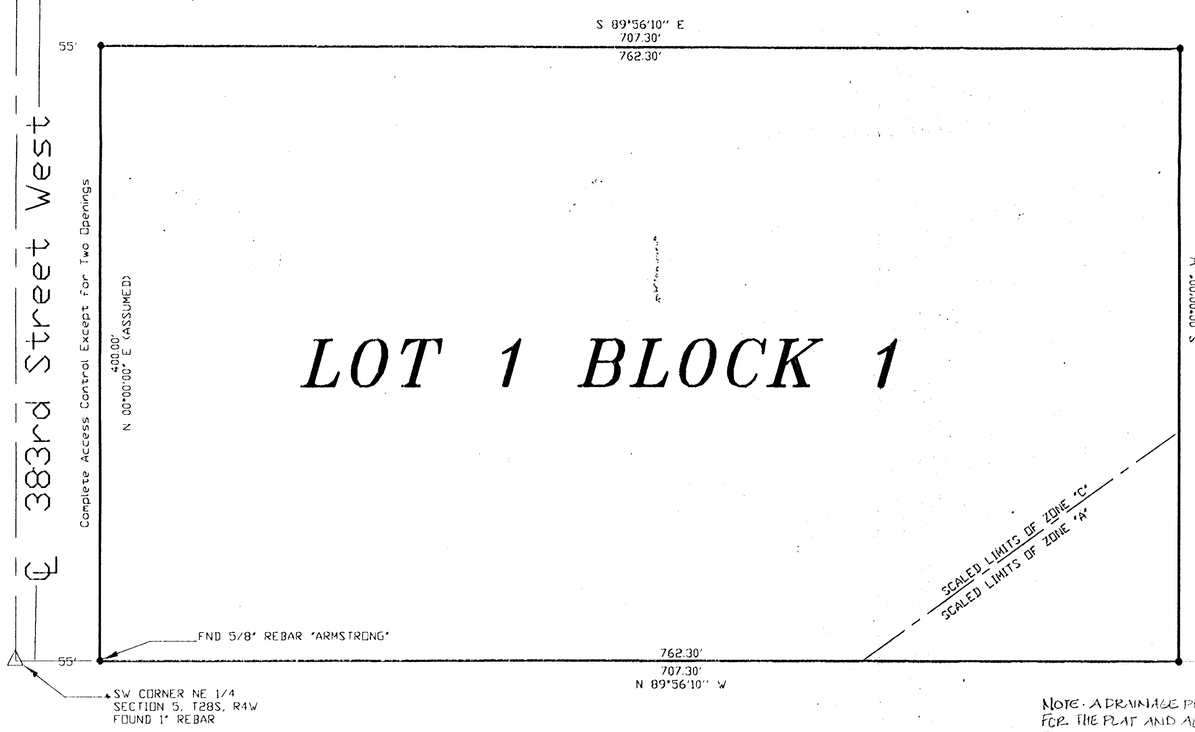
CHENEY BAPTIST CHURCH 1ST ADDITION TO SEDGWICK COUNTY, KANSAS LOT 1 BLOCK 1



LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter of Section 5, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows; Beginning at the Southwest corner of the Northeast Quarter; thence N 00° 00' 00" E (Assumed) along the West line of said Northeast Quarter for 400.00 feet; thence S 89° 56' 10" E parallel to the South line of said Northeast Quarter for 762.30 feet; thence S 00° 00' 00" W parallel with the West line of said Northeast Quarter for a distance of 400.00 feet to the South line of said Northeast Quarter; thence N 89° 56' 10" W along said South line for 762.30 feet to the Point-of-Beginning. Said tract containing 7.00 Acres, more or less, **EXCEPT FOR** 55 foot existing Road Right-of-Way on the West.

State of Kansas)
County of Sedgwick) ss

I, John F. Thinnesch, a Licensed Land Surveyor in the State of Kansas, do hereby certify that we have surveyed and platted " Cheney Baptist Church 1st Addition", and that the accompanying plat and legal description is a true and correct representation of the land described.

JOHN F. THINNESCH LICENSED LS-1176 KANSAS LAND SURVEYOR

John F. Thinnesch, L.S.#1176

SE CORNER NE 1/4
SECTION 5, T28S, R4W
FOUND 3/4" PIPE

NOTE: A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT AND ALL DRAINAGE EASEMENTS, RIGHTS OF WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR ELSE MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER, AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) A and C of the Flood Insurance Rate Map,Community Panel No. 200321-0175 A, which bears an effective date of June 3, 1986 and is in a Special Flood Hazard Area

LEGEND

△ Section Corner Found

● "MACON" capped rebar set

BENCHMARK

SQUARE CUT IN CENTER OF RCBC
800' SOUTH OF CENTER OF SECTION
(WEST HUBGUARD)
EL. = 1375.62'

BEARINGS ARE ASSUMED

SCALE : 1" = 50'

0' 25' 50' 100'

Know all men by these presents that we, the undersigned, have caused the land described in the legal description to be platted into a lot and a block, to be known as "Cheney Baptist Church 1st Addition" an Addition to Sedgwick County, Kansas. All right-of-ways shown are hereby dedicated to and for the use of the public. Complete access control, except for two openings. The floodway easement is hereby granted for floodway purposes and no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body.

Mark Ogle

COUNTY COMMISSIONERS CERTIFICATE

This plat of "Cheney Baptist Church 1st Addition" and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____ , 1999.
Any previous easements and other public right-of-ways (not shown) are hereby vacated.

_____ Chairman
Bill Hancock

ATTEST:

Final Tracing Received 2-28-00

James Alford
County Clerk

(Seal)

PLANNING COMMISSION CERTIFICATE

This plat of "Cheney Baptist Church 1st Addition". Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 20th of November, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By _____ Chairman
William Johnson

_____ Secretary
Martin Krout

(Seal)

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 1999.

_____ County Clerk
James Alford

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
County of Sedgwick) ss

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1999.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

State of Kansas)
County of Sedgwick) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1999.

_____ Notary Public

My Appointment expires _____

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 1999

TRICIA L. ROBELLO, L.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS

MACON COMPANY
SURVEYING SERVICES

Project No. 17709

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 30, 1999

Macon Company
200 E. 4th Street
Newton, KS

RE: S/D 99-36 -- One-Step Final Plat of CHENEY BAPTIST CHURCH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on November 29, 1999, 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 June 4, 1999.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

June 4, 1999

Macon Company
200 E. 4th Street
Newton, KS 67114

RE: S/D 99-36 -- One-Step Final Plat of CHENEY BAPTIST CHURCH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 3, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. Since sanitary sewer is not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. ***Standard soil testing is required. Usage figures need to be submitted to determine if KDHE has jurisdiction.***

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

C. County Engineering needs to comment on the status of the applicant's drainage plan and the need for floodway reserves. The plattor's text shall note the creation of any floodway reserves in addition to the standard floodway language. ***A drainage plan is required before this plat can be considered by the Planning Commission. Flood elevations need to be submitted to determine minimum building pad elevations.***

D. The name of the adjoining street – 383rd St. West – shall be denoted, along with the centerline.

E. Access control except for two openings shall be dedicated along 383rd St. West and referenced in the plattor's text. ***County Fire has required two access openings - one emergency opening is requested.***

F. The legal description needs to be revised to accurately portray the land being platted. The distance "707.30" should be "762.30".

G. Since this is not a replat of various public reservations, the plattor's should not make reference to KSA 12-512(b).

H. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

I. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

O. Perimeter closure computations shall be submitted with the final plat tracing.

P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration upon submission of the drainage plan.

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Cheney Baptist Church, Box 551, Cheney, KS 67025
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-1
November 29, 1999

STAFF REPORT
(One-Step Final Plat Approved 6/03/99)

CASE NUMBER: S/D 99-36 -- CHENEY BAPTIST CHURCH FIRST ADDITION

OWNER/APPLICANT: Cheney Baptist Church, Box 551, Cheney, KS 67025

SURVEYOR/ENGINEER: Macon Company, 200 East 4th, Newton, KS 67114

LOCATION: West side of 383rd St. West, South of 23rd St. South

SITE SIZE: 7 Acres

NUMBER OF LOTS

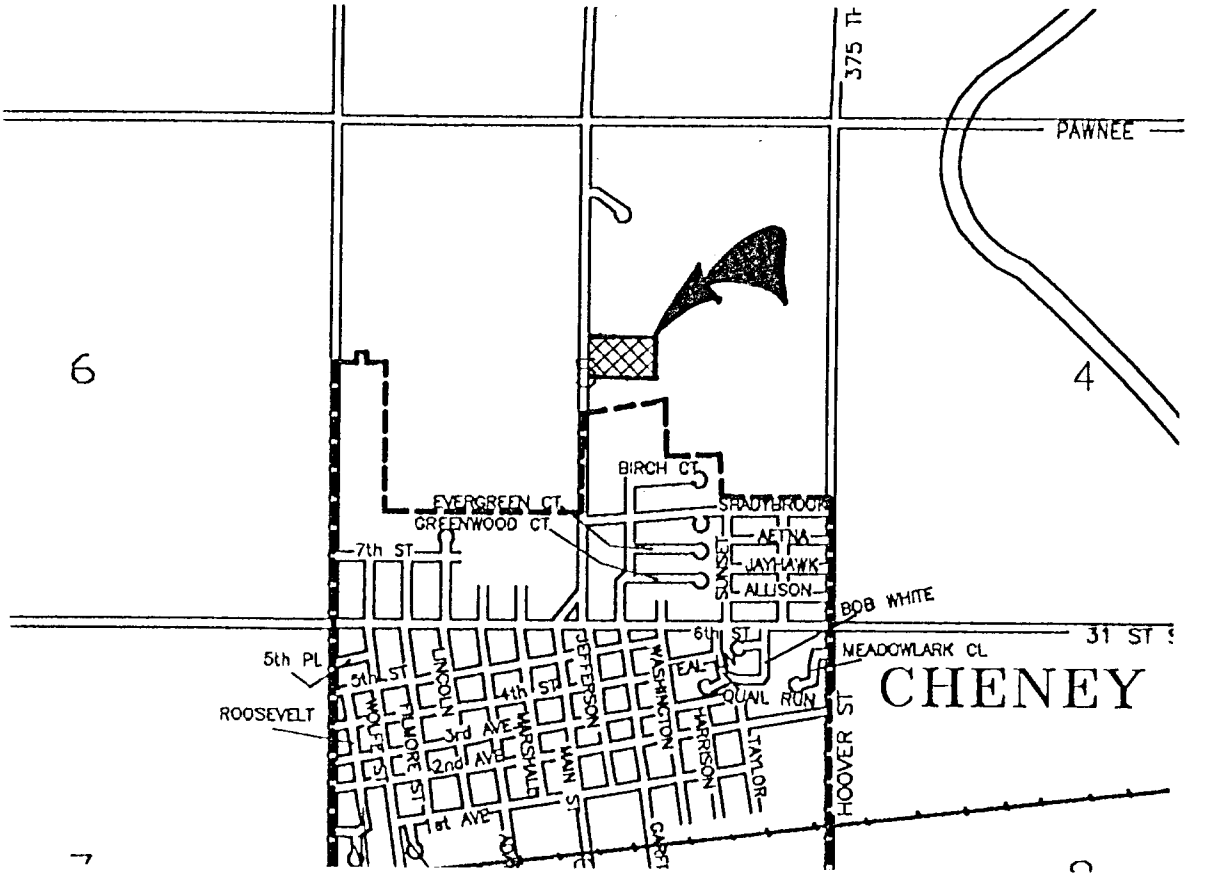
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 6.49 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County in an area designated as "small city growth" by the Wichita-Sedgwick County Comprehensive Plan. The applicant has requested a Conditional Use for a church. The site is located within the Cheney area of influence and municipal water is available from Cheney.

STAFF COMMENTS:

A. Since sanitary sewer is not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. ***Standard soil testing is required. Usage figures need to be submitted to determine if KDHE has jurisdiction.***

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

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