

S/D No.: 85-51 Name: DELLROSE CHURCH OF CHRIST

Preliminary Approved:
Scheduled S/D Meeting: 6/20/85

DESCRIPTION

General Location: On the east side of Greenwich, south of Harry.
Owner: Dellrose Church of Christ, c/o Woodrow Goodvin, 6200 E. Central,
Suite 100, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 10 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other (Church) 1
 - Total: 1
3. Minimum Lot Area: 403,090 Sq. Ft.
4. Existing Zoning: R-1
5. Proposed Zoning: R-1

STAFF COMMENTS:

NOTE: Accompanying this one-lot final plat is a sketch plat for the applicant's entire ownership. This overall sketch shows the lot proposed for final platting (Lot 1, Block 1), and how the balance of the property can be developed with suburban-sized lots (20,000 square feet or greater).

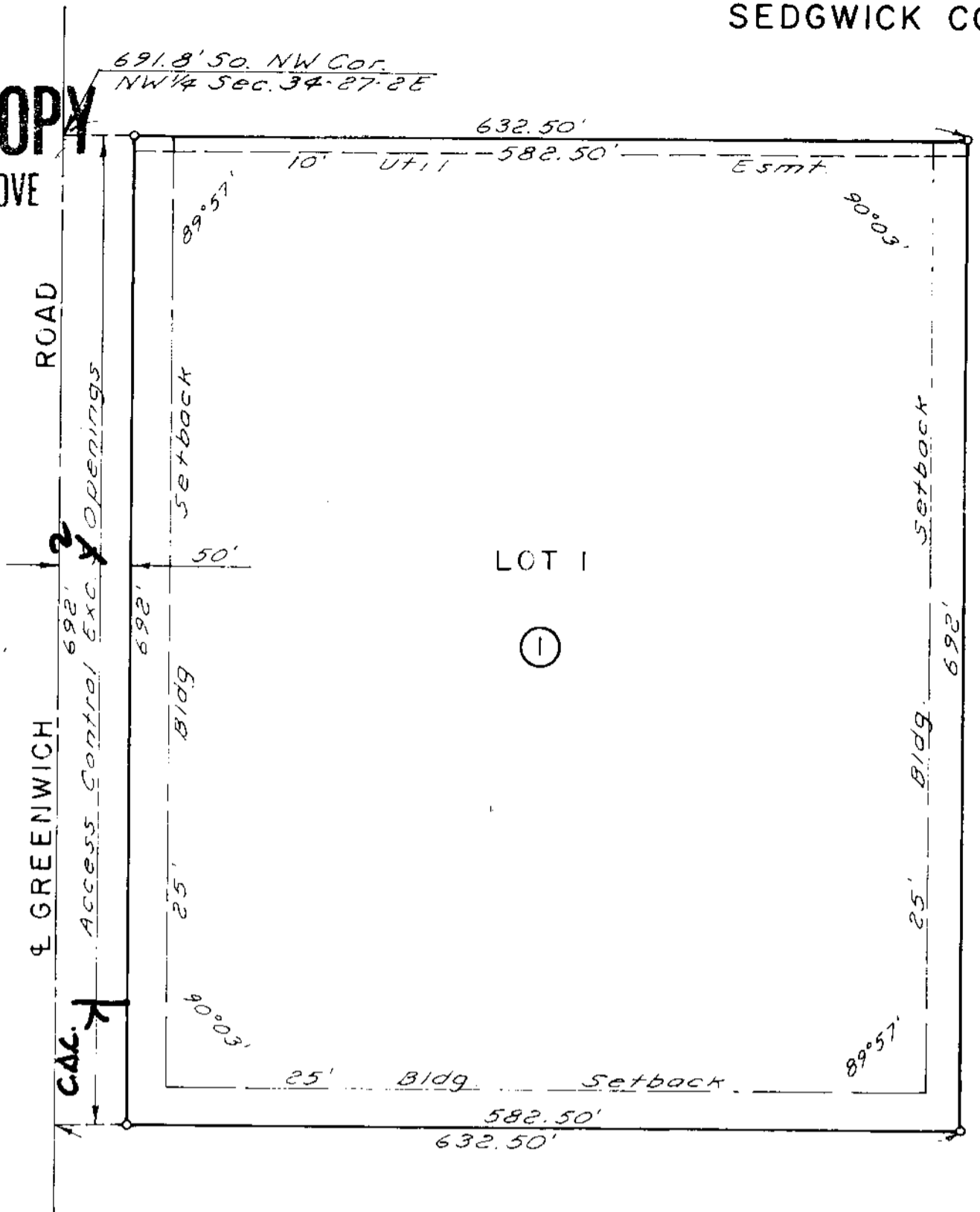
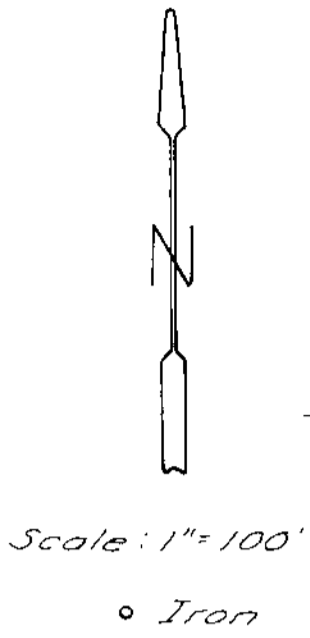
- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church.
- C. Closure computations shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- E. The representative from the County Engineer's office should be prepared to comment on the drainage characteristics of this one-lot plat.

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

FINAL PLAT DELLROSE CHURCH OF CHRIST ADDITION

SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE



This plat of "DELLROSE CHURCH OF CHRIST 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 _____, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ James C. Wilson _____ Chairman

_____ Robert A. Larkin _____ Secretary

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

_____ Robert C. Brown _____ Mayor

_____ Donald C. Bisick _____ City Clerk

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

_____ Donald E. Bragg _____ Chairman

_____ Tom Scott _____ Commissioner

_____ Bernard A. Hentzen _____ Commissioner

_____ Dan Wright _____ County Clerk

Entered on transfer record this _____ day of _____, 1985.

_____ Dan Wright _____ County Clerk

State of Kansas } S.S.
Sedgwick County } We, Baughman Company, P.A.,
surveyors in aforesaid county and state, do hereby
certify that we have surveyed and platted "DELL-
ROSE CHURCH OF CHRIST ADDITION", Sedgwick County,
Kansas, and that the accompanying plat is a true
and correct exhibit of the property surveyed, des-
cribed as beginning at a point on the west line
of the NW 1/4 of Section 34, T 27 S, R 2 E of the 6th
P.M., Sedgwick County, Kansas, said point being
691.80 feet south of the NW corner thereof;
thence southerly, along said west line, 692 feet;
thence easterly, parallel with the north line
of said NW 1/4, 632.50 feet; thence northerly,
parallel with the west line of said NW 1/4, 692
feet; thence westerly, parallel with the north
line of said NW 1/4, 632.50 feet to the point of
beginning.

Date _____ Baughman Company, P.A.
_____ John E. Lundblade _____ 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, block
and street to be known as "DELLROSE CHURCH OF
CHRIST ADDITION", Sedgwick County, Kansas. The
easement is hereby granted as indicated for the
construction and maintenance of public utilities.
The street is hereby dedicated to and for the use
of the public. All abutters rights of access to
Greenwich Rd are hereby granted to the appro-
priate governing body, except, however, that Lot
1 shall have access at three locations, said loc-
ations to be determined by the appropriate gov-
erning body.

_____ Woodrow W. Goodvin _____ Frank Wachholz _____ Trustees
Dellrose Church of Christ

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was
acknowledged before me this _____ day of _____,
1985, by Woodrow W. Goodvin and Frank Wachholz,
Trustees for the Dellrose Church of Christ, on
behalf of the church.

_____ Notary Public
My Commission Expires _____

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

_____ Pat Kettler _____ Register of Deeds
_____ Ed Resa _____ Deputy

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/20/85 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6/21/85

June 27, 1985

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

Re: S/D 85-51 - Final Plat of Dellrose Church of Christ.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 27, 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 June 21, 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 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:mih

cc: Dellrose Church of Christ, c/o Woodrow Goodvin, 6200 E. Central,
Suite, 100, Wichita, KS 67308.
Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office