

OFFICE COPY
DO NOT REMOVE

NORTHWEST CHRISTIAN CHURCH ADDITION

TO WICHITA, SEDGWICK CO., KS.

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

Dated this _____ day of _____, 1992.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Christopher J. Goebel

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1992.

_____, Mayor
Bob Knight

_____, Deputy City Clerk
Pat Burnett

This plat has been approved and all dedications shown thereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1992.

_____, Chairman
Betsy Gwin

_____, Chairman Pro-tem
Mark F. Schroeder

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Billy Q. McCray

Attest: _____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1992.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Entered on transfer record this _____ day of _____, 1992

_____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1992, before me, a Notary Public in and for said State and County, came Michael G. Kelley and Donna Marceil Kelley, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
Nancy K. Claassen

My Commission Expires _____

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/6/92 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/7/92

FINAL PLAT

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "NORTHWEST CHRISTIAN CHURCH ADDITION", Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth on the accompanying plat and described as follows: Beginning at the Southeast Corner of the West 1/2 of the Southeast 1/4 of Section 6, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence West along the South line of said Southeast 1/4 with an assumed bearing of N. 90° 00'00" W., a distance of 427.00 feet; thence N. 01°20'39" E., parallel with the East line of said West 1/2 of said Southeast 1/4, a distance of 552.86 feet; thence N. 89°48'35" W., parallel with the North line of said Southeast 1/4, a distance of 23.00 feet; thence N. 01°20'39" E., a distance of 520.00 feet; thence S. 89°48'35" E., parallel with the North line of said Southeast 1/4, a distance of 450.00 feet to a point in the East line of the West 1/2 of said Southeast 1/4; thence S. 01°20'39" W., a distance of 1071.45 feet to the point of beginning, except the South 80.00 feet thereof.

Don C. Moehring II _____ Surveyor

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's certificate, have caused the same to be surveyed and platted into a Lot and a Block, to be known as "NORTHWEST CHRISTIAN CHURCH ADDITION", Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to or from 21st Street, over and across the South line of Lot 1, Block A, are hereby granted to the appropriate governing body, provided however, that Lot 1, Block A, shall have access to 21st Street at two locations, to be determined by the appropriate Engineer.

NORTHWEST CHRISTIAN CHURCH

_____, President
Richard A. Ewoldfen

_____, Secretary
Arlyn J. Smith

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

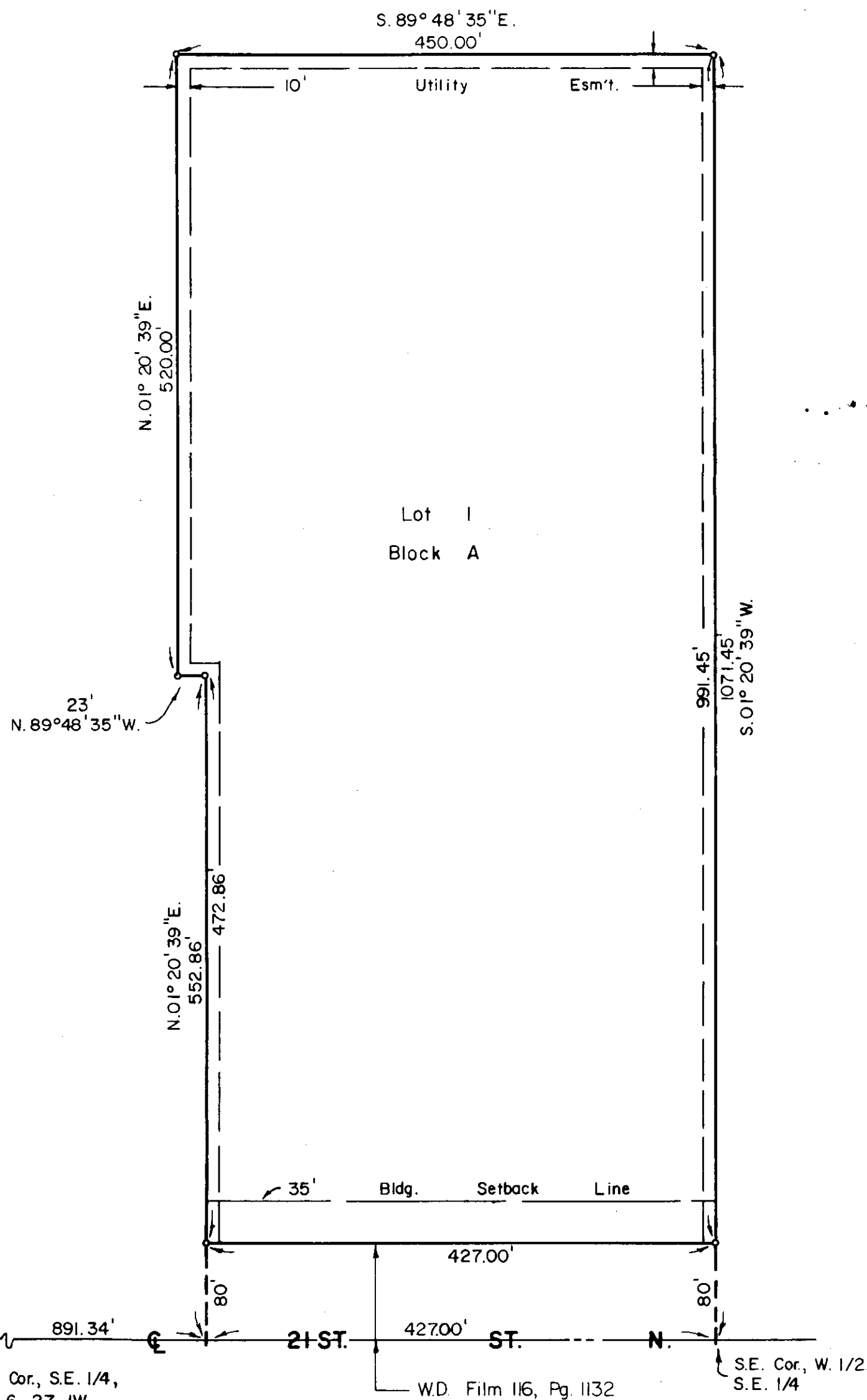
Be it remembered that this _____ day of _____, 1992, before me, a Notary Public in and for said State and County, came Northwest Christian Church, a Corporation by Richard A. Ewoldfen, President and Arlyn J. Smith, Secretary, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
Sondra Brand

My Commission Expires _____

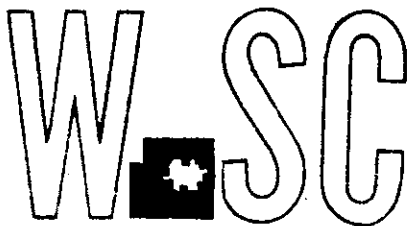
We the undersigned, mortgagee on the above described property, do hereby consent to the plat of "NORTHWEST CHRISTIAN CHURCH ADDITION".

Michael G. Kelley _____ Donna Marceil Kelley _____



S.W. Cor., S.E. 1/4, Sec. 6-27-1W. W.D. Film 116, Pg. 1132 S.E. Cor., W. 1/2, S.E. 1/4

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 17, 1992

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 92-32 NORTHWEST CHRISTIAN ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 13, 1992, 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 7, 1992.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Northwest Christian Church, c/o Mr. Ed Painter, 1749 N.
Parkdale, Wichita, KS 67212
Mike Lindebak, City Engineer

submitted.

- I. 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.
- 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.
- 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.

Note: This plat has been submitted in final form only.

August 13, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-32 - NORTHWEST CHRISTIAN CHURCH ADDITION.

OWNER/APPLICANT: Northwest Christian Church, c/o Mr. Ed Painter

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS. 67211

LOCATION: North of 21st Street & West of Maize Road.

SITE SIZE: 9.99 Acres

NUMBER OF LOTS

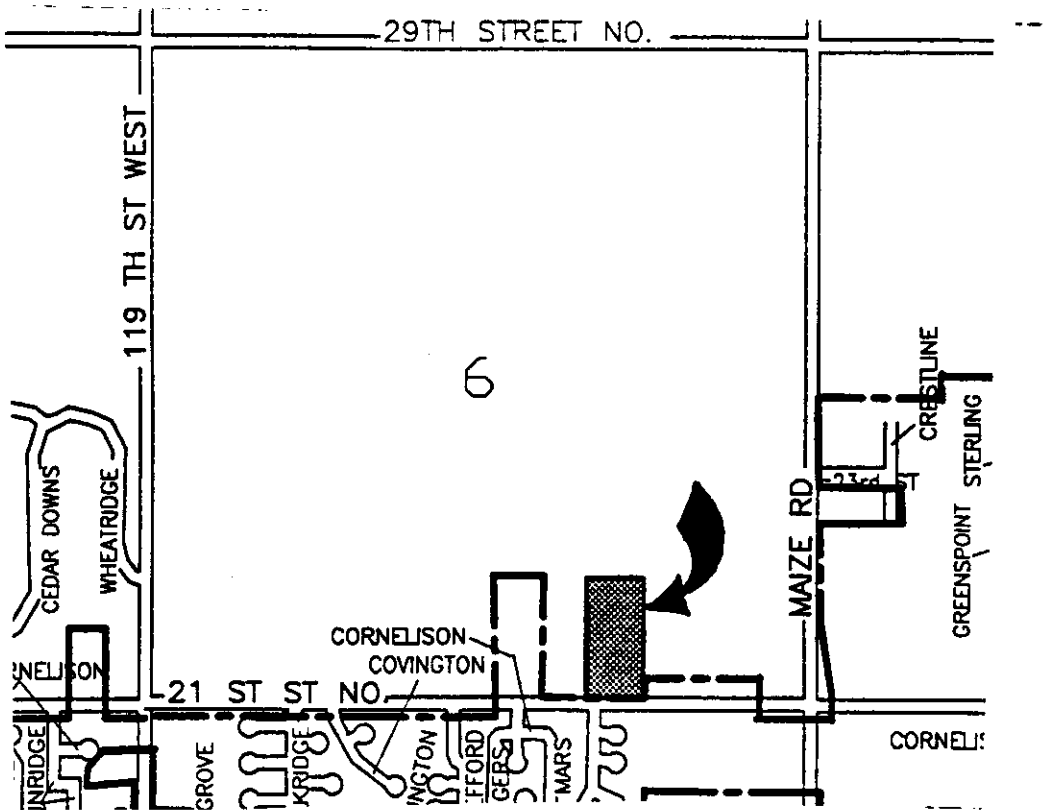
Residential:	1 (Church)
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 8.99 Acres .

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:

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NOTE: This site is in the County but is adjacent on the east and south to Wichita's City limits. A number of plats have been approved recently both north and south of 21st St. North with requirements to guarantee the extension of sanitary sewer. However, no such extension has yet been made, with on-site temporary sewer being allowed instead.

The pattern of development and property ownership in the quarter section in which this plat is located is also becoming somewhat awkward in terms of how public access can be provided in the future. Long, narrow residential tracts to the west and platted lots to the east are being allowed with no public access into this quarter section from 21st St. North being obtained.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve this site.
- B. In accordance with a recent plat approved to the west of this site, a 20-foot easement adjacent to 21st St. North is required for the future extension of sewer.
- C. The applicant shall obtain by separate instrument the off-site drainage easement required on property to the east.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If temporary on-site facilities for sanitary sewer and water are allowed for this site, Health Department (or KDHE) approval for such facilities will be required. A memorandum will need to be provided to Planning indicating approval for such facilities at this site.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, access control except for two openings being dedicated to 21st St. by this plat shall be shown in the face of the plat.
- H. Since this plat is adjacent to the City of Wichita and is anticipated to use City of Wichita facilities, the applicant shall request, prior to this plat being scheduled for City Council review, that this site be annexed to the City of Wichita. Upon annexation the site will take on City zoning ("AA" one-family) equivalent to the present County zoning classification.
- I. The applicant's agent is reminded that the platting binder is required to be submitted at the same time that the final plat is