

BZA 16-74 - Ascension Lutheran Church requests exception to enlarge child care center at SE corner Tyler Rd. & Bekemeyer.

POSTED

6-5-74

C. J. IV

MADON

1-1-74

ACTION

DATE

Bza COMMITTEE *Approved, subject to conditions* 1-23-74

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_



August 1, 1974

Mr. Vernon D. Just  
330 North Main  
Wichita, Kansas 67202

Subject: Case No. B2A 16-74  
Request for Exception

Dear Mr. Just:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on July 23, 1974, in connection with your request for an exception to permit the operation of a child care center on property zoned the AA Single Family Dwelling District and generally located on the southeast corner of Tyler Road and Bekemeyer.

This Resolution reflects the official action of the Board and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith  
Secretary

JHG:js  
Encl.

cc: Ascension Lutheran Church, 842 North Tyler Road 67212  
Leola Lindahl, Sedgwick County Health Dept.  
Robert Feldner, Supt. of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

RESOLUTION NO. BZA 16-74

WHEREAS, Ascension Lutheran Church, 842 North Tyler Road, Wichita, Kansas, by Vernon D. Just, 330 North Main, Wichita, Kansas requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

A tract in the south half of the southwest quarter of Section 16, Twp. 27 S, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the northwest corner of said south half, thence east 984.4 feet along the north line of said south half to a point 1657 feet west of the north-east corner of said south half, thence south at right angles 114 feet to the P.C. of a curve to the right having a central angle of 18 degrees 46 minutes and a radius of 721.78 feet, thence along said curve 236.4 feet to the P.T. of said curve, thence continuing on the tangent to said curve 160 feet, thence with an angle to the right of 90 degrees and 00 minutes, 137 feet more or less to the intersection of a line 450 feet south of and parallel to the north line of said south half, thence west parallel to the north line of said south half, 775 feet, more or less to the west line of said south half, thence north 450 feet along the west line of said south half to the place of beginning. Generally located at the southeast corner of Tyler Road and Bekemeyer.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of July 23, 1974, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District subject to the conditions outlined in Section 28.04.185.2, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District and legally described as follows:

A tract in the south half of the southwest quarter of Sec. 16, Twp. 27S, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the northwest corner of said south half, thence east 984.4 feet along the north line of said south half to a point 1657 feet west of the north-east corner of said south half, thence south at right angles 114 feet to the P.C. of a curve to the right having a central angle of 18 degrees 46 minutes

and a radius of 721.78 feet, thence along said curve 236.4 feet to the P.T. of said curve, thence continuing on the tangent to said curve 160 feet, thence with an angle to the right of 90 degrees and 00 minutes, 137 feet more or less to the intersection of a line 450 feet south of and parallel to the north line of said south half, thence west parallel to the north line of said south half, 775 feet, more or less to the west line of said south half, thence north 450 feet along the west line of said south half to the place of beginning. Generally located at the southeast corner of Tyler Road and Bekemeyer.

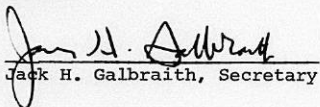
subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. Off-street parking shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center.
5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

ADOPTED AT WICHITA, KANSAS, this 23rd day of July, 1974.

  
James Richardson, Chairman

ATTEST:

  
Jack H. Galbraith, Secretary

July 24, 1974

Mr. Vernon D. Just  
330 North Main  
Wichita, Kansas 67202

Subject: Case No. BZA 16-74  
Request for Exception

Dear Mr. Just:

At the regular meeting of the Board of Zoning Appeals on July 23, 1974, your request for an exception to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District and generally located on the southeast corner of Tyler Road and Bekemeyer, was considered.

It was the action of the Board to approve this request subject to the five conditions as listed in the Secretary's report.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith  
Secretary

JHG:js

cc: Ascension Lutheran Church, 842 North Tyler Road 67212  
Robert Feldner, Supt. of Central Inspection  
Ralph Eberly, City Clerk  
Joe Donnelly, Central Inspection

SECRETARY'S REPORT

CASE NO. BZA 16-74

APPLICANT: Ascension Lutheran Church, 842 North Tyler Road, Wichita, Kansas, 67212.

AGENT: Vernon D. Just, 330 North Main, Wichita, Kansas 67202.

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District.

GENERAL LOCATION: Southeast corner of Tyler Road and Bekemeyer.

LAND USE: Subject property contains a church. To the south is undeveloped farm land; properties to the north are developed with single family homes; property to the east is vacant; property to the west is being utilized as a baseball field.

ZONING: Subject property is zoned the "AA" Single Family Dwelling District as are all surrounding properties.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.185.2, can be complied with.

COMMENTS BY THE SECRETARY:

The Ascension Lutheran Church is requesting an exception to permit the operation of a child care center in the "AA" Single Family Dwelling District. The statement of justification submitted with the application states that the church has operated a non-profit nursery school for approximately nine years. It is further stated that the school was established prior to the church property being annexed by the City of Wichita. The school has been operating two days per week, with two sessions being offered each day, serving twelve children in each session. The school has been maintained from September through May of each year. Due to increased demand and at the urging of the Sedgwick County Health Department, the church is requesting an exception to permit the operation of a child care center that would accommodate eighteen children per session.

Upon reviewing the history of this property, it was found that subject property was annexed to the City on March 2, 1962 and that

Secretary's Report  
Case No. BZA 16-74  
Page Two

an application for a permit to provide child care was first submitted on May 2, 1966. It would appear that the child care facility was established after annexation. The Code of the City of Wichita, prior to June 1, 1973, permitted such a facility in the "AA" District for ten or less children. Child care for over ten children was first a permitted use in the "B" Multiple Family Dwelling District.

The applicant has submitted a plot plan which indicates that ample parking and off-street loading space is available. The Department of Community Health, Department of Public Works and the Fire Department have inspected the premises and set forth the conditions which must be met in order to bring the facility into compliance with state and local codes and licensing requirements.

RECOMMENDATION

It is the recommendation of the Secretary that the exception to permit the operation of a child care center be approved subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. Off-street parking shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center.
5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

BOARD OF ZONING APPEALS  
Room 402 City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

July 1, 1974

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 16-74

An application has been filed by Ascension Lutheran Church, 842 North Tyler Road, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District and legally described as follows:

A tract in the S 1/2 of the SW 1/4 of Section 16, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the northwest corner of said S 1/2, thence east 784.4 feet along the north line of said S 1/2 to a point 1657 feet west of the north-east corner of said S 1/2, thence south at right angles 114 feet to the P.C. of a curve to the right having a central angle of 18 degrees 46 minutes and a radius of 721.78 feet, thence along said curve 236.4 feet to the P.T. of said curve, thence continuing on the tangent to said curve 160 feet, thence with an angle to the right of 90 degrees and 00 minutes, 137 feet more or less to the intersection of a line 450 feet south of and parallel to the north line of said south 1/2, thence west parallel to the north line of said S 1/2, 775 feet, more or less to the west line of said S 1/2, thence north 450 feet along the west line of said S 1/2 to the place of beginning. Generally located at the southeast corner of Tyler Road and Bekemeyer.

This application has been assigned Case No. BZA 16-74, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, July 23, 1974, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

*24 Notices to Adjoining  
Property Owners \$10  
mailed to maps on  
7-2-74*

Jack H. Galbraith  
Secretary



DEPARTMENTS OF INSPECTION-FIRE-HEALTH  
WICHITA, KANSAS

Inter-Departmental Referral Notice for Evaluation  
of  
Structures Proposed for Adult and Child Care

Agency Initiating Referral HEALTH (L.L.) Case No. 10 Date 4-29-74

Prospective Applicant Name	Address	Phone
Attorney Vernon Just	330 North Main	267-1229

Prospective Site Address		Present Use	Proposed Use
42 824 North Tyler		Church & group care	Increase group care
Owner	Address	Phone	
Ascension Lutheran Church	AV 824 North Tyler	722-4694	

Preliminary Report of Improvements for Initial Approval Status \_\_\_\_\_  
(add additional sheets as necessary)

- The present space used for classrooms will permit this increased enrollment.
- Outside play area shall be properly fenced to provide at least 1800 square feet of space for 18 students.

*[Signature]*  
Agency Representative

Routing of Referral: Original (white copy) to Health; 1st copy (green) to Inspection; 2nd copy (red) to Fire.  
Intra Agency Routing: Central Inspection-Zoning, Building, Plumbing, Electrical Health-Environmental, Personal  
Routing of Preliminary Reports: Photocopies from Health to Inspection and Fire; Inspection to Health and Fire; Fire to Health and Inspection

INSPECTION CHECK LIST FOR CHILD CARE CENTERS

ADDRESS OF PROJECT 842 E. Liberty St. ZONING DISTRICT AA

LEGAL DESCRIPTION (LOT NO., BLOCK NO. & ADDITION) \_\_\_\_\_

APPLICANT Proccesing Little Church PHONE NUMBER \_\_\_\_\_

PROPOSED NUMBER OF CHILDREN 18 AGE GROUP 3 to 5 TYPE OF CONSTRUCTION TV

EXISTING OCCUPANCY church IS B.Z.A. ACTION REQUIRED \_\_\_\_\_

FLOOR LEVELS IN EXISTING BUILDING 1 one

ARE MINIMUM HOUSING CODE REQUIREMENTS MET? yes

ARE THE FOLLOWING INSPECTIONS REQUIRED? ELECTRICAL \_\_\_\_\_

PLUMBING \_\_\_\_\_

MECHANICAL \_\_\_\_\_

IS A CHANGE OF OCCUPANCY REQUIRED PER U.B.C. SEC. 502 ? no

ARE OCCUPANCY SEPARATIONS REQUIRED PER U.B.C. SEC. 503 ? no

ARE BUILDING SETBACKS PER THE ZONING ORDINANCE AND U.B.C. SEC. 504 & SEC. 803 ? yes

ARE THE EXTERIOR WALLS FIRE PROTECTED AS REQUIRED BY U.B.C. SEC. 504 ? yes

IS THE ROOF COVERING FIRE RETARDANT AS REQUIRED BY U.B.C. SEC. 809 & SEC. 1704 ? yes

ARE AREA SEPARATION WALLS REQUIRED PER U.B.C. SEC. 505 ? \_\_\_\_\_

IS THE SANITATION SEPARATION PROVIDED PER U.B.C. SEC. 510 ? yes

ARE EXIT FACILITIES PROVIDED AS SPECIFIED IN U.B.C. SEC. 3317 ? yes

ARE LIGHT, VENTILATION AND SANITATION PROVIDED AS SPECIFIED IN U.B.C. SEC. 805 ? yes

ARE FIRE ALARMS PROVIDED AS REQUIRED BY U.B.C. SEC. 810 ? no

IS USABLE SPACE UNDER THE FIRST STORY ENCLOSED AS SPECIFIED IN U.B.C. SEC. 1703 ? yes

ARE SHAFT ENCLOSURES PROVIDED AS SPECIFIED IN U.B.C. SEC. 1706 ? yes

DO STAIRWAYS MEET THE REQUIREMENTS OF U.B.C. SEC. 3305 ? none

ARE LOAD BEARING CAPACITIES PROVIDED AS SPECIFIED IN U.B.C. TAB. 23-A & TAB. 23-C ? yes

ARE VENTING FACILITIES PROVIDED AS SPECIFIED IN U.B.C. CHAPT. 37 ? yes

ARE WALL AND CEILING FINISHES PROVIDED AS SPECIFIED IN U.B.C. CHAPT. 42 ? yes

IS THERE ADEQUATE APPROVED OFF-STREET PARKING ? yes

IS A BUILDING PERMIT REQUIRED ? no

INDICATE THE FOLLOWING PLANS REQUIRED TO BE SUBMITTED:

PLOT PLAN TO SCALE SHOWING: EXISTING BUILDINGS AND DIMENSIONS attatched

SET BACKS OF ALL BUILDINGS attatched

LOCATION OF PLAY AREA AND FENCE \_\_\_\_\_

OFF-STREET PARKING LAYOUT \_\_\_\_\_

FLOOR PLAN TO SCALE SHOWING: ALL FLOOR LEVELS AND USES OF EACH AREA \_\_\_\_\_

CHILD CARE FLOOR LEVEL AND USES OF EACH AREA \_\_\_\_\_

BASEMENT FLOOR LEVEL AND USES OF EACH AREA \_\_\_\_\_

WALLS TO BE REMOVED \_\_\_\_\_

WALLS TO BE INSTALLED \_\_\_\_\_

OPENINGS TO BE REMOVED \_\_\_\_\_

OPENINGS TO BE INSTALLED \_\_\_\_\_

NEW CONSTRUCTION DETAILS \_\_\_\_\_

EXITWAYS AND EXTERIOR EXIT DOORS \_\_\_\_\_

WINDOW SIZE AND LOCATION \_\_\_\_\_

HEATING LOCATION \_\_\_\_\_

ELEVATION TO SCALE SHOWING: ROOF COVERING MATERIAL \_\_\_\_\_

EXTERIOR STAIRWAYS \_\_\_\_\_

PORCHES \_\_\_\_\_

REMARKS:

Vernon Quint  
267-1539

no Requirements  
Jack Kuleby

DATE 5-7-74 INSPECTOR \_\_\_\_\_



Ascension Lutheran Church has operated a non-profit nursery school for approximately nine (9) years. The school was established prior to annexation into the City of Wichita. Since its establishment the school has served twelve (12) children per class. Two (2) classes have been maintained. Class sessions are from 9:00 a.m. to 11:15 a.m. and 1:00 p.m. to 3:15 p.m., two (2) days each week. The school is maintained from September through May each year.

The school is maintained to provide a christian atmosphere of living and learning together for pre-school children, ages 3 to 5. Activities include Free Play; Story-Time; Group Learning (such as creative art, seasonal and nature theme, dramatics, learning new skills, etc.); Music (songs, dances, rhythm band, etc.); Bible Stories; Outdoor Play; Rest-Time and others.

Since its inception, demand to enroll additional children has steadily increased and a long waiting list exists. At the urging of the Sedgwick County Health Department, it is our desire to increase enrollment from twelve (12) children per session to eighteen (18) children per session. In order to accomplish this, it is understood that a zoning exception must be secured from the Board of Zoning Appeals pursuant to §28.04.185 of the Code of the City of Wichita.

*Approved  
3-2-62  
  
Approved  
for zoning action  
Council 5-2-66*

Beginning at the Northwest corner of the South half (S 1/2) of the Southwest quarter (SW/4), then East 984.4 feet, then South 114 feet, then Southwesterly 278.2 feet, then Southwesterly 137 feet, then West 775 feet, then North 450 feet to the place of beginning, all in Section 16, Township 27, Range 1 West in Wichita, Sedgwick County, Kansas.





O W N E R S H I P   L I S T

Lot	Block	Addition	Property Owner
5	42	Country Acres 2nd Add.	✓ Gary Dean Logan & Eunice M. Logan 916 N. Robin Road Wichita, Kansas, 67212
6	"	"	✓ Elmer L. Karstensen & Bernice Karstensen, 908 N. Robin Road Wichita, Kansas, 67212
7	"	"	✓ James F. McClaren & Betty Lee McClaren, 902 N. Robin Road Wichita, Kansas, 67212
8	"	"	✓ Jerry B. Malone, 2900 Oriole Wichita, Kansas, 67204
9	"	"	✓ Jesse Wayne Prisock & Marita Prisock, 8526 Bekemeyer Lane Wichita, Kansas, 67212
10	"	"	✗ James H. Smith & Janet L. Smith Address unknown
24 exc. W. 3'	"	"	✓ H. Robert White & Wanda S. White 8433 W. Murdock Wichita, Kansas, 67212
W 3- of 24 all of 25	"	"	✓ Donald C. Richardson & Sandra K. Richardson, 8439 W. Murdock Wichita, Kansas, 67212
26	"	"	✓ Michael J. Schlyer & Joyce R. Schlyer, 8501 W. Murdock Wichita, Kansas, 67212
27	"	"	✓ Donald D. Denning & Dianna Colleen Denning, 8513 W. Murdock Wichita, Kansas, 67212
28	"	"	D Jerry B. Malone, 2900 Oriole Wichita, Kansas, 67204
29	"	"	✓ Charles E. Younkin & Betty M. Younkin, 8529 W. Murdock Wichita, Kansas, 67212
30	"	"	✓ James Lynn Garritson & Marsha May Garritson, 8539 W. Murdock Wichita, Kansas, 67212
12	43	"	✓ Secretary of Housing and Urban Development, 451 Seventh St. SW, Washington, D.C. 20410
13	"	"	✓ Kenneth James Eggers & Constance V. Eggers, 907 N. Robin Road Wichita, Kansas, 67212
14	"	"	✓ Raymond J. Fernandez & Mary M. Fernandez, 920 S. Holyoke Wichita, Kansas, 67218

Continued page 2

Lot	Block	Addition	Property Owner
10	5	Western Gardens	✓ E. Jacobs, Sr. & Elizabeth Jacobs, 4906 W. 1st St. Wichita, Kansas, 67212
11	"	"	✓ Clewal Construction, Inc. 7371 W. Central Ave. Wichita, Kansas, 67212

All that part of the S. 420' of the N 450' of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Sec. 16-27-1W, lying W. of the centerline of Reca Avenue as platted in Tyler Acres First Addition and E. of a tract described as: Beginning 1657' W. of the NE cor. of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Sec. 16-27-1W, th. S. at right angles 114' to a point of curve to the right having a central angle of 18°46' and a radius of 721.78 ft., thence along said curve 236.40' to a pt. of tangency of said curve, thence on the tangent of said curve, 160', thence with an angle to the right of 90° 137' $\pm$  to the intersection of a line 450' S. of and parallel to the N line of said S $\frac{1}{2}$ , th. W. 291' $\pm$  to a pt. 484' E. of W. line of said S $\frac{1}{2}$ , th. N. 450', to N line sd. S $\frac{1}{2}$ , th. E. 500.4' to p.o.b.

✓ Catholic Diocese of Wichita  
424 N. Broadway  
Wichita, Kansas, 67202

A tract in S $\frac{1}{2}$  of SW $\frac{1}{4}$  of Sec. 16-27-1W, described as: Beginning at the NW cor of the said S $\frac{1}{2}$ , th. E. 984.4' alg N ln. sd S $\frac{1}{2}$  to a point 1657' W. of Ne cor of sd. S $\frac{1}{2}$  of SW $\frac{1}{4}$ , th. S at right angles 114' to the P.C. of a curve to the right having a central angle of 18°46' and a radius of 721.78 ft., thence along sd curve 236.4' to the pt. of tangency of said curve, th. on the tangent of said curve, 160', thence with an angle to the right of 90° 137 feet more or less to the intersection of a line 450' S. of and parallel to the N. ln of said S $\frac{1}{2}$ , th. W. parallel to the N. line of said S $\frac{1}{2}$ , 775' $\pm$  to the W. line said S $\frac{1}{2}$ , th. N. 450' along W. line said S $\frac{1}{2}$  to p.o.b., subj to ease for street purposes on N 30', W. 50' and E. 30' thereof

✓ Kansas District Lutheran Church,  
Missouri Synod., 2318 West 10th  
Street, Topeka, Kansas 66604

The W. 1184.4' of the S $\frac{1}{2}$  of SW $\frac{1}{4}$  of Sec. 16-27-1W, except the last 2 above described tract and except Tyler Acres 2nd Addition and except Tyler Acres 4th Addition

✓ Edward T. Neville, 9625 W. Maple  
Wichita, Kansas, 67209

S. 193.3' of W. 248' of S $\frac{1}{2}$  of N $\frac{1}{2}$  of SW $\frac{1}{4}$  of Sec. 16-27-1W.

✓ Arthur S. Stevens, Box 40,  
Cassidy, Kansas 66842

S $\frac{1}{2}$  of N $\frac{1}{2}$  of SW $\frac{1}{4}$  of Sec. 16-27-1W, except S. 193.5' and exc. N. 255' thereof

✓ Henry B. Dugan  
602 S. Ridge Road  
Wichita, Kansas, 67209

Continued page 3

Description

Property Owner

The E. 40 acres of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Sec. 17-27-1W, except that part platted as 4-H Club Addition

Board of County Commissioners  
County Court House  
Wichita, Kansas, 67203

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 foot radius of the following property to-wit:

[A tract in the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 16, Township 27 South Range 1 West of the 6th P. M., Sedgwick County, Kansas, described as follows: Beginning at the Northwest corner of said S $\frac{1}{2}$ , thence East 984.4 feet along the North line of said S $\frac{1}{2}$  to a point 1657 feet West of the Northeast corner of said S $\frac{1}{2}$ , thence South at right angles 114 feet to the P.C. of a curve to the right having a central angle of 18 degrees 46 minutes and a radius of 721.78 feet, thence along said curve 236.4 feet to the P.T. of said curve, thence continuing on the tangent to said curve 160 feet, thence with an angle to the right of 90 degrees and 00 minutes, 137 feet more or less to the intersection of a line 450 feet south of and parallel to the North line of said South  $\frac{1}{2}$ , thence West parallel to the North line of said S $\frac{1}{2}$ , 775 feet, more or less to the West line of said S $\frac{1}{2}$ , thence North 450 feet along the West line of said S $\frac{1}{2}$  to the place of beginning] subject to an easement for street purposes on the North 30 feet thereof and on the East 30 feet thereof, and on the West 50 feet thereof.

as shown by the grantees in the last deeds in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 22nd day of February, 1974 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Ant John Ryan*  
Vice-President

Order No. 210777

Form 27-1

**PAYMENT NOTICE**  
City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>103 Applications Co.</i>	

Name \_\_\_\_\_  
 Address *42 N. Taylor* *2270*  
 Type \_\_\_\_\_ Due Date \_\_\_\_\_

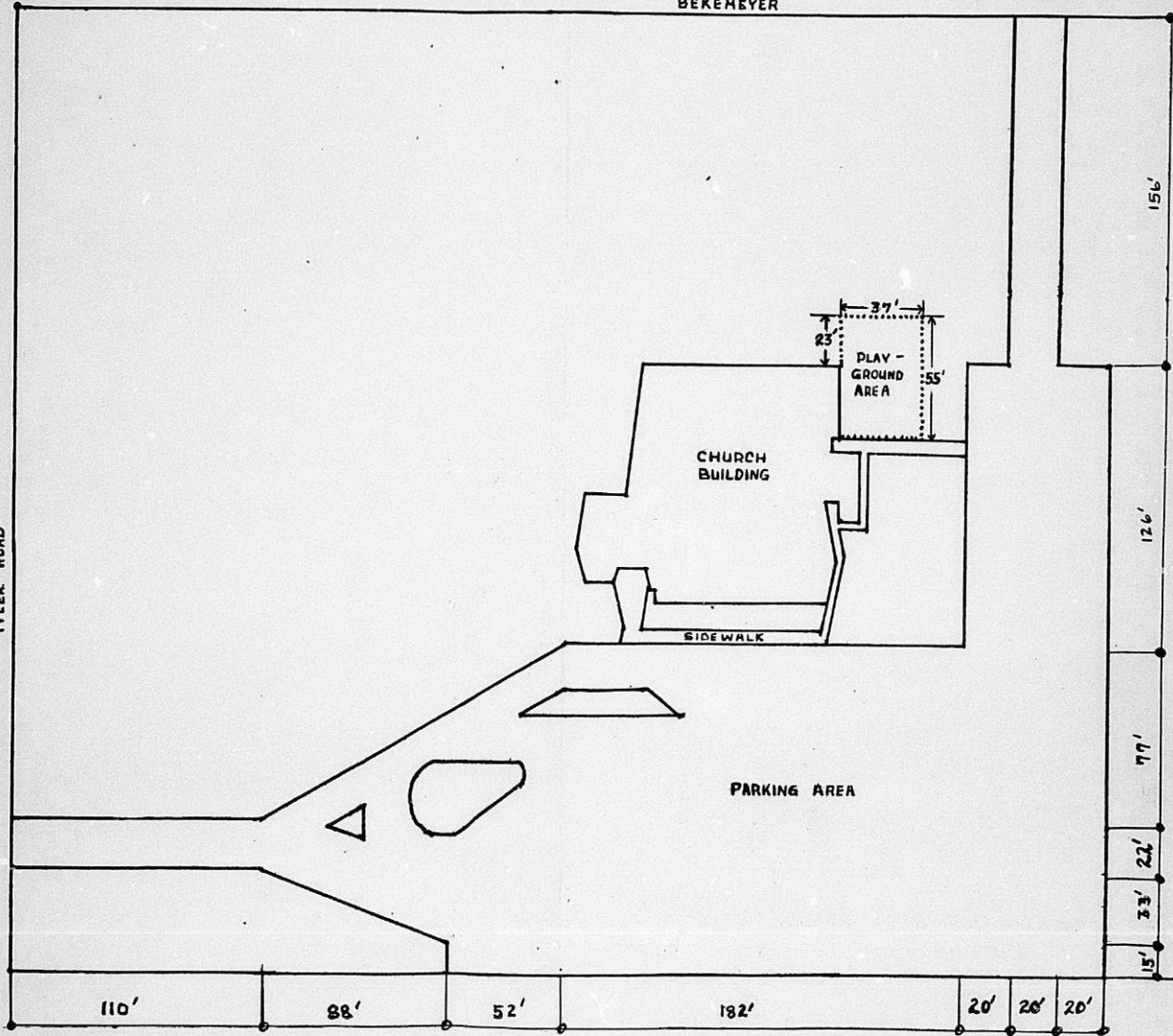
Comments:

*AA--409163*

Date *6-4-74* By *E.R.*

BEKEMEYER

TYLER ROAD



156'

126'

77'

22'

23'

15'

37'  
23'  
55'

CHURCH BUILDING

SIDEWALK

PARKING AREA

110'

88'

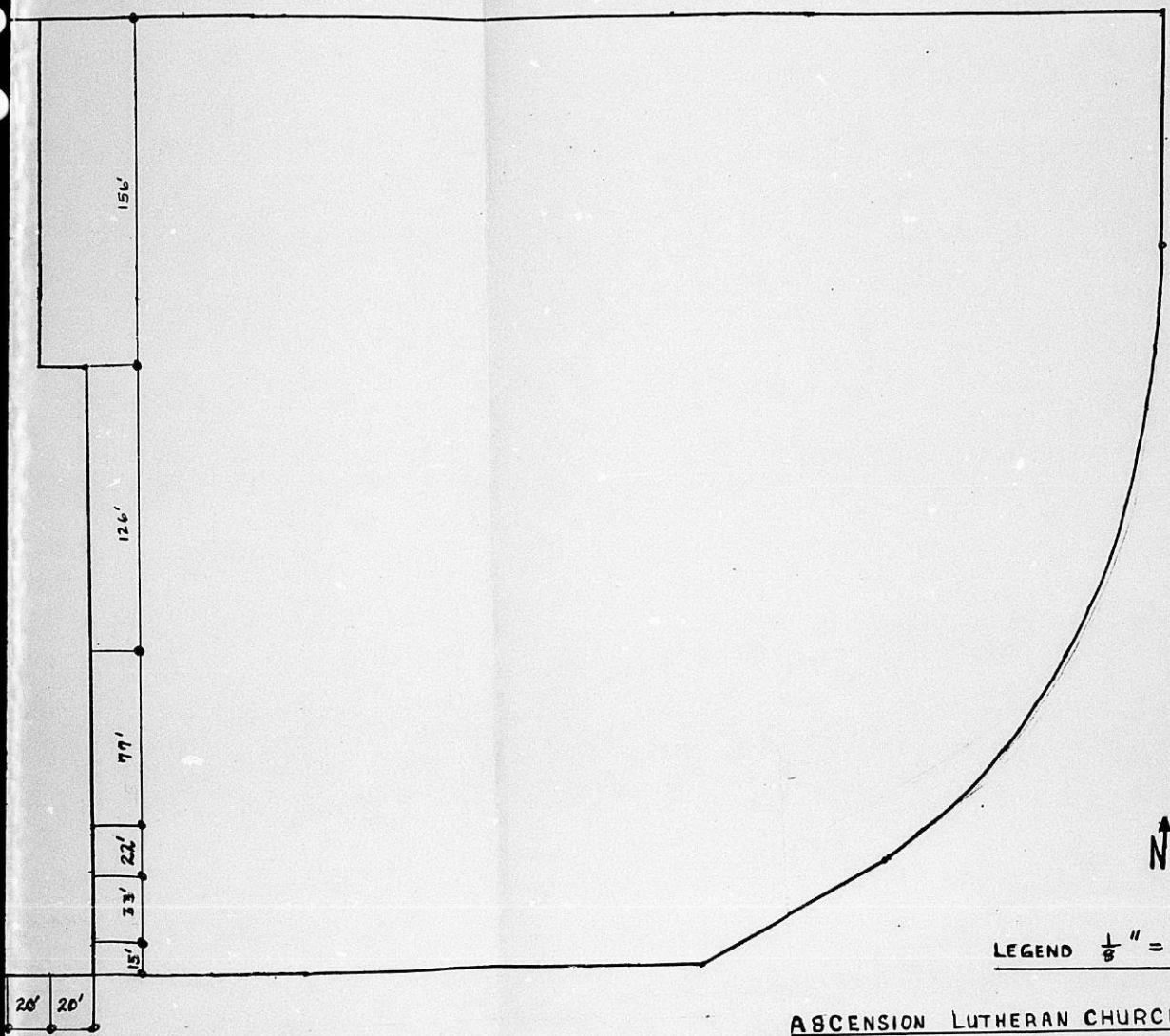
52'

182'

20'

20'

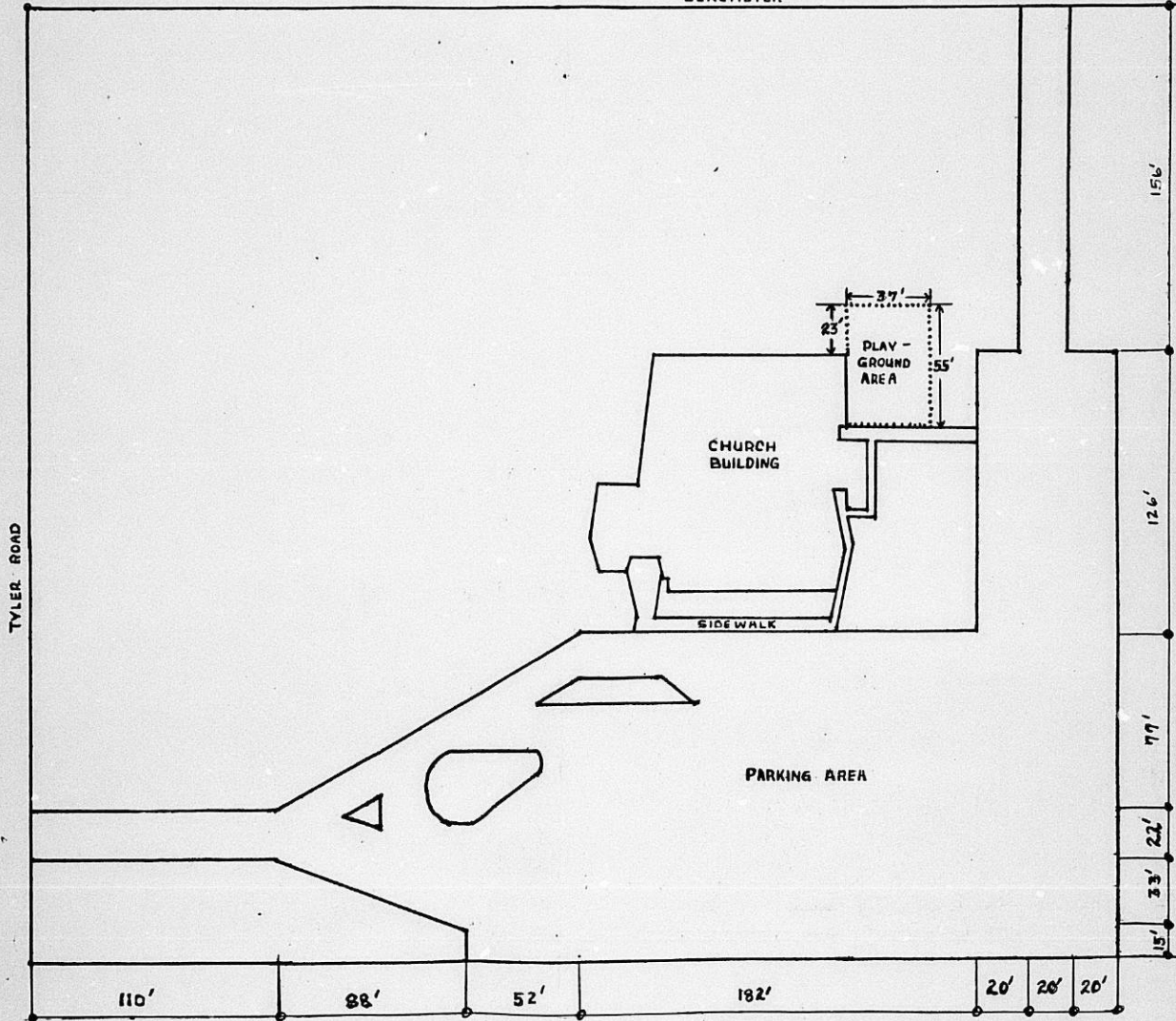
20'



LEGEND  $\frac{1}{8}'' = 6'$

ASCENSION LUTHERAN CHURCH

BEKEMEYER



TYLER ROAD

37'  
23'  
55'

PLAY -  
GROUND  
AREA

CHURCH  
BUILDING

SIDEWALK

PARKING AREA

110'

88'

52'

182'

20'

20'

20'

15'

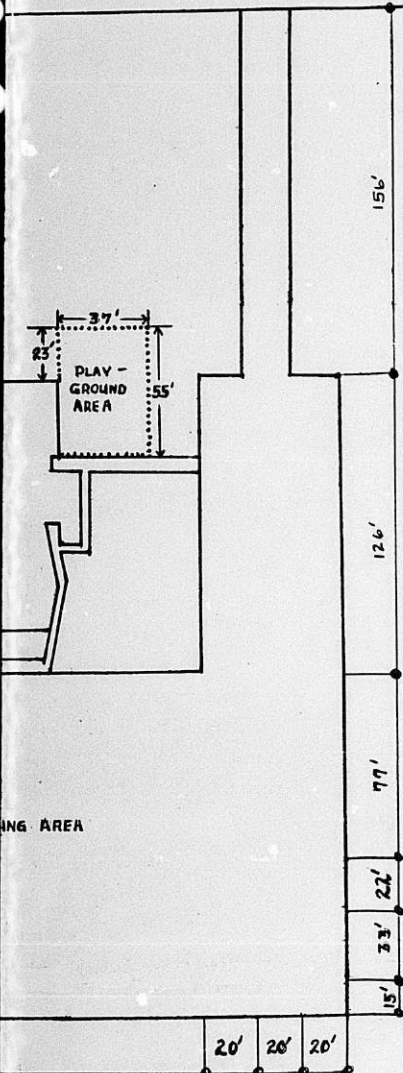
33'

22'

79'

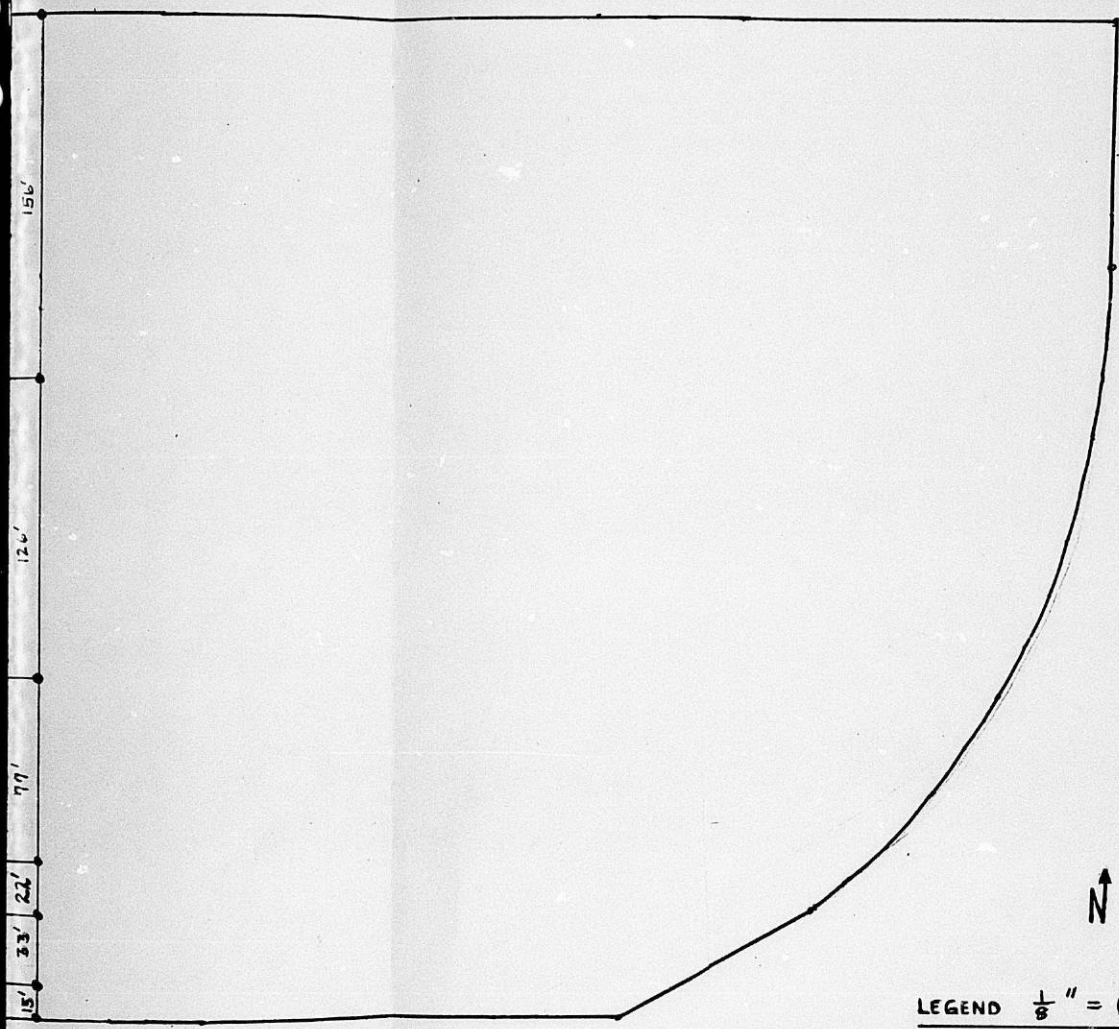
126'

156'



LEG

ASCENSION LUTHER



N

LEGEND  $\frac{1}{8}'' = 6'$

ASCENSION LUTHERAN CHURCH