

S/D No.: 85-94      Name: TOWN & COUNTRY CHRISTIAN CHURCH ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: On the southwest corner of 37th Street North and Edgemoor.  
Owner: Town & Country Christian Church, Inc., 5531 East 37th Street North,  
Wichita, KS  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 5.0 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 176,900 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA"
- 

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall indicate the platting of a 35-foot building setback from 37th Street North and a 25-foot building setback from Edgemoor.
- D. The final plat tracing shall indicate the platting of "Access control except for two (2) openings" to 37th Street North across the north line of this plat.
- E. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are there any drainage guarantees required by the platting of this property?
- I. The City Engineer's representative shall be prepared to comment on the availability of sanitary sewer to serve the lot. If sanitary sewer is unavailable, then the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.

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

# TOWN AND COUNTRY CHRISTIAN CHURCH ADDITION

WICHITA, KANSAS

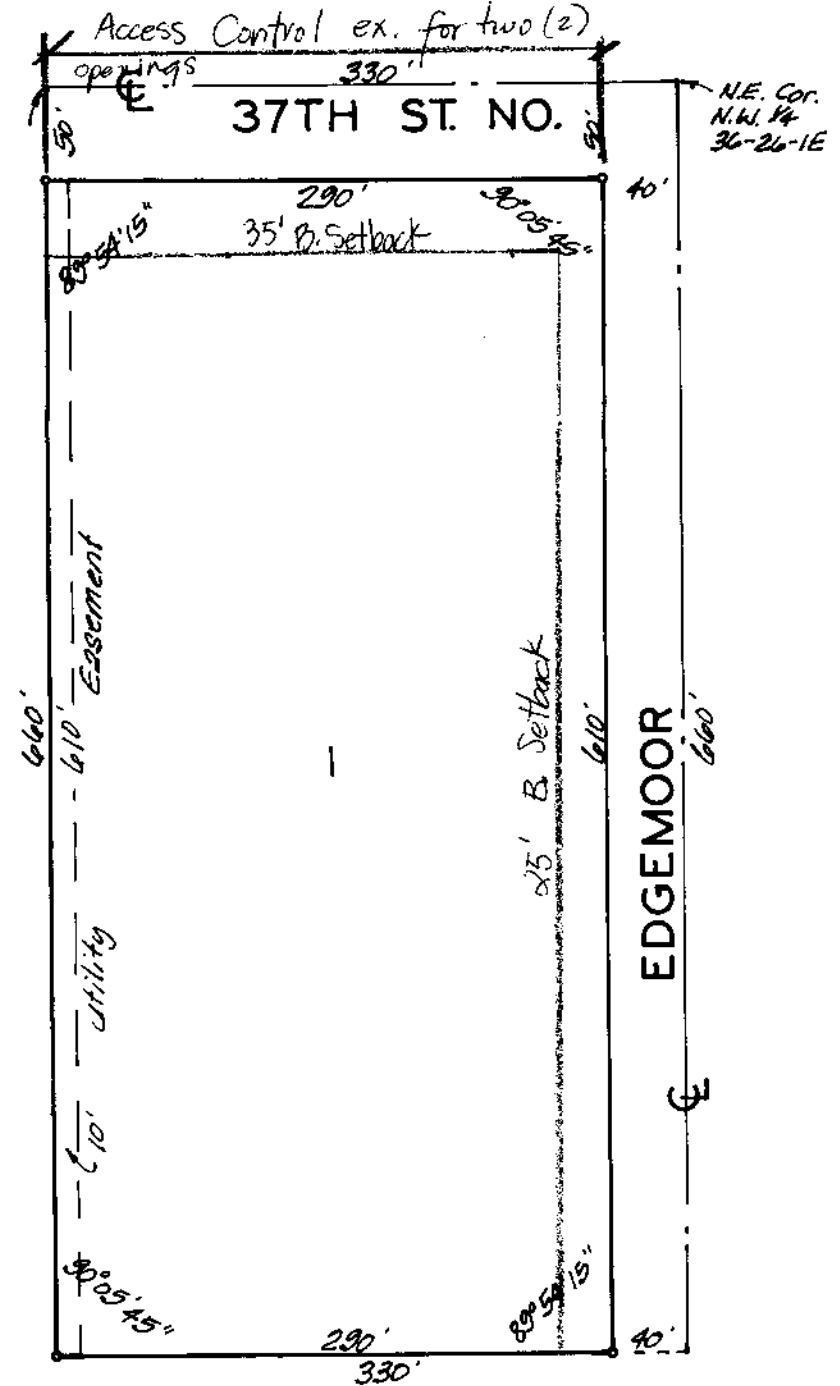
THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 11/7/85 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 11/8/85

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 "TOWN  
AND COUNTRY CHRISTIAN CHURCH ADDITION," Wichita,  
Kansas, and that the accompanying plat is a true  
and correct exhibit of the property surveyed de-  
scribed as beginning at the N.E. corner of the  
N.W. 1/4 of Sec. 36, Twp. 26-S. R-1-E of the 6th P.M., Sedg-  
wick County, Kansas; thence south along the  
east line of said N.W. 1/4, 660 feet; thence west  
parallel with the north line of said N.W. 1/4, 330  
feet; thence north 660 feet; thence east 330 feet  
to the place of beginning.

Date

Baughman Company P.A.

Surveyor



Know all men by these presents  
that we, the undersigned, have caused the land de-  
scribed in the surveyors certificate to be platted  
into a lot and streets to be known as "TOWN  
AND COUNTRY CHRISTIAN CHURCH ADDITION," Wichita,  
Kansas. 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.

Town and Country Christian Church, Inc.

George Riley Vandeventer Trustee  
Orlando Joseph D'Amato Trustee  
Olin Milton Hasington Jr. Trustee

This plat of "TOWN AND COUN-  
TRY CHRISTIAN 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 \_\_\_\_\_ 198\_\_.

Wichita-Sedgwick County Metropolitan Area Planning  
Commission

William J. Goebel Chairman  
Michael E. Lindebak Secretary

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument was ac-  
knowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
198\_\_, by George Riley Vandeventer, Orlando Joseph  
D'Amato, and Olin Milton Hasington, Jr., Trustees  
of Town and Country Christian Church, Inc., on  
behalf of the corporation.

My App. Exp. \_\_\_\_\_ Notary Public

This plat approved and all  
dedications shown hereon accepted by the Board  
of Commissioners of the City of Wichita, Kansas,  
this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_.

Robert C. Brown Mayor  
Donald C. Gisick City Clerk

We, the undersigned, holders of  
a mortgage on the above described property do hereby  
consent to this plat of "TOWN AND COUNTRY CHRISTIAN  
CHURCH ADDITION," Wichita, Kansas.

Mid Kansas Federal Savings and Loan

Entered on transfer record  
this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_.  
Don Wright County Clerk

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument was ac-  
knowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
198\_\_, by \_\_\_\_\_ of  
Mid Kansas Federal Savings and Loan, on behalf of the  
Savings and Loan.

My App. Exp. \_\_\_\_\_ Notary Public

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 \_\_\_\_\_ 198\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Pat Kehler Register of Deeds  
Ed Resa Deputy

November 14, 1985

Mr. John Lundblade  
Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 85-94 - Final Plat of Town & Country Christian Church Addition.

Dear Mr. Lundblade:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 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 November 8, 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:

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 platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Town & Country Christian Church, 5531 East 37th Street North,  
Wichita, KS 67220  
Curtis E. McNay, II, Caber Associates, 3817 West 13th Street North,  
Wichita, KS 67203  
Mike Lindebak, City Engineer