STAFF COMMENTS:

A. The applicant shall attempt to obtain a valid paving petition for Victoria Street from 47th St. South to 49th St. South. The Jo Herdt Addition immediately to the south of this site was requested to obtain a similar guarantee but apparently failed to obtain a valid petition. The Overholt Addition, located south of the Joe Herdt Addition did submit a paving guarantee for Victoria but this was in 1967. Both as an urban street and as the means of access for industrial or non-residential uses, this street, as required by the Subdivision Regulations, should be paved.

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

C. Unless approved by Traffic Engineering, the final plat tracing shall indicate only one opening to 47th St. South. The applicant should meet with Traffic Engineering to discuss any development plans indicating the need for more than one opening.

D. As indicated by the platting binder for this site, property taxes are due. Prior to this plat being released for recording, proof shall be provided indicating that all due property taxes have been paid.

E. On the final plat tracing, the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.

F. As requested by Southwestern Bell Telephone, the final plat tracing shall indicate a 10-foot utility along the west line of this plat.

G. 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.

H. 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.

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

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

Note: This plat has been submitted in final form only.

METROPOLITAN AREA PLANNING COMMISSION

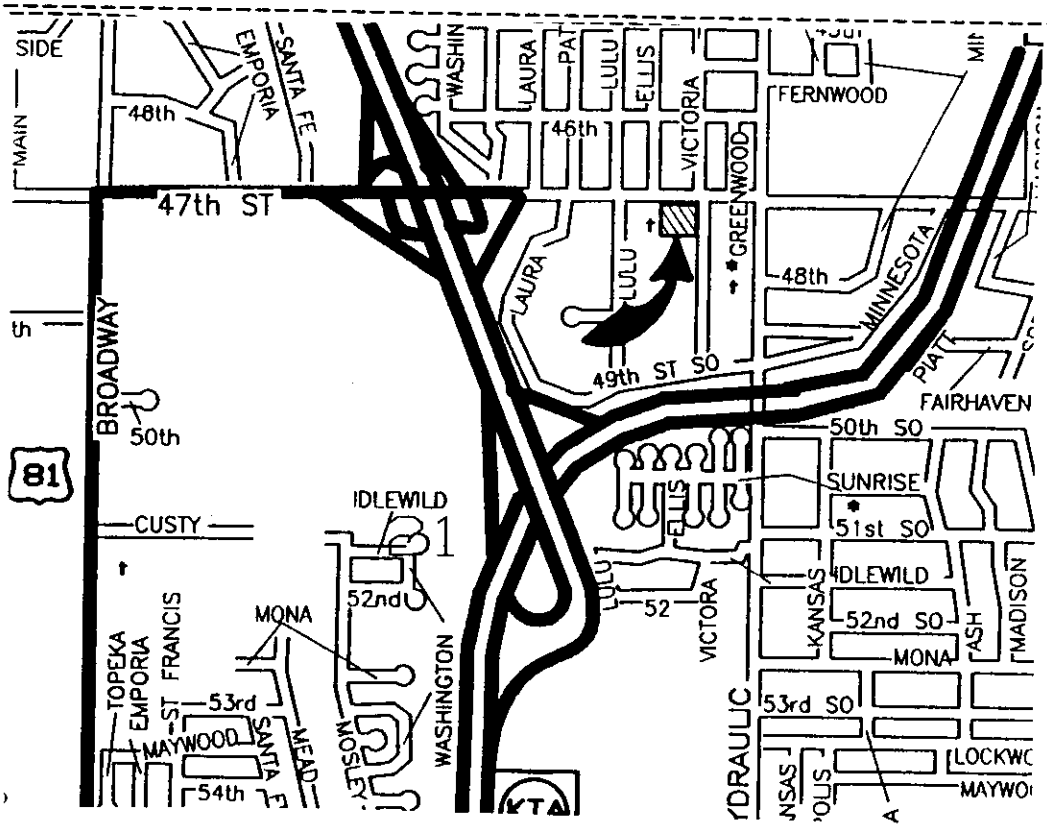
AGENDA ITEM NO. 2-3

June 18, 1992

STAFF REPORT
(Final Plat Approved 6/11/92)

CASE NUMBER:	**S/D 92-21 - GOOD SHEPHERD LUTHERAN CHURCH ADDITION.**
OWNER/APPLICANT:	Good Shepherd Lutheran Church, Attn: Herb Von Hollen.
SURVEYOR/ENGINEER:	Baughman Co. P.A., 315 Ellis, Wichita, KS 67211.
LOCATION:	Southwest corner 47th St. So. and Victoria (west of Hydraulic).
SITE SIZE:	2.3 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	75,336 sq. ft.
CURRENT ZONING:	"AA" One-family

VICINITY MAP:



FILE COPY

SEDGWICK COUNTY

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

June 18, 1992

Baughman Company, P. A.
315 Ellis
Wichita, KS 67211

Re: **S/D 92-21 GOOD SHEPHERD LUTHERAN CHURCH ADDITION (Final Plat)**

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 18, 1992, 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 June 12, 1992.

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

Don Losew
Senior Planner

DL:rh
cc: Good Shepherd Lutheran Church, 1451 E. 47th Street South, Wichita, KS 67216
Mike Lindebak, City Engineer

FILE COPY

GOOD SHEPHERD LUTHERAN CHURCH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

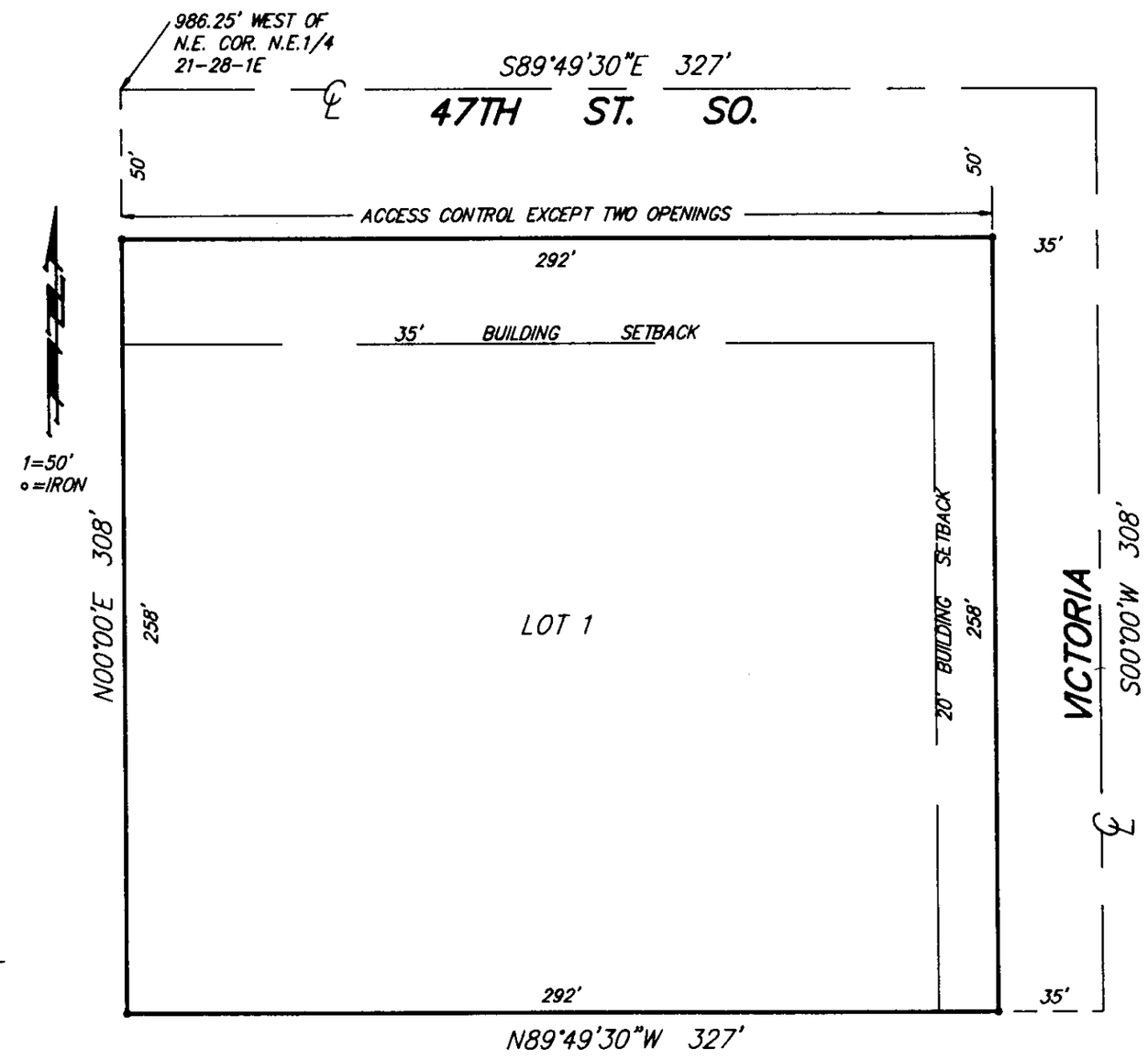
We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "GOOD SHEPHERD LUTHERAN CHURCH ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as the north 308 feet of the west 327 feet of the east 986.25 feet of the following described tract: Beginning at the N.E. corner of the N.E.1/4 of the N.E.1/4 of Sec. 21, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence west to the N.W. corner of said N.E.1/4 of the N.E.1/4; thence south 641 feet; thence southeast to a point on the east line of said N.E.1/4, 861 feet south of the N.E. corner of said N.E.1/4; thence north 861 feet to the place of beginning.

Any existing public easements and dedications are hereby vacated by virtue of KSA 12-512 (b).

Baughman Company, P.A.

_____
Date

_____ Surveyor
Gregory F. Severns



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 streets to be known as "GOOD SHEPHERD LUTHERAN CHURCH ADDITION", Wichita, Sedgwick County, Kansas. All abutters rights of access to or from 47th St. So. over and across the north line of Lot 1 are hereby granted to the City of Wichita; provided however, that Lot 1 shall have access to 47th St. So. at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. The streets are hereby dedicated to and for the use of the public.

Good Shepherd Lutheran Church of Wichita

_____ President
Gregory L. McCain

_____ Secretary
Kathryn A. Hensley

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this ____ day of _____ 199_, by Gregory L. McCain, President, and Kathryn A. Hensley, Secretary of Good Shepherd Lutheran Church of Wichita, on behalf of the church.

_____ Notary Public

My App't Exp._____

Entered on transfer record this ____ day of _____ 199_.

_____ County Clerk
Don Wright

This plat of "GOOD SHEPHERD LUTHERAN 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 _____ 199_

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
George D. Sherman

_____ Secretary
Marvin A. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____ 199_.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

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 _____ 199_, at ____ o'clock __M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa