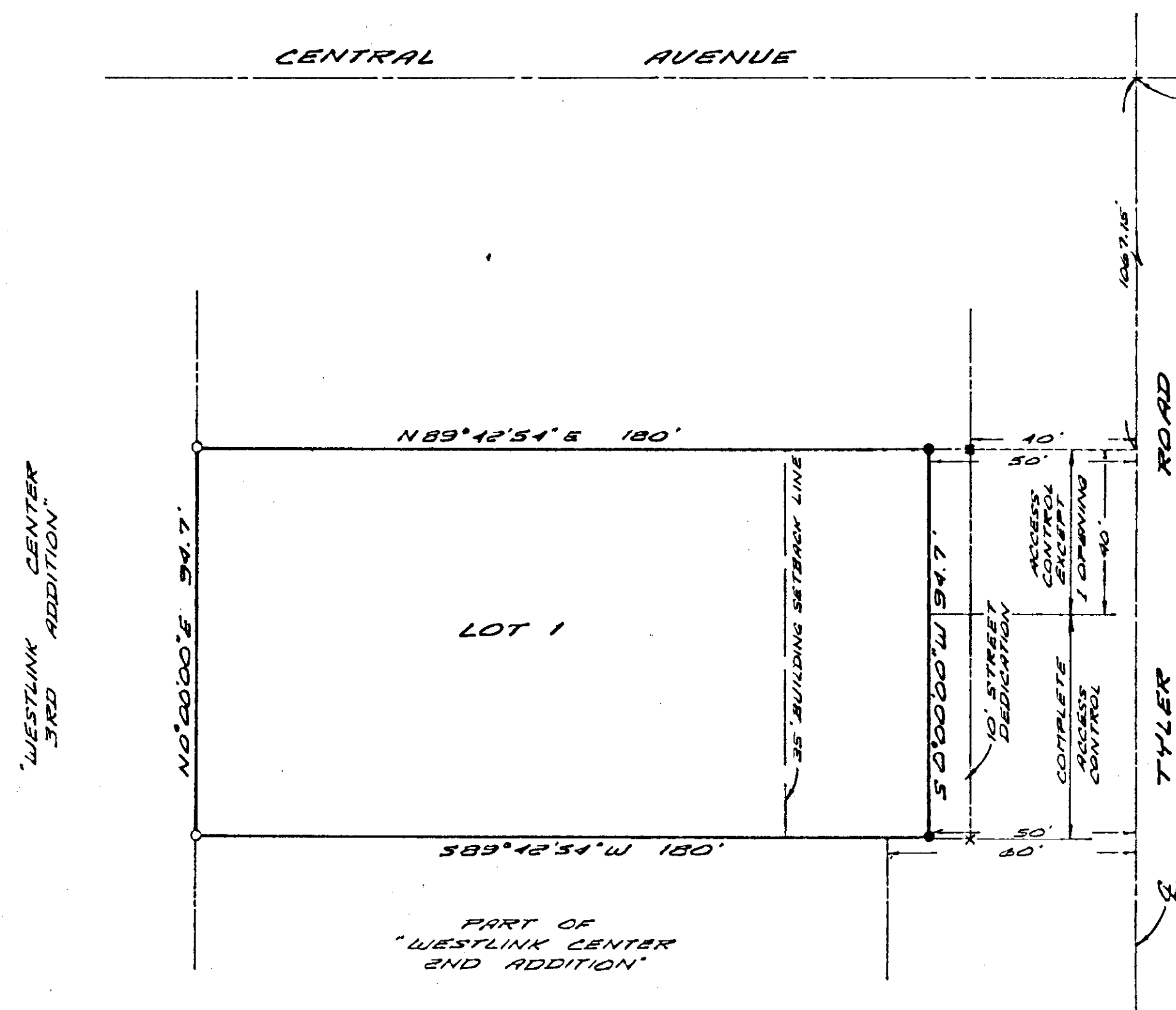




LEGEND:
 ○ 1/2" PINCHED PIPE - FOUND
 ■ 1/2" REBAR - FOUND
 ● 1/2" REBAR WITH ID CAP - TILES
 X CHISELED "L" - SET

SCALE: 1"=30'

BEARING BASIS ASSUMED
 DATE OF SURVEY: 12 JULY 1995

State of Kansas)
 Sedgwick County) ss

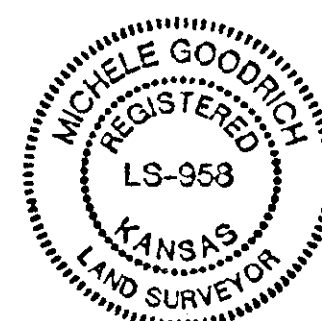
Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "LANDWEHR'S GLEN" to Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

BEGINNING 1067.15 feet South of Northeast corner, Northeast 1/4, Section 20, West 230 feet, South 94.7 feet, East 230 feet, North to BEGINNING, Section 20, Township 27 South, Range 1 West, EXCEPT 40 feet for road.

TERRA TECH LAND SURVEYING, INC.

Michelle Goodrich
 LS #958

12 September, 1995
 Date



"LANDWEHR'S GLEN" TO WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
 11/6/95

Know all men by these presents that we, the undersigned owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Street, to be known as "LANDWEHR'S GLEN" to Wichita, Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. All abutters' rights of access to or from Tyler Road are hereby granted to the City of Wichita, Kansas, provided, however, that Lot 1 shall have access to Tyler Road at one location as shown on the plat. The undersigned owners also hereby agree to waive their right to contest a joint driveway agreement with the owner of the land immediately North of and adjoining the North line of Lot 1. Said agreement to provide access to the North adjoining property by means of a shared driveway centered on the common line between the two properties. This joint driveway agreement is contingent upon the re-zoning of the North adjoining property and the actual need for such driveway.

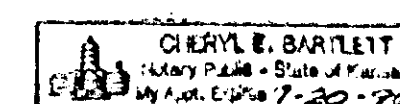
George H. Landwehr
 George H. Landwehr

Alexis L. Landwehr
 Alexis L. Landwehr

State of Kansas)
 Sedgwick County) ss

This instrument was acknowledged before me this 13th day of October, 1995, by George H. Landwehr and Alexis L. Landwehr, husband and wife.

Cheryl E. Bartlett, Notary Public
 Cheryl E. Bartlett
 My Commission Expires: July 20, 1996



This plat of "LANDWEHR'S GLEN" to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 17th day of August, 1995.

WICHITA-SEDGWICK COUNTY
 METROPOLITAN AREA PLANNING COMMISSION

John W. McKay, Jr., Chairman
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1995.

WICHITA CITY COUNCIL

Bob Knight, Mayor
Pat Burnett, Deputy City Clerk

Entered on transfer record this _____ day of _____, 1995.

Susan Crockett-Spoon, County Clerk

State of Kansas)
 Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 1995, at _____ o'clock _____ M.

Pat Kettler, Register of Deeds
Ed Resa, Chief Deputy

TERRA TECH
 LAND SURVEYING INC.

SEDDWICK COUL



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 17, 1995

Terra Tech Land Surveying, Inc. S/D 95-54
239 N. Ohio
Wichita, KS 67214

Re: S/D 95-54 LANDWEHR'S ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 17, 1995, 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 August 10, 1995.

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
Senior Planner

DL:rh

cc: Alice Barsamian, 2101 Terrace Drive, Newton, KS 67114-1246
Mike Lindebak, City Engineer



August 10, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

Terra Tech Land Surveying, Inc. S/D 95-54
239 N. Ohio
Wichita, KS 67214

Re: S/D 95-54 LANDWEHR'S ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 10, 1995, 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 any drainage improvements required by the platting of this property. These improvements may be provided at the time of site development. As indicated by the site's drainage plan, an off-site easement or agreement from the property to the west shall be obtained by the applicant and submitted to Planning.
- B. The final plat tracing shall indicate the platting of a 35-foot building setback from Tyler Road through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- C. At the time of submitting the final plat tracing for City Council review, the applicant shall submit for recording, to the Planning Department, the voluntary restrictive covenant offered during approval of the associated zone change.
- D. As discussed during approval of the zoning case, the final plat tracing shall indicate complete access control to Tyler Road except for one opening across the site's north 40 feet. The plat shall also note in the platlor's text that the property immediately to the north may, if that site also obtains another zoning classification, use the opening on this lot for its access. That is, it is anticipated that one joint form of access will be used by this site and the property to the north.
- E. Since this site is within the City of Wichita, Board of County Commission review is not required and the signature block for the Commission shall be deleted on the final plat tracing.

Handwritten signature/initials

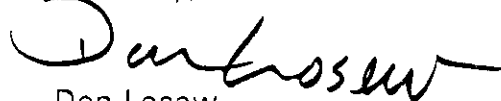
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- G. 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.
- 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 City Council.

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, August 17, 1995 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: Alice Barsamian, 2101 Terrace Drive, Newton, KS 67114-1246
Mike Lindebak, City Engineer

→ Have agreed to add man pool. per FEMA
flooding map. should = 132 sq ft SL / 1411.0 C.Det.
for lowest floor.

METROPOLITAN AREA PLANNING COMMISSION

August 17, 1995

STAFF REPORT
(Final Plat Approved 8/10/95)

CASE NUMBER: S/D 95-54 LANDWEHR'S ADDITION

OWNER/APPLICANT: Alice Barsamian, 2101 Terrace Drive, Newton, KS. 67114-1246

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: South of Central Avenue on the west side of Tyler

SITE SIZE: 94.7' x 190' (17,993 sq. ft.)

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 17,993 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (Z-3171)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be provided at the time of site development. As indicated by the site's drainage plan, an off-site easement or agreement from the property to the west shall be obtained by the applicant and submitted to Planning.
- B. The final plat tracing shall indicate the platting of a 35-foot building setback from Tyler Road through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- C. At the time of submitting the final plat tracing for City Council review, the applicant shall submit for recording, to the Planning Department, the voluntary restrictive covenant offered during approval of the associated zone change.
- D. As discussed during approval of the zoning case, the final plat tracing shall indicate complete access control to Tyler Road except for one opening across the site's north 40 feet. The plat shall also note in the platlor's text that the property immediately to the north may, if that site also obtains another zoning classification, use the opening on this lot for its access. That is, it is anticipated that one joint form of access will be used by this site and the property to the north.
- E. Since this site is within the City of Wichita, Board of County Commission review is not required and the signature block for the Commission shall be deleted on the final plat tracing.
- F. 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.)
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