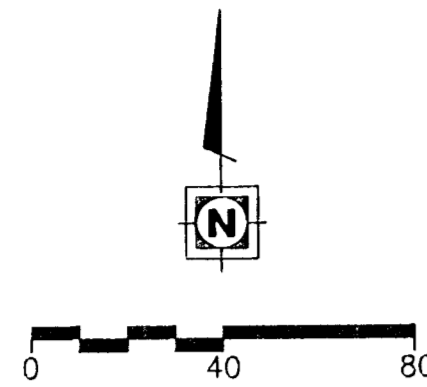


Final tracing
revised
4-24-00

HOLY TEMPLE C.G.C. ADDITION TO WICHITA, SEDGWICK COUNTY KANSAS



LEGEND

- ⊠ = Thimble found
- = #4 Rebar With ID Cap "Armstrong #780" Found
- = #4 Rebar With ID Cap "LS 950" Set
- (P) = Platted
- (C) = Calculated from Measurements
- (CA) = Calculated from Platted Angles
- (M) = Measured

STATE OF KANSAS)
)ss
COUNTY OF SEDGWICK)

I, JEFFREY L. DETTMANN, AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING TRACT OF LAND, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY DESCRIBED AS:

LOTS 1 THROUGH 13, BLOCK A, AND LOTS 1 THROUGH 10, BLOCK C, MATLOCK MANOR ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH THAT PART OF KANSAS AVENUE ADJOINING BLOCKS A, B, AND C, MATLOCK MANOR ADDITION AND THAT PART OF RUMSEY AVENUE ADJOINING BLOCK C, MATLOCK MANOR.

IN ACCORDANCE WITH THE DRAINAGE PLAN WHICH HAS BEEN DEVELOPED FOR THE PLAT, ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER, AND SHALL REMAIN UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER.

DATE SIGNED: _____



STATE OF KANSAS)
)ss
COUNTY OF SEDGWICK)

KNOW ALL MEN BY THESE PRESENTS THAT HOLY TEMPLE CHURCH OF GOD IN CHRIST, OWNER OF THE LAND IN THE SURVEYOR'S CERTIFICATE BY ITS TRUSTEE, MR. JAMES LEWIS, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, AND STREET RIGHT OF WAY, THE SAME TO BE KNOWN AS "HOLY TEMPLE C.G.C. ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS.

ALL ABUTTER'S RIGHTS OF ACCESS TO OR FROM ELEVENTH STREET OVER AND ACROSS THE SOUTH LINE OF LOT 1, BLOCK 1, "HOLY TEMPLE C.G.C. ADDITION", AND TO OR FROM HYDRAULIC AVENUE OVER AND ACROSS THE WEST LINE OF LOT 1, BLOCK 1, "HOLY TEMPLE C.G.C. ADDITION" ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ONE POINT OF ACCESS TO ELEVENTH STREET AS DEPICTED ON THE PLAT, AND THAT LOT 1, BLOCK 1, SHALL HAVE TWO POINTS OF ACCESS TO HYDRAULIC AVENUE AS DEPICTED ON THE PLAT. THE LOCATION OF ALL PERMITTED ACCESS POINTS SHALL BE APPROVED BY THE CITY ENGINEER.

ALL PREVIOUSLY DEDICATED EASEMENTS ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512 (b).

OWNER: HOLY TEMPLE CHURCH OF GOD IN CHRIST
WICHITA, KANSAS

James Lewis
MR. JAMES LEWIS, TRUSTEE

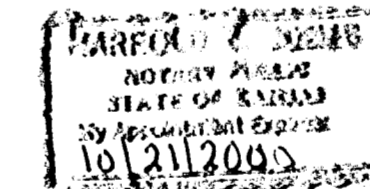
STATE OF KANSAS)
)ss
COUNTY OF SEDGWICK)

BE IT REMEMBERED, THAT ON THIS 21 DAY OF APRIL, 2000 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JAMES LEWIS, TRUSTEE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THIS DAY AND YEAR LAST ABOVE WRITTEN.

Harold Jones
HAROLD JONES, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 10/21/2000



THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 20 DAY OF April, 2000

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

THIS PLAT OF "HOLY TEMPLE C.G.C. ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
WILLIAM M. JOHNSON

_____, SECRETARY
MARVIN S. KROUT

STATE OF KANSAS)
)ss
CITY OF WICHITA)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE HEREBY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA KANSAS THIS _____ DAY OF _____.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____

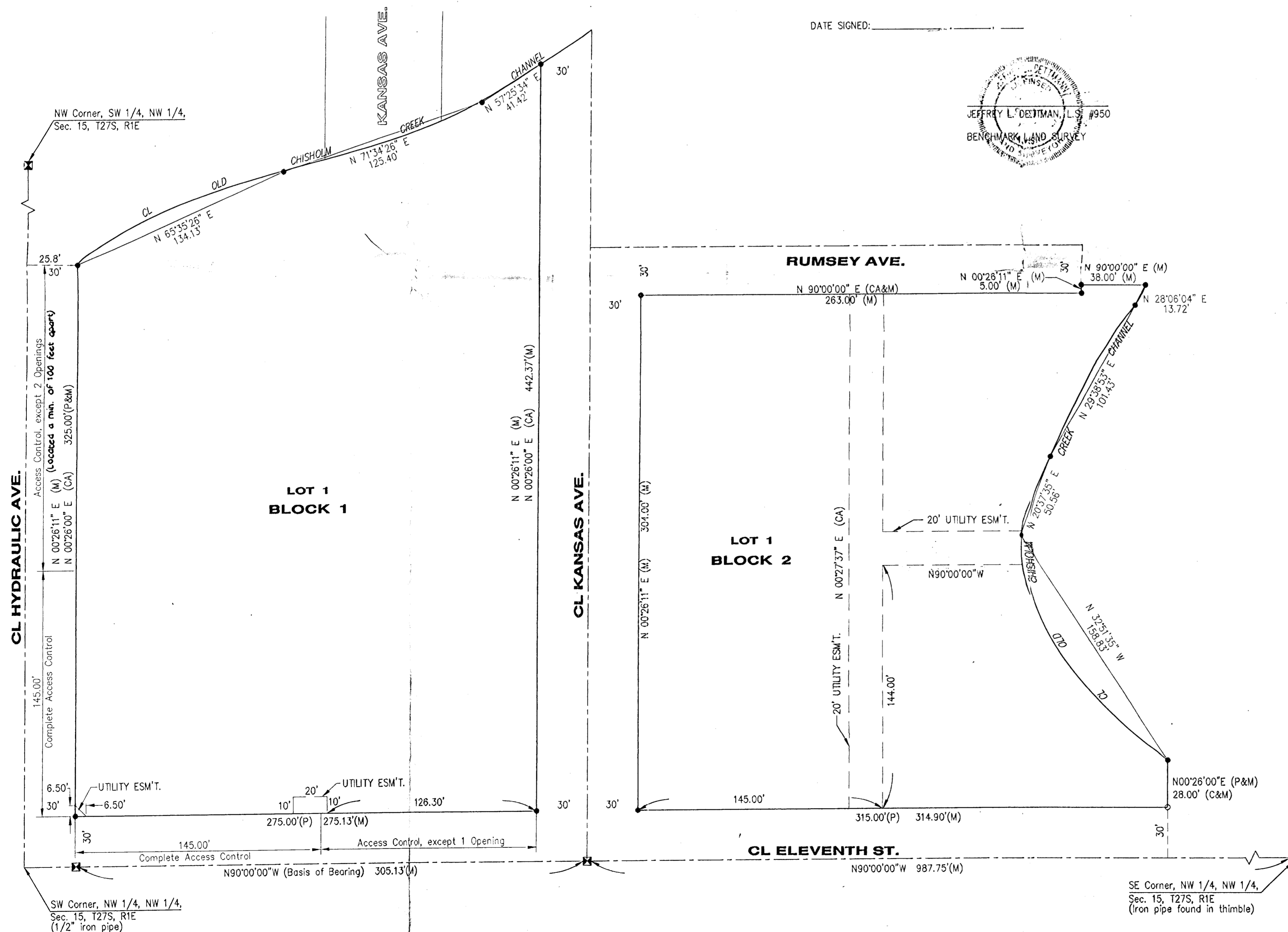
_____, COUNTY CLERK
JAMES ALFORD

STATE OF KANSAS)
)ss
COUNTY OF SEDGWICK)

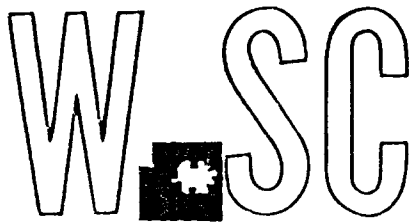
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ A.M., ON THIS _____ DAY, _____.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 12, 1999

Young and Associates, P.A.
100 S. Georgie
Wichita, KS 67203

RE: S/D 99-51-- One-Step Final Plat of HOLY TEMPLE C.G.C. ADDITION

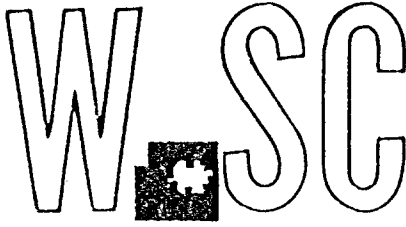
At the regular meeting of the Metropolitan Area Planning Commission on August 12, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of August 6, 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 and 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.

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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 6, 1999

Young and Associates, P.A.
100 S. Georgie
Wichita, KS 67203

RE: S/D 99-51-- One-Step Final Plat of HOLY TEMPLE C.G.C. ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 5, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. It appears that municipal services are available to serve this site. City Engineering needs to comment on the need for any guarantees or easements. A stub easement is required along the south line for a manhole in Lot 1, Block 1. A guarantee is required for the abandonment of the existing sewer line in Lot 1, Block 1.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A guarantee is required for the extension of a private storm sewer.
- D. Traffic Engineering has approved two openings along Hydraulic, at a distance of 100 feet apart. The applicant shall guarantee the closure of the southernmost opening located within an area of complete access control.
- E. ✓ The bearings shall be denoted on the utility easement within Lot 1, Block 2.
- F. ✓ William M. Johnson shall be referenced as the Chairman of the Planning Commission.

- G. The platlor'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.
- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.
- Q. Traffic Engineering has required the dedication of an additional 5-ft of right-of-way for the portions of the plat abutting Kansas and Rumsay.

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,

RE: S/D 99-51 -- One-Step Final Plat of HOLY TEMPLE C.G.C. ADDITION
August 6, 1999
Page 3

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 on Thursday, August 12, 1999, at 12:30 p.m.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Jeff Detteman, L.S., 309 S. Laura, Ste, 214, Wichita, KS 67211
Holy Temple Church of God in Christ, 2751 N. Chautauqua, Wichita, KS 67219
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 8/05/99)

CASE NUMBER: S/D 99-51 - HOLY TEMPLE CGC ADDITION

OWNER/APPLICANT: Holy Temple Church of God in Christ, 2725 N. Chautauqua, Wichita, KS 67219

SURVEYOR/ENGINEER: Jeff Dettman, 309 S. Laura, Suite 214, Wichita, KS 67211

AGENT: Young & Associates, P.A., 100 S. Georgie, Derby KS 67037

LOCATION: Northeast corner of 11th St. North and Hydraulic Avenue

SITE SIZE: 4.4 acres

NUMBER OF LOTS

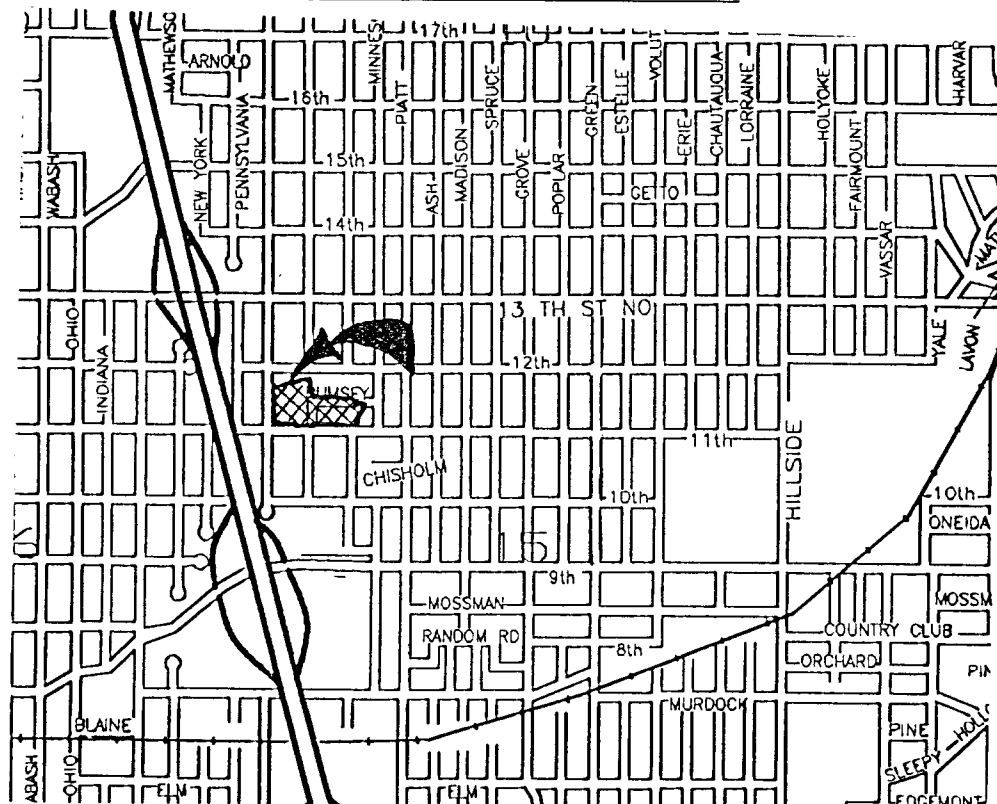
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.9 acres

CURRENT ZONING: B, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of 23 lots in the Matlock Manor Addition.

STAFF COMMENTS:

- A. It appears that municipal services are available to serve this site. City Engineering needs to comment on the need for any guarantees or easements. **A stub easement is required along the south line for a manhole in Lot 1, Block 1. A guarantee is required for the abandonment of the existing sewer line in Lot 1, Block 1.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. A guarantee is required for the extension of a private storm sewer.**
- D. Traffic Engineering has approved two openings along Hydraulic, at a distance of 100 feet apart. The applicant shall guarantee the closure of the southernmost opening located within an area of complete access control.
- E. The bearings shall be denoted on the utility easement within Lot 1, Block 2.
- F. William M. Johnson shall be referenced as the Chairman of the Planning Commission.
- G. The plat'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.
- H. 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.)
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- K. 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.

S/D 99-51 -- One-Step Final Plat of HOLY TEMPLE CGC ADDITION

August 5, 1999 - Page 3

- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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- Q. *Traffic Engineering has required the dedication of an additional 5-ft of right-of-way for the portions of the plat abutting Kansas and Rumsay.*