

STAFF COMMENTS:

- A. The applicant shall provide a Sidewalk Certificate allowing for the construction of a sidewalk within the 10 foot pedestrian easement platted along the west line of the plat.
- B. As indicated by the drainage plan for this site an off site drainage easement or agreement is needed for this site. This document shall be submitted to City Engineering for review and approval and subsequently to Planning for recording.
- C. As was provided for during the zone change case, the applicant shall submit a restrictive covenant concerning uses and other conditions for this site. This covenant needs to be submitted before or with the final plat tracing for review by the City's Law Department. If acceptable, a signed copy of this covenant will need to be submitted to Planning for recording.
- D. On the final plat tracing, the platator's text shall be amended to indicate that the dedication of access control is to "The City of Wichita: "instead of the appropriate governing body. Also, the text shall be amended to note that no fences or other obstructions will be allowed within the pedestrian access easement.
- 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. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

October 10, 1991

STAFF REPORT
(Final Plat Approved 10/3/91)

CASE NUMBER: S/D 91-51 - GIRL SCOUT ADDITION

OWNER/APPLICANT: Redeemer Lutheran Church, Attn: Ronald Balke,
5610 E. Kellogg, Wichita, KS 67218

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic,
Wichita, KS 67211

LOCATION: East of Edgemoor at the northeast corner of
Ridgecrest and Lexington

SITE SIZE: 3.19 Acres

NUMBER OF LOTS

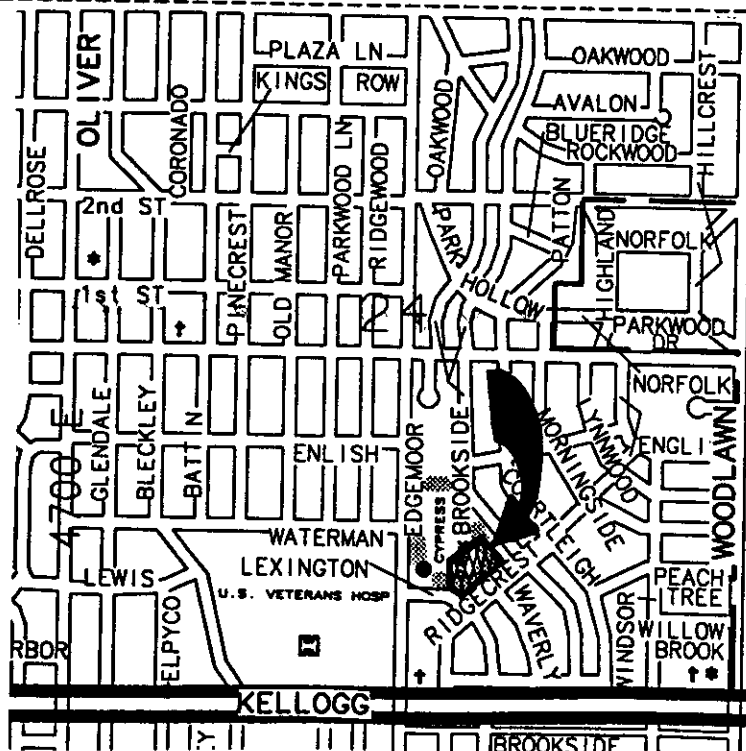
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.19 Acres

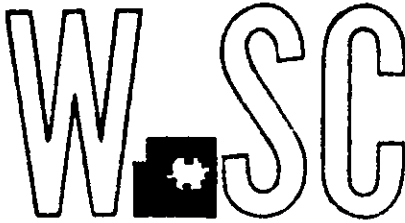
CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "BB" Office (Z-3025)

VICINITY MAP:



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 11, 1991

Don Moehring
Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 91-51 Girl Scout Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on October 10, 1991, 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 October 7, 1991.

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 developers.

Please call if you have any questions.

Sincerely,

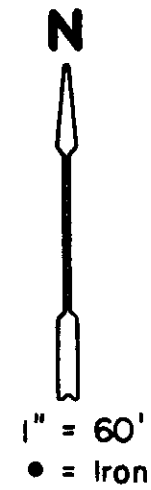
Don Losew
Senior Planner

cc: Redeemer Lutheran Church, Attn: Ronald Balke, 5610 E.
Kellogg, Wichita, KS 67218
Wichita Area Girl Scout Council, Attn: Joann Kamas, 2009 N.
Woodlawn, Wichita, KS 67208
Mike Lindebak, City Engineer

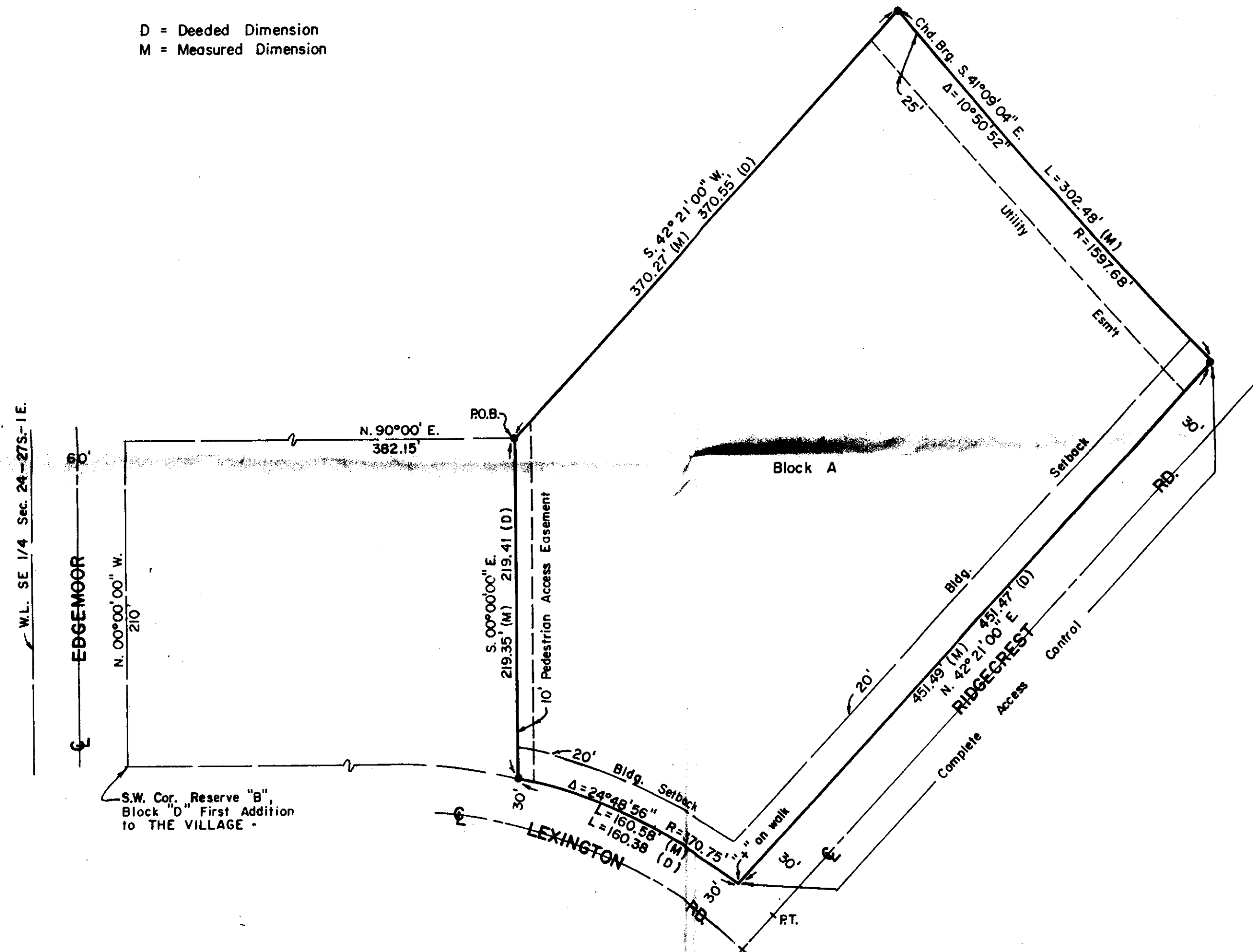
FILE COPY

GIRL SCOUT ADDITION

TO WICHITA, KANSAS



D = Deeded Dimension
M = Measured Dimension



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "GIRL SCOUT ADDITION", Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth on the accompanying plat and described as follows: A part of Reserve "B", Block D, in the First Addition of the Village, an Addition to the City of Wichita, Sedgwick County, Kansas, described as commencing at the Southwest Corner of Reserve "B", in said Block D, said point being the intersection of the East line of Edgemoor Drive and the North line of Lexington Road; thence North along the West line of said Reserve "B", a distance of 210 feet; thence East at right angles with the West line of said Reserve "B", a distance of 382.15 feet to a point 300 feet Northwest of the Southeastly line of said Reserve "B" for a place of beginning; thence Northeastly parallel with and at a distance of 300 feet from the Southeastly line of said Reserve "B", a distance of 370.55 feet to a point in the Southwestly line of Lot 24, in said Block D; thence Southeastly along the Southwestly line of Lots 24, 25, 26, 27, 28, 29, 30, 31, 32 in said Block D, to the Southeastly corner of said Reserve "B", being the common corner with the Southwest corner of Lot 32 in said Block D; thence Southwestly along the Southeastly line of said Reserve "B" and the Northerly line of Ridgecrest, 451.47 feet to the intersection of said Ridgecrest with Lexington; thence Northwestly along the Southerly line of said Reserve "B" and the Northerly line of said Lexington 160.38 feet to a point South of the place of beginning and measured parallel with the West line of said Reserve "B"; thence North parallel with the West line of said Reserve "B", 219.41 feet to the place of beginning.

Don C. Moehring II Surveyor

Know all men by these presents that we the undersigned, properly owners of the land above set forth in the Surveyor's certificate, have caused the same to be surveyed and platted into a Lot and a Block, to be known as "GIRL SCOUT ADDITION", Wichita, Sedgwick County, Kansas. A 10 foot easement for pedestrian access, and also easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to or from Ridgecrest, over and across the Easterly line of Lot 1, Block A, are hereby granted to the appropriate governing body.

REDEEMER LUTHERAN CHURCH OF WICHITA, KANSAS

Ronald W. Balke, President

Kay Holden, Secretary

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this day of 1991, before me, a Notary Public in and for said State and County, came Redeemer Lutheran Church of Wichita, Kansas, by Ronald W. Balke, President and Kay Holden, Secretary, on behalf of the Church, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Church. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Evelyn Hendrickson, Notary Public

My Commission Expires

This plat of "GIRL SCOUT ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this day of 1991.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

George Sherman, Chairman

Marvin S. Krout, Secretary

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this day of 1991.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at on the day of 1991.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

Entered on transfer record this day of 1991.

Don Wright, County Clerk

We, the undersigned mortgagee on the above described property, do hereby consent to the plat of "GIRL SCOUT ADDITION".

KANSAS DISTRICT CHURCH EXTENSION FUND OF LUTHERAN CHURCH, MISSOURI SYNOD

Elmer L. Karstensen, Business Administrator

STATE OF KANSAS, COUNTY OF RILEY, SS:

Be it remembered that this day of 1991, before me, a Notary Public in and for said State and County, came Kansas District Church Extension Fund of Lutheran Church, Missouri Synod by Elmer L. Karstensen, Business Administrator, on behalf of the Fund, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Fund. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Brenda Demoss, Notary Public

My Commission Expires