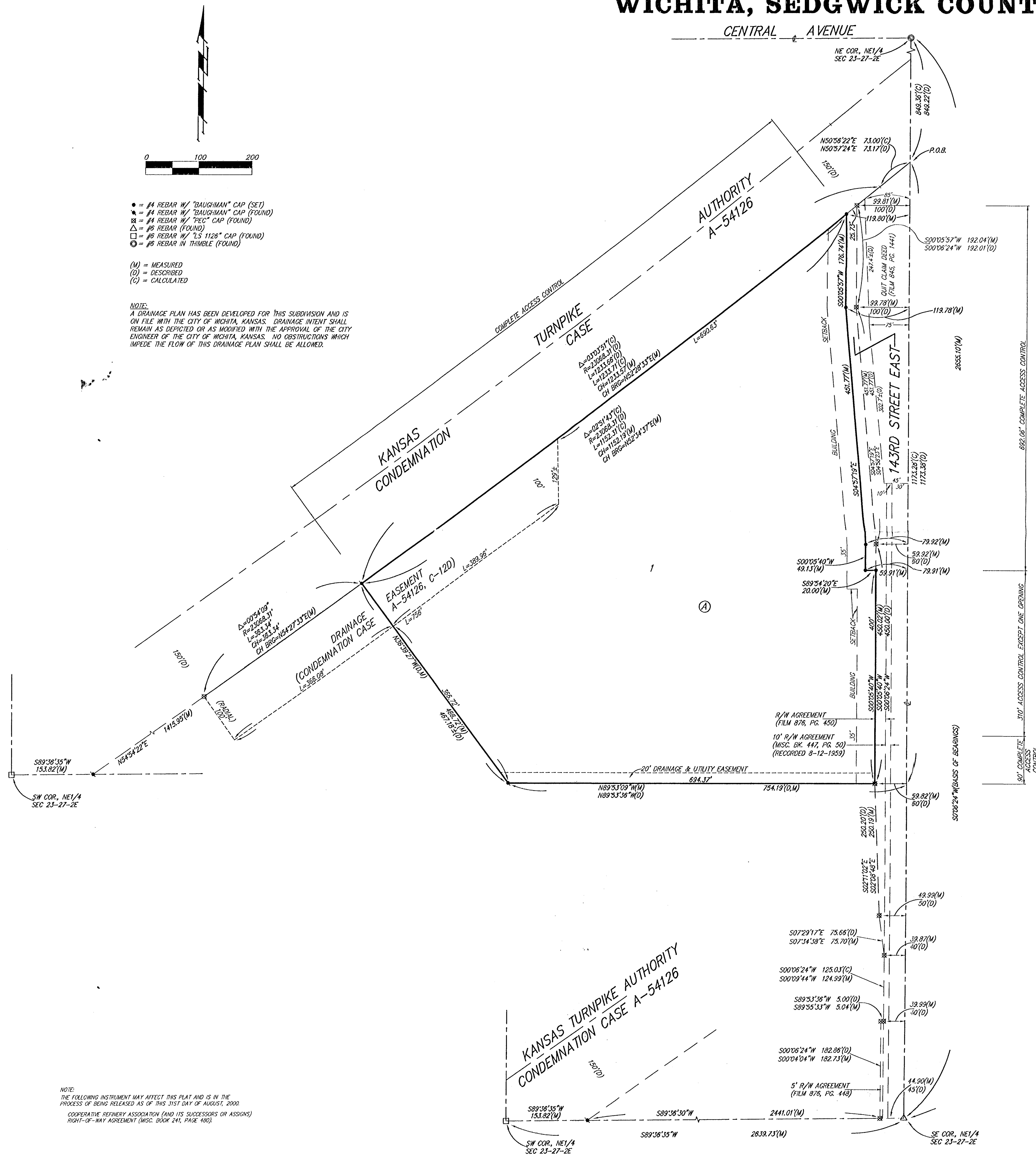


Final tracing
received 9-29-00

METRO EAST BAPTIST CHURCH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ▲ #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ⊗ #4 REBAR W/ "PEC" CAP (FOUND)
- △ #6 REBAR (FOUND)
- #6 REBAR W/ "S 1126" CAP (FOUND)
- #6 REBAR IN THIMBLE (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(C) = CALCULATED

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

NOTE:
THE FOLLOWING INSTRUMENT MAY AFFECT THIS PLAT AND IS IN THE PROCESS OF BEING RELEASED AS OF THIS 31ST DAY OF AUGUST, 2000.
COOPERATIVE REFINERY ASSOCIATION (AND ITS SUCCESSORS OR ASSIGNS) RIGHT-OF-WAY AGREEMENT (MISC. BOOK 241, PAGE 493)

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "METRO EAST BAPTIST CHURCH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the NE 1/4 of Sec. 23, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas described as follows: Commencing at the NE corner of said NE 1/4; thence on an assumed basis of bearing of S00°06'24"W along the east line said NE 1/4, 849.22 feet to the intersection of the southerly right-of-way line of Kansas Turnpike Authority, Condemnation Case A-54126, and for a point of beginning; thence continuing S00°06'24"W along the east line of said NE 1/4, 1173.38 feet; thence N89°53'36"W perpendicular to the east line of said NE 1/4, 754.19 feet; thence N36°39'27"W, 467.18 feet, more or less, to a point on the southerly right-of-way line of Kansas Turnpike Authority, Condemnation Case A-45126; thence northeasterly along said southerly right-of-way line, being a curve to the left, having a radius of 23068.31 feet, a distance of 1233.66 feet to the P.T. of said curve; thence N50°57'24"E, 73.17 feet to the point of beginning, subject to road right-of-way agreement on 143rd Street East (Film 876, Page 450), Quit Claim Deed (Film 845, Page 1441), and right-of-way agreement recorded 8-12-59, (Misc. Book 477, Page 50).

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

Michael G. Conrey
Michael G. Conrey
19-978
KANSAS
LAND SURVEYOR
2000
Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and a Street, to be known as "METRO EAST BAPTIST CHURCH ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 143rd Street East over and across the east line of Lot 1, Block A, are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1, Block A, shall have access to 143rd Street East at one location over the north 310 feet of the south 400 feet of the east line of said Lot 1, Block A, as shall be determined by the City Engineer of the City of Wichita, Kansas.

Metro East Baptist Church, Inc.
Richard D. Crander, President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 19th day of September, 2000, by Richard D. Crander, President of Metro East Baptist Church, Inc., on behalf of the corporation.

Patricia L. Colby, Notary Public
My App't. Exp. 4-15-01

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "METRO EAST BAPTIST CHURCH ADDITION", Wichita, Sedgwick County, Kansas.

The Andover State Bank
Bruce Armstrong, E.V.P.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 21st day of September, 2000, by Bruce Armstrong, Exec. Vice Pres. of The Andover State Bank, on behalf of the bank.

Monica L. Lewis, Notary Public
My App't. Exp. 10-20-2001

This plat of "METRO EAST BAPTIST CHURCH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 19th day of September, 2000.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, and consent is hereby given for the formation of sanitary sewer districts within the boundary of this plat by the Board of County Commissioners as they deem necessary to provide sanitary sewer service to this area, this 19th day of September, 2000.

Bob Knight, Mayor

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 19th day of September, 2000.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 19th day of September, 2000.

James Alford, County Clerk

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 19th day of September, 2000 at 10:00 o'clock A.M. and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy



Wichita-Sedgwick County Metropolitan Area Planning Department

June 15, 2000

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2000-25 -- Final Plat of METRO EAST BAPTIST CHURCH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 2000, 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 9, 2000.

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 Autocad. This will be used by the City and County GIS Departments.

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

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

June 9, 2000

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2000-25 -- Final Plat of METRO EAST BAPTIST CHURCH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 8, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential.
- B. **City Engineering** needs to comment on the need for guarantees or easements. *The Applicant shall provide a guarantee for the extension of City water along the plat's frontage of 143^d St. East.*
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. The Applicant shall provide a letter from the Kansas Turnpike Authority indicating their willingness to accept drainage.*
- F. **County Engineering** needs to comment on the access controls. The plat proposes one access opening along 143^d St. East with 90 feet of complete access control from the south line of the plat. *County Engineering has approved the access controls.*

- G. **County/Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. No improvements are required.
- H. The name of the owner shall be corrected on the owner's signature block.
- I. 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.
- 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 AutoCAD. This will be used by the City and County GIS Department.
- S. County Engineering requests the dedication of 20-ft of additional right-of-way from the concrete drainage structures to the Turnpike and complete access control along this segment.

SUB 2000-25 -- Final Plat of METRO EAST BAPTIST CHURCH ADDITION
June 9, 2000
Page 3

The requested right-of-way has been dedicated.

- T. *City Fire Department has required an emergency access easement unless and until a street is platted adjoining this plat to the south.*

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. Certificates, which are required if petitions are submitted, and forms for the Bond and Irrevocable Letter of Credit are 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, June 15, 2000, at 1:00 p.m.

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



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Neil Sanders, Metro East Baptist Church, 550 N. 159th Street East, Ste. 101, Wichita, KS 67230
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

STAFF REPORT

(Final Plat Approved 6/8/00; Preliminary Plat Approved 4/20/00)

CASE NUMBER: SUB 2000-25 -- METRO EAST BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Metro East Baptist Church Inc., Attn: Neal Sanders, 550 N. 159th St. E., Suite 101, Wichita, KS 67230

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of 143rd St. East and Kansas Turnpike

SITE SIZE: 15 Acres

NUMBER OF LOTS

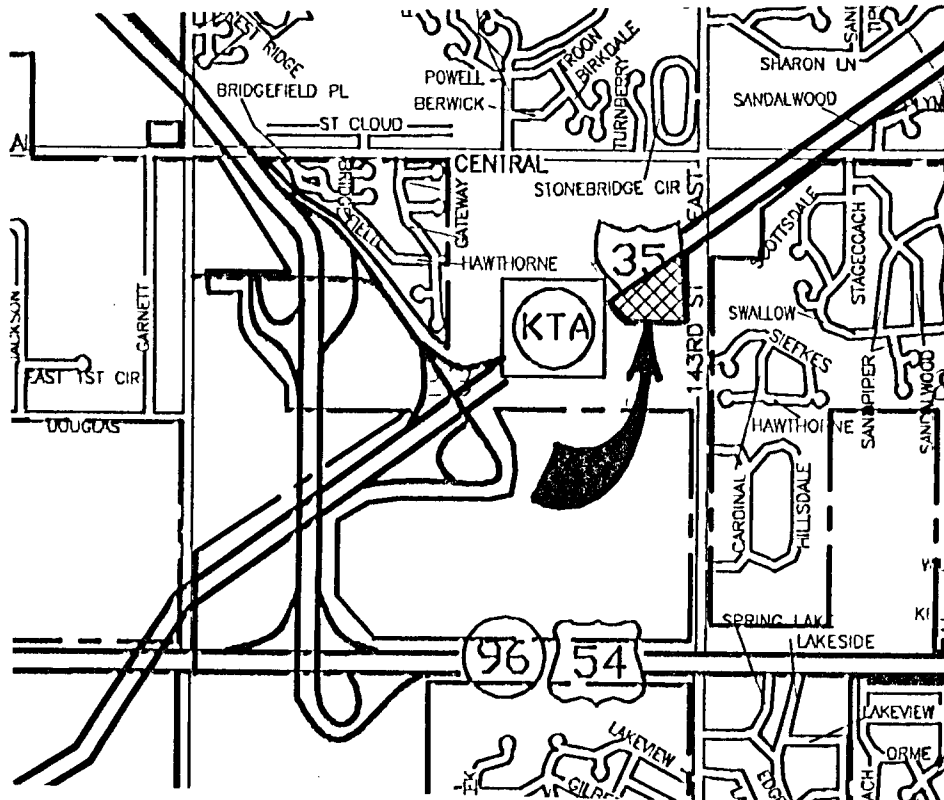
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 15 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: The site is located in the County adjoining Wichita's city limits and annexation will be requested.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential.
- B. **City Engineering** needs to comment on the need for guarantees or easements. *The Applicant shall provide a guarantee for the extension of City water along the plat's frontage of 143^d St. East.*
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- G. **County/Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. *No improvements are required.*
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- I. 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.
- 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.
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Sub 2000-25 – Final Plat of METRO EAST BAPTIST CHURCH ADDITION
June 15, 2000 - Page 3

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✓ The requested right-of-way has been dedicated.

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