

STAFF COMMENTS:

- A. The applicant shall attempt to obtain a valid petition to pave the perimeter streets, Floyd and Woodchuck, adjacent to this plat. If unsuccessful in obtaining these petitions, the applicant shall submit a letter stating their willingness to participate in any future street improvements for Floyd and Woodchuck.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing the building setback to Woodchuck shall be shown as 25, feet, except in the areas of the existing structure and planned expansion, in which case the setback may be reduced to correspond to these structures.
- D. 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.
- E. On the final plat tracing, the center lines of the perimeter streets shall be labeled.
- 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. 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.
- 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.

January 5, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-104 - WESTWOOD PRESBYTERIAN CHURCH
ADDITION

OWNER/APPLICANT: Westwood Presbyterian Church Addition
Attn: Tom Rawlings

SURVEYOR/ENGINEER: Baughman Co.

LOCATION: Southwest corner of Maple and Woodchuck

SITE SIZE: 3 Acres

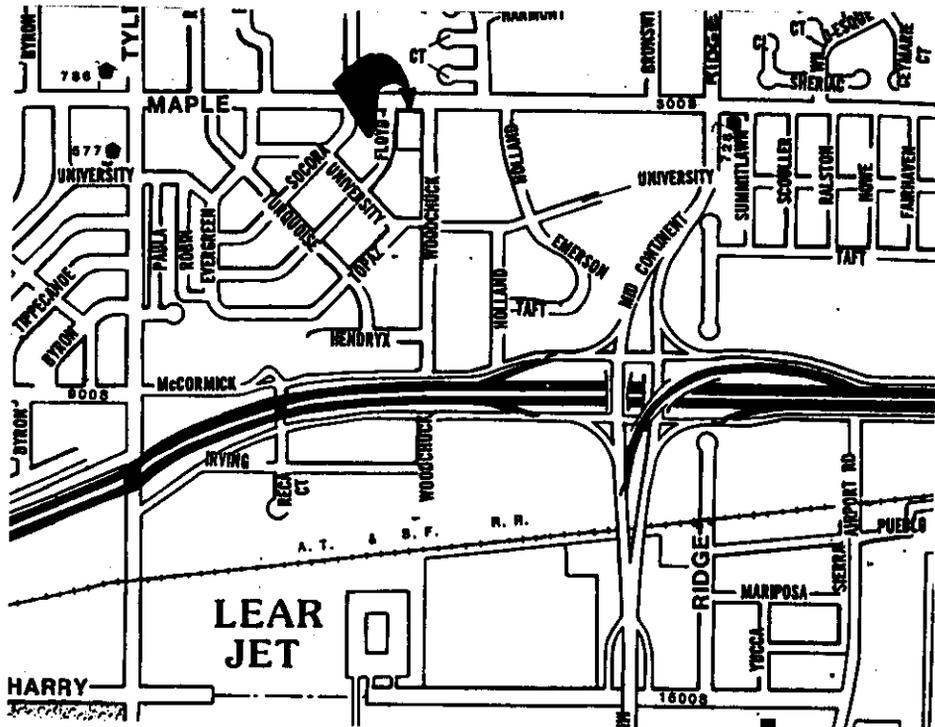
NUMBER OF LOTS

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

MINIMUM LOT AREA: 2.1 Acres

CURRENT ZONING: "AA" One-Family

VICINITY MAP:



OFFICE COPY
DO NOT REMOVE

FINAL PLAT

WESTWOOD PRESBYTERIAN

CHURCH ADDITION

WICHITA, KANSAS

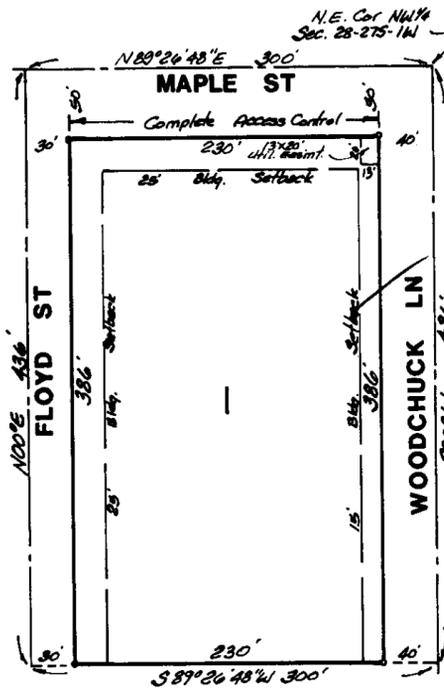
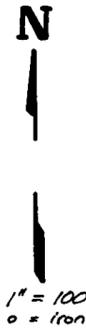
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/29/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED ~~1/1/88~~ 12/30/88

state of Kansas } S.S. We, Baughman Company, P.A., Surveyors Sedgwick County } in aforesaid county and state do hereby certify that we have surveyed and platted "WESTWOOD PRESBYTERIAN CHURCH ADDITION", Wichita, Kansas and that accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at the N.E. Corner of the NW 1/4 of Sec. 28, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence west, 300 feet; thence south 436 feet; thence east, 300 feet; thence north, 436 feet to the place of beginning.

Baughman Company, P.A.

9 Dec 1988
Date

Mark A. Savoy 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 "WESTWOOD PRESBYTERIAN CHURCH ADDITION", Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Maple St. over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas.

Westwood Presbyterian Church, Inc.

James D. Douthitt Chairman of the Board of Trustees

Donovan B. Small Secretary

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

Dated this _____ day of _____ 1988.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Sue L. Crockett 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 _____ 1989.

Sheldon Kamen Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this _____ day of _____ 1989.

Don Wright County Clerk

State of Kansas } S.S. This is to certify that this plat Sedgwick County } has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1989, at _____ o'clock _____ M.; and is duly recorded.

Pat Kettler Register of Deeds

Ed Reza Deputy

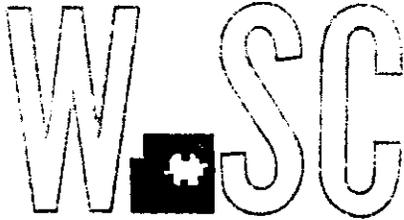
State of Kansas } S.S. The foregoing instrument acknowledged before me, this _____ day of _____ 1988, by James D. Douthitt, Chairman of the Board of Trustees and Donovan B. Small, Secretary of Westwood Presbyterian Church, Inc., on behalf of the corporation.

Notary Public
My Appt. Exp. _____

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "WESTWOOD PRESBYTERIAN CHURCH ADDITION", Wichita, Kansas.
Church Development Corporation, Synod of Mid-America, Presbyterian Church (USA), Inc., a corporation

State of _____ } S.S. The foregoing instrument acknowledged before me, this _____ day of _____ 1988, by _____ of Church Development Corporation, Synod of Mid-America, Presbyterian Church (USA), Inc., a corporation, on behalf of the corporation.

Notary Public
My Appt. Exp. _____



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 5, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 88-104 WESTWOOD PRESBYTERIAN ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 5, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 30, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

cc: Westwood Presbyterian Church
Attn: Tom Rawlings
8007 W. Maple, Wichita, KS 67209
Trustee: Jim Donthitt
P.O. Box 770, Wichita, KS 67202
Mike Lindebak, City Engineer

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