

ELPYCO CHURCH OF CHRIST ADDITION

SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Boughman Company P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have
aforesaid county and state do hereby certify that we have
surveyed and platted, "ELPYCO CHURCH OF CHRIST ADDITION",
Sedgwick County, Kansas and that the accompanying plat is a
true and correct exhibit of the property surveyed described as
follows: A tract in the S.E. 1/4 of Sec. 15, Twp. 27-S, R-2-E
of the 6th P.M., Sedgwick County, Kansas, described as beginning
at the S.E. Corner of the north 20 Acres of said S.E. 1/4; thence
south along the east line of said S.E. 1/4 to the S.E. Corner of
the north 100 Acres of said S.E. 1/4; thence west parallel with
the north line of said S.E. 1/4 to the easterly right-of-way line
of K-96 as condemned in Case 88C-4045; thence northwesterly
along said K-96 to the south line of the north 20 Acres of said
S.E. 1/4; thence east to beginning, EXCEPT the north 500 feet
thereof, and EXCEPT the east 50 feet thereof for street.

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


Steven L. Willett Date _____ Surveyor
Steven L. Willett

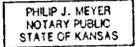
Know all men by these presents that we,
the undersigned owner, have caused the land described in the surveyors
certificate to be platted into a Lot and a Street to be known as "ELPYCO
CHURCH OF CHRIST ADDITION", Sedgwick County, Kansas. The utility
easement is hereby granted as indicated for the construction and main-
tenance 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
K-96 (Condemnation Case 88C-4045) over and across the west line
and south line of Lot 1 are hereby granted to the appropriate governing
body. All abutters rights of access to or from 127th Street East over
and across the east line of Lot 1 are hereby granted to the appropriate
governing body provided, however, that Lot 1 shall have access to
127th Street East at 2 locations as shall be determined by the Engineer
of the appropriate governing body.

Elpyco Street Church of Christ, a Kansas Religious Corporation

Jerry L. Stumpff Elder/Trustee
Jerry L. Stumpff

State of Kansas) SS The foregoing instrument acknowledged
Sedgwick County) before me, this 13TH day of DECEMBER, 1994, by Jerry L. Stumpff
Elder/Trustee of Elpyco Street Church of Christ, a Kansas Religious
Corporation, on behalf of the corporation.

My appointment Expires 5/5/97

 Philip J. Meyer Notary Public
Philip J. Meyer

This plat of "ELPYCO CHURCH OF CHRIST ADDITION",
Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.

Dated this 17th day of November, 1994
Wichita-Sedgwick County Metropolitan Area
Planning Commission.

John W. McKay, Jr. Chairman
John W. McKay, Jr.
Marvin S. Krout Secretary
Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of
Wichita, Kansas, this _____ day of _____, 1995

Elma Broadfoot Mayor

Pat Burnett City Clerk

This plat approved and all dedications
shown hereon accepted by the board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____, 1995

Betsy Gwin Chair

Andrew L. Bias Chairman Pro-Tern

Paul W. Hancock Commissioner

Thomas G. Winters Commissioner

Mark F. Schroeder Commissioner

Susan E. Crockett-Spoon County Clerk

Entered on transfer record this _____ day
of _____, 1995

Susan E. Crockett-Spoon County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds,
this _____ day of _____, 1995
at _____ o'clock _____ M, and is duly recorded.

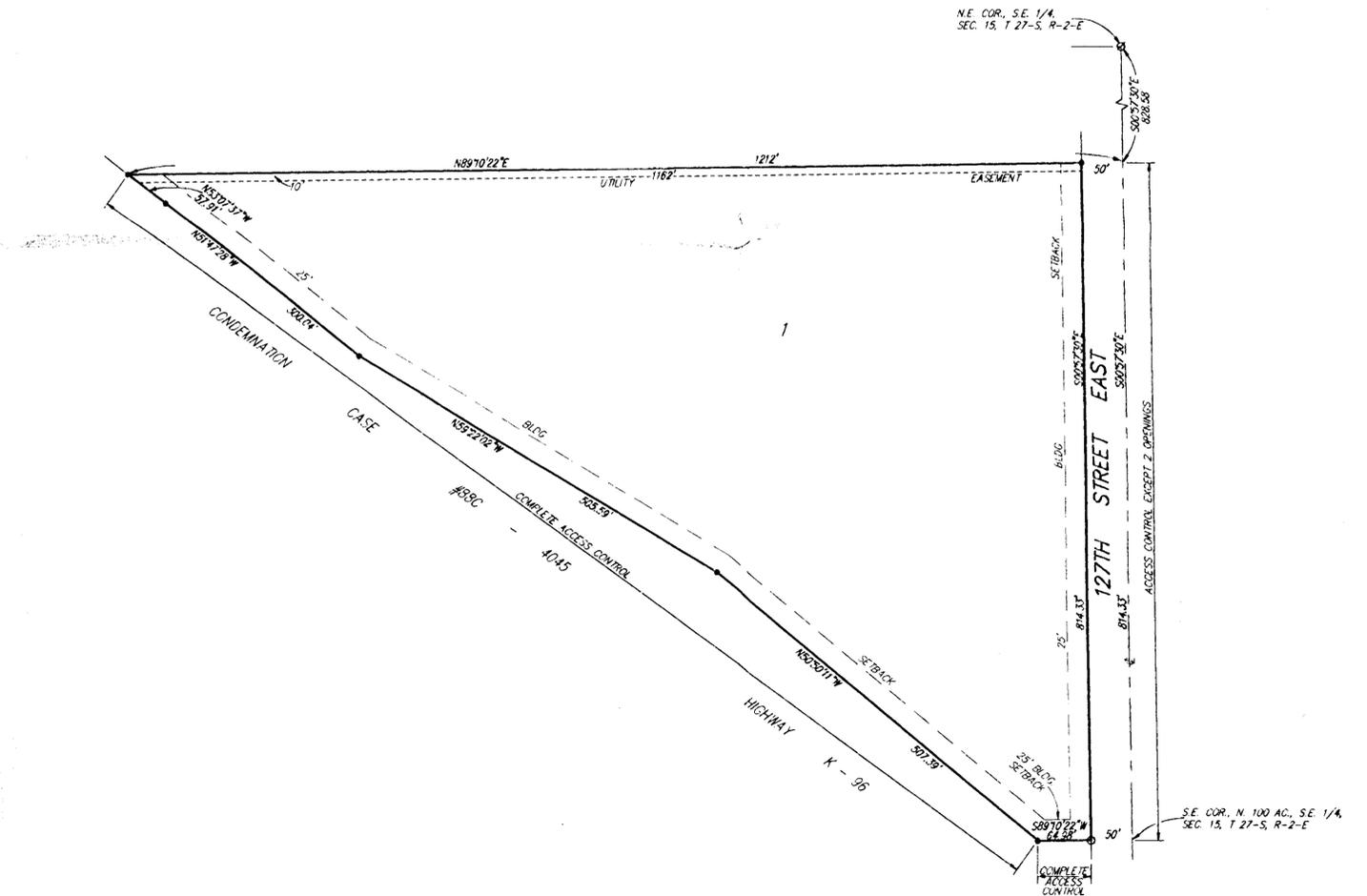
Pat Keltner Register of Deeds

Ed Resa Deputy



1" = 100'

● = 1/2" IRON W/ "BAUQUIMAN" CAP (S&I)
○ = 1/2" IRON PIPE (FOUND)
⊗ = 3/4" IRON PIPE (FOUND)



Copied from
Tracing 12/29/94



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421

November 17, 1994

Baughman Company, P. A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-70 ELPYCO CHURCH OF CHRIST ADDITION - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on November 17, 1994, 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 10, 1994.

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 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: Elpyco Church of Christ, Attn: Bob Rives, 1739 Elpyco, Wichita, KS 67218
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Jim Weber, P.E., County Dept. Public Works, 1250 South Seneca, Wichita, KS 67213
Mike Lindebak, City Engineer

NOV 21 1994



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

November 10, 1994

Baughman Company, P.A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-70 ELPYCO CHURCH OF CHRIST ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 10, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ~~A.~~ ^{so} A City water line exists in 127th Street which will provide water service for this one-lot plat. However, at the time of site development, additional water service for fire protection (fire hydrant) may be required. An outside-the-City water service application and associated restrictive covenant shall be submitted prior to the plat being scheduled for governing body review.
- ~~B.~~ ^{County} This property is within the 4-Mile Creek Sewer District. The applicant shall guarantee extension of sanitary sewer to serve the site. This will be a County guarantee.
- ~~C.~~ Prior to submitting the final plat, the applicant was to meet with County Engineering to determine where the sanitary sewer will come into this site and what sewer easements may be needed. The applicant shall plat any needed on-site easements and if required obtain and submit to County Engineering any needed off-site easements.
- ~~D.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ~~E.~~ As noted by the platting binder, a Cooperative Refinery Association Pipeline Easement may be located on this site. If such easement is located on this plat, the following conditions shall apply:
 - ~~1.~~ The applicant shall submit a copy of the instrument which establishes the Cooperative Refinery Association Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the

THE COUNTY

pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

- NA 2
- 3
- F. 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.
 - G. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr.
 - H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - I. Recording of the plat within 30 days after approval by the City Council.
 - 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.

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 17, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Elpyco Church of Christ, Attn: Bob Rives, 1739 Elpyco, Wichita, KS 67218
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Jim Weber, P.E., County Dept. Public Works, 1250 South Seneca, Wichita, KS 67213
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

November 17, 1994

STAFF REPORT

(Final Plat Approved 11/10/94, Preliminary Plat Approved 9/15/94)

CASE NUMBER: S/D 94-70 ELPYCO CHURCH OF CHRIST ADDITION

OWNER/APPLICANT: Elpyco Church of Christ, Attn: Bob Rives, 1739 Elpyco, Wichita, KS 67218

SURVEYOR/ENGINEER: Baughman Company, P.A., c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: West side of 127th Street East in an area north of Central

SITE SIZE: 11.25 Acres

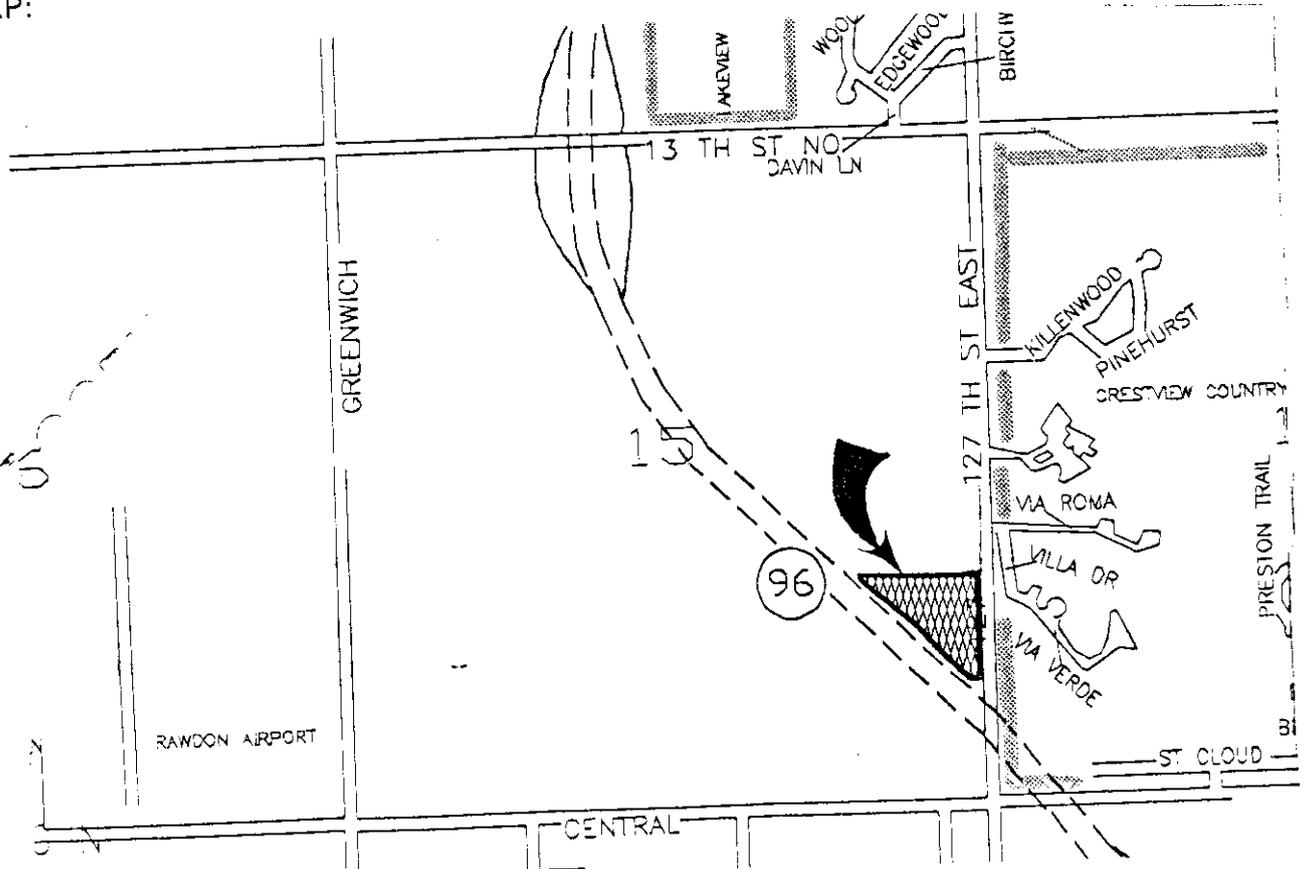
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 11.25 Acres

CURRENT ZONING: "R-1"

VICINITY MAP:



STAFF COMMENTS:

- A. A City water line exists in 127th Street which will provide water service for this one-lot plat. However, at the time of site development, additional water service for fire protection (fire hydrant) may be required. An outside-the-City water service application and associated restrictive covenant shall be submitted prior to the plat being scheduled for governing body review.
- B. This property is within the 4-Mile Creek Sewer District. The applicant shall guarantee extension of sanitary sewer to serve the site. This will be a County guarantee.
- C. Prior to submitting the final plat, the applicant was to meet with County Engineering to determine where the sanitary sewer will come into this site and what sewer easements may be needed. The applicant shall plat any needed on-site easements and if required obtain and submit to County Engineering any needed off-site easements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As noted by the platting binder, a Cooperative Refinery Association Pipeline Easement may be located on this site. If such easement is located on this plat, the following conditions shall apply:
 1. The applicant shall submit a copy of the instrument which establishes the Cooperative Refinery Association Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
 2. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
 3. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- F. 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.
- G. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- 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.