

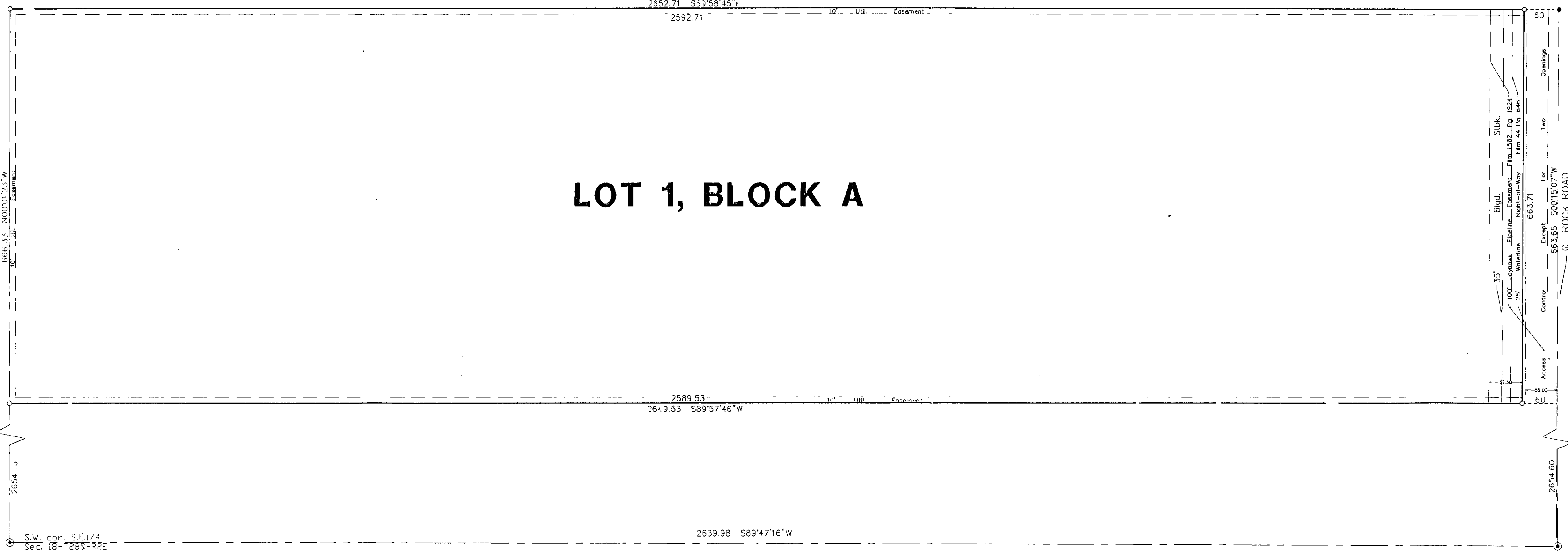
# GLENVILLE EAST ADDITION TO SEDGWICK COUNTY, KANSAS

250 MATTHEWSON  
Wichita, KS 67214  
PH. (316) 263-0082  
FAX (316) 263-0092

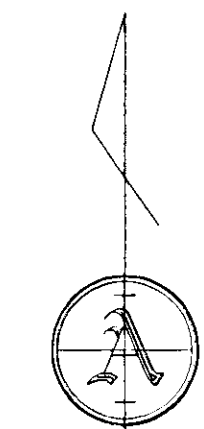
**ARMSTRONG LAND SURVEY, P.A.**

N.W. cor. SE1/4  
Sec. 18-T28S-R2E

E 1/4 cor. Sec. 18  
Sec. 18-T28S-R2E



## LOT 1, BLOCK A



1"=100'

- - iron pipe found
- - 5/8" iron bar set w/ "ALMSTRONG" cap

State of Kansas )  
County of Sedgwick ) SS

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county, hereby certify that in this 20th day of June, 1997, I have surveyed and platted "GLENVILLE EAST ADDITION" to Sedgwick County, Kansas, into a Lot and Block, the same being described as follows: THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE FIRST 55 FEET THEREOF FOR ROAD.

*Donald C. Armstrong*  
DONALD C. ARMSTRONG R.L.S. #780  
KANSAS LAND SURVEYOR  
1978

Know all men by these presents that I, the undersigned, have caused the land described in the survey's certificate to be platted into a Lot and Block to be known as "GLENVILLE EAST ADDITION TO SEDGWICK COUNTY, KANSAS". The utility easements, as indicated, for construction and maintenance of public utilities are hereby granted. The street is hereby dedicated to and for the use of the public. All abutters' rights of access to and from Rock Road over and across the east line of this plot, as shown, are hereby granted to the appropriate governing body, provided however, that Lot 1 shall have access to Rock Road at two openings to be determined by the appropriate engineer.

GLENVILLE BIBLE BAPTIST CHURCH a Religious Organization  
Trustees:

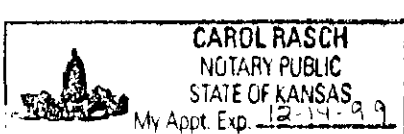
<i>Martin Engstrand</i> 8/27/97 Martin Engstrand Chairman Date	<i>Diane Blase</i> 8/27/97 Diane Blase Date
<i>John Harty</i> 8/27/97 John Harty Vice Chairman Date	<i>Richard Schlies</i> 8/27/97 Richard Schlies Date
<i>Don Karsak</i> 8/27/97 Don Karsak Secretary Date	<i>Jim Lattin</i> 8/27/97 Jim Lattin Date
	<i>Michelle Hoover</i> 8/27/97 Michelle Hoover Date

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 27 day of August, 1997, before me, a Notary Public in aforesaid state and county, came the Trustees of Glenville Bible Baptist Church, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

*Carol Rasch*  
CAROL RASCH Notary Public

My commission expires: 12-14-99



This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 16th day of January, 1997.

*John C. Frye* Chairman  
John C. Frye  
*Marvin S. Kraut* Secretary  
Marvin S. Kraut



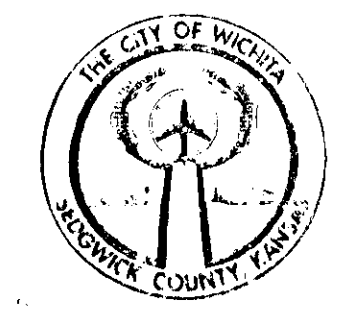
This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 29 day of April, 1998.

*Mark F. Schroeder* Chairman  
Mark F. Schroeder  
*Paul W. Hancock* Chairman Pro Tem  
Paul W. Hancock

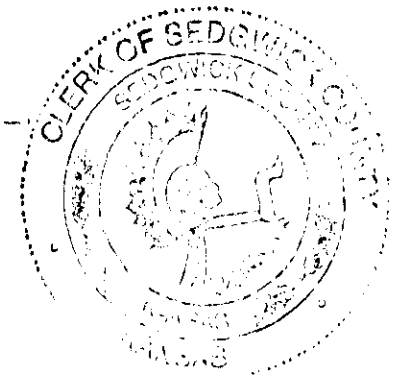
*Betsy Gwin* Commissioner  
Betsy Gwin  
*Melody C. Miller* Commissioner  
Melody C. Miller  
*Thomas G. Winters* Commissioner  
Thomas G. Winters  
*James Alford* County Clerk  
James Alford

This plat approved and all dedications shown hereon are accepted by the city commission of the City of Wichita, Kansas. Dated this 4th day of NOVEMBER, 1997.

*Bob Knight* Mayor  
Bob Knight  
*Pat Burnett* City clerk  
Pat Burnett



Entered on transfer record the 1st day of MAY, 1998.  
*James Alford* County Clerk  
James Alford



State of Kansas  
County of Sedgwick

This is to certify that this plat has been filed for record in the office of the Register of Deeds this 4 day of May, 1998, at 8:00 AM, and is duly recorded.

*Bill Meek* Register of Deeds  
BILL MEEK  
*Linda Kizzire* Deputy  
LINDA KIZZIRE

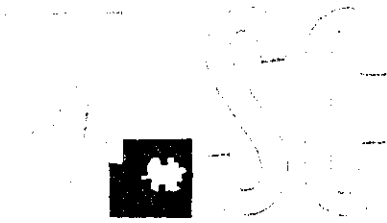


1687699

20.00

PC86-2

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

January 16, 1997

Armstrong Land Survey, P.A.  
250 Mathewson  
Wichita, KS 67214

Re: S/D 96-93 - GLENNVILLE EAST ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 16, 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 January 9, 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.

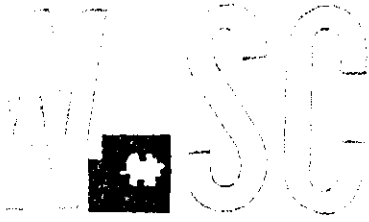
Sincerely,

A handwritten signature in black ink that reads "Don Losew". The signature is fluid and cursive.

Don Losew  
Senior Planner

DL:rh

cc: William Lusk, Jr., 1608 E. Lewis, Wichita, KS 67211  
Glennville Bible Baptist Church, 4604 S. Seneca, Wichita, KS 67217  
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING  
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CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
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January 9, 1997

Armstrong Land Survey, P.A.  
250 Mathewson  
Wichita, KS 67214

Re: S/D 96-93 - GLENVILLE EAST ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 9, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. ✓ Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. As indicated in the zone case, this site is intended for development as Church Campus. The applicant is advised that depending on the uses planned for the site, state approval may be needed. As noted by Health, available information for this site indicates that County approval for on-site facilities will be granted.
- B. ✓ The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. ✓ On the final plat tracing, both the face of the plat and the platlor's text shall note the dedication of access control except for two (2) openings to Rock Road.
- D. ✓ Although this site is apparently intended for a non-residential use, based on the zoning approval of this plat will be considered to indicate the MAPC's agreement to waive the lot width to depth standards for residential lots. It should be noted that the site is a large tract of 40 or so acres and is also located in a somewhat unique situation (McConnell AFB to northwest, area intended to maintain low densities, etc.).
- E. ✓ The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- F. On the final plat tracing, the center line (CL) of Rock Road shall be labeled and the street name shown.
- G. 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.)
- H. 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.
- I. 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.
- J. The final plat tracing shall be amended to indicate John C. Frye as MAPC Chairman.
- K. Before this plat will be released for County Commission review, the applicant shall provide proof that the ownership is as is indicated on the plat. The plat binder is presently indicating this site's ownership in another party. If this mortgage has been released, proof shall be provided to Planning on such a release.
- L. The final plat tracing shall also be signed by any party holding a mortgage on the site. The plat binder shows that the Farm Credit Bank of Wichita as holding such a mortgage. If this mortgage has been released, proof shall be provided to Planning on such a release.
- M. The final plat shall indicate the recording information for the 50-foot pipeline easement on this property.
- N. The applicant shall submit a copy of the instrument which establishes the Jayhawk Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- O. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- P. The applicant is advised that before this plat can be recorded, all applicable property taxes, including for 1996, will need to be paid.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section

S/D 96 - 93 - Final Plat of th `LENVILLE EAST ADDITION  
January 9, 1997  
Page 3

5-101(c).

R. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 16, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: William Lusk, Jr., 1608 E. Lewis, Wichita, KS 67211  
Glenville Bible Baptist Church, 4604 S. Seneca, Wichita, KS 67217  
Mike Lindebak, City Engineer

January 16, 1997

**STAFF REPORT**

(Final Plat Approved 1/9/97, Preliminary Plat Approved 12/12/96)

**CASE NUMBER:** S/D 96-93 - GLENVILLE EAST ADDITION

**OWNER/APPLICANT:** William Lusk, Jr., 1608 E. Lewis, Wichita, KS 67211

**OWNER/APPLICANT:** Glenville Bible Baptist Church, 4604 S. Seneca, Wichita, KS 67217

**SURVEYOR/ENGINEER:** Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

**LOCATION:** North of 47th Street South and west of Rock Road

**SITE SIZE:** 40.0 ± Acres

**NUMBER OF LOTS**

Residential: 1

Office:

Commercial:

Industrial:

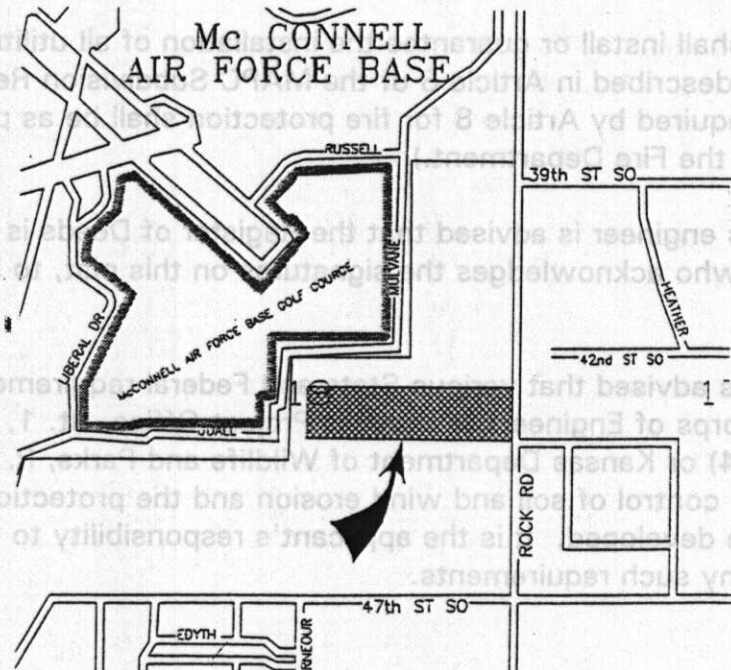
Total: 1

**MINIMUM LOT AREA:** 40.0 ± Acres

**CURRENT ZONING:** "RR" and "SF-20"

**PROPOSED ZONING:** "SF-20" (SCZ-0701)

**VICINITY MAP:**



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. As indicated in the zone case, this site is intended for development as Church Campus. The applicant is advised that depending on the uses planned for the site, state approval may be needed. As noted by Health, available information for this site indicates that County approval for on-site facilities will be granted.
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- I. 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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- O. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- P. The applicant is advised that before this plat can be recorded, all applicable property taxes, including for 1996, will need to be paid.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council and/or County Commission.