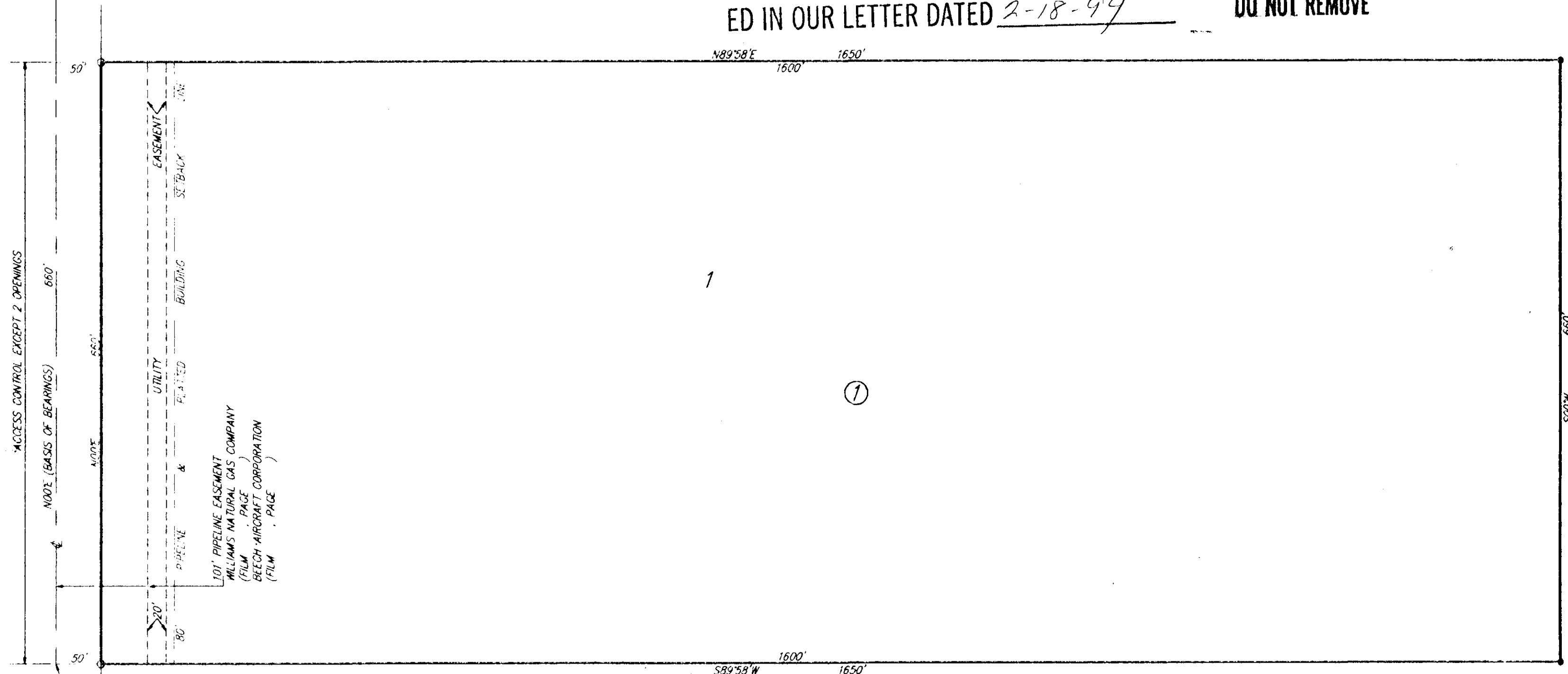


FINAL PLAT

CHRIST COMMUNITY CHURCH ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION **WICHITA, SEDGWICK COUNTY, KANSAS**
COMMITTEE ON 2/17/94 SUBJECT **OFFICE COPY**
TO THE CONDITIONS OF APPROVAL OUTLIN- **DO NOT REMOVE**
ED IN OUR LETTER DATED 2-18-94



1" = 100'

- = 1/2" REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 3/4" IRON (FOUND)

BENCHMARK:
R.R. SPIKE, E. SIDE P.P., 1667.9' N. &
51.6' W. Q. PAWNEE & WEBB ROAD
ELEV. = 1378.10 M.S.L. (190.70 CITY DATUM)

This plat of "CHRIST COMMUNITY CHURCH 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 _____, 1994
Wichita-Sedgwick County Metropolitan Area Planning Commission

James D. Miner
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 _____, 1994.

Elma Broadfoot
Mayor

Pat Burnett
Deputy City Clerk

Entered on transfer record this _____ day of _____, 1994.

Susan E. Crockett-Spoon
County Clerk

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 "CHRIST COMMUNITY CHURCH ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the land described as and being that part of the S.W. 1/4 of Sec. 33, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County Kansas, described as commencing at the S.W. Cor. of said S.W. 1/4; thence north along the west line of said S.W. 1/4, 1326.15 feet for a place of beginning; thence east with a deflection angle to the right of 89°58', 1650 feet; thence north parallel with the west line of said S.W. 1/4, 660 feet; thence west with a deflection angle to the left of 90°02', 1650 feet to the west line of said S.W. 1/4; thence south along the west line of said S.W. 1/4, 660 feet to the place of beginning.

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

Baughman Company, P.A.

Gregory F. Severns
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 a block to be known as "CHRIST COMMUNITY CHURCH ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. All obutters rights of access to and from Webb Road over and across the west line of Lot 1, Block 1, are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1, Block 1, shall have access to Webb Road at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas.

Christ Community Church-United Methodist

John Hanson
Chairperson of the Board of Trustees

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1994.

Attest:
A. Hanson

Betsy Gwin
Chair

Andrew L. Bias
Chairman Pro-Tem

Paul W. Hancock
Commissioner

Thomas G. Winters
Commissioner

Mark F. Schroeder
Commissioner

Susan E. Crockett-Spoon
County Clerk

State of Kansas) SS The foregoing instrument was acknowledged
Sedgwick County) before me this _____ day of _____, 1994, by John Hanson,
Chairperson of the Board of Trustees, Christ Community Church-United Methodist, on behalf of the church.

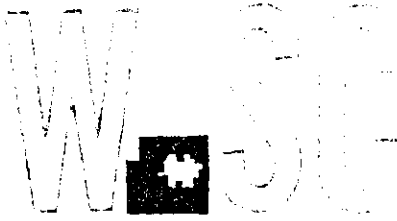
My App't Exp. _____
Notary Public

State of Kansas) SS This is to certify that this plat has been filed
Sedgwick County) for record in the office of the Register of Deeds this _____ day of _____, 1994, _____ o'clock _____ M., and is duly recorded.

Pat Kettler
Register of Deeds

Ed Resa
Deputy

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 25, 1994

Baughman Company
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 93-49 - CHRIST COMMUNITY CHURCH ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on February 24, 1994, 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 February 18, 1994.

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.
9.20
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.
\$8.00
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 developers.
N.A.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

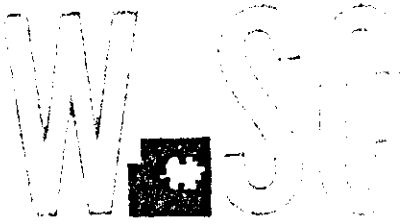
DL:rh

cc: Attn: Rev. Gordon Smith, Christ Community Church United Methodist - Suite 130, 9440 E.
Boston, Wichita, KS 67207
Mike Lindebak, City Engineer

APPROVED



WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 18, 1994

Baughman Company, P. A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 93-49 CHRIST COMMUNITY CHURCH ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 17, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ☒ A. Prior to this plat being scheduled for City Council and/or County Commission review, the applicant was to request annexation to Wichita. This annexation has been completed.
- ☒ B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- ☒ C. *petition*
The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. *petition*
- ☒ D. *may need dr. agreement to meet with north, see item "O"*
The applicant shall guarantee any drainage improvements required by the platting of this property.
- ☒ E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ☒ F. Since this site has been annexed to Wichita, County Commission approval is no longer needed and the County Commission signature block shall be deleted.
- ☒ G. *OK*
The applicant shall submit a copy of the instruments which establishes the Williams Pipeline Company and Beech Aircraft Corp. easements on this property. *The applicant's*

*9-20-94
Bartley
1/20/95
submittal*



agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat. ☒ The final plat tracing shall indicate the recording information for these easements.

- ☒ H. For the pipelines easements on this property, the final plat shall include in the labeling of the easements the name of the company benefiting from the easement agreements.
- ☒ I. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- ☒ J. 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.
- ☒ K. 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.
- ☒ L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c). *Ans to Mike 9/20/94*
- ☒ M. Recording of the plat within 30 days after approval by the City Council.
- ☒ N. The applicant is advised that various State and Federal requirements 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. *Julius Get*
As indicated by the drainage plan and requested by City Engineering, cross-lot or off-site drainage agreements from properties to the north and east of this site shall be provided. These agreements shall be taken to City Engineering for review and approval and subsequently submitted to Planning for processing with the final plat tracing.
- P. As indicated by County Engineering, the applicant is advised that a request should be submitted to the County to remove this site from the County's sanitary sewer district.

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.

S/D 93 - 49 CHRIST COMMUNITY CHURCH ADDITION Final Plat
February 18, 1994
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 24, 1994 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". The signature is fluid and cursive, with a long horizontal stroke at the end.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Attn: Rev. Gordon Smith, Christ Community Church United Methodist - Suite 130, 9440
E. Boston, Wichita, KS 67207
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

February 24, 1994

STAFF REPORT

(Final Plat 2/17/94, Preliminary Plat Approved 8/19/93)

CASE NUMBER: S/D 93-49 CHRIST COMMUNITY CHURCH ADDITION

OWNER/APPLICANT: Attn: Rev. Gordon Smith, Christ Community Church
United Methodist - Suite 130, 9440 E. Boston, Wichita,
KS 67207

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

LOCATION: North of Pawnee and east of Webb

SITE SIZE: 25.0 Acres

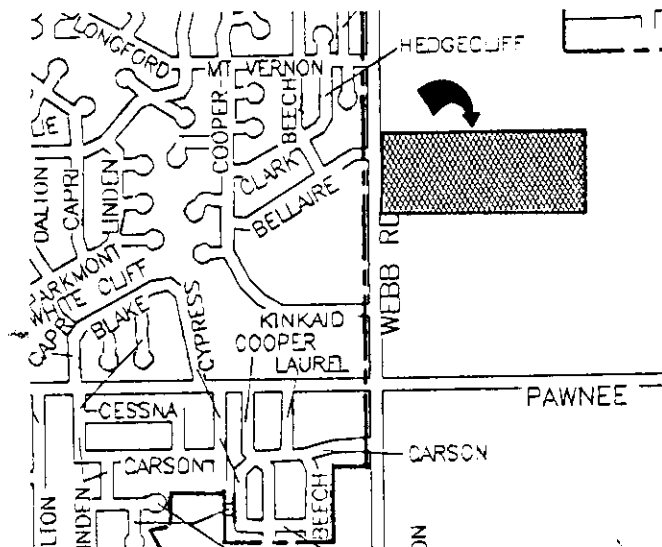
NUMBER OF LOTS

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

MINIMUM LOT AREA: 25 Acres

CURRENT ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council and/or County Commission review, the applicant was to request annexation to Wichita. This annexation has been completed.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this site has been annexed to Wichita, County Commission approval is no longer needed and the County Commission signature block shall be deleted.
- G. The applicant shall submit a copy of the instruments which establishes the Williams Pipeline Company and Beech Aircraft Corp. easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat. The final plat tracing shall indicate the recording information for these easements.
- H. For the pipelines easements on this property, the final plat shall include in the labeling of the easements the name of the company benefiting from the easement agreements.
- I. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- J. 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.

S/D 93-49 CHRIST COMMUNITY CHURCH UNITED METHODIST ADDITION

February 24, 1994

Page 3

- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The applicant is advised that various State and Federal requirements 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. As indicated by the drainage plan and requested by City Engineering, cross-lot or off-site drainage agreements from properties to the north and east of this site shall be provided. These agreements shall be taken to City Engineering for review and approval and subsequently submitted to Planning for processing with the final plat tracing.
- P. As indicated by County Engineering, the applicant is advised that a request should be submitted to the County to remove this site from the County's sanitary sewer district.