

June 26, 1987

Jack V. Gibbs
856 Redbarn
Wichita, Ks. 67212

Re: S/D No. 87-52 Final Plat of New Creation Christian Church Addition

Dear Mr. Gibbs:

At the regular meeting of the Metropolitan Area Planning Commission on 6/25/87, 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 6/19/87.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:le

cc: New Creation Christian Church, Bill Henneberg, 413 Countryview,
Wichita, Ks. 67212

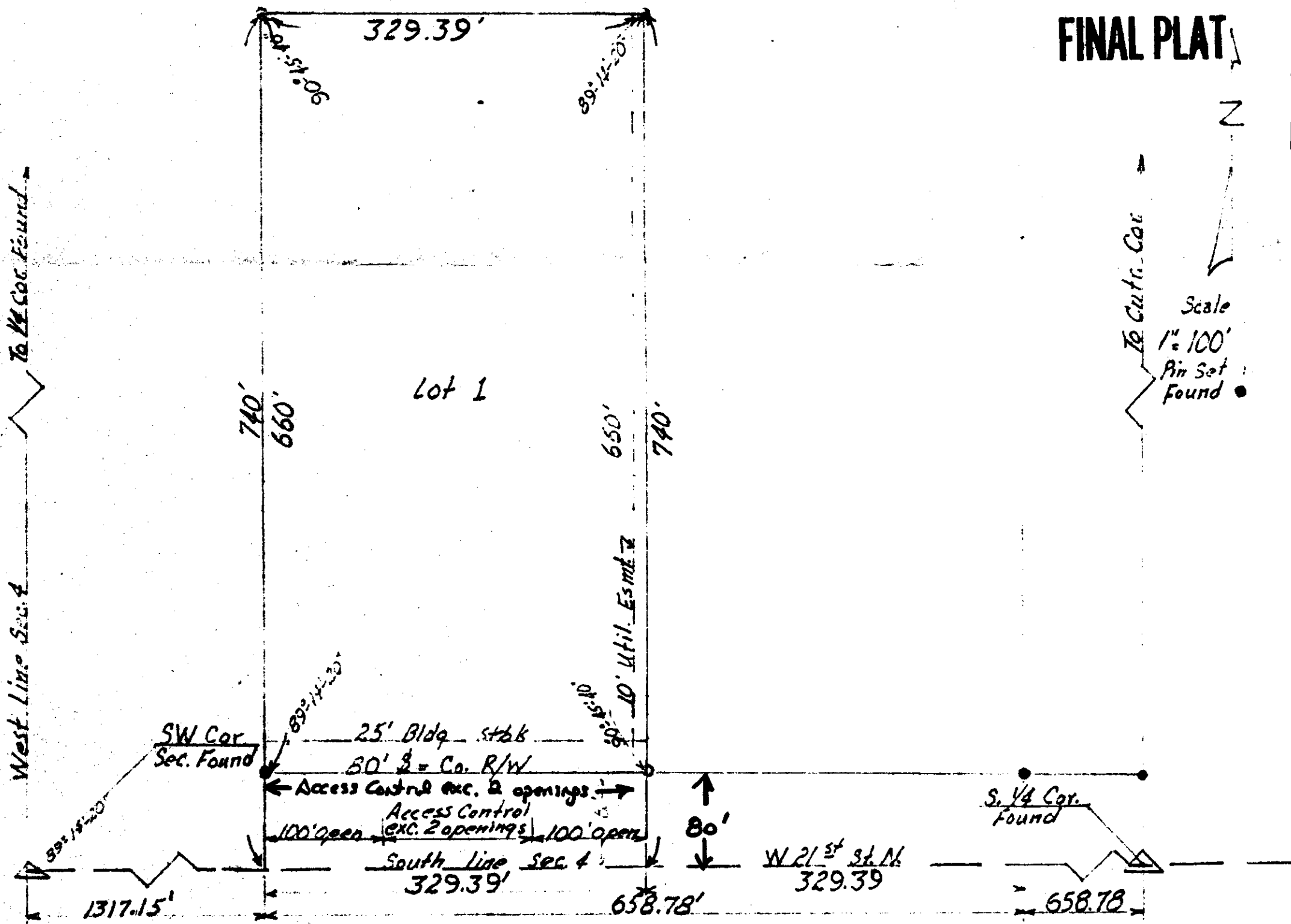
NEW CREATION CHRISTIAN CHURCH ADDITION TO SEDGWICK COUNTY KANSAS

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LEMAVARS/20PM

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/18/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6/18/87

FINAL PLAT



STATE OF KANSAS)
COUNTY OF SEDGWICK)

I, JACK V. GIBBS, LAND SURVEYOR IN SAID STATE AND COUNTY DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING "NEW CREATION CHRISTIAN CHURCH ADDITION" AN ADDITION TO SEDGWICK COUNTY KANSAS, INTO ONE LOT, THE SAME BEING ACCURATELY SET FORTH IN THE ABOVE PLAT AND DESCRIBED AS FOLLOWS:

THE WEST 330 FEET OF THE NORTH 740 FEET OF THE SOUTH 740 FEET OF THE SOUTHWEST QUARTER, SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

I DO HEREBY CERTIFY THAT THE DETAILS OF THE ABOVE PLAT ARE TRUE AND CORRECT ACCORDING TO THE INFORMATION AT HAND THIS April DAY OF 28 1987.

Jack V. Gibbs
JACK V. GIBBS LS-149

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED HAS CAUSED THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE TO BE PLATTED INTO ONE LOT AND TO BE KNOWN AS "NEW CREATION CHRISTIAN CHURCH ADDITION", AN ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. ALL ADJUTER RIGHTS OF ACCESS OVER AND ACROSS THE NORTH RIGHT-OF-WAY LINE OF TWENTY FIRST STREET NORTH ARE HEREBY GRANTED TO APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE TWO RIGHTS OF ACCESS TO TWENTY FIRST STREET NORTH IN THE EAST 500 FEET AND THE WEST 100 FEET OF THE LOT POINTS OF ACCESS TO BE DETERMINED BY THE APPROPRIATE ENGINEER. THE PROPERTY AS PLATTED IS DEBT FREE.

BILL HENNEBERS
CHAIRMAN OF BOARD NEW
CREATION CHRISTIAN CHURCH

STATE OF KANSAS)
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT THIS 15 DAY OF June, 1987 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME BILL HENNEBERS TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET BY HAND AND OFFICIARY MY NOTORIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

BRENDA J. JEFFERY
NOTARY PUBLIC
STATE OF KANSAS
MY COM. EX. 271-198

Brenda J. Jeffery NOTARY PUBLIC
MY APPOINTMENT EXPIRES 5-15-88

ENTERED TO TRANSFER RECORD THIS _____ DAY OF _____ 1987.

DON WRIGHT COUNTY CLERK

THIS PLAT OF THE "NEW CREATION CHRISTIAN CHURCH ADDITION" TO SEDGWICK COUNTY KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____ 1987, WICHITA, SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

JOHN TERRY MOORE 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 _____ 1987.

ROBERT B. KNIGHT MAYOR
DALE REA DEPUTY CLERK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____ 1987.

TOM SCOTT CHAIRMAN
MARK F. SCHROEDER PRO TEM CHAIRMAN DAVID BAYDUTH COMMISSIONER
BERNARD A. HENTZEN COMMISSIONER BILLY G. MCCRAY COMMISSIONER
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____ 1987.
DON WRIGHT COUNTY CLERK

STATE OF KANSAS)
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF REGISTER OF DEEDS THIS _____ DAY OF _____ 1987 AT _____ O'CLOCK _____ M.

PAT KETTLER REGISTER OF DEEDS
ED REBA DEPUTY

S/D No.: 87-52 Name: NEW CREATION CHRISTIAN CHURCH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/18/87

DESCRIPTION

General Location: On the north side of 21st Street North, in an area east of Tyler Road.

Owner: New Creation Christian Church, Bill Henneberg, 413 Countryview, 67212.

Surveyor/Engineer: Jack V. Gibbs, Land Surveyor LS-149

1. Gross Acreage of Plat: 5.00
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 1
 3. Minimum Lot Area: 5.00 acres
 4. Existing Zoning: R-1 County
 5. Proposed Zoning: AA City - Single family after annexation
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being scheduled for City Council review.
- F. On the final plat tracing, an 80-foot dimension shall be provided from the south line of Section 4 to the south line of the proposed lot.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, on any drainage guarantee required within this plat?

NOTE: This plat has been submitted in final form only.