

April 3, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-21 - Final Plat of University Congregational
Church Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 3, 1986, 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 March 28, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 platfor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Richard J. Hattrup, 2959 N. Webb, Wichita, KS 67226
University Congregational Church, 455 N. Market, Wichita, KS 67202
Ross Griggs, Williamson, Stallcup & McGee, Rt. #1, Box 1866,
Augusta, KS
Mike Lindebak, City Engineer

DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/27/86 SUBJECT
TO THE CONDITIONS OF A PLAT OUTLIN
ED IN OUR LETTER DATED 3/28/86

W: k: f a,

State of Kansas }
Sedgwick County } ss. We, Baughman Company P.A. Surveyors
in aforesaid county and state do hereby certify that we have
surveyed and platted "UNIVERSITY CONGREGATIONAL
CHURCH ADDITION." Sedgwick County, Kansas, and that the
accompanying plat is a true and correct exhibit of the
property surveyed, described as the north 400 feet of
the west 300 feet of Government Lot 1, Section 6, Township
21-S, R-2-E, of the 6th pm, Sedgwick County, Kansas

Date

Baughman Company, P.A.

John E. Lundblade Surveyor

Know all men by these presents that we the undersigned, have caused the land described in the Surveyors certificate to be platted into a lot and street to be known as "UNIVERSITY CONGREGATIONAL CHURCH 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 29th Street North over and across the north line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have 2 points of access to 29th Street North, as shall be determined by the appropriate governing body. The street is hereby dedicated to and for the use of the public.

University Congregational Church

President

William Smith

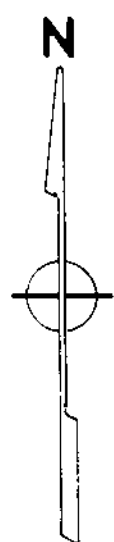
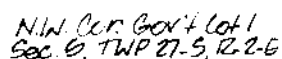
Clerk

Joan Middlemas

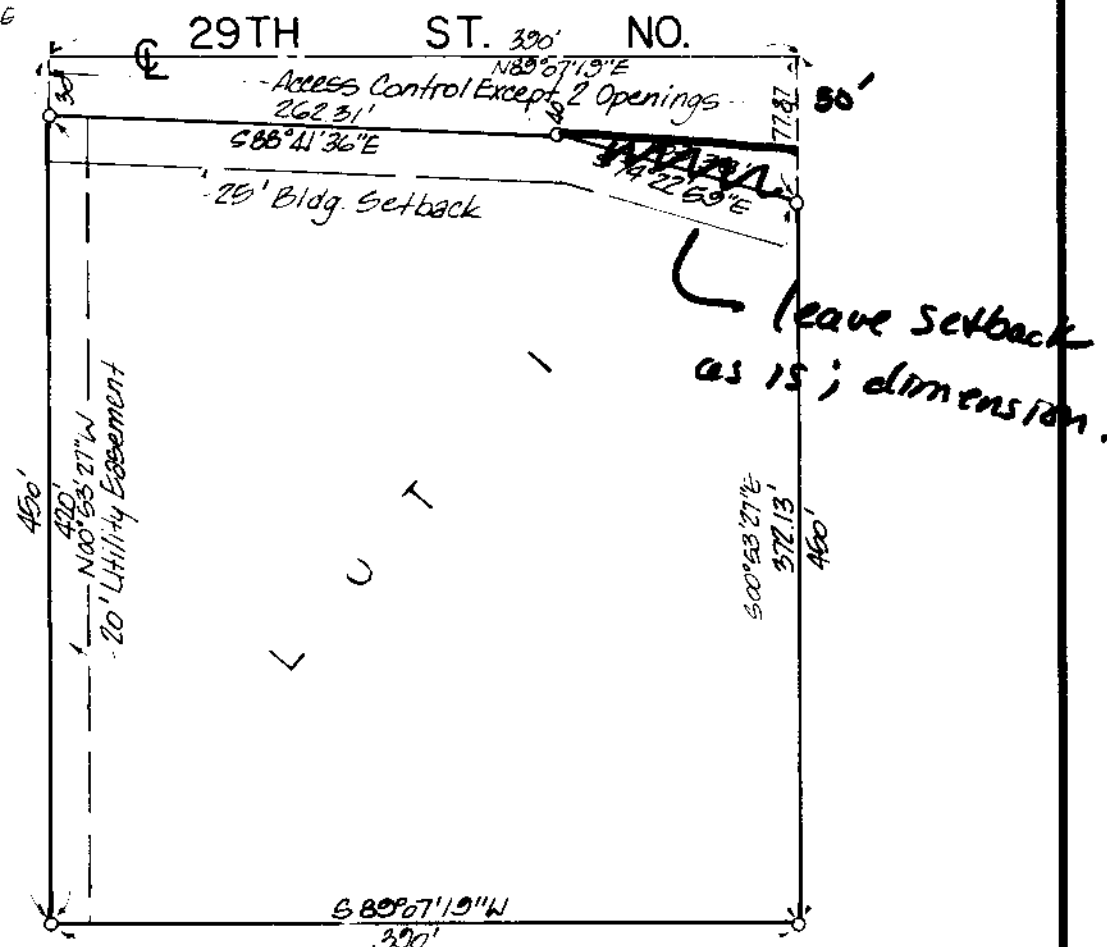
State of ~~Kansas~~ SS
 Sedgewick County } SS The foregoing instrument was
 acknowledged before me this day of
 198 by William Smith, President and by Jean Middlemast,
 Clerk of University Congregational Church.

Notary Public

My App. Exp. _____



1" = 100'
O = iron



This plat of "UNIVERSITY CONGREGATIONAL CHURCH ADDITION" Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas Dated this _____ day of _____ 198_____.

Wichita - Sedgwick County Metropolitan Area Planning Commission

Chairman

William J. Goebel

Secretary

Michael E. Lindebak

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____ 190_____.

Mayor

Robert C. Brown

City Clerk

Donald C. Gisick

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 198

Chairman

Donald E. Gracy

Commissioner

Bernard A. Hentzen

Commissioner

Tom Scott

County Clerk

Don Wright

Entered on transfer record this
day of _____ 198__.

County Clerk

Don Wright

State of Kansas ss.
Sedgewick County ss. This is to certify that this plat
has been filed for record in the office of the Register of
Deeds this _____ day of _____ 1908 _____,
at _____ o'clock _____ m., and is duly recorded.

Register of Deeds

Post Kettler

Deputy

Ed Resa

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-21 Name: UNIVERSITY CONGREGATIONAL CHURCH ADDITION

Preliminary Approved: 2/27/86
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: On the south side of 29th Street North, in an area east of Cypress.

Owner: Richard J. Hattrup, 2959 North Webb, Wichita, KS 67226

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 4.0 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 1
3. Minimum Lot Area: 159,900 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "AA" (After annexation)

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall obtain, by separate instrument, the off-site drainage easement required by the drainage plan for this property.
- D. Since this property will be officially annexed into the City of Wichita prior to recording this plat, the title of the plat shall be amended to reflect that the property is an addition to the City of Wichita.
- E. On the final plat tracing, the access control referenced in the plat's text shall be amended to reflect that this plat is within the City of Wichita.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. On the final plat tracing, the amount of right-of-way being dedicated for 29th Street North shall be amended. The right-of-way shall taper from the 40-foot point to a point on the east line of the plat which is 50 feet south of the centerline of 29th Street. In order to reserve land for the future right-of-way for the Northeast Circumferential, the building setback, as shown on this final plat, shall remain the same.
- 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 Board of City Commissioners.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.