon, North of 32nd St. North**SITE SIZE:**

.87 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA:

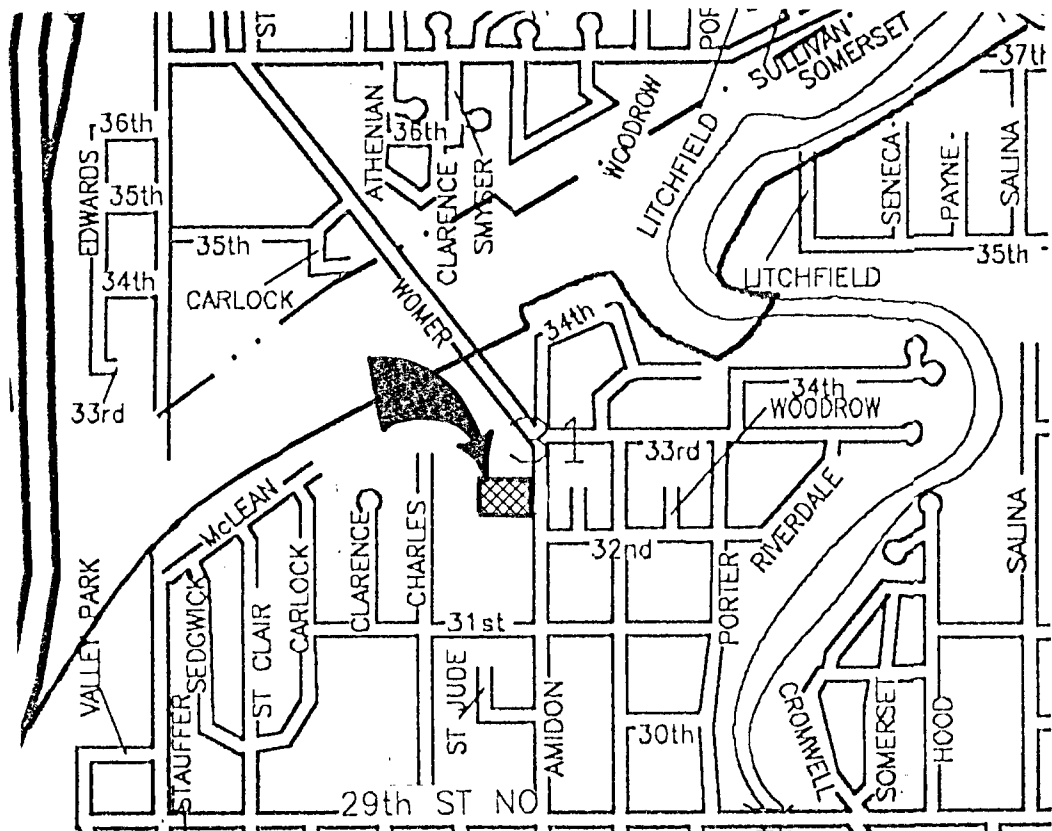
.84 Acres

CURRENT ZONING:

SF-6, Single-Family Residential

PROPOSED ZONING:

Same

VICINITY MAP

SUB 2000-20 -- One-Step Final Plat of BAHAI ADDITION
April 13, 2000 - Page 2

Note: This is a replat of a portion of Lot 12, Russell Tracts Addition.

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SUB 2000-20 -- One-Step Final Plat of BAHA'I ADDITION

April 13, 2000 - Page 3

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