Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-94 Name: TOWN & COUNTRY CHRISTIAN CHURCH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: On the southwest corner of 37th Street North and Edgemoor.
Owner: Town & Country Christian Church, Inc., 5531 East 37th Street North, Wichita, KS
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 5.0 Acres
2. Number of Lots:
   Residential:
   Office:
   Commercial:
   Industrial:
   Total: 1
3. Minimum Lot Area: 176,900 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

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

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

C. The final plat tracing shall indicate the platting of a 35-foot building setback from 37th Street North and a 25-foot building setback from Edgemoor.

D. The final plat tracing shall indicate the platting of "Access control except for two (2) openings" to 37th Street North across the north line of this plat.

E. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).

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

G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are there any drainage guarantees required by the platting of this property?

I. The City Engineer's representative shall be prepared to comment on the availability of sanitary sewer to serve the lot. If sanitary sewer is unavailable, then the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.

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

C/U: 1789/M

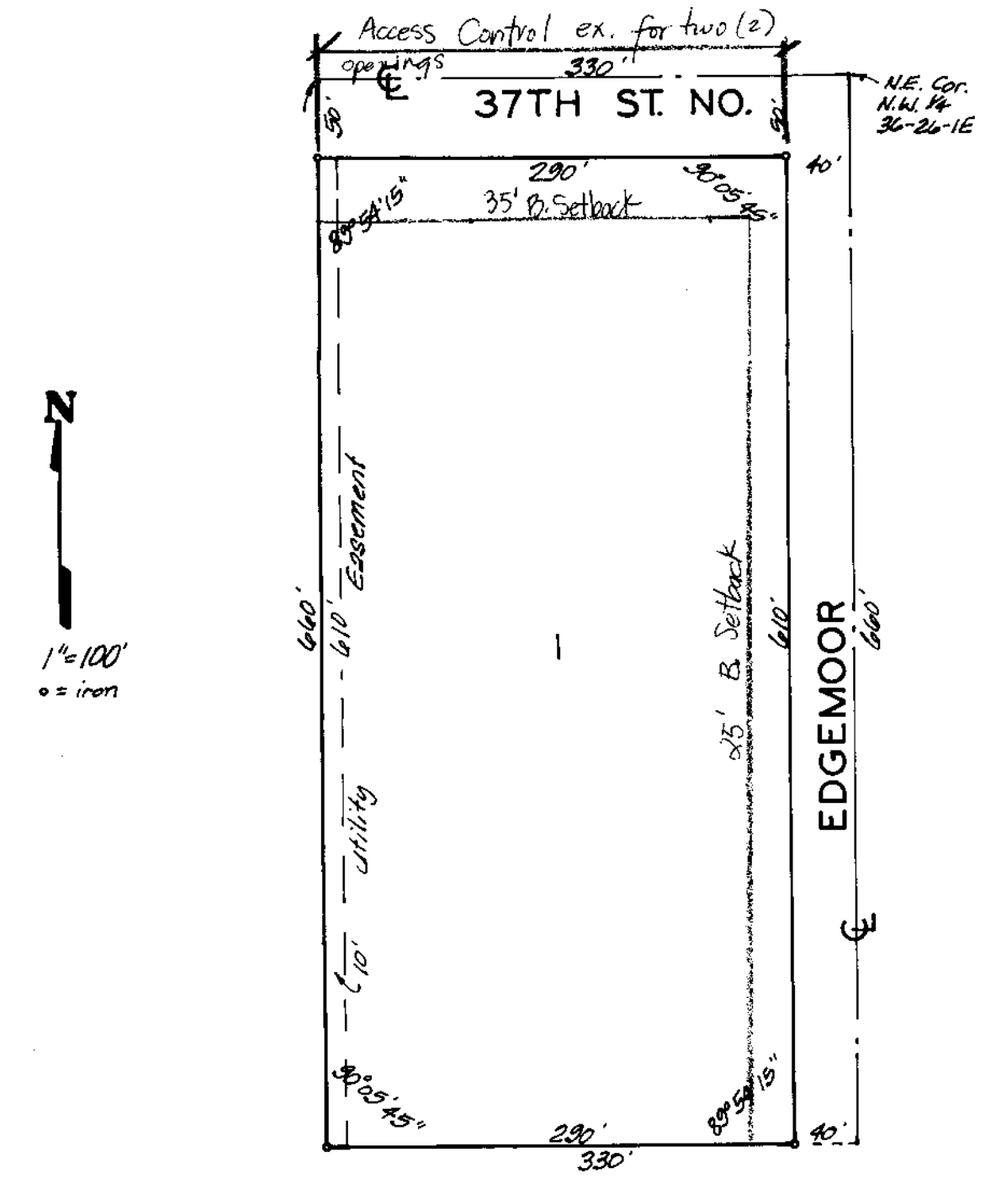
FINAL PLAT

OFFICE COPY DO NOT REMOVE

TOWN AND COUNTRY CHRISTIAN CHURCH ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/7/85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/8/85



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TOWN AND COUNTRY CHRISTIAN CHURCH ADDITION" Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as beginning at the N.E. corner of the N.W. 1/4 of Sec. 36, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence south along the east line of said N.W. 1/4, 660 feet; thence west parallel with the north line of said N.W. 1/4, 330 feet; thence north 660 feet; thence east 330 feet to the place of beginning.

_____
Date

Baughman Company P.A.

_____ Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into 2 lot and streets to be known as "TOWN AND COUNTRY CHRISTIAN CHURCH ADDITION," Wichita, Kansas. The streets are hereby dedicated to and for the use of the public. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities.

Town and Country Christian Church, Inc.

_____ Trustee
George Riley Vandeventer

_____ Trustee
Orlando Joseph D'Amato

_____ Trustee
Olin Milton Hosington Jr.

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of _____ 198__, by George Riley Vandeventer, Orlando Joseph D'Amato, and Olin Milton Hosington, Jr., Trustees of Town and Country Christian Church, Inc., on behalf of the corporation.

_____ Notary Public

My App. Exp. _____

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "TOWN AND COUNTRY CHRISTIAN CHURCH ADDITION," Wichita, Kansas.

Mid Kansas Federal Savings and Loan

_____, _____
title

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of _____ 198__, by _____, _____ of Mid Kansas Federal Savings and Loan, on behalf of the savings and loan.

_____ Notary Public

My App. Exp. _____

This plat of "TOWN AND COUNTRY CHRISTIAN CHURCH ADDITION", Wichita, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
William J. Goebel

_____ Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this ____ day of _____ 198__.

_____ Mayor
Robert C. Brown

_____ City Clerk
Donald C. Gisick

Entered on transfer record this ____ day of _____ 198__.

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ____ day of _____ 198__, at ____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

November 14, 1985

Mr. John Lundeblade
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-94 - Final Plat of Town & Country Christian Church Addition.

Dear Mr. Lundeblade:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 1985, 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 8, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 plattor.

3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Town & Country Christian Church, 5531 East 37th Street North, Wichita, KS 67220
Curtis E. McNay, II, Caber Associates, 3817 West 13th Street North, Wichita, KS 67203
Mike Lindebak, City Engineer