M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

N. At the time of preliminary plat approval, City Engineering requested a 30-foot wide east/west utility easement on approximately the south 30 feet of the north 872.67 feet of this lot. The City Engineer's representative should be prepared to comment on the continued need for this easement. Also, is a 10-foot utility easement needed adjacent to the west line of this plat?

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-78 Name: WEST SIDE FREE WILL BAPTIST CHURCH ADDITION

Preliminary Approved: 9/26/85
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: In an area between Interstate 235 and MacArthur Rd., and between West Street and Meridian.
Owner: West Side Free Will Baptist Church
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 22.8 Acres
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial:
   - Industrial:
   - Other: 1
   - Total: 1
3. Minimum Lot Area: 22.8 Acres
4. Existing Zoning: "R-1"
5. Proposed Zoning: "R-1"

STAFF COMMENTS:

A. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation for this property into the City of Wichita. This request shall be submitted prior to this plat being scheduled for Board of City Commission review.

B. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.

D. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the West Side Free Will Baptist Church (e.g., copy of by laws or certification from a title company).

E. The final plat tracing shall indicate bearings and distances for the north line of this plat.

F. The final plat tracing shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way for MacArthur Road adjacent to this unplatted tract. If this right-of-way presently exists only as a "road easement," it shall be dedicated out-right by this plat.

G. The final plat tracing shall indicate a bearing for the centerline of the proposed 20-foot east/west utility easement.

H. The final plat tracing shall indicate a 35-foot building setback from MacArthur Road.

I. The applicant shall guarantee any drainage improvements required by the platting of this property.

J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

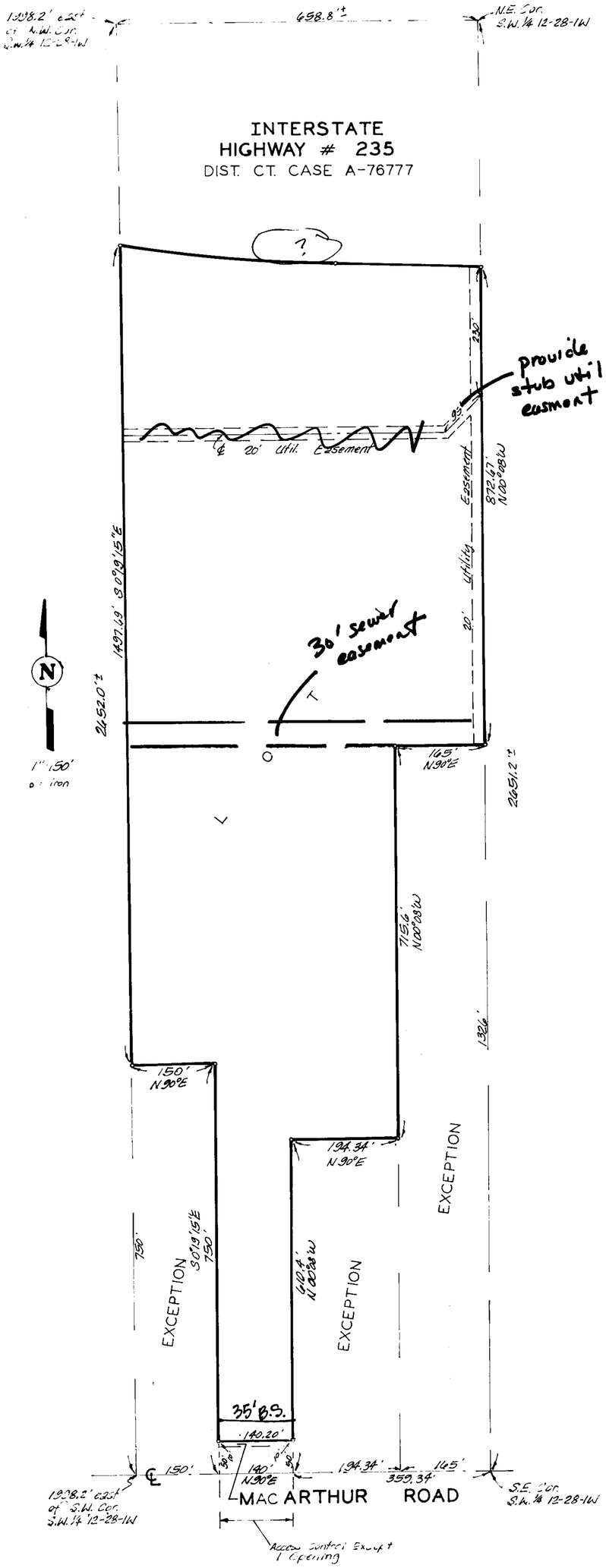
OFFICE COPY
DO NOT REMOVE

FINAL PLAT

WEST SIDE FREE WILL BAPTIST CHURCH ADDITION

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMISSION 10-24-85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10-25-85



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WEST SIDE FREE WILL BAPTIST CHURCH ADDITION," Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning 1998.2 feet east of the S.W. corner of the S.W.¼ of Sec. 12, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence east 649 feet to the S.E. corner of said S.W.¼; thence north on the east line of said S.W.¼, 2651.2 feet to the N.E. corner of said S.W.¼; thence west on the north line of said S.W.¼ 658.8 feet to a point 1998.2 feet east of the N.W. corner of said S.W.¼; thence south parallel with the west line of said S.W.¼, 2652.0 feet to the place of beginning, except the east 165 feet of the south 1326 feet thereof, and except the west 194.34 feet of the east 359.34 feet of the south 610.4 feet thereof, and except the west 150 feet of the south 750 feet thereof, and except that part condemned for I-235 Highway in District Court Case # A-76777, and except the south 50 feet thereof for road purposes.

_____
Date

Baughman Company, P.A.

_____ 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 "WEST SIDE FREE WILL BAPTIST 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 Mac Arthur Road over and across the south line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have 1 point of access to Mac Arthur Road, as shall be determined by the appropriate governining body. The street is hereby dedicated to and for the use of the public.

West Side Free Will Baptist Church, Inc.
and
West Side Free Will Baptist Church

_____ Trustee
Jack W. Ledbetter

_____ Trustee
Gary J. Ledbetter

_____ Trustee
Henry Leichner

_____ Trustee
Elmo R. Goates

_____ Trustee
Roy E. Goates

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of ____ 198__, by Jack W. Ledbetter, Gary J. Ledbetter, Henry Leichner, Elmo R. Goates, and Roy E. Goates, Trustees of West Side Free Will Baptist Church, Inc. and West Side Free Will Baptist Church on behalf of the above.

_____ Notary Public

My App. Exp. _____

This plat of "WEST SIDE FREE WILL BAPTIST 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 _____ 198__.

_____ Mayor
Robert G. Brown

_____ City Clerk
Donald E. 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. Gragg

_____ 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 } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ____ day of _____ 198__, at ____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

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,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: West Side Free Will Baptist Church, c/o Curtis E. McNay, II, Caber Associates, 3817 West 13th Street, Wichita, KS 67203
Curtis E. McNay, II, Caber Associates, 3817 West 13th Street, Wichita KS 67203
Mike Lindebak, City Engineer
Mike Withrow, Water Department
Walt Campbell, Wichita Fire Department

October 31, 1985

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

Re: S/D 85-78 - Final Plat of West Side Free Will Baptist Church Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 31, 1985, 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 25, 1985.

In addition to those conditions, the Planning Commission expanded the water service requirement, Item "B" of the October 25th Letter, to read as follows:

> "The applicant shall execute a petition for municipal water which guarantees the extension of municipal water across the lot's frontage to MacArthur Road. This petition shall be held until it can be combined with other future water petitions in this area. The applicant shall also submit a petition for the extension of the 8-inch water line from the property to the east (Bethel Assembly Addition). The terms of the second water petition shall provide for the petition to be held for the second phase of development for the West Side Free Will Baptist Church Addition."

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 plattor.