

SUBDIVISION REPORT

S/D 85-78 - WEST SIDE FREE WILL BAPTIST CHURCH ADDITION

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- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?
- N. At the time of preliminary plat approval, City Engineering requested a 30-foot wide east/west utility easement on approximately the south 30 feet of the north 872.67 feet of this lot. The City Engineer's representative should be prepared to comment on the continued need for this easement. Also, is a 10-foot utility easement needed adjacent to the west line of this plat?

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-78 Name: WEST SIDE FREE WILL BAPTIST CHURCH ADDITION

Preliminary Approved: 9/26/85
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: In an area between Interstate 235 and MacArthur Rd., and
between West Street and Meridian.

Owner: West Side Free Will Baptist Church

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 22.8 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 1
 3. Minimum Lot Area: 22.8 Acres
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "R-1"
-

STAFF COMMENTS:

- A. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation for this property into the City of Wichita. This request shall be submitted prior to this plat being scheduled for Board of City Commission review.
- B. Since municipal water is presently not available to serve this property, 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 water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- D. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the West Side Free Will Baptist Church (e.g., copy of by laws or certification from a title company).
- E. The final plat tracing shall indicate bearings and distances for the north line of this plat.
- F. The final plat tracing shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way for MacArthur Road adjacent to this unplatted tract. If this right-of-way presently exists only as a "road easement," it shall be dedicated out-right by this plat.
- G. The final plat tracing shall indicate a bearing for the centerline of the proposed 20-foot east/west utility easement.
- H. The final plat tracing shall indicate a 35-foot building setback from MacArthur Road.
- I. The applicant shall guarantee any drainage improvements required by the platting of this property.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SEDGWICK COUNTY, KANSAS

DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION 10-24-85 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10-25-85

State of Kansas } ss. The foregoing instrument was
Sedgewick County }
acknowledged before me this day of
198, by Jack W. Ledbetter, Gary J. Ledbetter, Henry
Leichner, Elmo R. Goates, and Roy E. Goates,
Trustees of West Side Free Will Baptist Church, Inc.
and West Side Free Will Baptist Church on behalf
of the above.

My App. Exp. _____ Notary Public _____

This plot of "WEST SIDE FREE
WILL BAPTIST CHURCH 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 _____, 1938.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William J. Goebel _____ Chairman
Michael E. Lindebak _____ Secretary

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

Robert C. Brown Mayor
Denela C. Gisick City Clerk

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

_____Chairman
Donald E. Gregg

_____Commissioner
Bernard A. Hertzgen

_____Commissioner
Tom Scott

_____County Clerk
Don Wright

Entered on transfer record this
 _____ day of _____ 198____.
 _____ Den Wright _____ County Clerk

State of Kansas }
Sedgwick County } S.S. This is to certify that this plat
has been filed for record in the office of the
Register of Deeds this _____ day of _____
193____, at _____ o'clock _____ M.; and is duly recorded.

Pat Kettler

Ed Resa

Register of Deeds
Deputy

Date

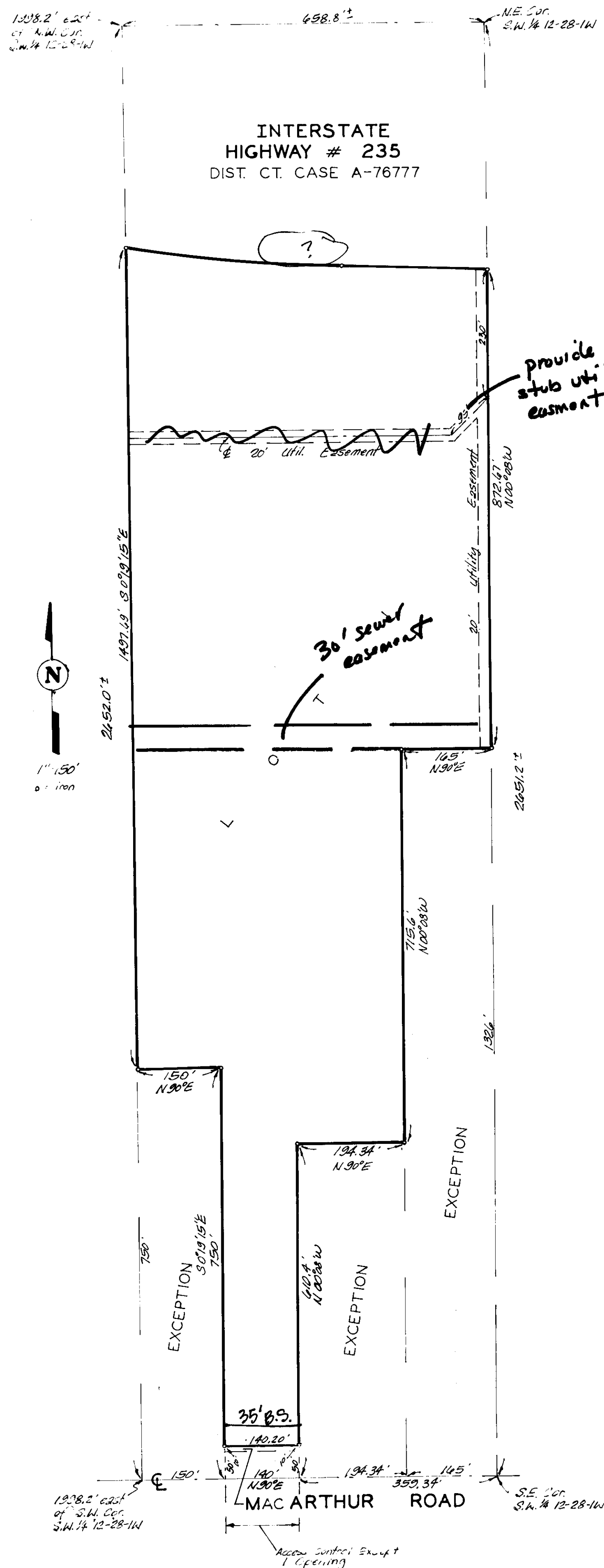
Baughman Company, P.A.

Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot and street to be known as "WEST SIDE FREE WILL BAPTIST CHURCH ADDITION," Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from MacArthur Road over and across the south line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have 1 point of access to MacArthur Road, as shall be determined by the appropriate governing body. The street is hereby dedicated to and for the use of the public.

West Side Free Will Baptist Church, Inc.
and
West Side Free Will Baptist Church

Jack W. Ledbetter	Trustee
Gary J. Ledbetter	Trustee
Henry Leichner	Trustee
Elmo R. Goates	Trustee
Roy E. Goates	Trustee



Baughman Company, P.A.

Re: S/D 85-78 - Final Plat of West Side Free Will Baptist
Church Addition.

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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: West Side Free Will Baptist Church, c/o Curtis E. McNay, II, Caber
Associates, 3817 West 13th Street, Wichita, KS 67203
Curtis E. McNay, II, Caber Associates, 3817 West 13th Street, Wichita
KS 67203
Mike Lindebak, City Engineer
Mike Withrow, Water Department
Walt Campbell, Wichita Fire Department

October 31, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-78 - Final Plat of West Side Free Will Baptist
Church Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 31, 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 October 25, 1985.

In addition to those conditions, the Planning Commission expanded the water service requirement, Item "B" of the October 25th Letter, to read as follows:

"The applicant shall execute a petition for municipal water which guarantees the extension of municipal water across the lot's frontage to MacArthur Road. This petition shall be held until it can be combined with other future water petitions in this area. The applicant shall also submit a petition for the extension of the 8-inch water line from the property to the east (Bethel Assembly Addition). The terms of the second water petition shall provide for the petition to be held for the second phase of development for the West Side Free Will Baptist Church Addition."

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 platlor.