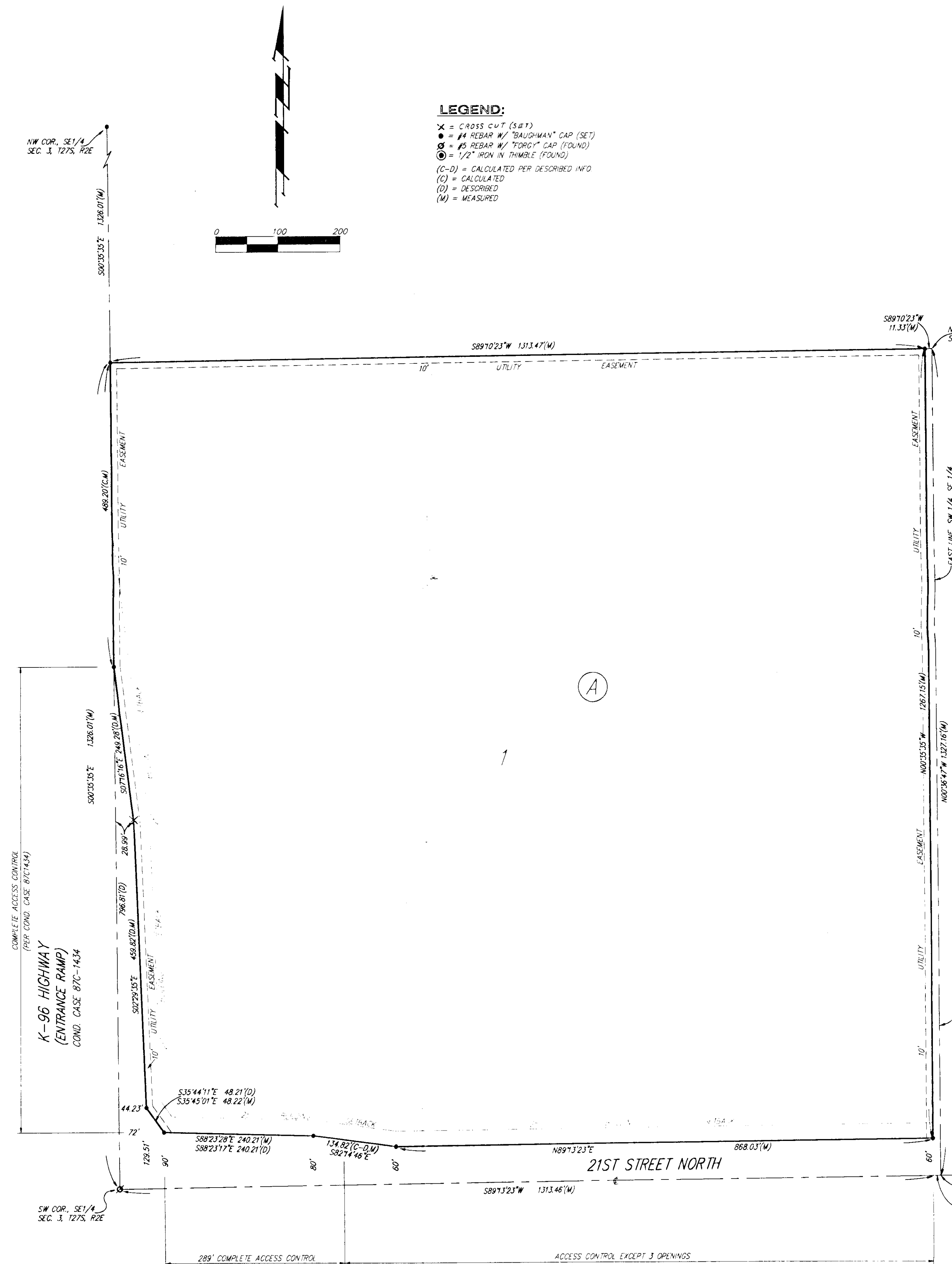


MESSIAH BAPTIST CHURCH 4TH ADDITION

SEDGWICK COUNTY, KANSAS



LEGEND:

- X = CROSS CUT (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ = #5 REBAR W/ "FORD" CAP (FOUND)
- ⊙ = 1/2" IRON IN TRIMBLE (FOUND)
- (C-D) = CALCULATED PER DESCRIBED INFO
- (C) = CALCULATED
- (D) = DESCRIBED
- (M) = MEASURED

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A. Surveyors in
aforesaid County and State do hereby certify that we have surveyed
and platted "MESSIAH BAPTIST CHURCH 4TH ADDITION", Sedgwick
County, Kansas, and that the accompanying plat is a true and correct
exhibit of the property surveyed, described as follows:

The West 40 acres of the Southwest Quarter of the Southeast
Quarter of Section 3, Township 27 South, Range 2 East of the
Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that part
condemned in Case 87C-1434.

Existing public easements and dedications being vacated
by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

for filing
rec'd 2-12-98

Michael D. Conrey 2-10-98
Michael G. Conrey, Surveyor

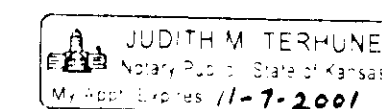
Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate
to be platted into a Lot and a Block to be known as "MESSIAH BAPTIST
CHURCH 4TH ADDITION", Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance
of all public utilities. All abutters rights of access to or from
21st Street North over and across the south line of Lot 1, Block A,
are hereby granted to the appropriate governing body provided, however,
that said Lot 1 shall have access to 21st Street North at three locations
over all except the west 289 feet of said south line as shall be
determined by the Engineer for the appropriate governing body.

Messiah Baptist Church, Inc.

Willard R. Wolf, President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 21st day of JANUARY, 1998, by WILLARD R. WOLF, President,
of Messiah Baptist Church, Inc. on behalf of the corporation.

My App't. Exp. 11-7-2001



Judith M. Terhune
JUDITH M. TERHUNE, Notary Public

This plat of "MESSIAH BAPTIST CHURCH 4TH ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area
Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 199____
Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Frye, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this _____ day of _____, 199____

Bob Knight, Mayor

Pat Burnett, City Clerk

This plat approved and all dedications shown
hereon accepted by the Board of Commissioners of Sedgwick County,
Kansas, this _____ day of _____, 199____

Thomas G. Winters, Chairman

Paul W. Hancock, Chair Pro-Tem

Betsy Gwin, Commissioner

Melody C. Miller, Commissioner

Mark F. Schroeder, Chair

James Alford, County Clerk

Entered on transfer record this _____ day
of _____, 199____

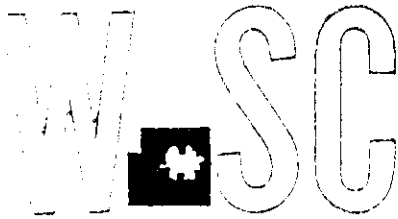
James Alford, County Clerk

State of Kansas) SS
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 _____, 199____, at _____ o'clock _____ M. and is duly recorded.

Larry Consolver, Register of Deeds

Michael D. Hurtt, Deputy

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

June 16, 1997

FILE COPY

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 97-29 - Final Plat of MESSIAH BAPTIST CHURCH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 1997, 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 June 6, 1997.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

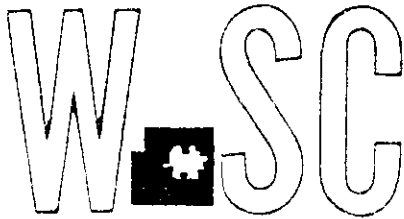
Dale Miller

Chief Planner, Current Plans Division

DM:lfb

cc: Mike Lindebak, City Engineer, Public Works Department (1-71)
Pastor Mark Hoover, Messiah Baptist Church, 2000 S. Hillside, Wichita, KS 67211

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

FILE COPY

June 6, 1997

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 97-29 - Final Plat of MESSIAH BAPTIST CHURCH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As this site is or will be adjacent to Wichita's City limits, the applicant shall submit a request for annexation.
- B. As indicated by **City Engineering**, the applicant will need to guarantee an eight (8) inch branch line for the extension of water from the 36 inch water line being located in 21st Street North.
- C. This site will need to guarantee the extension of sanitary sewer. The applicant is asking approval to extend sanitary sewer to the southwest corner of the plat and to provide a guarantee for extension across the plat's frontage. If on-site disposal systems are used, Health Department approval will be required, and standard bore hole tests in approximately the same location as the proposed lagoon.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. As noted by **County Engineering**, left turn improvements in 21st Street North to serve this site's entrance(s), will need to be guaranteed. This guarantee will be held until such time as this improvement is warranted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- G. **Traffic Engineering** indicates access control proposed by this plat, along 21st Street, is satisfactory.
- H. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. Requirements for a final plat shall be shown on the tracing (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. **Engineering** indicates the applicant's drainage plan is approved. If water is to be drained to KDOT right-of-way, the applicant shall secure an approval letter from KDOT.
- K. 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.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- N. It has just been brought to our attention that a plat has already been recorded in Wichita as the Messiah Baptist Church Addition (also a 2nd and 3rd Addition exist). Since this site will be annexed to Wichita, a revised name is necessary. The applicant is proposing the name Messiah Baptist Church 4th Addition.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

S/D 97-29 -- Final Plat of MESSIAH BAPTIST CHURCH ADDITIO

June 12, 1997

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 12, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Miller". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Dale Miller

Chief Planner, Current Plans Division

DM\lfb

Enclosure: Marked Copy of plat

cc: Pastor Mark Hoover, Messiah Baptist Church, 2000 S. Hillside, Wichita, KS 67211
Mike Lindebak, City Engineer, Public Works Department (1-71)

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-6

June 12, 1997

STAFF REPORT

(Final Plat-Approved 6/5/97, Preliminary Plat-Approved 4/17/97)

CASE NUMBER: S/D 97-29 - MESSIAH BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Attn.: Pastor Mark Hoover, Messiah Baptist Church
2000 S. Hillside, Wichita, KS 67211; 682-9445

SURVEYOR/ENGINEER: Baughman Company, P.A.
315 Ellis, Wichita, KS 67211; 262-7271

LOCATION: West of 127th Street East and north of 21st Street North.

SITE SIZE: 40 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

1

Total:

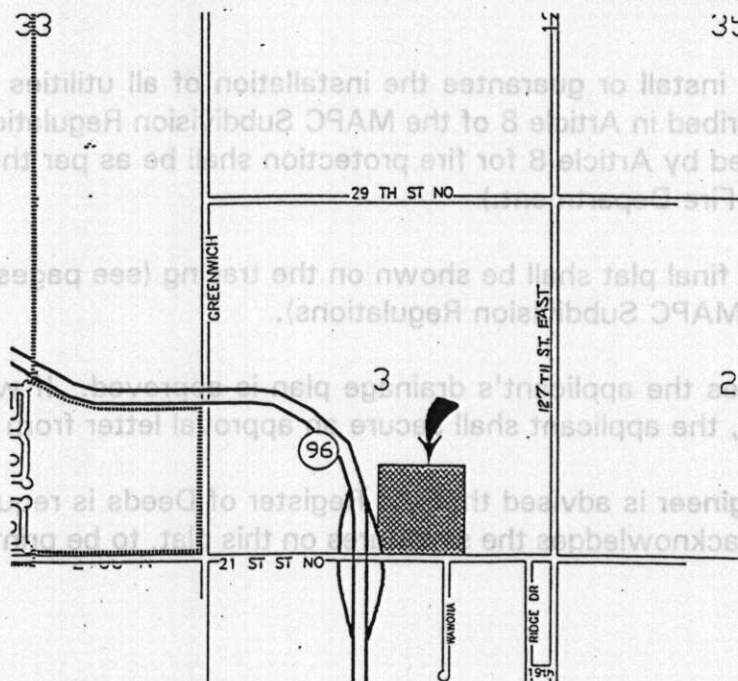
1

MINIMUM LOT AREA: 37.6 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING:

VICINITY MAP:



NOTE: Much of the area west of this site and west of K-96 is in the process of or has been platted. Further, these areas have been or are being annexed to Wichita. This site will therefore be adjacent to Wichita's City limits. However, the provision of public services (water and sanitary sewer) is being studied for this area at this time.

STAFF COMMENTS:

- A. As this site is or will be adjacent to Wichita's City limits, the applicant shall submit a request for annexation.
- ✓ B. As indicated by **City Engineering**, the applicant will need to guarantee an eight (8) inch branch line for the extension of water from the 36 inch water line being located in 21st Street North.
- ✓ C. This site will need to guarantee the extension of sanitary sewer. The applicant is asking approval to extend sanitary sewer to the southwest corner of the plat and to provide a guarantee for extension across the plat's frontage. If on-site disposal systems are used, Health Department approval will be required, and standard bore hole tests in approximately the same location as the proposed lagoon.
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- I. Requirements for a final plat shall be shown on the tracing (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. **Engineering** indicates the applicant's drainage plan is approved. If water is to be drained to KDOT right-of-way, the applicant shall secure an approval letter from KDOT.
- K. 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

S/D 97-29 - Final Plat of MESSIAH BAPTIST CHURCH ADDITION

June 12, 1997 - Page 3

signature.

- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
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