

July 25, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-54 - Final Plat of St. Matthias Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 1985, 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 July 18, 1985.

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:

- X Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- X 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.
- X Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: St. Matthias Episcopal Church, 560 Peterson, Wichita, KS 67212
Mike Lindebak, City Engineer

ST. MATTHIAS' ADDITION

WICHITA KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/18/85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/18/85

State of Kansas }
 Sedgwick County } S.S. We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ST. MATTHIAS' ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in the S/2 of the N/2 of the NE 1/4 of Sec. 20 T27S, R-1-W of the 6th P.M., beginning at the intersection of the east line of Peterson Ave. and the northerly line of Lot 1, Block C, Rolling Hills Fifth, Sedgwick County, Kansas, thence northeasterly at right angles to said east line of said Peterson Ave., 231.6 feet to the north line of said S/2 of said N/2 of the said NE 1/4, thence west on said north line of said S/2 of said N/2 of said NE 1/4, 314.6 feet to the intersection of the north line of Hardtner Ave. as platted in said Rolling Hills Fifth Addition and said north line of said S/2 of said N/2 of said NE 1/4, thence southeasterly on the north line of said Hardtner Ave. and the east line of said Peterson Ave. to the point of beginning, and a tract in the N/2 of the N/2 of the NE 1/4 of Sec. 20, T27S, R-1-W of the 6th P.M. described as follows: beginning at a point on the south line of said N/2 of said N/2 of said NE 1/4 of said NE 1/4, 485 feet east of the SW corner of said N/2 of said NE 1/4, thence east on said south line 748.9 feet, thence northeasterly at an interior angle of 151° 17', a distance of 78.4 feet, thence northwesterly at right angles, 254.3 feet to a point 400 feet south of the north line of said NE 1/4, thence west parallel to the north line of said NE 1/4, 693.1 feet to a point 485 feet east of the west line of said NE 1/4, thence south 261.1 feet to the point of beginning, except all that part platted as Rolling Hills Tenth Addition to Wichita, Sedgwick County, Kansas. All being situated in the NE 1/4 of Sec. 20, Twp. 27-S, R-1-W.

Baughman Co. P. A.

Date _____ Surveyor
William L. Korber

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 Street to be known as "ST. MATTHIAS' ADDITION", Wichita, Kansas. The utility easements are 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. The storm sewer easement is hereby granted for storm sewer purposes.

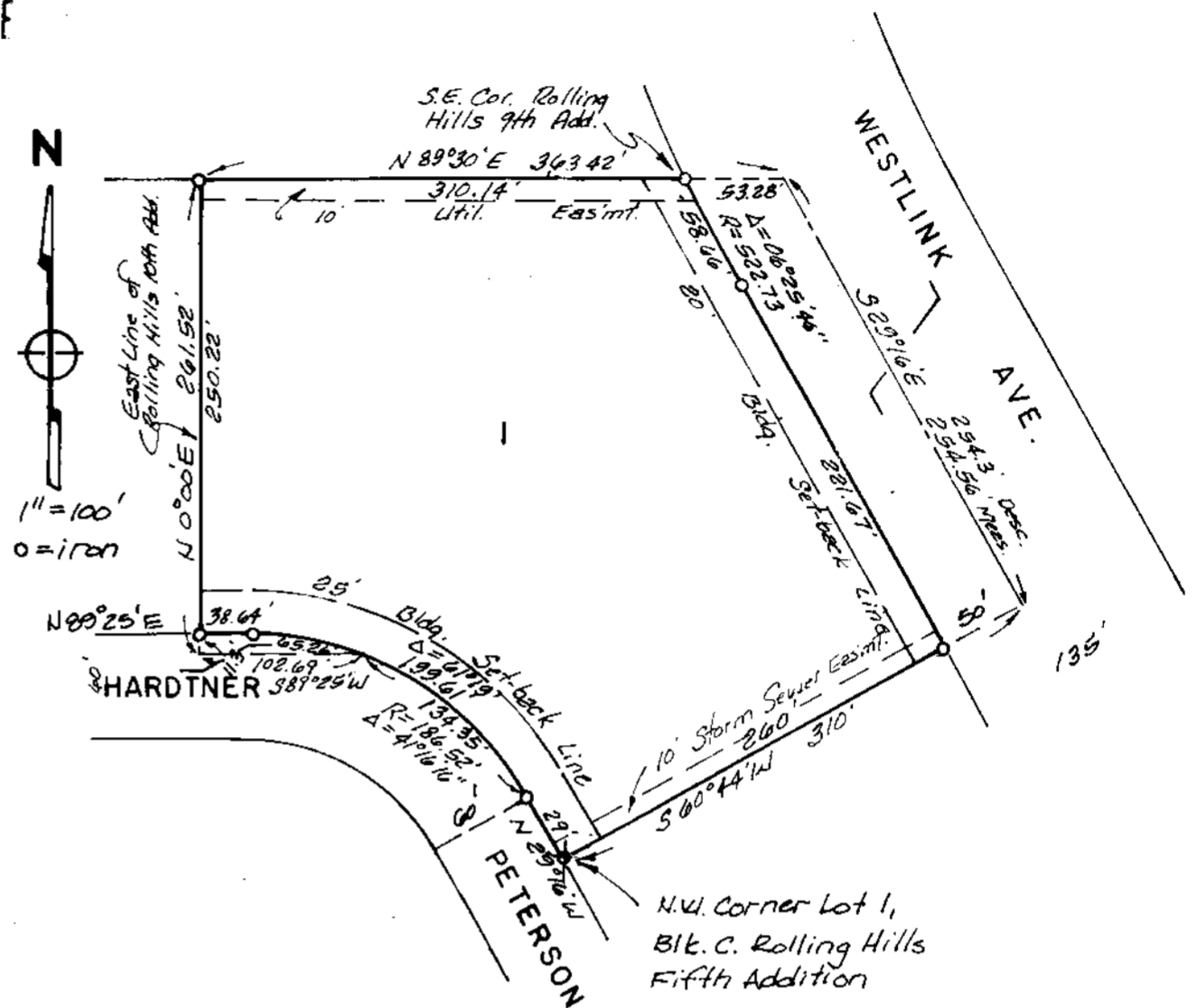
St. Matthias' Episcopal Church, Inc.

Robert H. Hutchinson Rector

State of Kansas }
 Sedgwick County } S.S. The foregoing instrument acknowledged before me this _____ day of _____ 1985, by Robert H. Hutchinson, Rector St. Matthias' Episcopal Church, Inc., on behalf of the corporation.

Notary Public

My Appt. Exp. _____



This plat of "ST. MATTHIAS ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____ 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James C. Wilson Chairman

Robert A. Lakin Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____ 1985.

Robert C. Brown Mayor

Donald C. Gisick City Clerk

Entered on transfer record this _____ day of _____ 1985.

Don Wright County Clerk

State of Kansas }
 Sedgwick County } S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 1985, and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-54 Name: ST. MATTHIAS' ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/18/85

DESCRIPTION

General Location: On the west side of Westlink in an area south of Central.
Owner: St. Matthias Episcopal Church, 560 Peterson, Wichita, KS 67212
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 3.2 Acres
2. Number of Lots:
 - Residential: 1 (Church)
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 126,371.3 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning:

STAFF COMMENTS:

- A. On the final plat tracing, the Metropolitan Area Planning Commission signature block shall be corrected to read: "Michael E. Lindebak, Secretary."
- B. The applicant shall guarantee the paving of Westlink Avenue adjacent to this property. *(already have a petition on file)*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.