

S/D No.: 86-5 Name: FULL GOSPEL ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/16/86

DESCRIPTION

General Location: Northwest corner of Hillside and Dunham Drive.
Owner: Full Gospel Evangelistic Chapel, 3033 S. Hillside, Wichita, KS 67216
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.8 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1 (Church)
 - Total: 1
 3. Minimum Lot Area: 68,890.5 Sq. Ft.
 4. Existing Zoning: "RB"
 5. Proposed Zoning: "RB"
-

STAFF COMMENTS:

- A. The final plat shall indicate the platting of the 25-foot building setback from Hillside Avenue and 15-foot building setback from Dunham Drive through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of these building setbacks does not preclude the property owner from maintaining or remodeling that portion of the building within the setback areas. The building cannot, however, be enlarged within the setbacks and, if the building is removed, any new building construction must observe the platted building setbacks.
- B. 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).
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. 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 this plat?

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

OFFICE COPY
DO NOT DESTROY

FINAL PLAT

FULL GOSPEL ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION 1-10-96 SUBJECT
TO THE CONDITIONS HEREIN OUTLIN-
ED IN OUR LETTER DATED 1-17-96

WICHITA, KANSAS

State of Kansas } ss. We, Baughman Company P.A. Surveyors in afore-
Sedgwick County } said county and state do hereby certify that we have surveyed and
platted "FULL GOSPEL ADDITION," Wichita, Kansas, and that the
accompanying plat is a true and correct exhibit of the property
surveyed, described as and being a replat of Lot 1, Durham Addi-
tion To Wichita, Kansas and Lot 1, Durham 3rd Addition To Wichita,
Kansas, together with a tract described as beginning at a point
on the east line of Sec. 3, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick
County, Kansas, said point being 1697.25 feet south of the N.E. Cor-
ner of the S.E. 1/4 of said Sec.; thence south along the section
line a distance of 91.125 feet; thence west parallel with the
north line of said S.E. 1/4, 239 feet; thence north 91.125 feet;
thence east 239 feet to the place of beginning, and together
with a tract in the S.E. 1/4 of Sec. 3, Twp. 28-S, R-1-E of the 6th
P.M., Sedgwick County, Kansas, described as beginning 1515 feet
south of the N.E. corner of said S.E. 1/4; thence south 91.125 feet;
thence west 239 feet; thence north 91.125 feet; thence east
239 feet to beginning.

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 avenue to
be known as "FULL GOSPEL ADDITION," Wichita, Kansas.
The utility easements are hereby granted as indicated
for the construction and maintenance of all public
utilities. The avenue is hereby dedicated to and for the
use of the public. All abutters rights of access to or
from Hillside Avenue over and across the east line of
Lot 1 are hereby granted to the City of Wichita, pro-
vided however that Lot 1 shall have 3 points of
access to Hillside Avenue, as shall be determined by
the City Engineer of Wichita, Kansas.

Full Gospel Evangelistic Chapel

Ronald Matney President

Robert Matney Treasurer

Lamar Henderson Secretary

State of Kansas } ss. The foregoing instrument was ac-
Sedgwick County } knowledged before me this ____ day of ____
198__, by Ronald Matney, President and by Robert
Matney, Treasurer and by Lamar Henderson, Secretary,
all of Full Gospel Evangelistic Chapel.

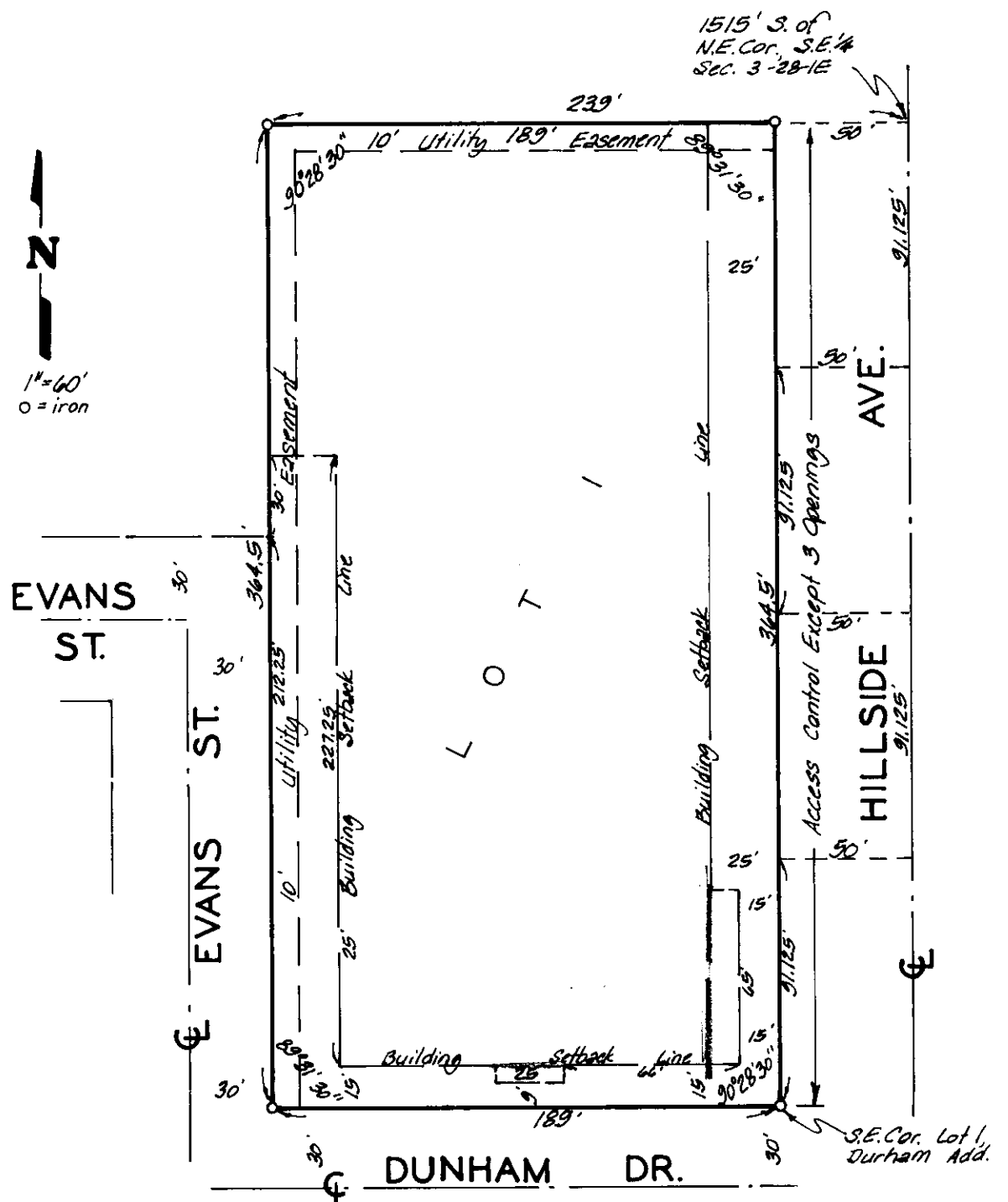
____ Notary Public
My App. Exp. ____

We, the undersigned, holders of
a mortgage on the above described property do hereby
consent to this plat of "FULL GOSPEL ADDITION"
Wichita, Kansas.

Belle Plaine State Bank

State of Kansas } ss. The foregoing instrument was ac-
Sedgwick County } knowledged before me this ____ day of ____
198__, by ____ of
Belle Plaine State Bank, on behalf of the bank.

____ Notary Public
My App. Exp. ____



This plat of "FULL GOSPEL
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. Giesick

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

____ County Clerk
Don Wright

State of Kansas } ss. This is to certify that this plat has
Sedgwick County } 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 Resz

January 24, 1986

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

Re: S/D 86-5 - Final Plat of Full Gospel Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 23rd, 1986, 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 January 17, 1986.

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 platator.
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: Full Gospel Evangelistic Chapel, 3033 S. Hillside, Wichita, KS 67216
Full Gospel Evangelistic Chapel, c/o Bill Johnson, P.O. Box 12086
Wichita, KS 67277
Mike Lindebak, City Engineer