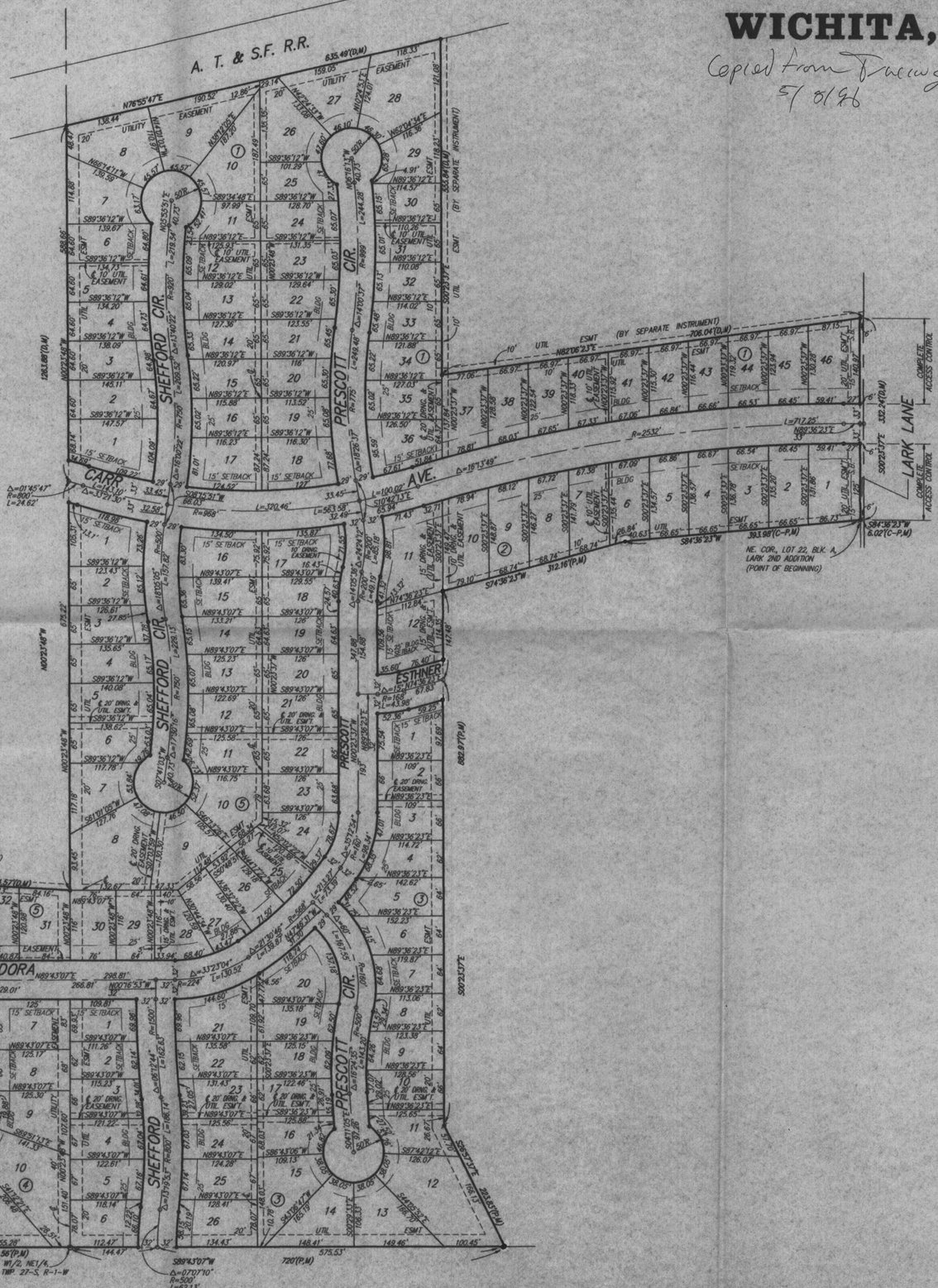
# LARK 3RD ADDITION
## WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Drawing 5/8/96




- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- O = 1/2" IRON (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(C-P) = CALCULATED PER PLATTED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENINGS TO THE STRUCTURES

| LOT | BLOCK | ELEVATION CITY DATUM | ELEVATION M.S.L. |
|---|---|---|---|
| 1-12 | 3 | 144.0 | 1331.4 |

BENCHMARK:
CITY OF WICHITA BENCH MARK DISC, N. END OF W. HEADWALL OF R.C.B.C., "LARK & MAY"
ELEV. = 139.20 (CITY DATUM)

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "LARK 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract in the W1/2 of the NE1/4 and in the NW1/4 of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, further described as follows: Beginning at the NE Corner of Lark 2nd Addition, Wichita, Sedgwick County, Kansas; thence S84°36'23"W along the north line of said Lark 2nd Addition, 393.98 feet to a deflection point in said north line; thence S74°36'23"W along said north line, 312.16 feet to the NW Corner of said Lark 2nd Addition; thence S00°23'37"E along the west line of said Lark 2nd Addition, 882.97 feet to a deflection point in said west line; thence S26°57'37"E along the west line of said Lark 2nd Addition, 223.83 feet to the SW Corner of said Lark 2nd Addition, said SW Corner being on the south line of the W1/2 of said NE1/4; thence S89°43'07"W along said south line, 720 feet to the SW Corner of the W1/2 of said NE1/4; thence S89°43'07"W along the south line of said NW1/4, 505.56 feet; thence N01°20'46"E parallel with the west line of said NW1/4, 210 feet; thence N53°38'19"E, 168.23 feet; thence N89°43'07"E parallel with the south line of said NW1/4, 65.08 feet; thence N00°16'53"W, 120.43 feet; thence N05°56'58"W, 65.26 feet; thence N00°23'48"W parallel with the east line of said NW1/4, 113.67 feet; thence S86°53'08"E, 304.57 feet to a point on the east line of said NW1/4, said point being 590 feet north of the SE Corner of said NW1/4; thence N00°23'48"W along the east line of said NW1/4, 1263.88 feet to a point on the southeasterly right-of-way line of the Atchison, Topeka, and Santa Fe Railroad; thence N76°55'47"E along said southeasterly railroad right-of-way line, 635.49 feet; thence S00°23'37"E parallel with the east line of the W1/2 of said NE1/4, 555.84 feet; thence N82°06'23"E, 706.04 feet to a point on the east line of the W1/2 of said NE1/4; thence S00°23'37"E along the east line of the W1/2 of said NE1/4, 332.24 feet to the intersection of the north line of said Lark 2nd Addition as extended east; thence S84°36'23"W along said extended north line, 6.02 feet to the point of beginning.

Existing public easements being vacated by virtue of K.S.A. 12-512(b).

Boughman Company, P.A.

Michael G. Conrey 5-7-96
Michael G. Conrey, Surveyor

MICHAEL G. CONREY REGISTERED KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and Streets, to be known as "LARK 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to of from Lark Lane over and across the east line of Lot 46, Block 1 and Lot 1, Block 2 are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures on Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 3, shall be 144.0 City Datum (1331.4 M.S.L.).

Paul E. Kelsey
Paul E. Kelsey

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 23RD day of APRIL, 1996, by Paul E. Kelsey, a single person.

Philip J. Meyer Notary Public
PHILIP J. MEYER

My App't. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "LARK 3RD ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Ashcroft AVP
JAMES D. ASHCROFT (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 24th day of April, 1996, by James D. Ashcroft AVP (Title) of the State Bank of Colwich, on behalf of the bank.

Scotty Bryan-Kent Notary Public
My App't. Exp. 8-5-98 SCOTTY BRYAN KENT

SCOTTY BRYAN-KENT
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 8-5-98

This plat of "LARK 3RD ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 11th day of April, 1996.
Wichita-Sedgwick County Metropolitan Area Planning Commission

SEAL

_____ Chair
Susan Osborne-Howes

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1996.

_____ Mayor
Bob Knight

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1996.

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1996, at ____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX 316) 268-4390

April 11, 1996

Baughman Company, P.A. S/D 96-17
315 Ellis
Wichita, KS 67211

Re: S/D 96-17 - LARK 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 11, 1996, 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 April 4, 1996.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Paul Kelsey, ~~11535 14th St. Circle North~~, 716 North 119 Street West - Suite 112 Wichita, KS 67212
Mike Lindebak, City Engineer

Sub. File

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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April 4, 1996

Baughman Company, P.A. S/D 96-17
315 Ellis
Wichita, KS 67211

Re: S/D 96-17 - LARK 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 4, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for the paving of Carr Avenue to the collector street standard. Sidewalks shall also be included for both sides of Carr, one side of Prescott/Dora and one side of the street connections involving Esthner and Shefford (Southward to Jewell St.).

F. A temporary turnaround shall be guaranteed for Dora at this plat's western line (Lot 34, Block 5).

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

I. Any easements being provided off-site by separate instrument shall be submitted to Planning with the final plat tracing for acceptance by the City Council and subsequently for recording.

J. Although this plat itself does not show the platting of any Reserves, the overall preliminary did indicate several Reserves. The applicant is advised that if this Addition is expected to participate in the use and ownership of such Reserves, proper covenants or documents should be filed (recorded) to that effect.

K. Prior to this plat being released for recording, the applicant shall provide proof of ownership. At this time, the plat binder notes the site as being in the ownership of a party different than is shown on the plat.

L. As noted by the plat binder, 1995 property taxes are outstanding and need to be paid prior to this plat being released for recording.

M. If any drainage from this site is directed to the Railroad right-of-way along this site's northern line, a letter shall be provided from that railroad indicating their willingness to accept such drainage.

N. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

O. 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.

P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S. Recording of the plat within 30 days after approval by the City Council.

T. The final plat shall indicate the utility easements requested by KG&E which are indicated on the enclosed "marked" copy of the plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The **enclosed "marked"** copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 11, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Paul Kelsey, 11535 14th St. Circle North, Wichita, KS 67212
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2.3

**METROPOLITAN AREA PLANNING COMMISSION**

April 11, 1996

**STAFF REPORT**
**(Final Plat Approved 4/4/96)**

**CASE NUMBER:** S/D 96-17 LARK 3RD ADDITION

**OWNER/APPLICANT:** Paul Kelsey, 11535 14th St. Circle North, Wichita, KS 67212

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** South of Kellogg and west of Lark

**SITE SIZE:** 38.25 Acres

**NUMBER OF LOTS**

| | |
|---|---|
| Residential: | 137 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 137 |

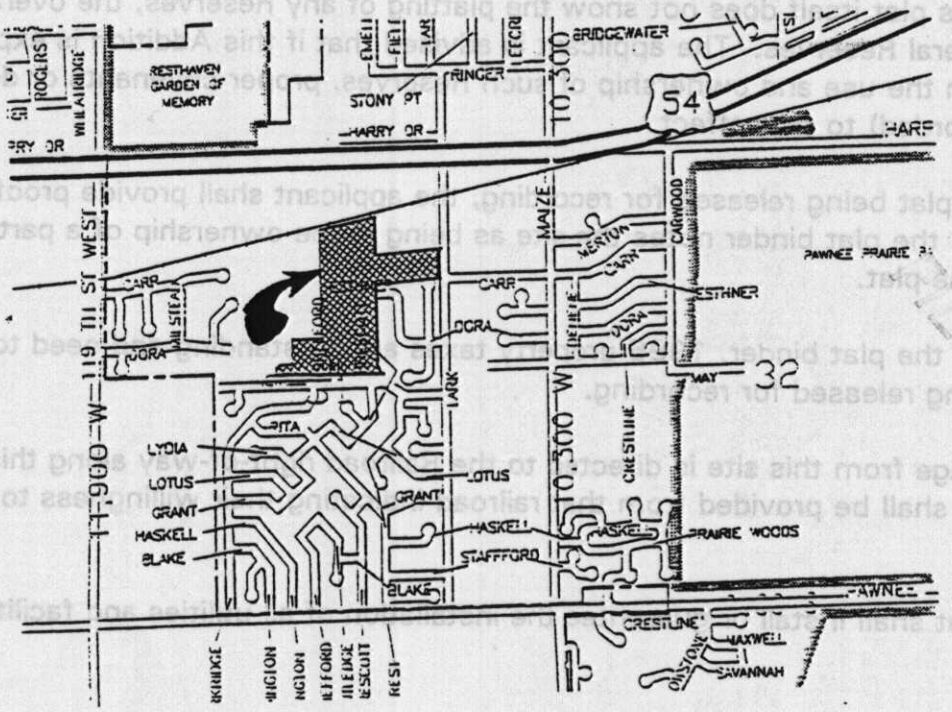
**MINIMUM LOT AREA:** 6,600 sq. ft.

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:** "AA"

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**VICINITY MAP:**



STAFF COMMENTS:

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B. The applicant shall guarantee the extension of City water to serve the lots being platted.

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D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for the paving of Carr Avenue to the collector street standard. Sidewalks shall also be included for both sides of Carr, one side of Prescott/Dora and one side of the street connections involving Esthner and Shefford (Southward to Jewell St.).

F. A temporary turnaround shall be guaranteed for Dora at this plat's western line (Lot 34, Block 5).

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

I. Any easements being provided off-site by separate instrument shall be submitted to Planning with the final plat tracing for acceptance by the City Council and subsequently for recording.

See letter from Baugh, - will not participate.

J. Although this plat itself does not show the platting of any Reserves, the overall preliminary did indicate several Reserves. The applicant is advised that if this Addition is expected to participate in the use and ownership of such Reserves, proper covenants or documents should be filed (recorded) to that effect.

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applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

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