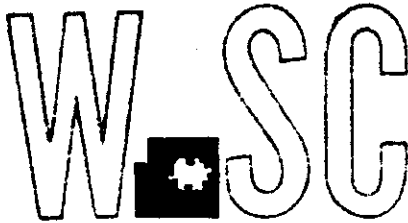


WICHITA — SEDGWICK CO., KY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 16, 1991

Don Moehring
Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 91-32 (Final Plat) East Side Baptist Church Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on August 15, 1991, 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 9, 1991.

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.

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.

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

cc: East Side Baptist Church of Wichita, 2035 Rosalie, Wichita,
KS 67207

Harlan Foraker, County Engineering

FILE COPY

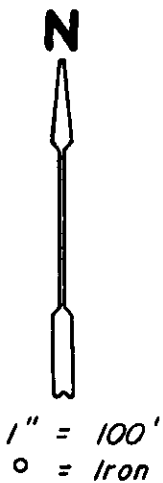
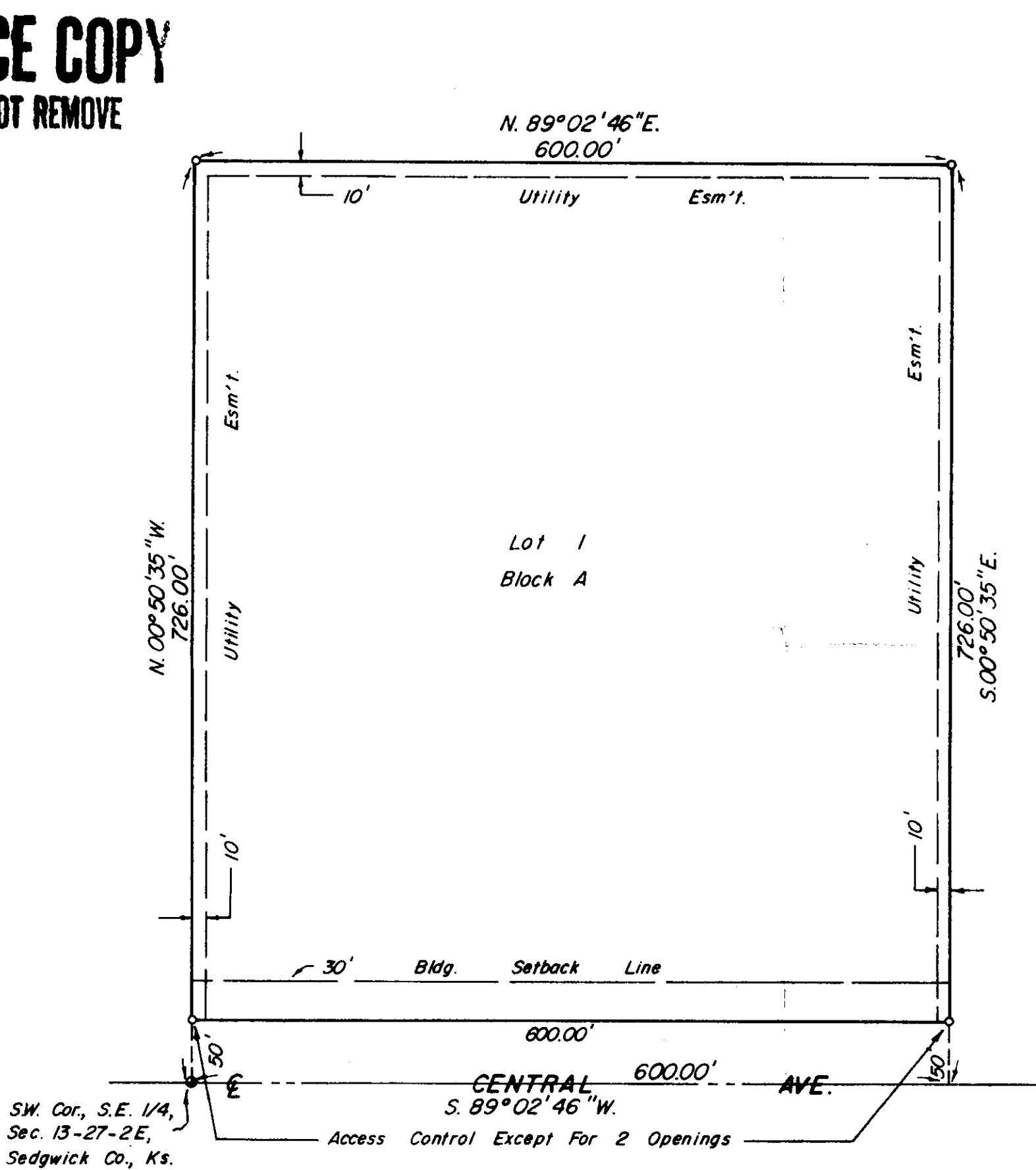
FINAL PLAT

EAST SIDE BAPTIST CHURCH ADDITION

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/8/91 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 8/8/91

OFFICE COPY
DO NOT REMOVE



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 "EAST SIDE BAPTIST CHURCH ADDITION", Sedgwick County, Kansas, into a Lot, Block and a Street, the same being accurately set forth on the accompanying plat and described as the South 726.00' of the West 600.00' of the SW 1/4 of the SE 1/4 of Sec. 13, T27S, R2E of the 6th P.M., Sedgwick County, Kansas.

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, a Block and a Street, to be known as "EAST SIDE BAPTIST CHURCH ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. 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 Central Avenue, 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 Central Avenue at two locations, to be determined by the appropriate Engineer.

EAST SIDE BAPTIST CHURCH OF WICHITA, INC.

Jerry E. Snyder Board of Trustees Chairman

Douglas A. Nuzum Trustee

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this day of 1991, before me, a Notary Public in and for said State and County, came East Side Baptist Church of Wichita, Inc. by Jerry E. Snyder, Chairman, Board of Trustees and Douglas A. Nuzum, Trustee, on behalf of the Corporation, 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 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.

Connie L. Griffith Notary Public

My Commission Expires

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

Dated this day of 1991.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

George Sherman Chairman

Marvin S. Krout Secretary

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 1991.

Bob Knight Mayor

Pat Burnett Deputy City Clerk

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this day of 1991.

Billy Q. McGray Chairman

Betsy Gwin Chairman Pro-tem

Paul W. Hancock Commissioner

Bernard A. Hentzen Commissioner

Mark F. Schroeder Commissioner

Attest: Don Wright County Clerk

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 1991.

Pat Kettler Register of Deeds

Ed Resa Deputy

Entered on transfer record this day of 1991.

Don Wright County Clerk

STAFF COMMENTS:

- A. As indicated by County Engineering, this site has access to an existing sanitary sewer line and needs to guarantee the extension of this sewer line to the site being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. 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.
- E. 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.
- F. The applicant's surveyor has indicated that a preliminary sketch has been prepared which shows future plans for residential development in the area surrounding this site and that development will provide needed public access for the area rather than requiring this plat to dedicate right-of-way for such future public access. The applicant shall submit a copy of sketch for this plat's file.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-4

August 15, 1991

STAFF REPORT
(Final Plat Approved 8/8/91,
Preliminary Plat Approved 7/11/91)

CASE NUMBER: S/D 91-32 - EAST SIDE BAPTIST CHURCH ADDITION

OWNER/APPLICANT: East Side Baptist Church of Wichita, 2035
Rosalie, Wichita, KS 67207

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic,
Wichita, KS 67207

LOCATION: North side of Central - 1/2 mile west of 159th
St. East.

SITE SIZE: 10 Acres

NUMBER OF LOTS
Residential: 1 (Church)
Office:
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 435,600 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:

