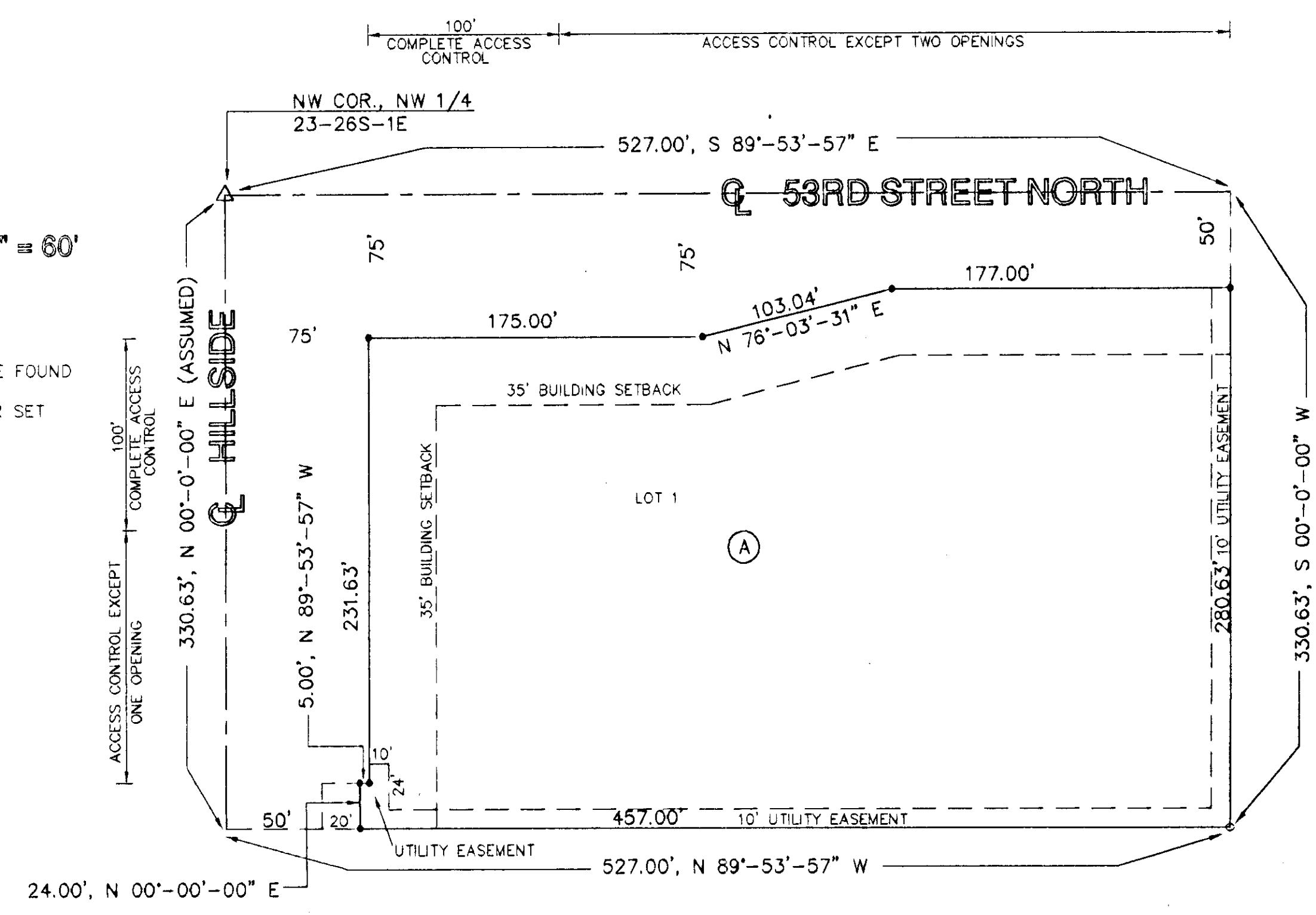


SCALE: 1" = 60'

LEGEND:

- 1-1/4" PIPE FOUND
- 5/8" REBAR SET



FINAL PLAT

CHRIST LUTHERAN CHURCH ADDITION TO
SEDGWICK COUNTY, KANSAS

LUTHERAN
BROTHERHOOD

STATE OF KANSAS)
SEDGWICK COUNTY) SS

I, BABAR M. KHAN, A LICENSED LAND SURVEYOR IN AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "CHRIST LUTHERAN CHURCH ADDITION TO SEDGWICK COUNTY, KANSAS" AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF PROPERTY SURVEYED, DESCRIBED AS FOLLOWS:

NORTH 330.63 FEET OF WEST 527 FEET OF NW 1/4, SECTION 23, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF 6TH P.M., SEDGWICK COUNTY, KANSAS EXCEPT WEST 50 FEET AND NORTH 40 FEET FOR ROAD AND EXCEPT:

THE AREA OF LAND ENCOMPASSED BY 24 FEET NORTH AND 20 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH 330.63 FEET OF THE WEST 527 FEET (EXCEPT AREA FOR ROAD) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 23, IN TOWNSHIP 26 SOUTH, OF RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN SEDGWICK COUNTY, KANSAS.

ALL PREVIOUS EASEMENTS OR STREET RIGHT-OF-WAYS ARE HEREBY VACATED IN ACCORDANCE WITH K.S.A. 12-512(b), AS AMENDED.

THIS SURVEY WAS COMPLETED IN APRIL, 1995.

BABAR M. KHAN, R.L.S. # 985

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS AND STREETS, THE SAME TO BE KNOWN AS "CHRIST LUTHERAN CHURCH ADDITION TO SEDGWICK COUNTY, KANSAS." STREETS ARE DEDICATED TO AND FOR THE USE OF PUBLIC. ALL ABUTTER'S RIGHTS OF ACCESS TO OR FROM HILLSIDE OVER AND ACROSS THE WEST LINE OF LOT 1, BLOCK A, AND TO AND FROM 53RD STREET NORTH OVER AND ACROSS THE NORTH LINE OF LOT 1, BLOCK A ARE HEREBY GRANTED TO APPROPRIATE GOVERNING BODY PROVIDED HOWEVER, THAT LOT 1, BLOCK A SHALL HAVE ACCESS TO HILLSIDE AT ONE LOCATION AND TO 53RD STREET NORTH AT TWO LOCATIONS TO BE DETERMINED BY THE ENGINEER FOR GOVERNING BODY. UTILITY EASEMENTS ARE HEREBY GRANTED FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

SIGNATURE
NAME
TITLE

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED THAT ON THIS DAY OF 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME

TO ME PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THAT FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN THE TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

SIGNATURE
NAME
TITLE
MY COMMISSION EXPIRES:

WE, NAME LUTHERAN BROTHERHOOD, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLATTING OF "CHRIST LUTHERAN CHURCH ADDITION" TO SEDGWICK COUNTY, KANSAS.

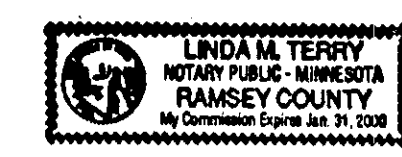
SIGNATURE
NAME
TITLE
NAME
TITLE
NAME
TITLE

STATE OF KANSAS)
SEDGWICK COUNTY) SS

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SIGNATURE
NAME
TITLE
NAME
TITLE
NAME
TITLE



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED DAY OF 1995.

JOHN W. MCKAY, JR. CHAIRMAN

MARVIN KROUT SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS DAY OF 1995.

BOB KNIGHT MAYOR

PAT BURNETT CITY CLERK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS DAY OF 1995.

MARK F. SCHROEDER CHAIRMAN

TOM WINTERS PRO-TEM CHAIRMAN

BETSY OWIN COMMISSIONER

BILL HONCOCK COMMISSIONER

MELODY C. MILLER COMMISSIONER

ATTEST:

SUSAN CROCKETT-SPOON COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS DAY OF 1995.

SUSAN CROCKETT-SPOON COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ON THIS DAY OF 1995.

PAT KETTLER REGISTER OF DEEDS

ED RESA DEPUTY



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

May 25, 1995

Babar M. Khan, L.S. S/D 95-33
Municipal Engineers, P.A.
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 95-33 CHRIST LUTHERAN CHURCH ADDITION (Final Plat)

Dear Mr. Khan:

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 1995, 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 May 18, 1995.

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 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,

Don Losew
Senior Planner

DL:rh

cc: Christ Lutheran Church, Attn: Walter Dietz, 5356 North Hillside, Wichita, KS 67220
Bill Stine, Trustee, Kechi Township, 5613 Legion, Wichita, KS 67204
Mike Lindebak, City Engineer

SEDGWICK COUNTY



May 18, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(313) 268-4421
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Babar M. Khan, L.S. S/D 95-33
Municipal Engineers, P.A.
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 95-33 CHRIST LUTHERAN CHURCH ADDITION (Final Plat)

Dear Mr. Khan:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 18, 1995, 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. The applicant is advised that based upon the size of this plat, approval for a septic system must be obtained or a plat of at least 5-Acres (exclusive of street right-of-way) will need to be resubmitted in order to qualify for a lagoon system.

In regard to use of an indicated 6-inch water line in Hillside, this line is not apparently a Wichita facility and the applicant would need permission from some other party to use water through their line.
- B. The applicant shall submit a petition for the future extension of municipal sanitary sewer to this site. In regard to municipal water, prior to submitting the final plat tracing the applicant shall meet with City Engineering and Water Department staff to determine if a similar guarantee is needed.
- 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. The final plat tracing shall indicate the dedication of major intersection right-of-way along

both Hillside and 53rd Street North. Seventy-five (75) feet of half-street right-of-way shall be provided for a distance of 250 feet from the intersection of these two arterials and then over the next 100 feet taper to the required 50 feet of half street right-of-way.

- F. Both the face of the plat and the platlor's text shall properly indicate the dedication of access controls. "Access Control Except One Opening" to Hillside and "Access Control Except Two Openings" to 53rd Street North shall be shown on the face of the plat. Complete access control shall also be shown for 100 feet along both 53rd and Hillside from the northwest corner of this plat. The platlor's text shall be amended to note the dedication of such controls to the appropriate governing body with locations of the openings being approved by the appropriate Engineer. The text presently implies that no access is being allowed to Hillside, while the face of the plat shows one opening.
- G. Based upon this site's zoning, 35-foot building setbacks shall be indicated to both Hillside and 53rd Street North.
- H. In the surveyor's text, the reference to KSA 12-512(b) should be revised to delete references to any previously platted lots since this property has not been previously platted.
- I. On the final plat tracing, all names shall be printed below the appropriate signature lines.
- J. Approval of this plat shall be subject to review of the platting binder and any relevant conditions found upon such review.
- K. 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.)
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. As requested by Southwestern Bell, the final plat tracing shall provide a 10-foot utility easement at the southwest corner of the plat, that is, both along the property line north of and east of the indicated off-site building.

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.

S/D 95-33 Christ Lutheran Church Addition Final Plat
May 18, 1995 - Page 3

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, May 25, 1995 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 "Don Losew". The signature is fluid and cursive, with the first name "Don" being more prominent and the last name "Losew" written in a continuous script.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Christ Lutheran Church, Attn: Walter Dietz, 5356 North Hillside, Wichita, KS 67220
Bill Stine, Trustee, Kechi Township, 5613 Legion, Wichita, KS 67204
Mike Lindebak, City Engineer

May 25, 1995

(Final Plat Approved 5/18/95)

FILE COPY

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. The applicant is advised that based upon the size of this plat, approval for a septic system must be obtained on a plat of at least 5-Acres (exclusive of street right-of-way) will need to be resubmitted in order to qualify for a lagoon system.

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- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
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S/D 95-33 CHRIST LUTHERAN CHURCH ADDITION Final Plat
May 25, 1995 - Page 3

- J. Approval of this plat shall be subject to review of the platting binder and any relevant conditions found upon such review.
- K. 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.)
- L. 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.
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- N. Recording of the plat within 30 days after approval by the City Council.
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