

- J. 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.

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

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

October 25, 1990

STAFF REPORT
(Final Plat Approved 10/18/90)

CASE NUMBER: S/D 90-58 - CEDAR POINTE BAPTIST CHURCH
ADDITION

OWNER/APPLICANT: Cedar Pointe Baptist Church, C. David
McMullin, 1263 S. Sagebrush Ct., Wichita,
KS 67230

SUBDIVIDER: Garry E. Smith, 107 N. Summit, P.O. Box 696
Wichita, KS 67005

LOCATION: 31st St. South and Webb Rd.

SITE SIZE: 10.05 Acres

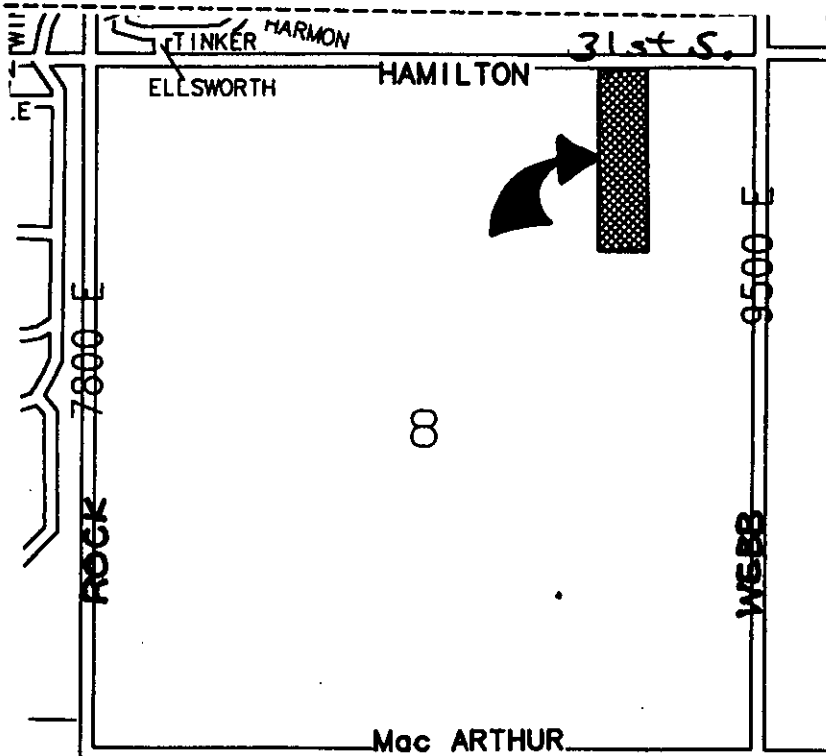
NUMBER OF LOTS

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

MINIMUM LOT AREA: 9.8 sq. ft.

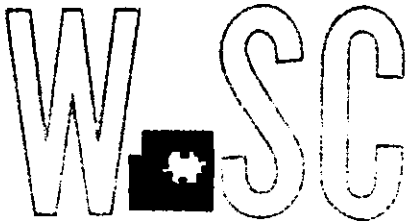
CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. Prior to this plat being scheduled for City or County Council review, a drainage plan will need to be approved by County Engineering.
- B. 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.
- C. The final plat tracing shall indicate the dedication of an additional 10 feet of right-of-way for 31st Street, reflecting a mile line road having arterial status.
- D. The final plat tracing shall indicate the platting of "access control except for two openings: and the plattor's text shall reference its dedication to the appropriate governing body and the appropriate engineer approving the location of the opening(s).
- E. The plattor's text shall reference wording to reflect the "utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public."
- F. The final plat shall indicate the platting of a 35 foot building setback from the adjacent public streets.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?
- I. 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.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 26, 1990

Garry E. Smith
107 N. Summitt
P.O. Box 696
Wichita, KS 67005

Re: S/D 90-58 Cedar Point Baptist Church Addition

Dear Mr. Smith:

At the regular meeting of the Metropolitan Area Planning Commission on October 25, 1990, 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 19, 1990.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

cc: Cedar Pointe Baptist Church, C. David McMullin, 1263 S. Sage
Brush Ct., Wichita, KS 67230
Martain Hanneg & Assoc. Architects, 1726 S. Hillside,
Wichita, KS 67211
Mike Lindebak, City Engineer
Harlan Foraker, County Engineering

FILE COPY

OFFICE COPY
DO NOT REMOVE

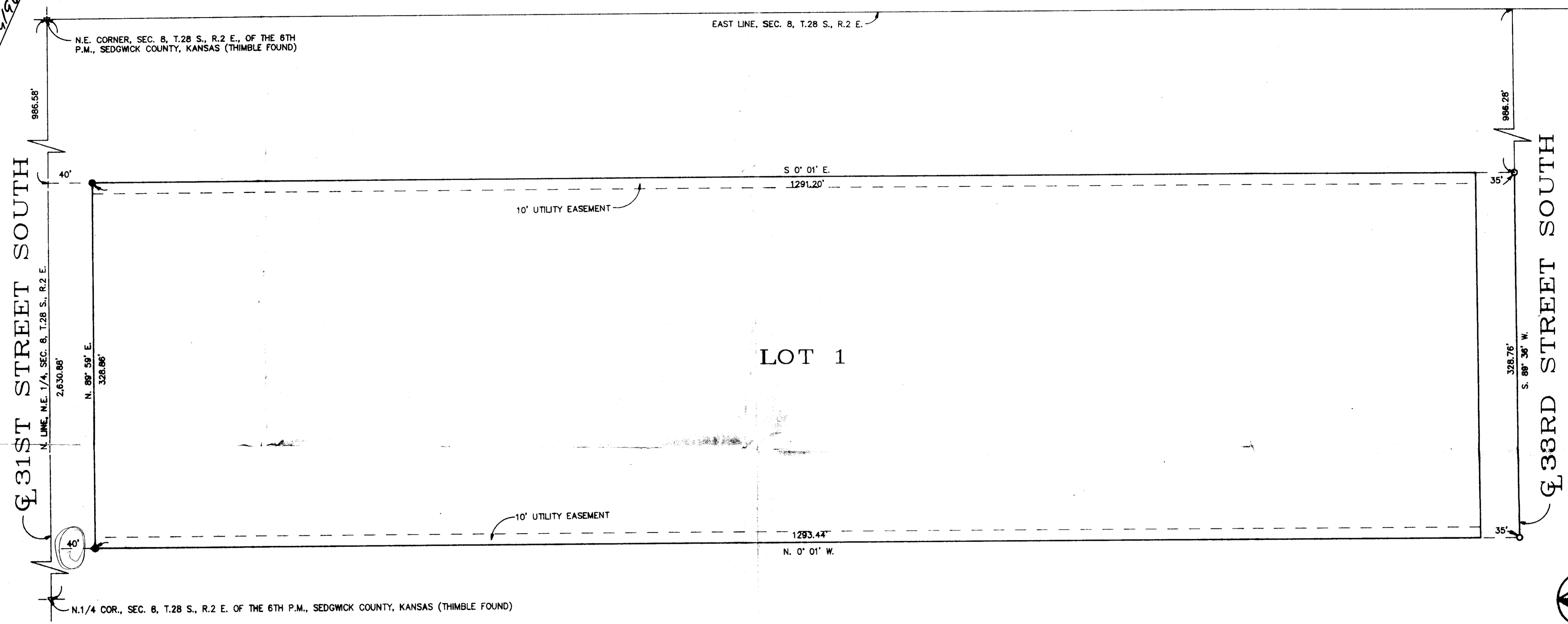
FINAL PLAT

CEDAR POINTE

A SUBDIVISION OF THE N.E. 1/4, N.E. 1/4, SEC. 8,
T.28 S., R.2 E. OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE COMMITTEE ON TO THE CONDITIONS OF OUR LETTER DATED 10/19/90
THIS PLAT APPROVED BY THE COMMITTEE ON TO THE CONDITIONS OF APPROVAL OBTAINED IN OUR LETTER DATED 10/19/90

FINAL PLAT



STATE OF KANSAS)
COUNTY OF SEDGWICK)

I, AL J. OAKES, A LAND SURVEYOR REGISTERED IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND PLATTED AS "CEDAR POINTE", SEDGWICK COUNTY, KANSAS AS SHOWN HEREON, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY:

TRACT 3-W IN THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, SAID TRACT CONTAINING 10.05 ACRES, MORE OR LESS.

AL J. OAKES, L.S. #953

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED ABOVE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, TO BE KNOWN AS "CEDAR POINTE", SEDGWICK COUNTY, KANSAS. ANY AND ALL STREETS AND EASEMENTS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

CEDAR POINTE BAPTIST CHURCH

ALLEN L. SPURGEON
BUILDING COMMITTEE CHAIRMAN

CURTIS SMITH
TRUSTEE

STATE OF KANSAS)
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 1990 BY ALLEN L. SPURGEON AND CURTIS SMITH AS BUILDING COMMITTEE CHAIRMAN AND TRUSTEE OF CEDAR POINTE BAPTIST CHURCH ON BEHALF OF CEDAR POINTE BAPTIST CHURCH.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT OF "CEDAR POINTE", SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1990

WICHITA-SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

_____, CHAIRMAN
GEORGE D. SHERMAN

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1990.

CITY COUNCIL
CITY OF WICHITA, KANSAS

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1990.

BOARD OF COUNTY COMMISSIONERS
SEDGWICK COUNTY, KANSAS

_____, CHAIRMAN
MARK F. SCHROEDER

_____, CHAIRMAN PRO TEM
DAVE BAYOUTH

_____, COMMISSIONER
PAUL W. HANCOCK

_____, COMMISSIONER
BERNARD A. HENTZEN

_____, COMMISSIONER
BILLY Q. McCRAY

ATTEST _____, COUNTY CLERK
DON WRIGHT

STATE OF KANSAS)
COUNTY OF SEDGWICK)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ m., ON THE _____ DAY OF _____, 1990.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, CHIEF DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1990.

_____, COUNTY CLERK
DON WRIGHT



SCALE: 1"=50'
OCTOBER 2, 1990
○ - I.P. FOUND
● - I.P. SET

GARRY E. SMITH
ENGINEERS / SURVEYORS
107 N. SUMMIT - P.O. BOX 896 - ARKANSAS CITY, KS 67206 - (316) 498-2200