

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-51

Name: MESSIAH BAPTIST CHURCH THIRD ADDITION

Preliminary Approved: 6/5/86
Scheduled S/D Meeting: 7/3/86

DESCRIPTION

General Location: East of Hillside and north of Clark.

Owner: Messiah Baptist Church, 2006 S. Hillside, Wichita, KS 67211

Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

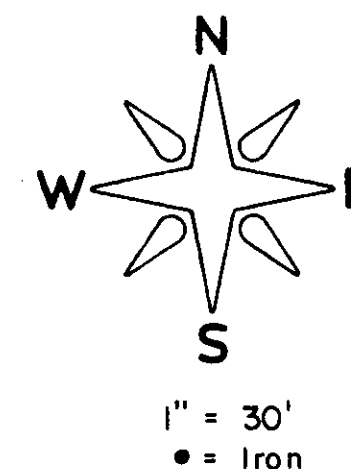
1. Gross Acreage of Plat: 1.06 Acres
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 28,989 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- A. The final plat tracing shall indicate "complete access control" to Hillside across the west line of the lot. The dedication of this access control shall be referenced in the plat's text.
- B. The applicant is advised that the "AA" zoning district does not permit the circulation drive within the 15-foot wide building setback from Clark Street. This drive should be removed at the time of site development.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7/3/86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 7/3/86

OFFICE COPY
DO NOT REMOVE



Dated this _____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Vice Chairman
David Bayouth

_____, Secretary
Michael E. Lindebak

This plat has been approved and all dedications shown hereon, if any accepted by the City Commission of the City of Wichita, Kansas, this day of , 1986.

Tony Casado _____, Mayor

Donald C. Gisick, 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 _____, 1986.

Pat Kettler, Register of Deeds

Ed Resa _____, Deputy

Entered on transfer record this _____ day of _____
1986.

_____, County Clerk
Don Wright

Know all men by these presents that we the undersigned, property owners of the above described lot north in the Civil Engineer's Certificate have caused the same to be surveyed and platted into a lot, a Block, and Streets, to be known as "MESSIAH BAPTIST CHURCH THIRD ADDITION" to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. The streets are hereby dedicated to, and for the use of the public.

MESSIAH BAPTIST CHURCH, INC.

Roy Johnson . President

_____, Secretary

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 1986, before me, a notary public in and for said State and County, came Messiah Baptist Church, Inc., by Roy Johnson, President and Wilma Justice, Secretary, on behalf of the Corporation, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledge the execution of the same on behalf of and as the act and deed of said Corporation. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires: _____

N.W. Cor., S.W. 1/4, Sec. 35,
T.27S., R.1E. of the 6th P.M.,
Sedgwick Co., Ks.

5, 00° 00' 00" W.

561.50' AVE

01.22' HIT SIDE

↓

S.W. Cor., N.1/2, N.W.1/4, S.W.1/4.
Sec. 35, T.27S., R.1E.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "MESSIAH BAPTIST CHURCH THIRD ADDITION" to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and Streets, the same being accurately set forth on the accompanying plat and described as beginning at a point 561.5 feet South of the Northwest corner of the Southwest Quarter of Section 35, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence South on the Section line 101.5 feet to the Southwest corner of the North Half of the Northwest Quarter of the Southwest Quarter of said Section 35; thence East on the South line of the said North Half, 455.5 feet; thence North parallel with the West line of said Section 35, 101.38 feet to a point 561.38 feet South of the North line of said Southwest Quarter; thence West 455.5 feet to the place of beginning, except therefrom the South 20 feet of the East 49.5 feet, the South 16 feet of the West 42 feet of the East 91.5 feet and the South 20 feet of the West 334 feet of the East 425.5 feet for street.

Don C. Moehring II Consulting Engineer

My Commission Expires: _____

July 10, 1986

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 86-51 - MESSIAH BAPTIST CHURCH THIRD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 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 July 3, 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 platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dik

cc: Messiah Baptist Church, 2006 S. Hillside, Wichita, KS 67211