

STAFF COMMENTS:

- A. The applicant shall guarantee the paving and construction of the cul-de-sac for Fox Run along the south property line, which emanates from the Harrison Park Addition.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit a copy of the instrument which establishes the Williams Natural Gas Company and Beech Aircraft Corp. Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipelines by researching the text of the pipeline agreements.
- D. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- 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 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.
- 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.

AGENDA ITEM NO. 2-4

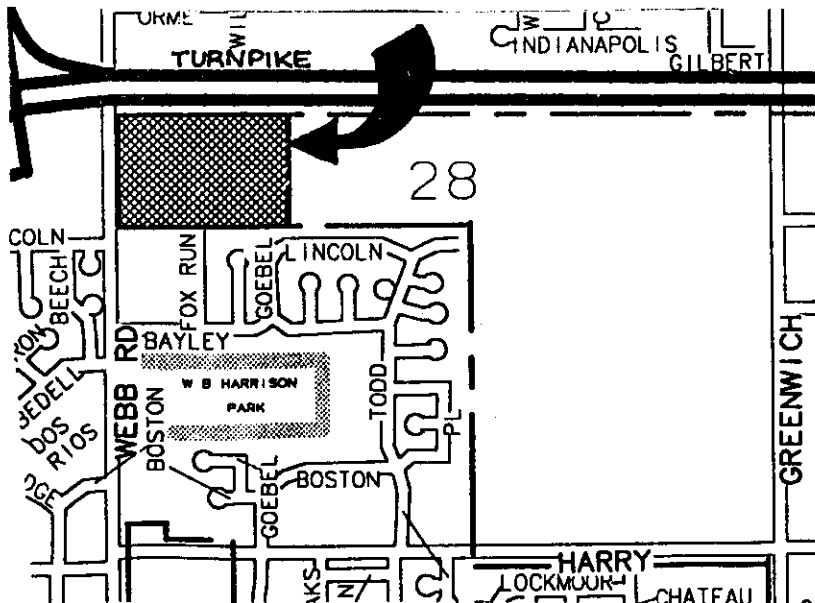
March 28, 1991

STAFF REPORT

(Final Plat Approved 3/21/91,
Preliminary Plat Approved 1/24/91)

<u>CASE NUMBER:</u>	S/D 91-5 - FIRST ASSEMBLY OF GOD ADDITION
<u>OWNER/APPLICANT:</u>	First Assembly of God, 1144 S. Main, Wichita, KS 67213
<u>SURVEYOR/ENGINEER:</u>	Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
<u>LOCATION:</u>	East side of Webb Road, south of Kansas Turn- pike.
<u>SITE SIZE:</u>	27.3 Acres
<u>NUMBER OF LOTS</u>	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
<u>MINIMUM LOT AREA:</u>	27.09 Acres
<u>CURRENT ZONING:</u>	"AA" One Family Dwelling

VICINITY MAP:



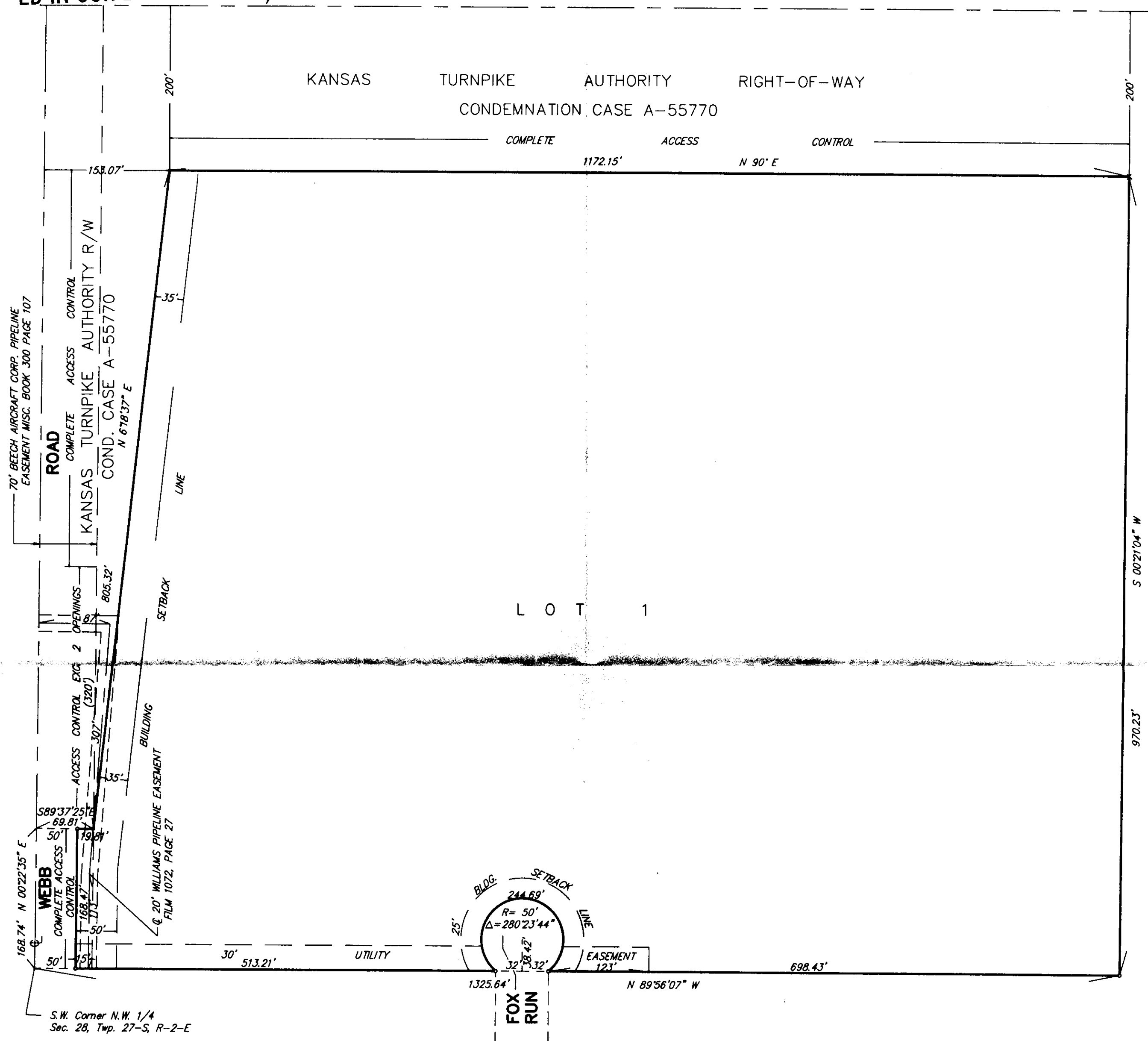
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DO NOT REMOVE

FINAL PLAT

FIRST ASSEMBLY OF GOD ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/21/91 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/22/91

WICHITA, SEDGWICK COUNTY, KANSAS



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 "FIRST ASSEMBLY OF GOD ADDITION," Wichita, Sedgwick
County, Kansas, and that the accompanying plat is a true and cor-
rect exhibit of the property surveyed described as the W.1/2 of the
N.W.1/4 of Sec. 28, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick
County, Kansas, except that part condemned for Kansas Turnpike in
Case #A-55770 and except that part lying north of said Kansas
Turnpike.

Any existing public easements or dedications are hereby vacated
by virtue of K.S.A. 12-512 (b).

Date

Gregory F. Severns Surveyor

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into a lot and streets to be known as
"FIRST ASSEMBLY OF GOD ADDITION," Wichita, Sedgwick County, Kan-
sas. The streets are hereby dedicated to and for the use of the
public. The utility easement is hereby granted as indicated for the
construction and maintenance of all public utilities. All abutters
rights of access to or from Webb Road over and across the west
line of said Lot 1 and to or from the Kansas Turnpike over and
across the north line of said Lot 1 are hereby granted to the City
of Wichita, provided however; that Lot 1 shall have 2 points of ac-
cess to Webb Road within the north 320 feet of the south 488.74
feet thereof, as shall be determined by the City Engineer of the City
of Wichita.

First Assembly of God Church of Wichita, Kansas, Inc.

Dean McCormick	Chairman	Ron Plinsky	Trustee
Calvin Kruger	Trustee	Mike Dorsey	Trustee
Bob Morton	Trustee	Del Staley	Trustee
Ron Swinger	Trustee	John Germes	Trustee

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this ____ day of ____ 1991, by Dean McCormick,
Chairman, and by Ron Plinsky, Calvin Kruger, Mike Dorsey, Bob Morton,
Del Staley, Ron Swinger, and John Germes, Trustees of First Assembly
of God Church of Wichita, Kansas, Inc. on behalf of the corporation.

My App't Exp. _____ Notary Public

We, the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"FIRST ASSEMBLY OF GOD ADDITION," Wichita, Sedgwick County, Kan-
sas.

Assemblies of God Ministers Benefit Association

State of)
County of) SS
The foregoing instrument acknowledged be-
fore me this ____ day of ____ 1991, by ____
of Assemblies of God Ministers Benefit Association.

My App't Exp. _____ Notary Public

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

Dated this ____ day of ____ 1991.
Wichita-Sedgwick County Metropolitan Area Planning Commission

George Sherman Chairman

Marvin S. Krout Secretary

Consent is hereby given for the formation
of sanitary sewer districts within the boundary of this plat by the
Board of Sedgwick County Commissioners as they deem necessary to
provide sanitary sewer service to the area; this plat approved and all
dedications shown hereon are accepted by the City Council of the
City of Wichita, Kansas, this ____ day of ____ 1991.

Bob Knight Mayor

Pat Burnett Deputy City 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 ____ day of
____ 1991, ____ o'clock ____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

Entered on transfer record this ____ day of
____ 1991.

Don Wright County Clerk



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4581

March 29, 1991

N. Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-5 (Final Plat) First Assembly of God Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on March 28, 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 March 22, 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.
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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

cc: First Assembly of God, 1144 S. Main, Wichita, KS 67213
Mike Lindebak, City Engineer

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