

# ST. PETER THE APOSTLE CATHOLIC CHURCH ADDITION SEDGWICK COUNTY, KANSAS

Copied from Tracing  
12/6/96

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed and  
in aforesaid County and State do hereby certify that we have surveyed and  
platted "ST. PETER THE APOSTLE CATHOLIC CHURCH ADDITION",  
Sedgwick County, Kansas, and that the accompanying plat is a true  
and correct exhibit of the property surveyed, described as follows:  
A tract of land in the SW1/4 and the SE1/4 of Sec. 7, Twp. 28-S, R-1-W  
of the 6th P.M., Sedgwick County, Kansas, more particularly described as  
follows: Commencing at the SE Corner of the SE1/4 of said SW1/4, said  
SE Corner also being the SE Corner of Supplemental Plat to Schulte, Sedgwick  
County, Kansas; thence N01°33'26"W along the east line of the SE1/4 of  
said SW1/4, 730 feet to the NE Corner of said Supplemental Plat to Schulte  
and for a point of beginning; thence S89°36'27"W along the north line of  
said Supplemental Plat to Schulte, 622.474 feet; thence N01°33'26"W,  
590 feet to a point on the north line of the SE1/4 of said SW1/4, 156.48 feet  
N89°38'17"E along the north line of the SE1/4 of said SW1/4, 156.48 feet  
to a point 466 feet west of the SE Corner of the NE1/4 of said SW1/4;  
thence N01°07'13"E, 285.02 feet; thence N89°37'34"E, 452.68 feet to a  
point on the east line of the NE1/4 of said SW1/4; thence S01°33'26"E  
along the east line of the NE1/4 of said SW1/4, 285.08 feet to the NW Corner  
of the SW1/4 of said SE1/4; thence N89°58'57"E along the north line of  
the SW1/4 of said SE1/4, 784.89 feet; thence S00°29'09"E parallel with the  
east line of the SW1/4 of said SE1/4, 901.00 feet, more or less, to a point  
on a curve on the north right-of-way of K-42 Highway, thence southwesterly  
on said north right-of-way line on a curve to the left having a central angle  
of 01°01'04" and a radius of 19158.61 feet, an arc distance of 340.29 feet,  
(having a chord length of 340.29 feet bearing S56°37'29"W), to the ESE Corner  
of Lot 1, Block A, Schulte Country Store Addition, Sedgwick County, Kansas;  
thence N01°34'25"W along the east line of said Lot 1, 163.73 feet to the  
NE Corner of said Lot 1; thence continuing N01°34'25"W, 11.80 feet; thence  
S90°W parallel with the south line of the SW1/4 of said SE1/4, 348.98 feet  
to a point 130 feet east of the west line of the SW1/4 of said SE1/4; thence  
N01°33'26"W parallel with the west line of the SW1/4 of said SE1/4, 515.17 feet;  
thence S90°W parallel with the south line of the SW1/4 of said SE1/4, 130 feet  
to a point on the west line of the SW1/4 of said SE1/4; thence S01°33'26"E  
along the west line of the SW1/4 of said SE1/4, 216 feet to the point of  
beginning.

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

Gregory F. Severns  
11-19-96 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 to be known as "ST. PETER THE APOSTLE  
CATHOLIC CHURCH ADDITION", Sedgwick County, Kansas. The utility  
easements are hereby granted as indicated for the construction  
and maintenance of all public utilities. All abutters rights of access  
to or from K-42 Highway over and across the southeast line of Lot 1  
are hereby granted to the appropriate governing body provided, however,  
that said Lot 1 shall have access to K-42 Highway at one location as  
shall be determined by the Engineer for the appropriate governing body.

Catholic Diocese of Wichita

Eugene J. Gerber, PRESIDENT

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 22<sup>nd</sup> day of NOVEMBER, 1996, by  
EUGENE J. GERBER, PRESIDENT of the Catholic Diocese of  
Wichita, on behalf of the Diocese.

Claudine H. Wald, Notary Public

This plat approved and all dedications  
shown hereon accepted by the Board of Commissioners of  
Sedgwick County, Kansas, this \_\_\_ day of \_\_\_, 1996.

Thomas G. Winters, Chairman  
Melody Miller, Chair Pro-Tem  
Betsy Gwin, Commissioner  
Paul W. Hancock, Commissioner  
Mark F. Schroeder, Commissioner  
Susan E. Crockett-Spoon, County Clerk

This plat of "ST. PETER THE APOSTLE  
CATHOLIC CHURCH ADDITION" Sedgwick County, Kansas has  
submitted to and approved by the Wichita, Sedgwick County  
Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 23<sup>rd</sup> day of November, 1996.  
Wichita-Sedgwick County Metropolitan Area Planning Commission



John C. Fry, Chairman  
Marvin S. Krout, Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_ day of \_\_\_, 1996.

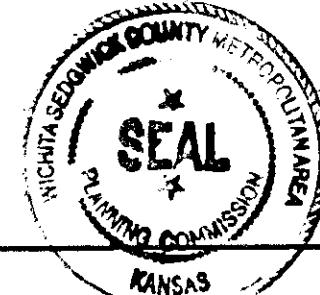
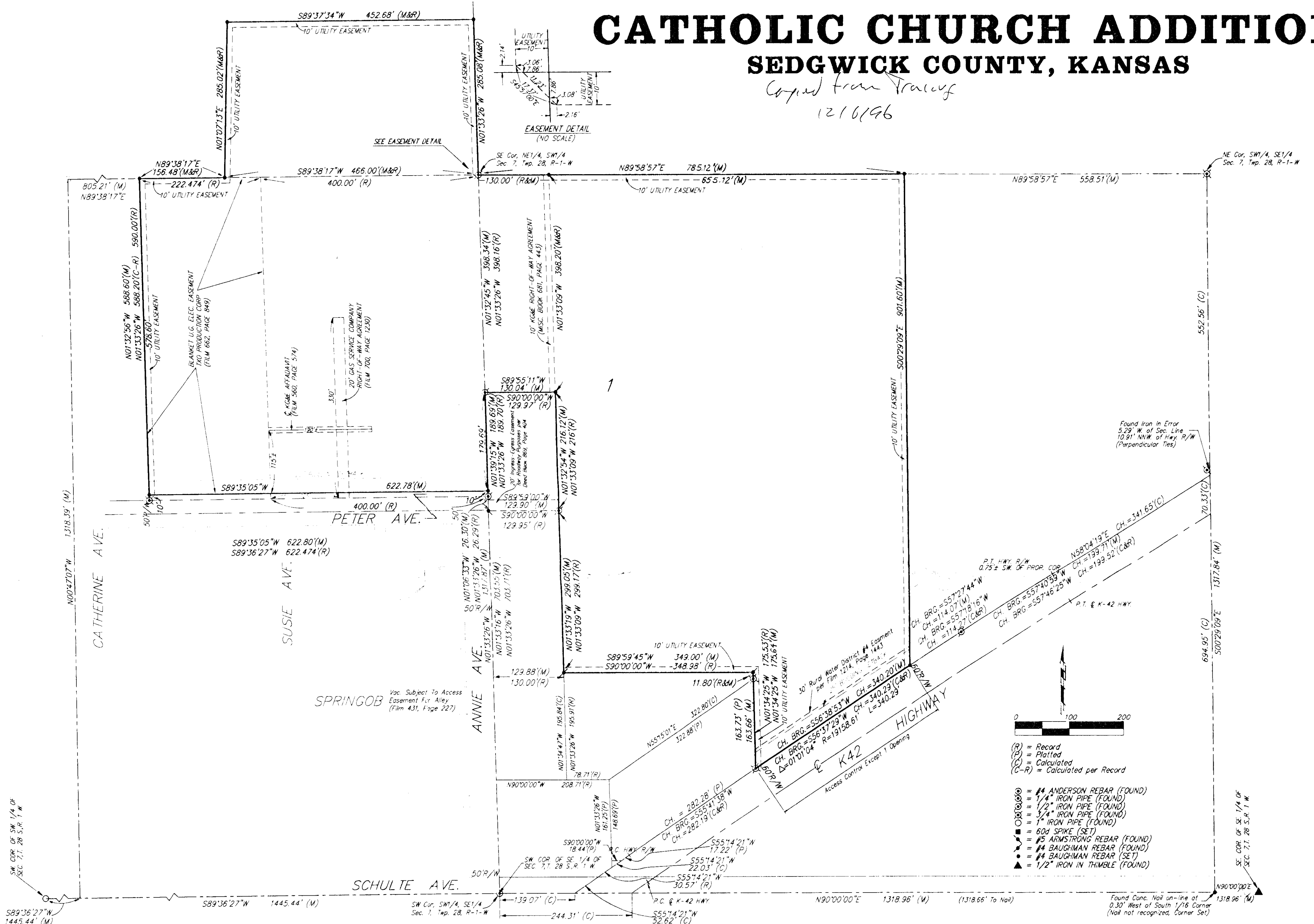
Bob Knight, Mayor  
Pat Burnett, City Clerk

Entered on transfer record this \_\_\_ day  
of \_\_\_, 1996.

Susan E. Crockett-Spoon, County Clerk

State of Kansas) SS This is to certify that this plat has been  
filed for record in the office of the Register of Deeds, this \_\_\_ day  
of \_\_\_, 1996, at \_\_\_ o'clock \_\_\_ M.; and is duly  
recorded.

Pat Kettler, Register of Deeds  
Ed Resa, Deputy



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

November 14, 1996

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

Re: S/D 96-75 ST. PETER THE APOSTLE CATHOLIC CHURCH ADDITION (One Step Combined Preliminary-Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 1996, 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 November 7, 1996.

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 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.

Please call if you have any questions.

Sincerely,

  
Don Losew  
Senior Planner

DL:rh

cc: Attn: Fr. Spexarth, St. Peter's Church, 335 N. Annie, Schulte, KS 67215  
Mike Lindebak, City Engineer



# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1628  
(316) 268-4421  
FAX (316) 268-4390

November 7, 1996

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

Re: S/D 96-75 ST. PETER THE APOSTLE CATHOLIC CHURCH ADDITION (One Step Combined Preliminary-Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 7, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is 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 and water wells. A memorandum shall be obtained specifying approval. As noted by County Health, this site has been permitted through the State and any subsequent approvals will also need to be obtained through the State.

Also as noted by Health, the applicant shall submit to the Health Department an agreement to waive the distance requirements for a lagoon east of this site.

- B. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine the need for petitions, for the future extension of sewer and water. If petitions are required, a Certificate of Petitions shall also be submitted.
- C. The final plat tracing shall dedicate 10 additional feet of right-of-way for Peter Avenue adjacent to this plat.
- D. Prior to this plat being forwarded to the City Council for review, the applicant shall provide documentation or a letter from KDOT indicating that this site has the right to an access opening to K-42 as is being indicated by this plat. If no such access is being allowed, the final plat tracing shall indicate complete access control.
- E. A platting binder has not yet been received for this site and this plat will be subject to review of such platting binder and any relevant conditions found by such review.

November 7, 1996

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- F. The applicant shall submit an navigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- 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. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- M. As noted by KG&E-Gas, the final plat shall provide an easement for their existing facilities or arrangements shall be made to relocate these facilities. If relocation is involved, the applicant shall submit to Planning, from KG&E, a letter noting that satisfactory arrangements have been made for any such relocations.

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 on Thursday, November 14, at 1:30 p.m. If you have any questions concerning this matter, please call.

S/D 96 - 75 - One Step Combined  
CHURCH ADDITION

November 7, 1996

Page 3

liminary Final Plat ST. PETER TH .POSTLE CATHOLIC

Sincerely,

A handwritten signature in black ink that reads "Don Losew". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Attn: Fr. Spexarth, St. Peter's Church, 335 N. Annie, Schulte, KS 67215  
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

November 14, 1996

STAFF REPORT

(One Step Combined Preliminary-Final Plat Approved 11/7/96)

**CASE NUMBER:** S/D 96- 75 - ST. PETER THE APOSTLE CATHOLIC CHURCH ADDITION

**OWNER/APPLICANT:** Attn: Fr. Spexarth, St. Peter's Church, 335 N. Annie, Schulte, KS 67215

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

**LOCATION:** North of K-42 (MacArthur) and west of Maize Road

**SITE SIZE:** 26.7 Acres

**NUMBER OF LOTS**

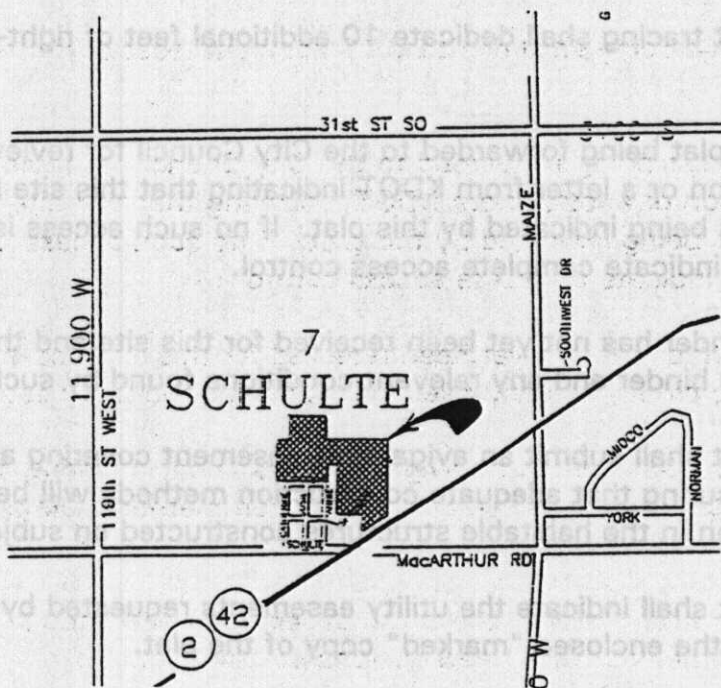
- Residential: 1
- Office:
- Commercial:
- Industrial:
- Total: 1

**MINIMUM LOT AREA:** 26.7 Acres

**CURRENT ZONING:** "SF-20"

**PROPOSED ZONING:**

**VICINITY MAP:**



FILE COPY

NOTE: This plat is being submitted as a one-step, preliminary-final plat. The site is in the County, west of Wichita and adjacent to the unincorporated town of Schulte. Significant development (a Church and related structures) already occupies a portion of the property included in this proposed plat. The plat is being done to apparently allow for a planned expansion involving a free standing structure in an area east of the existing facilities. A large lagoon presently serves the site and it has been indicated that the applicant proposes that the new structure also use the same lagoon.

The area of Schulte was platted in 1906 and replatted again in 1908. Streets dedicated by those plats, such as Peter Ave. adjacent to this plat, were dedicated with only 50 foot rights-of-way. While these local streets in Schulte appear to be the present means of access for the site, this plat is indicating an area of frontage along K-42 with a point of "proposed" access.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is 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 and water wells. A memorandum shall be obtained specifying approval. As noted by County Health, this site has been permitted through the State and any subsequent approvals will also need to be obtained through the State.

Also as noted by Health, the applicant shall submit to the Health Department an agreement to waive the distance requirements for a lagoon east of this site.

- B. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine the need for petitions, for the future extension of sewer and water. If petitions are required, a Certificate of Petitions shall also be submitted.
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- E. A platting binder has not yet been received for this site and this plat will be subject to review of such platting binder and any relevant conditions found by such review.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
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S/D 96-75 - One Step Combined Preliminary-Final Plat of ST. PETER THE APOSTLE CATHOLIC CHURCH ADDITION

November 14, 1996 - Page 3

- ~~A.~~ 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.)
- ~~J.~~ 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.~~ 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- ~~K.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ~~L.~~ Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- M. As noted by KG&E-Gas, the final plat shall provide an easement for their existing facilities or arrangements shall be made to relocate these facilities. If relocation is involved, the applicant shall submit to Planning, from KG&E, a letter noting that satisfactory arrangements have been made for any such relocations.