

S/D No.: 86-51      Name: MESSIAH BAPTIST CHURCH THIRD ADDITION

Preliminary Approved: \_\_\_\_\_  
Scheduled S/D Meeting: 6-5-86

DESCRIPTION

General Location: East of Hillside and north of Clark.  
Owner: Messiah Baptist Church, 2006 South Hillside, Wichita, KS 67211  
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 1.06 Acres
  2. Number of Lots:
    - Residential: 1
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 28,989 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. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."
- D. 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.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- F. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-51      Name: MESSIAH BAPTIST CHURCH THIRD ADDITION

Preliminary Approved: 6/5/86  
Scheduled S/D Meeting: 7/3/86

DESCRIPTION

General Location: East of Hillside and north of Clark.  
Owner: Messiah Baptist Church, 2006 S. Hillside, Wichita, KS 67211  
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 1.06 Acres
  2. Number of Lots:
    - Residential: 1
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 28,989 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA"
- 

STAFF COMMENTS:

- A. The final plat tracing shall indicate "complete access control" to Hillside across the west line of the lot. The dedication of this access control shall be referenced in the plat's text.
- B. The applicant is advised that the "AA" zoning district does not permit the circulation drive within the 15-foot wide building setback from Clark Street. This drive should be removed at the time of site development.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

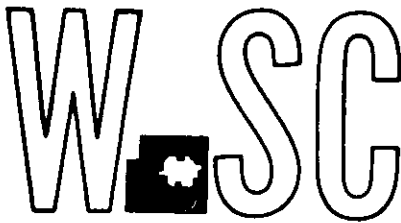
Pre-Sub June 5, 1986

①

1. Boeing Military Airplane Co. Vacation of St. R/W  
Existing 12" Water main along the north side of  
47th St. from K-15 to Oliver (approx 14' S. of N/R 47th)  
Suggest retain as easement and any relocation of Water  
main to be at the expense of BMAC.
2. Susan J. and James A. Adams. Vacation of blanket utility  
easement. No water mains in utility easement, no water  
problem.
3. Jim Koester. Vacate access control. No water problem.
4. Pinewood Mobile Home Park Addition. Item A, abandon  
water projects now open. Existing water main in hydraulic  
may be extended to interior mobile home layout, no water problem.
5. Brammer Addition. Preliminary plat. Existing 12" water main  
in Hillside, no water problem.
6. Messiah Baptist Church Third Addition. Preliminary plat.  
Existing 6" water main in Clark and existing 16" water main  
in Hillside. No water problem.
7. Este Cate Second Addition. Preliminary plat. Existing 12"  
water main in Hydraulic and Denker, existing 6" water main  
in Denker and Victoria. No water problem.
8. Donald Cary Addition. Final Plat. Item B, mains to be  
extended, both in Tyler and 19th St., or from 19th St. N.  
and Robin, which ever source is closest.
9. Deer Run Addition. Final Plat. Existing 24" water main  
in Webb road, mains to be extended (item B), no water  
problem.
10. Cottonwood Village 7th Addition. Existing 12" water  
main in 29th St. N. now serves area. No water problem.

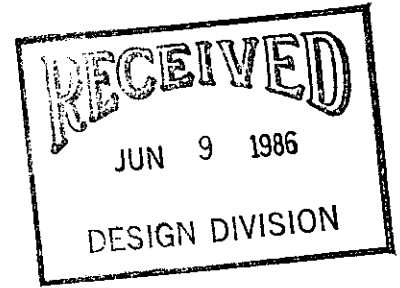
11. Mid-Continent Airport Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Lakelane Estates Addition. Preliminary Plat. No city water available. No water problem.
13. Eck 3rd Addition. Final plat. Item B, mains to be extended.
14. Charles Court Addition. Preliminary plat. 8" Water main is adjacent to the southern edge of plot (along Charles), no water problem.
15. Executives Inc. Addition. Final plat. Existing 8" main in Orme and Eastern. No water problem.
16. Air Products Addition. Final plat. Item A, no city water available. No water problem.
17. Rainbo Baking Co. Addition. Final Plat. Existing water main in Glen Oaks and Southeast Drive. No water problem.
18. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



June 6, 1986

C  
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Y

Moehring & Associates  
433 S. Hydraulic  
Wichita, KS 67211

Re: Preliminary Plat S/D 86-51 - MESSIAH BAPTIST CHURCH  
THIRD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

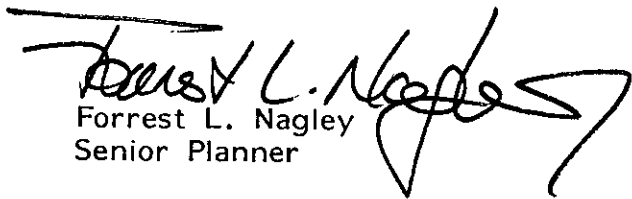
- A. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."
- B. The final plat shall indicate the granting of four additional feet of utility easement adjacent to the east line of the 16-foot wide utility easement on this property.
- C. The applicant is advised that the "AA" zoning district does not permit the circulation drive within the 15-foot wide building setback from Clark Street. This drive should be removed at the time of site development.
- D. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

Preliminary Plat S/D 86-51 - MESSIAH BAPTIST CHURCH THIRD ADDITION  
Page 2

- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

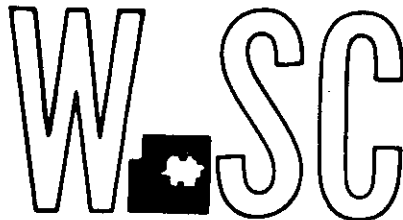
  
Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

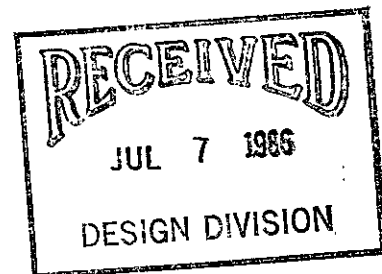
cc: Messiah Baptist Church, 2006 S. Hillside, Wichita, KS 67211  
XMike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



July 3, 1986

Moehring & Associates  
433 South Hydraulic  
Wichita, KS 67211

Re: Final Plat S/D 86-51 - MESSIAH BAPTIST CHURCH THIRD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 3, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate "access control except for one opening" to Hillside across the west line of the lot. The dedication of this access control shall be referenced in the plat's text.
- B. The applicant is advised that the "AA" zoning district does not permit the circulation drive within the 15-foot wide building setback from Clark Street. This drive should be removed at the time of site development.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 10, 1986. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Messiah Baptist Church, 2006 S. Hillside, Wichita, KS 67211  
Mike Lindebak, City Engineer

C  
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Y

Pre-Sub July 7, '86

1. Union Equity Co-op Exchange. Vacation of St. R/W.  
No water problem.

2. Kansas Dept. of Transportation. Vacation of St. R/W.  
No existing water line in area. Replot of Vanderhoff  
will provide easement along Young St. For water and  
sanitary, will this need to be retained as utility easement?

3. Phillips Petroleum Company. Requests Vacation of Sewer easement.  
No water problem

4. Messiah Baptist Church Third Addition. Final Plat. Existing  
6" water main in Clark, existing 16" in Hillside. No water  
problem.

5. Wilderness Third Addition. Final plat. Item A, mains to be  
extended. Existing 8" in Wilderness at north edge of plot  
to be extended. No water problem.

6. Autumn Ridge. Preliminary Plat. Item A, mains to be  
extended. Existing 12" main in 119th St. West. No water  
problem.

City 7. Lakeland Estates. Final Plat. No city water available,  
no water problem.

8. Smithmoor First Addition. Final Plat. Item D, mains to  
be extended. 16" main in Harry to be extended in Harry  
to East line of Smithmoor, 8" Interior mains to be extended.  
No water problem

County 9. Sam & Judy Eberly. Dedicate St. R/W. No water problem.

10. Other matters.

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE July 16, 1986

TO Tom Powell, Senior Assistant City Attorney

FROM Mike Lindebak, City Engineer/Acting Director of Planning

SUBJECT Messiah Baptist Church 3rd Addition

In 1953, the City acquired for title interest in the tracts needed for the construction of Lateral 19, Dry Creek Submain No. 2, of Sanitary Sewer No. 12. This fee title interest was condemned in Case No. A-44086.

One of the tracts so condemned is in the process of being platted as Messiah Baptist Church 3rd Addition by Moehring & Associates. Don Moehring has requested the City to abandon by Quit Claim Deed its fee title interest in this tract while retaining an easement for construction and maintenance of the sewer.

The above procedure was used in connection with the platting of Messiah Baptist Church Addition.

Attached is a description of the aforementioned tract. Mr. Moehring has agreed to pay any and all costs associated with this action.



Mike Lindebak  
City Engineer

ML:lgr

Attachment



*Carl*

18 June 1986

Mr. Mike Lindebak  
Director of Planning/City Engineer  
City of Wichita  
City Hall - 7th Floor  
455 N. Main  
Wichita, Kansas 67202

Re: Messiah Baptist Church Third Addition  
Wichita, Sedgwick County, Kansas

Dear Mike:

Enclosed, is a print of the preliminary plat of the above referenced subdivision as approved by the Subdivision Committee of MAPC.

The title Insurance Company has uncovered the fact that several sanitary sewer easements which were acquired by the City of Wichita by Condemnation in District Court Case A-44086, were, in fact, acquired in fee title interest, and that the platting procedure does not eradicate the fee title interest of the City of Wichita.

The fee title interest over the East 16 feet of the West 218 feet of the subject property, as established in Book Miscellaneous 305, pg. 65, was condemned by the City of Wichita for the purpose of constructing and maintaining Lateral 19, Dry Creek Sub-Main No. 2 of Sanitary Sewer No. 12.

This 16' sewer easement together with an additional 4' adjacent thereto on the East, will be included in the final plat of Messiah Baptist Church Third Addition.

In behalf of Messiah Baptist Church, Inc., we would request that the City abandon its fee title interest by Quit Claim Deed, while retaining its easement for construction and maintenance of sanitary sewers.

We appreciate your consideration in this matter, and if we can be of further assistance, do not hesitate to call.

Very truly yours,

MOEHRING & ASSOCIATES  
CONSULTING ENGINEERS

*Don C. Moehring II*  
Don C. Moehring II



THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

DATE July 29, 1986

TO Forest Nagley, Senior Planner

FROM Thomas R. Powell, Senior Assistant City Attorney

SUBJECT Messiah Baptist Church  
3rd Addition

Find attached a Quit Claim Deed that has been prepared at Mike Lindebak's request. The Quit Claim Deed should be submitted to the City Commission for action at the same time the proposed plat for Messiah Baptist Church 3rd Addition comes before the City Commission. The appropriate action for the City Commission to take as to the Quit Claim Deed "is to authorize the Mayor to execute the Quit Claim Deed on behalf of the City of Wichita."

The Quit Claim Deed provides that the easement in the plat is to be for sewer purposes. It may be more appropriate to change sewer easement to utility easement in the deed if the easement dedication in the plat is for utility easement purposes. The Quit Claim Deed should be filed of record ahead of the plat.

If you have any questions, please let me know.

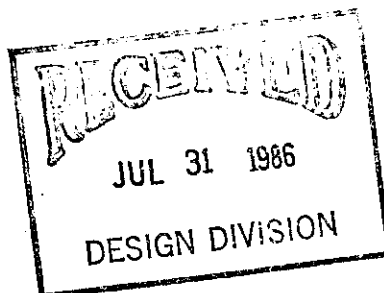
*Thomas R. Powell*

Thomas R. Powell  
Senior Assistant City Attorney

TRP:cdh

Attachment

cc: Mike Lindebak, City Engineer/Acting Director of Planning  
Jack L. Love, Administrative Assistant



QUIT CLAIM DEED

THIS INDENTURE, Made this \_\_\_\_\_ day of \_\_\_\_\_, 1986, by and between the CITY OF WICHITA, KANSAS, a municipal corporation, of Sedgwick County, in the State of Kansas, Party of the First Part, and MESSIAH BAPTIST CHURCH of Sedgwick County, in the State of Kansas, Party of the Second Part.

WITNESSETH:

That the Party of the First Part, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration does hereby, subject to the conditions set forth below, quit claim to Party of the Second Part all grantor's fee title interest in and to the following-described parcel of land, to-wit:

The east sixteen (16) feet of the west two hundred eighteen (218) feet of the following described tract: Beginning five hundred sixty-one and five-tenths (561.5) feet south of the northwest corner of the Southwest Quarter of Section 35, Township 27 South, Range 1 East; thence south one hundred one and five-tenths (101.5) feet; thence east four hundred fifty-five and five-tenths (455.5) feet; thence north one hundred one and thirty-eight hundredths (101.38) feet; thence west to beginning.

This Quit Claim grant is made subject to and conditioned upon and shall not be effective until the filing and recording of a plat that has been approved and accepted by the City of Wichita wherein the real property described herein is dedicated to the public for sewer easement purposes.

IN WITNESS WHEREOF the said Party of the First Part has hereunto set its hand and seal the day and year first above written.

CITY OF WICHITA, KANSAS

By \_\_\_\_\_  
Tony Casado, Mayor

ATTEST:

\_\_\_\_\_  
Donald C. Gisick, City Clerk

STATE OF KANSAS )  
                  ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 1986, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Tony Casado, Mayor of the City of Wichita, Kansas, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same for and on behalf of the City of Wichita, Kansas.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
Notary Public

My Appointment Expires:  
\_\_\_\_\_

THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

DATE July 29, 1986

TO Forest Nagley, Senior Planner

FROM Thomas R. Powell, Senior Assistant City Attorney

SUBJECT Messiah Baptist Church  
3rd Addition

Find attached a Quit Claim Deed that has been prepared at Mike Lindebak's request. The Quit Claim Deed should be submitted to the City Commission for action at the same time the proposed plat for Messiah Baptist Church 3rd Addition comes before the City Commission. The appropriate action for the City Commission to take as to the Quit Claim Deed "is to authorize the Mayor to execute the Quit Claim Deed on behalf of the City of Wichita."

The Quit Claim Deed provides that the easement in the plat is to be for sewer purposes. It may be more appropriate to change sewer easement to utility easement in the deed if the easement dedication in the plat is for utility easement purposes. The Quit Claim Deed should be filed of record ahead of the plat.

If you have any questions, please let me know.

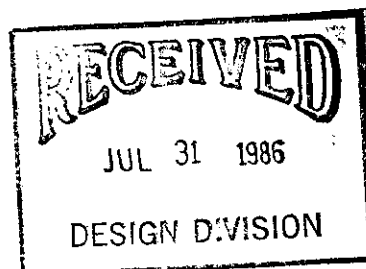
*Thomas R. Powell*

Thomas R. Powell  
Senior Assistant City Attorney

TRP:cdh

Attachment

cc: Mike Lindebak, City Engineer/Acting Director of Planning  
Jack L. Love, Administrative Assistant



QUIT CLAIM DEED

THIS INDENTURE, Made this \_\_\_\_\_ day of \_\_\_\_\_, 1986, by and between the CITY OF WICHITA, KANSAS, a municipal corporation, of Sedgwick County, in the State of Kansas, Party of the First Part, and MESSIAH BAPTIST CHURCH of Sedgwick County, in the State of Kansas, Party of the Second Part.

WITNESSETH:

That the Party of the First Part, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration does hereby, subject to the conditions set forth below, quit claim to Party of the Second Part all grantor's fee title interest in and to the following-described parcel of land, to-wit:

The east sixteen (16) feet of the west two hundred eighteen (218) feet of the following described tract: Beginning five hundred sixty-one and five-tenths (561.5) feet south of the northwest corner of the Southwest Quarter of Section 35, Township 27 South, Range 1 East; thence south one hundred one and five-tenths (101.5) feet; thence east four hundred fifty-five and five-tenths (455.5) feet; thence north one hundred one and thirty-eight hundredths (101.38) feet; thence west to beginning.

This Quit Claim grant is made subject to and conditioned upon and shall not be effective until the filing and recording of a plat that has been approved and accepted by the City of Wichita wherein the real property described herein is dedicated to the public for sewer easement purposes.

IN WITNESS WHEREOF the said Party of the First Part has hereunto set its hand and seal the day and year first above written.

CITY OF WICHITA, KANSAS

By \_\_\_\_\_  
Tony Casado, Mayor

ATTEST:

\_\_\_\_\_  
Donald C. Gisick, City Clerk

STATE OF KANSAS    )  
                          ) ss:  
SEDGWICK COUNTY    )

BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 1986, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Tony Casado, Mayor of the City of Wichita, Kansas, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same for and on behalf of the City of Wichita, Kansas.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Appointment Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public