J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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

L. Prior to this plat being submitted for City Council review, the applicant shall have submitted to City Engineering and obtained approval of a drainage plan for this site. As necessary, the applicant shall guarantee any needed drainage improvements.

AGENDA ITEM NO. 2-4

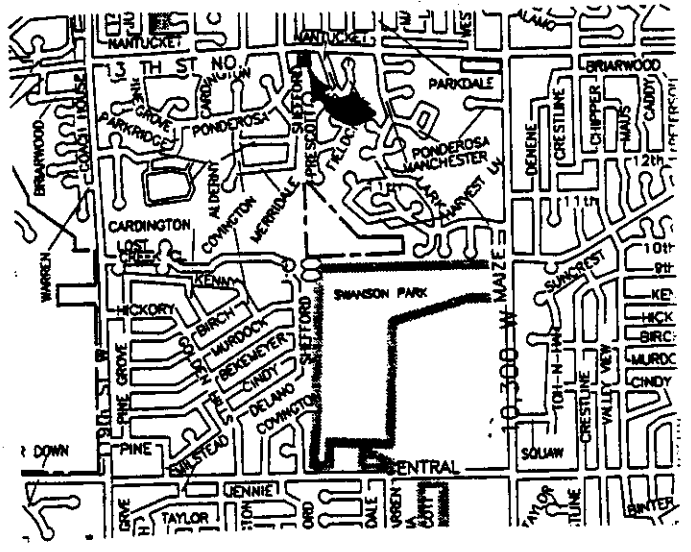
METROPOLITAN AREA PLANNING COMMISSION

February 24, 1994

STAFF REPORT
(Final Plat Approved 2/17/94)

CASE NUMBER:	S/D 94-5 LORD OF LIFE LUTHERAN CHURCH ADDITION
OWNER/APPLICANT:	Mission Inv. Fund ELCA, 8765 W. Higgins Rd., Chicago, IL 60631
AGENT:	Gene Francis, 12140 West Highway K-42, Wichita, KS 67227
SURVEYOR/ENGINEER:	Macon Company, 114 East Fourth, Newton, KS 67114
LOCATION:	South of 13th Street North between Maize Road and 119th West
SITE SIZE:	3.01 Acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	3.01 Acres
CURRENT ZONING:	"R-1" County
PROPOSED ZONING:	"AA" (Upon annexation)

VICINITY MAP:



STAFF COMMENTS:

A. Prior to this plat being submitted for City Council review, the applicant shall request annexation to Wichita. If this annexation is completed prior to completion of the plat (forwarding to City Council), only City Council review will be necessary and the plat's title, County signature block, etc. should be changed accordingly.

B. The applicant is advised that at the time of site development, a sanitary sewer and water tap on fee will be assessed on this site.

C. On the final plat tracing, 10-feet of additional right-of-way shall be dedicated for 13th Street North. This dedication shall be clearly indicated on the face of the plat and noted in the plattor's text (Dedication section shown on this plat).

D. On the final plat tracing, both the face of the plat and plattor's text shall note the dedication of access control to 13th Street North except for 2-openings. Depending upon the annexation's status, these openings should be indicated as being approved by the "City" or "appropriate" engineer.

E. The plattor's text shall also be amended to indicate that utility easements are being granted for the installation and maintenance of all public utilities.

F. On the final plat tracing, the references to "Streets" and "Building Lines" below the lot, need not be indicated.

G. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to a review of the platting binder and any relevant conditions that may be noted.

H. 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.

I. 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.

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

Macon Company
114 East Fourth
Newton, KS 67114

Re: S/D 94-5 - LORD OF LIFE LUTHERAN CHURCH ADDITION (Final Plat)

Gentlemen:

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.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

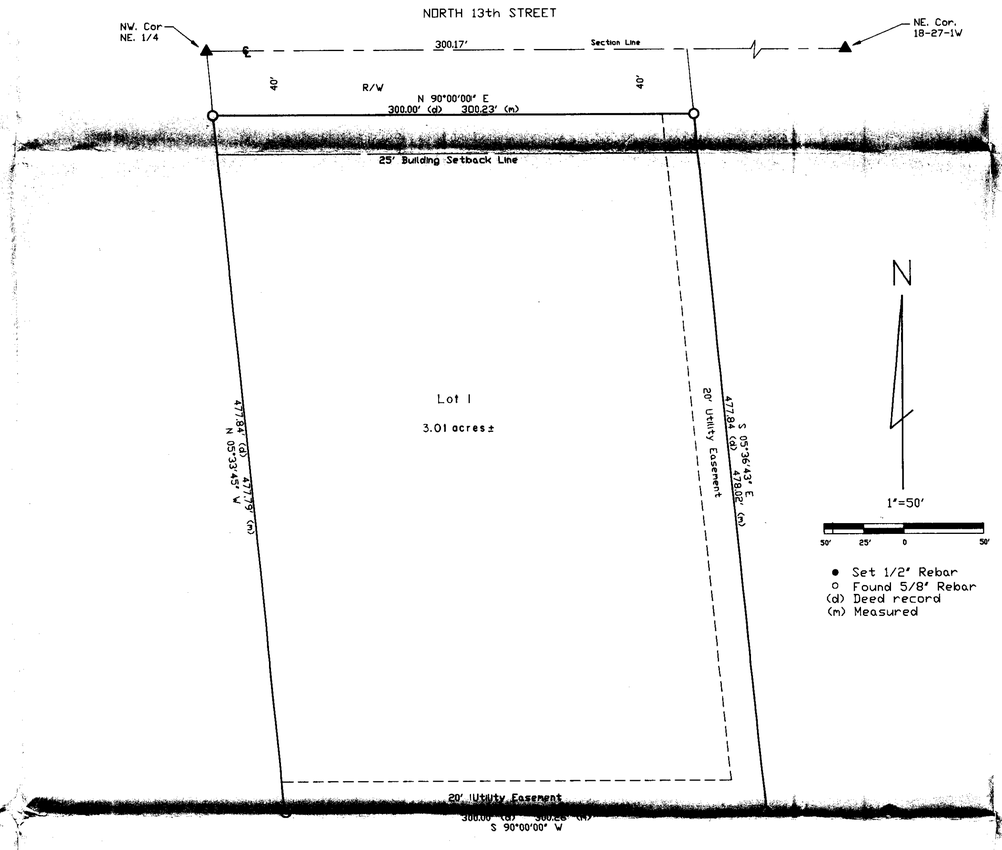
cc: Gene Francis, 12140 West Highway K-42, Wichita, KS 67227
Mission Inv. Fund ELCA, 8765 W. Higgins Rd., Chicago, IL 60631
Mike Lindebak, City Engineer

FILE COPY

Wichita 1993

LORD OF LIFE LUTHERAN CHURCH

SEDGWICK COUNTY, KANSAS.



LEGAL DESCRIPTION

Beginning at the North Quarter Corner of Section Eighteen (18) Township Twenty-seven (27) South, Range One (1) West of the 6th P.M. Sedgwick County, Kansas, thence Easterly along the North line of said Section at an assumed bearing of North 90 Degrees 00'00" East, 300.00 feet; thence Southerly parallel to the West line of the North East Quarter (NE/4) of said Section bearing South 5 Degrees 32'45" East, 477.84 feet; thence North 90 Degrees 00'00" West, 300.00 feet to the West line of the North East Quarter (NE/4) of said Section, also being the East line of Briarwood Estates, an Addition to Wichita, Sedgwick County, Kansas; thence Northerly along said West Quarter Section line bearing North 5 Degrees 32'45" West, 477.84 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

I, Doug Rathbone, a Registered Land Surveyor in the State of Kansas, do hereby certify that the described tract of land was surveyed on January 19, 1994, and the accompanying final plat was prepared and that all the monuments shown hereon actually exist and their positions are correctly shown to the best of my knowledge and belief.

Doug Rathbone

Doug Rathbone L.S. 1117

DEDICATION

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

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 same to be surveyed and platted into one Lot. Streets, not previously dedicated, shall be dedicated to and for the use of the public for the construction, operation, repair, and maintenance of all public utilities.

Mission Investment Fund of the Evangelical Lutheran Church of America, a Minnesota not for profit corporation

Harvey Olson Vice President
Mission Investment Fund

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____ by Harvey Olson as Vice President of Mission Investment Fund on behalf of Mission Investment Fund of the Evangelical Lutheran Church of America, a Minnesota not for profit corporation.

(SEAL)

Notary Public

My commission expires _____

STREETS

Streets, Avenues, and Drives shown on this plat and not heretofore dedicated to and for public use are hereby so dedicated.

BUILDING LINES

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

COUNTY COMMISSIONERS CERTIFICATE

This plat approved and all dedications shown hereon, if any accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ____ day of _____, 19____.

ATTEST:

Susan E. Crockett-Spoon
County Clerk

(Seal)

Betsy Gwin Chair

Andrew L. Bias Pro-tem Chairman

Thomas G. Winters Commissioner

_____ Commissioner

Mark F. Schroeder Commissioner

PLANNING COMMISSION CERTIFICATE

This plat of Lord of Life Lutheran Church has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____, 19____.

Wichita-Sedgwick County Metropolitan Area Planning Commission

(SEAL)

By _____, Chairman
James D. Miner

_____, Secretary
Marvin S. Krout

CITY GOVERNING BODY CERTIFICATION

This plat 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

_____ City Clerk
Pat Burnett

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 1994

_____ County Clerk
Susan E. Crockett-Spoon

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ a.m.-p.m. on the _____ day of _____, 1994.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

MACON COMPANY
RATHBONE SURVEYING
114 E. FOURTH
NEWTON, KANSAS 67114
316-283-7000

PROJECT NO. 990742 1/5/94