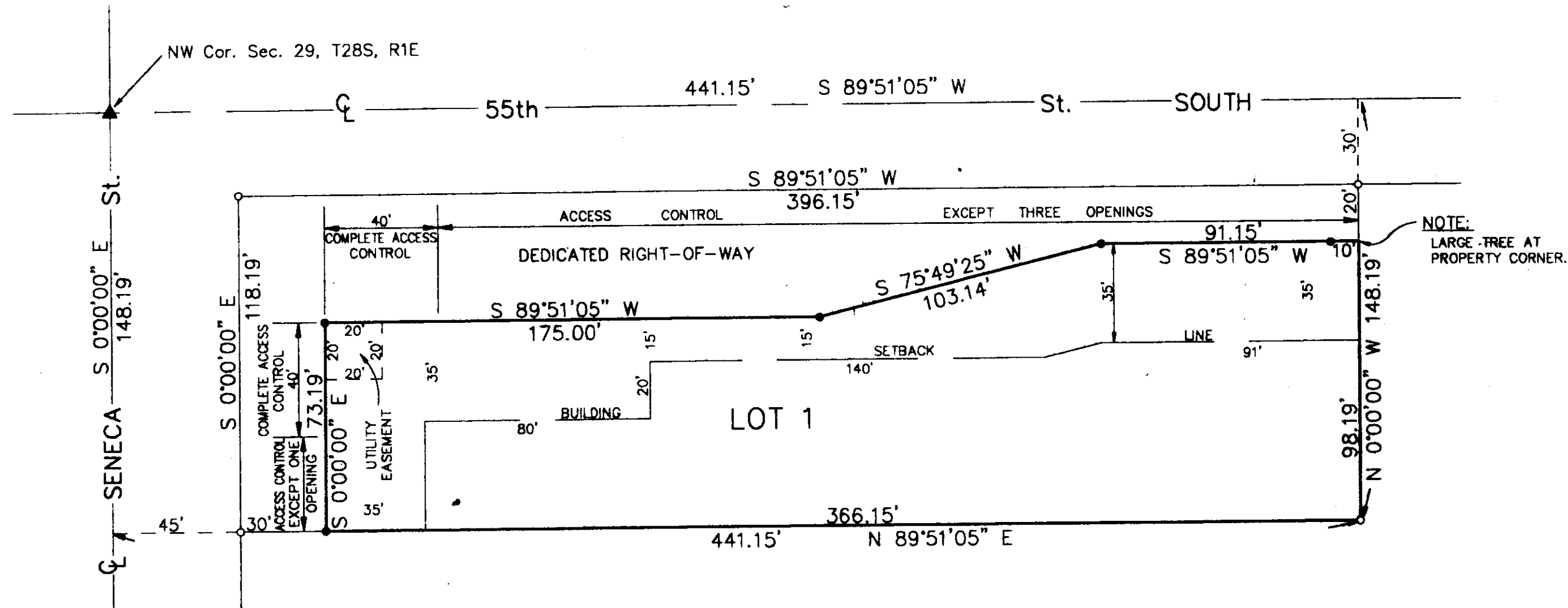


HARVEST CHAPEL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- ▲ = FOUND GOVERNMENT MONUMENT
- = FOUND PROPERTY CORNER
- = SET 3/4" IRON PIPE W/YELLOW CAP (RLS 757)

This plat of HARVEST CHAPEL ADDITION, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

_____, Chairman
Wayne L. Brinegar

_____, Secretary
Marvin S. Krout

(Seal)

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1989.

_____, Mayor
Bob Knight

_____, City Clerk
John Moir

(Seal)

Entered on transfer record this _____ day of _____, 1989.

_____, County Clerk
Don Wright

Known all men by these presents, that we, Harvest Chapel Church, Inc. have caused the land described in the surveyor's certificate to be surveyed and platted into a lot to be known as HARVEST CHAPEL ADDITION, Sedgwick County, Kansas.

The streets as indicated by the accompanying plat are hereby dedicated to and for the use of the public. The utility easement as indicated on the accompanying plat is hereby granted for the construction and maintenance of all public utilities with rights of ingress and egress.

All abutter's rights of access to or from 55th Street South, over and across the north line of Lot 1 are hereby granted to the appropriate governing body, provided, however, that Lot 1 shall have access to 55th Street South at three locations except over the West 40 feet of the north line of Lot 1, to be designated by the appropriate engineer. All abutter's rights of access to or from Seneca Street over and across the west line of Lot 1 are hereby granted to the appropriate governing body, provided, however, that Lot 1 shall have access to Seneca Street at one location, except over the North 40 feet of the west line of Lot 1, to be designated by the appropriate engineer.

HARVEST CHAPEL CHURCH, INC.

_____, President
Jim Townson

State of Kansas }
County of Sedgwick } SS

Be it remembered that on this _____ day of _____, 1989, before me, a notary public in and for said County and State, came Jim Townson, President of Harvest Chapel Church, Inc. to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My appointment expires: _____

I, Raymond M. Hubbell, Registered Land Surveyor of the State of Kansas, do hereby certify that I caused to have surveyed and platted HARVEST CHAPEL ADDITION, Sedgwick County, Kansas, described as follows:

A tract of land lying in the Northwest Quarter of Section 29, Township 28 South, Range 1 East of the Sixth Principal Meridian beginning at the northwest corner of said Northwest Quarter; thence South 148.19 feet on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the west line of said Northwest Quarter; thence 441.15 feet on a bearing of North 89 degrees 51 minutes 05 seconds East parallel with the north line of said Northwest Quarter; thence 148.19 feet on a bearing of North 00 degrees 00 minutes 00 seconds West parallel with the west line of said Northwest Quarter to the North line of said Northwest Quarter; thence 441.15 feet on a bearing of South 89 degrees 51 minutes 05 seconds West along said north line of the Northwest Quarter to the Point of Beginning.

The accompanying plat is a true and correct exhibit of said survey.

Date

Raymond M. Hubbell, RLS 757

State of Kansas }
County of Sedgwick } SS

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 1989, at _____ o'clock, and is duly recorded.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Reso

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 21, 1989

Castle & Associates
P.O. Box 9262
Wichita, KS 67277

Re: S/D 86-7 - HARVEST CHAPEL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 20, 1989, 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 November 17, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Harvest Chapel Church, Inc.
5600 So. Seneca
Wichita, KS 67217

Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

NOTE: A final plat for this site was approved by the MAPC on September 18, 1986. The plat, however, was never taken beyond MAPC's review. The applicant is now requesting that this plat again be considered. Because of the lapse in time since the original plat was considered, a new final has been submitted. This area was also involved in a BZA case (Co. BZA 15-85) involving a request to allow a reduced setback to 55th Street for a planned church expansion. The setback as indicated on this plat reflects what was approved by the Co. BZA case. This reduced setback was in part requested and allowed due to this site being required to dedicate major intersection right-of-way, while the site itself being of relatively limited depth from 55th Street South. The following comments are also primarily the same as those approved for the site in 1986, by the MAPC.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

November 20, 1989

STAFF REPORT

(Final Plat Approved 11/16/89 [Supersedes 1986 Final]
Preliminary Plat Approved 1/30/86)

CASE NUMBER: S/D 86-7 - HARVEST CHAPEL ADDITION

OWNER/APPLICANT: Harvest Chapel Church, Inc., 5600 So. Seneca,
Wichita, KS 67217

SURVEYOR/ENGINEER: Castle & Associates

LOCATION: Southeast corner of Seneca and 55th Street
South

SITE SIZE: 1.5 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 0.7 Acre

CURRENT ZONING: "LC" Light Commercial

PROPOSED ZONING: "LC" Light Commercial

VICINITY MAP:

