

April 3, 1986

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

Re: S/D 86-21 - Final Plat of University Congregational
Church Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 3, 1986, 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 28, 1986.

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 platator.
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,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Richard J. Hattrup, 2959 N. Webb, Wichita, KS 67226
University Congregational Church, 455 N. Market, Wichita, KS 67202
Ross Griggs, Williamson, Stallcup & McGee, Rt. #1, Box 1866,
Augusta, KS
Mike Lindebak, City Engineer

FINAL PLAT

OFFICE COPY

DO NOT REMOVE

UNIVERSITY CONGREGATIONAL CHURCH ADDITION

SEDGWICK COUNTY, KANSAS

Wichita,

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/27/86 SUBJECT TO THE CONDITIONS OF A RESOLUTION OUTLINED IN OUR LETTER DATED 3/28/86

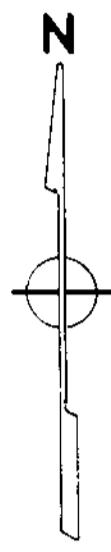
State of Kansas } ss. We, Baughman Company P.A. Surveyors in and for said county and state do hereby certify that we have surveyed and platted "UNIVERSITY CONGREGATIONAL CHURCH ADDITION," Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the north 450 feet of the west 300 feet of Government Lot 1, Section 6, Township 21-S, R-2-E, of the 6th pm, Sedgwick County, Kansas

_____ Date

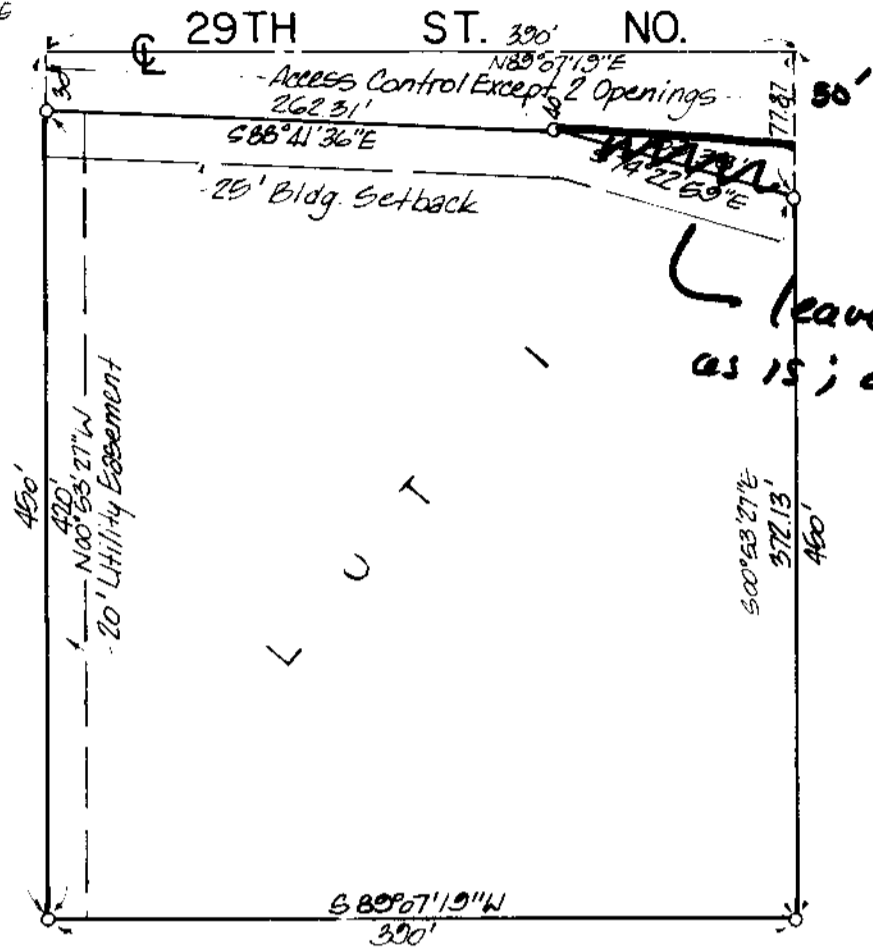
Baughman Company, P.A.

John E. Lundblade Surveyor

N.W. Cor. Gov't Lot 1
Sec 6, TWP 21-S, R-2-E



1" = 100'
o = iron



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 "UNIVERSITY CONGREGATIONAL CHURCH ADDITION" Sedgwick County, Kansas. The Utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All stutters rights of access to or from 29th Street North over and across the north line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have 2 points of access to 29th Street North, as shall be determined by the appropriate governing body. The street is hereby dedicated to and for the use of the public.

This plat of "UNIVERSITY CONGREGATIONAL CHURCH ADDITION" Sedgwick County, 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. Lindebal Secretary

University Congregational Church

William Smith President

Joan Middlemast Clerk

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

State of Kansas } ss. The foregoing instrument was acknowledged before me this _____ day of _____ 198__ by William Smith, President and by Joan Middlemast, Clerk, of University Congregational Church.

Notary Public

My App Exp. _____

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____ 198__.

Donald E. Bragg Chairman

Bernard A. Hentzen Commissioner

Tom Scott Commissioner

Don Wright County Clerk

Entered on transfer record this _____ day of _____ 198__.

Don Wright County Clerk

State of Kansas } ss. 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 Kettler Register of Deeds

Ed Ressa Deputy

S/D No.: 86-21 Name: UNIVERSITY CONGREGATIONAL CHURCH ADDITION

Preliminary Approved: 2/27/86
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: On the south side of 29th Street North, in an area east of Cypress.

Owner: Richard J. Hattrup, 2959 North Webb, Wichita, KS 67226

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 4.0 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 1
3. Minimum Lot Area: 159,900 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "AA" (After annexation)

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot 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. The applicant shall obtain, by separate instrument, the off-site drainage easement required by the drainage plan for this property.
- D. Since this property will be officially annexed into the City of Wichita prior to recording this plat, the title of the plat shall be amended to reflect that the property is an addition to the City of Wichita.
- E. On the final plat tracing, the access control referenced in the plat's text shall be amended to reflect that this plat is within the City of Wichita.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. On the final plat tracing, the amount of right-of-way being dedicated for 29th Street North shall be amended. The right-of-way shall taper from the 40-foot point to a point on the east line of the plat which is 50 feet south of the centerline of 29th Street. In order to reserve land for the future right-of-way for the Northeast Circumferential, the building setback, as shown on this final plat, shall remain the same.
- 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 Board of City Commissioners.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.