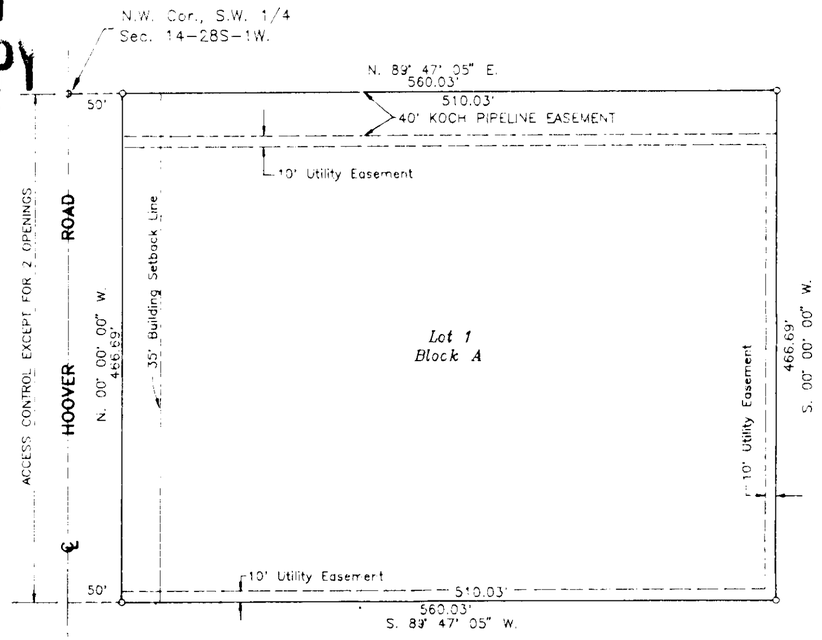
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/27/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10-27-94

HOPE COMMUNITY BAPTIST CHURCH ADDITION

SEDGWICK COUNTY, KANSAS

FINAL PLAT
OFFICE COPY
DO NOT REMOVE





STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, DON C. MOEHRING II, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "HOPE COMMUNITY BAPTIST ADDITION", SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK AND A STREET, THE SAME BEING ACCURATELY SET FORTH ON THE ACCOMPANYING PLAT AND DESCRIBED AS THE NORTH 466.69 FEET OF THE WEST 466.69 FEET OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, AND ALSO THE EAST 93.34 FEET OF THE WEST 560.03 FEET OF THE NORTH 466.69 FEET OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

_____
DON C. MOEHRING II L.S. KANS. #936

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK AND A STREET, TO BE KNOWN AS "HOPE COMMUNITY BAPTIST ADDITION", SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. ALL ABUTTER'S RIGHTS OF ACCESS OVER AND ACROSS THE EAST LINE OF HOOVER ROAD ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOT 1, BLOCK A SHOULD HAVE ACCESS TO HOOVER ROAD AT TWO (2) LOCATIONS, TO BE DETERMINED BY THE ENGINEER OF THE APPPROPRIATE GOVERNING BODY.

HOPE COMMUNITY BAPTIST CHURCH

_____, TRUSTEE
MICHAEL A. FULLER, TRUSTEE

_____, TRUSTEE
JOE GARCIA

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT ON THIS_____DAY OF_____, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, CAME HOPE COMMUNITY BAPTIST CHURCH, BY MICHAEL A. FULLER, TRUSTEE AND JOE GARCIA, TRUSTEE, ON BEHALF OF THE CHURCH, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME ON BEHALF OF AND AS THE ACT AND DEED OF SAID CHURCH. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES_____

THIS PLAT OF "HOPE COMMUNITY BAPTIST CHURCH", SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

DATED THIS_____DAY OF_____, 1994.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
JAMES D. MINER

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____DAY OF_____, 1994.

_____, MAYOR
ELMA BROADFOOT

_____, DEPUTY CITY CLERK
PAT BURNETT

THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS_____DAY OF_____, 1994.

_____, CHAIR
BETSY GWIN

_____, CHAIRMAN PRO-TEM
ANDREW L. BIAS

_____, COMMISSIONER
PAUL W. HANCOCK

_____, COMMISSIONER
THOMAS G. WINTERS

_____, COMMISSIONER
MARK F. SCHROEDER

ATTEST:_____, COUNTY CLERK
SUSAN CROCKETT-SPOON

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT_____ON THE_____DAY OF_____ _____, 1994.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS____DAY OF_____, 1994.

_____, COUNTY CLERK
SUSAN CROCKETT-SPOON

SEDGWICK COUN

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

November 3, 1994

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 94-47 - HOPE COMMUNITY BAPTIST CHURCH ADDITION (Final Plat)

Dear Mr. Moehring:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, November 3, 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 October 27, 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.

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: Hope Community Baptist Church, c/o Mike Fuller, Trustee, 3820 Arapaho, Wichita, KS 67215
Joe Garcia, Trustee, 3527 W. MacArthur Road, Wichita, KS 67217
Mr. Larry Good, Waco Township, 10223 W. MacArthur Road, Wichita, KS 67215
Jim Weber, Sedgwick County Department of Engineering, 1250 South Seneca, Wichita, KS 67213
Karla Appling, W-SC Health Department
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

October 27, 1994

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 94-47 HOPE COMMUNITY BAPTIST CHURCH ADDITION (Final Plat)

Dear Mr. Moehring:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 27, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. 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.

B. Based on the proximity of this site to an Addition which is using municipal sanitary sewer and water, guarantees shall be submitted for the future extension of Wichita sanitary sewer and water to this site.

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

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. The final plat shall indicate the recording information for the 40-foot gas line easement on this property. (being dedicated by this plat)

F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.

G The applicant shall submit a copy of the instrument which establishes the Koch 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. It is also the applicant's responsibility to determine that the pipeline

easement is as depicted on the plat and is not a blanket type easement.

H. M 2/8/95 According to the platting binder, a Sedgwick County Electric Cooperative Association easement is located in this area. If this easement effects this plat, it needs to either be shown or proof provided that it has been released or if covered by a general public utility easement that this is acceptable to party benefitting from the easement.

I. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as chairman.

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).

M. Recording of the plat within 30 days after approval by the City Council.

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, November 3, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Hope Community Baptist Church, c/o Mike Fuller, Trustee, 3820 Arapaho, Wichita, KS 67215
Joe Garcia, Trustee, 3527 W. MacArthur Road, Wichita, KS 67217
Mr. Larry Good, Waco Township, 10223 W. MacArthur Road, Wichita, KS 67215
Jim Weber, Sedgwick County Department of Engineering, 1250 South Seneca, Wichita, KS 67213
Karla Appling, W-SC Health Department
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1

November 3, 1994

STAFF REPORT

(Final Plat Approved 10/27/94, Preliminary Plat Approved 7/7/94)

CASE NUMBER: S/D 94-47 HOPE COMMUNITY BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Hope Community Baptist Church, c/o Mike Fuller, Trustee, 3820 Arapahoe, Wichita, KS 67215

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: South of MacArthur Road, east of Hoover Road

SITE SIZE: 6.0 Acres

NUMBER OF LOTS

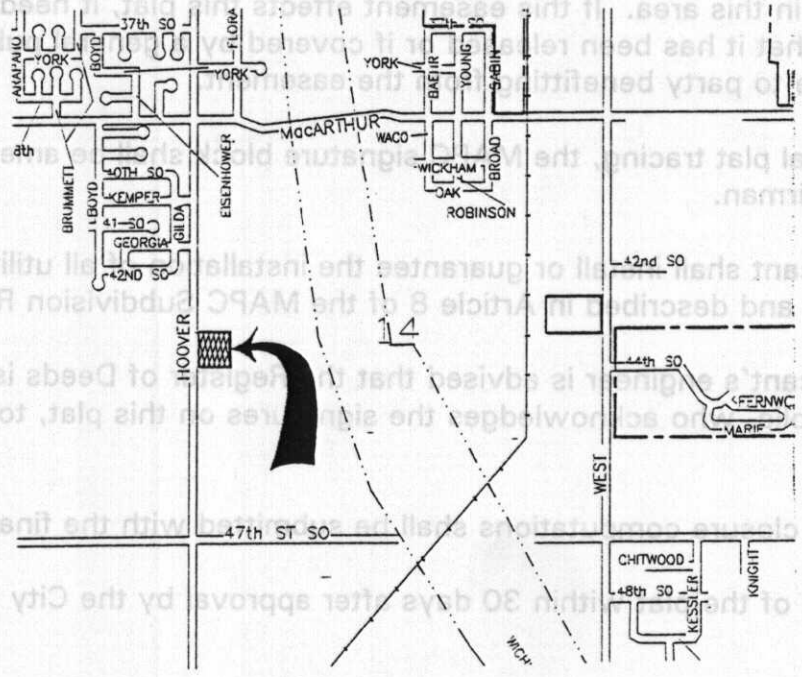
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.46 Acres

CURRENT ZONING: "R-1" County Suburban Residential

PROPOSED ZONING: "R-1" County Suburban Residential

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. 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.

B. Based on the proximity of this site to an Addition which is using municipal sanitary sewer and water, guarantees shall be submitted for the future extension of Wichita sanitary sewer and water to this site.

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

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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H. According to the platting binder, a Sedgwick County Electric Cooperative Association easement is located in this area. If this easement effects this plat, it needs to either be shown or proof provided that it has been released or if covered by a general public utility easement that this is acceptable to party benefitting from the easement.

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