

# PRELIMINARY PLAT CENTRAL COMMUNITY CHURCH AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

**LEGAL DESCRIPTION:**  
The west 493.36 feet of the east 804.21 feet of the south 1575.98 feet of the Southwest Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that portion deeded to the City of Wichita on Film 36, Page 190; and EXCEPT the south 30 feet thereof.

The east 310.85 feet of the south 1575.98 feet of the Southwest Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that portion deeded to the City of Wichita on Film 36, Page 190; and EXCEPT the south 30 feet thereof; and EXCEPT that portion platted as Andria Addition, Wichita, Kansas.

The west 835 feet of all that part of the Southeast Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, lying south and west of the Wichita-Valley Center Flood Control Project right-of-way, EXCEPT that portion deeded to the City of Wichita on Film 36, Page 190; and EXCEPT the south 30 feet thereof; and EXCEPT that portion platted as Andria Addition, Wichita, Kansas.

That part of Lot 1, Andria Addition, Wichita, Kansas, Sedgwick County, Kansas, described as beginning at the southwest corner thereof; thence N01°15'36"W along the west line of said Lot 1, 628.00 to the westerly most northwest corner of said Lot 1; thence N39°57'19"E along the northwest line of said Lot 1, 209.44 feet; thence S01°15'36"E, parallel with said west line, 90.24 feet; thence S88°44'24"W, perpendicular to said west line, 15.00 feet; thence S01°15'36"E, parallel with said west line, 265.00 feet; thence N88°44'24"E, perpendicular to said west line, 200.00 feet; thence S01°15'36"E, parallel with said west line, 98.00 feet; thence N88°44'24"E, perpendicular to said west line, 215.00 feet; thence S01°15'36"E, parallel with said west line, 341.14 feet to the south line of said Lot 1; thence S88°36'00"W along said south line, 378.00 feet to a point of intersection on the south line of said Lot 1; thence N01°15'36"W along said south line, 10.00 feet to a point of intersection on said south line; thence S88°39'09"W along said south line, 160.00 feet to the place of beginning.

**OWNER:**  
Central Community Church of God of Wichita, Kansas, Inc.  
Attn: Bryce Jones  
6100 W. Maple  
Wichita, KS 67209

brycejones@pentfedrealty.com  
Ph. (316) 641-0878

**SURVEYOR & ENGINEER:**  
Garver, LLC

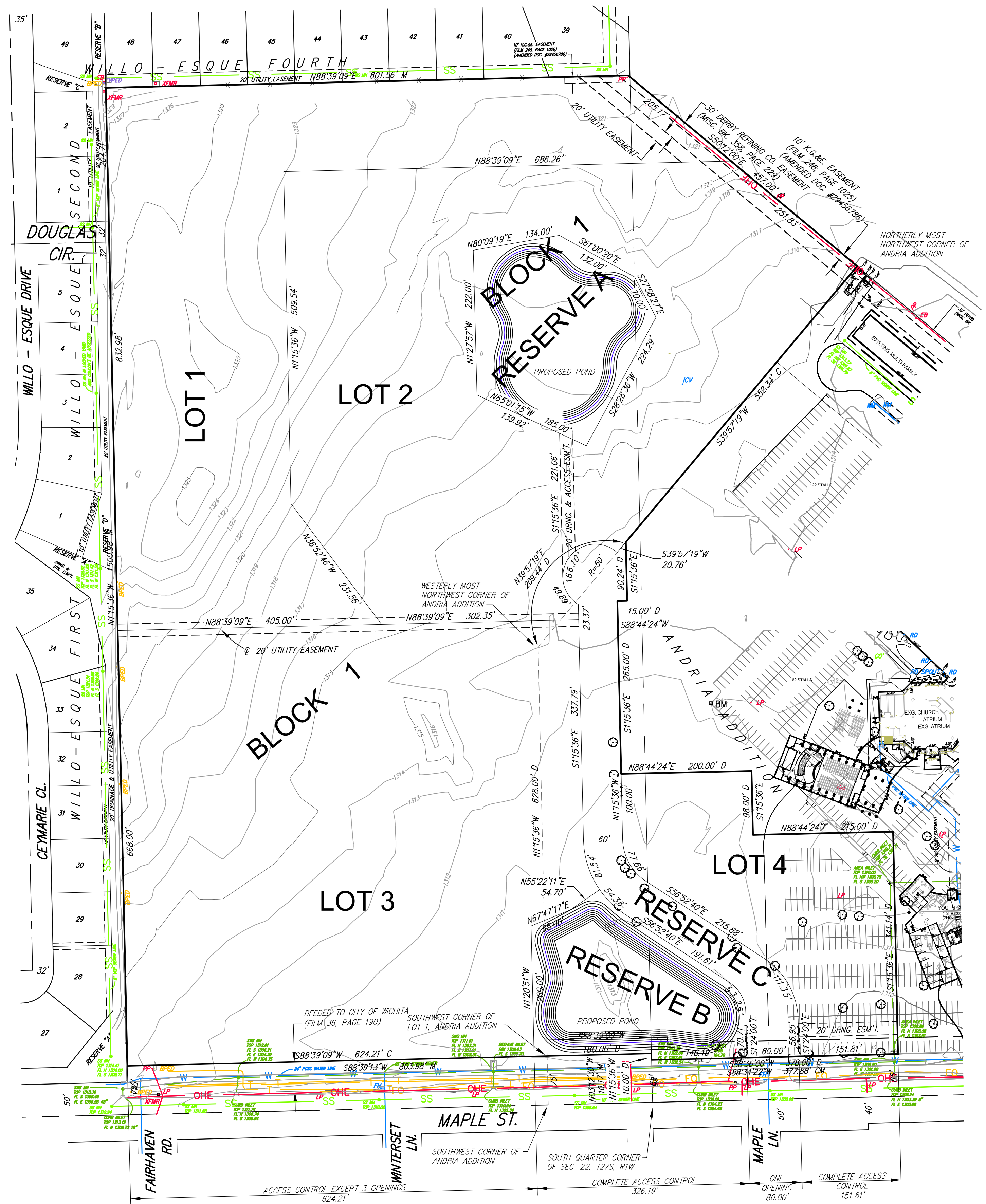
**EXISTING ZONING:**  
A portion of the neighboring church property to the northeast is zoned MF-18. Subject property and the rest of the surrounding property is zoned SF-5. Existing use is church parking and vacant ground.

**PROPOSED ZONING:**  
PUD

**FLOOD ZONE:**  
According to the FEMA/FIRM Map No. 20173C0341G, effective December 22, 2016; the property shown hereon is located in Zone X

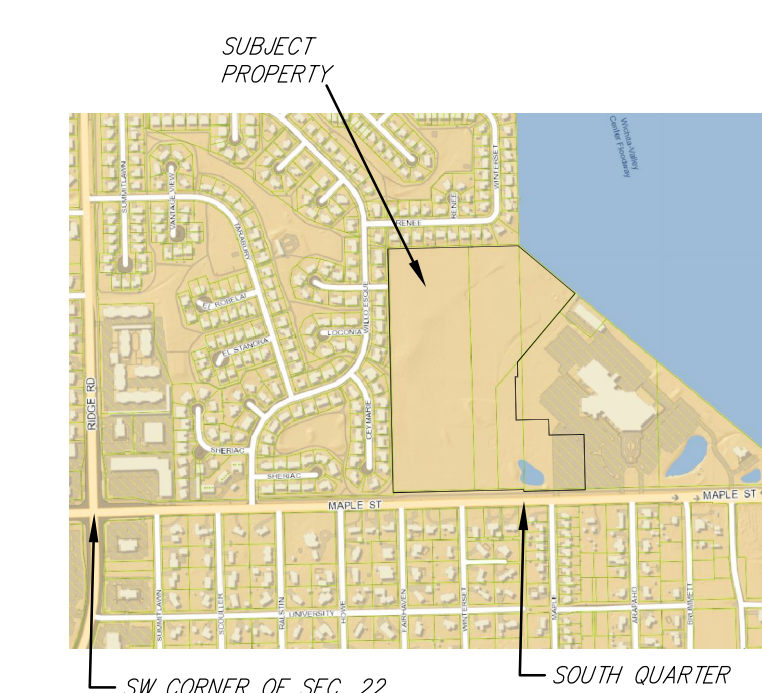
**GROSS AREA:**  
1,457,799.4 Sq. Ft.±  
33.47 Acres±

**DATE OF TOPOGRAPHY:**  
November 9, 2016



BENCHMARK: CHISELED SQUARE AT NORTHWEST CORNER OF PARKING LOT OF 6100 W. MAPLE, 103° E. & 610' N. OF THE SOUTH QUARTER CORNER OF SEC. 22, T27S, R1W ELEVATION = 1312.49 (NAVD88, G12A)

- LEGEND**
- X-X- FENCE
  - SS SANITARY SEWER
  - OHE OVERHEAD ELECTRIC
  - T UNDERGROUND TELEPHONE
  - FO UNDERGROUND FIBER OPTIC
  - W WATER MAIN
  - °FH FIRE HYDRANT
  - °WM WATER METER
  - °BPed TELEPHONE PEDESTAL
  - °TVPed CABLE TV PEDESTAL
  - °EB ELECTRIC BOX
  - °Xfmr TRANSFORMER
  - °PP POWER POLE
  - °LP LIGHT POLE
  - °HLP HIGH LINE POWER POLE
  - °SS MH SANITARY SEWER MANHOLE
  - °SWS MH STORMWATER SEWER MANHOLE
  - °CO CLEAN OUT
  - °BM BENCHMARK



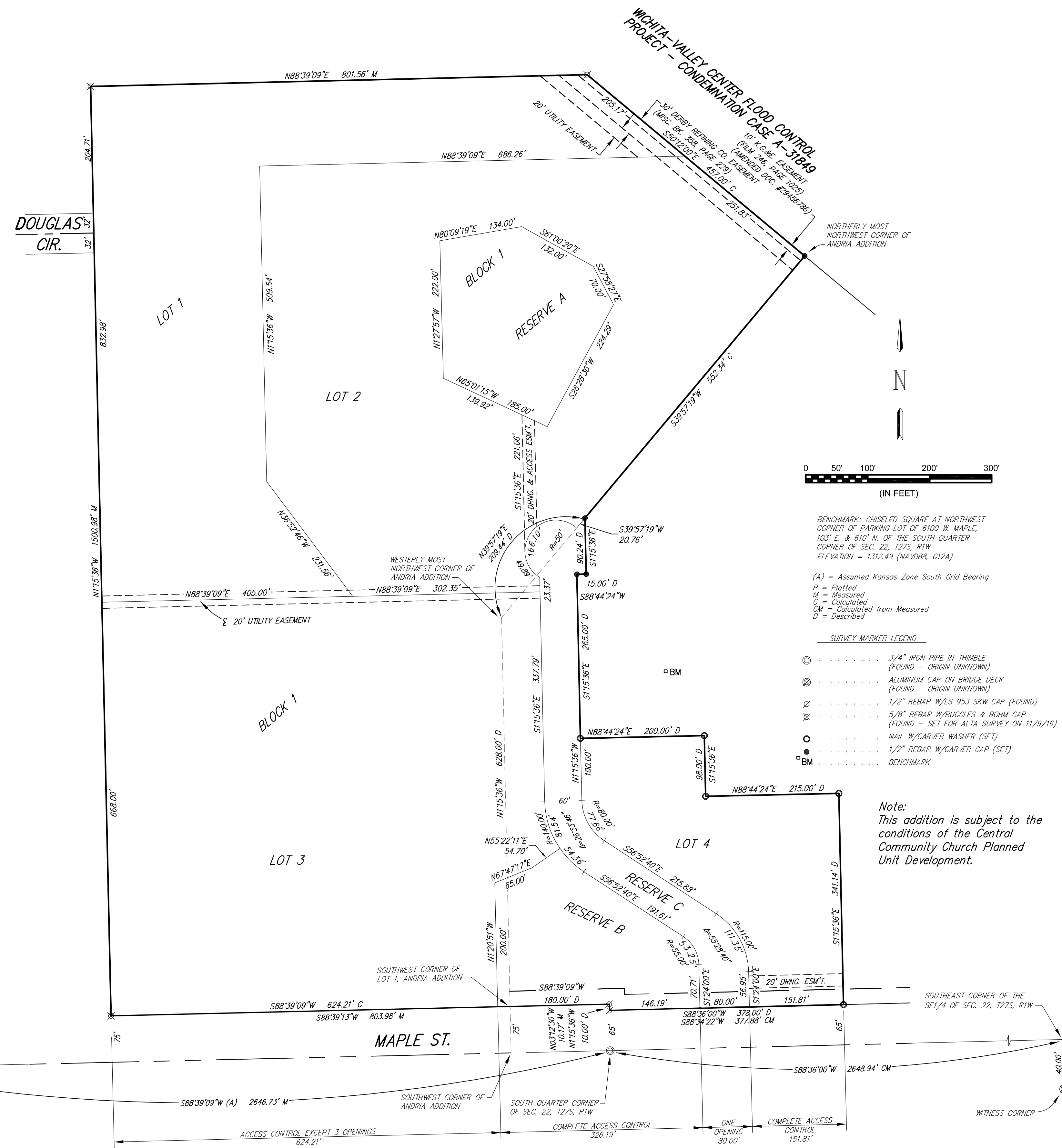
VICINITY MAP  
NOT TO SCALE



# FINAL PLAT

# CENTRAL COMMUNITY CHURCH

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)  
SS  
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CENTRAL COMMUNITY CHURCH", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The west 493.36 feet of the east 804.21 feet of the south 1575.98 feet of the Southwest Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that portion deeded to the City of Wichita on Film 36, Page 190; and EXCEPT the south 30 feet thereof.

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That part of Lot 1, Andria Addition, Wichita, Kansas, Sedgwick County, Kansas, described as beginning at the southwest corner thereof; thence N0115°36'W along the west line of said Lot 1, 628.00 to the westerly most northwest corner of said Lot 1; thence N39°57'19"E along the northwest line of said Lot 1, 209.44 feet; thence S0115°36'E, parallel with said west line, 90.24 feet; thence S88°44'24"W, perpendicular to said west line, 15.00 feet; thence S0115°36'E, parallel with said west line, 265.00 feet; thence N88°44'24"E, perpendicular to said west line, 200.00 feet; thence S0115°36'E, parallel with said west line, 98.00 feet; thence N88°44'24"E, perpendicular to said west line, 215.00 feet; thence S0115°36'E, parallel with said west line, 341.14 feet to the south line of said Lot 1; thence S88°36'00"W along said south line, 378.00 feet to a point of intersection on the south line of said Lot 1; thence S0115°36'E along said south line, 10.00 feet to a point of intersection on said south line; thence S88°39'09"W along said south line, 160.00 feet to the place of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by Keith Moyer, President of the Church Council, on behalf of Central Community Church of God of Wichita, Kansas, Inc., successor-in-interest to First Church of God of Wichita, Kansas, Inc., a corporation.

\_\_\_\_\_, Notary Public

My appointment expires \_\_\_\_\_.

This plat of "CENTRAL COMMUNITY CHURCH", an Addition to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Wichita-Sedgwick County Metropolitan Area Planning Commission  
\_\_\_\_\_  
Chairman  
Joseph A. Johnson  
\_\_\_\_\_  
Secretary  
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

At the Direction of the City Council  
\_\_\_\_\_  
Mayor  
Jeff Longwell  
\_\_\_\_\_  
City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
Deputy County Surveyor  
Sedgwick County Kansas  
Tricia L. Robello, PS #1246

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
County Clerk  
Kelly B. Arnold

State of Kansas)  
SS  
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 \_\_\_\_\_, 201\_\_\_\_, at \_\_\_\_\_ o'clock \_\_ M, and is duly recorded.

\_\_\_\_\_  
Register of Deeds  
Tonya Buckingham  
\_\_\_\_\_  
Deputy  
Judy J. Paget

Garver, LLC  
\_\_\_\_\_  
Land Surveyor  
William K. Clevenger

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, a Block and Reserves, to be known as "CENTRAL COMMUNITY CHURCH", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The drainage easement is hereby granted to the public as indicated for drainage purposes. The drainage and access easement is hereby granted to the public as indicated for drainage purposes and for access to Reserve A. Utilities are allowed to cross under the fence & landscape easements. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. Access Controls as indicated are hereby granted to the appropriate governing body. Reserve "A" is hereby reserved for irrigation, retention walls, signage, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "B" is hereby reserved for signage, irrigation, retention walls, signage, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "C" is hereby reserved for signage, irrigation, walks, lighting, landscaping, drainage, drainage structures, a private drive, and utilities confined to easements. The Reserves are to be owned and maintained by the owner(s) of Lot 2, their successors/or assigns. A drainage plan has been developed for this plat and all drainage easements, rights of way, and reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Central Community Church of God of Wichita, Kansas, Inc., successor-in-interest to First Church of God of Wichita, Kansas, Inc., a corporation

\_\_\_\_\_  
President of the Church Council  
Keith Moyer

