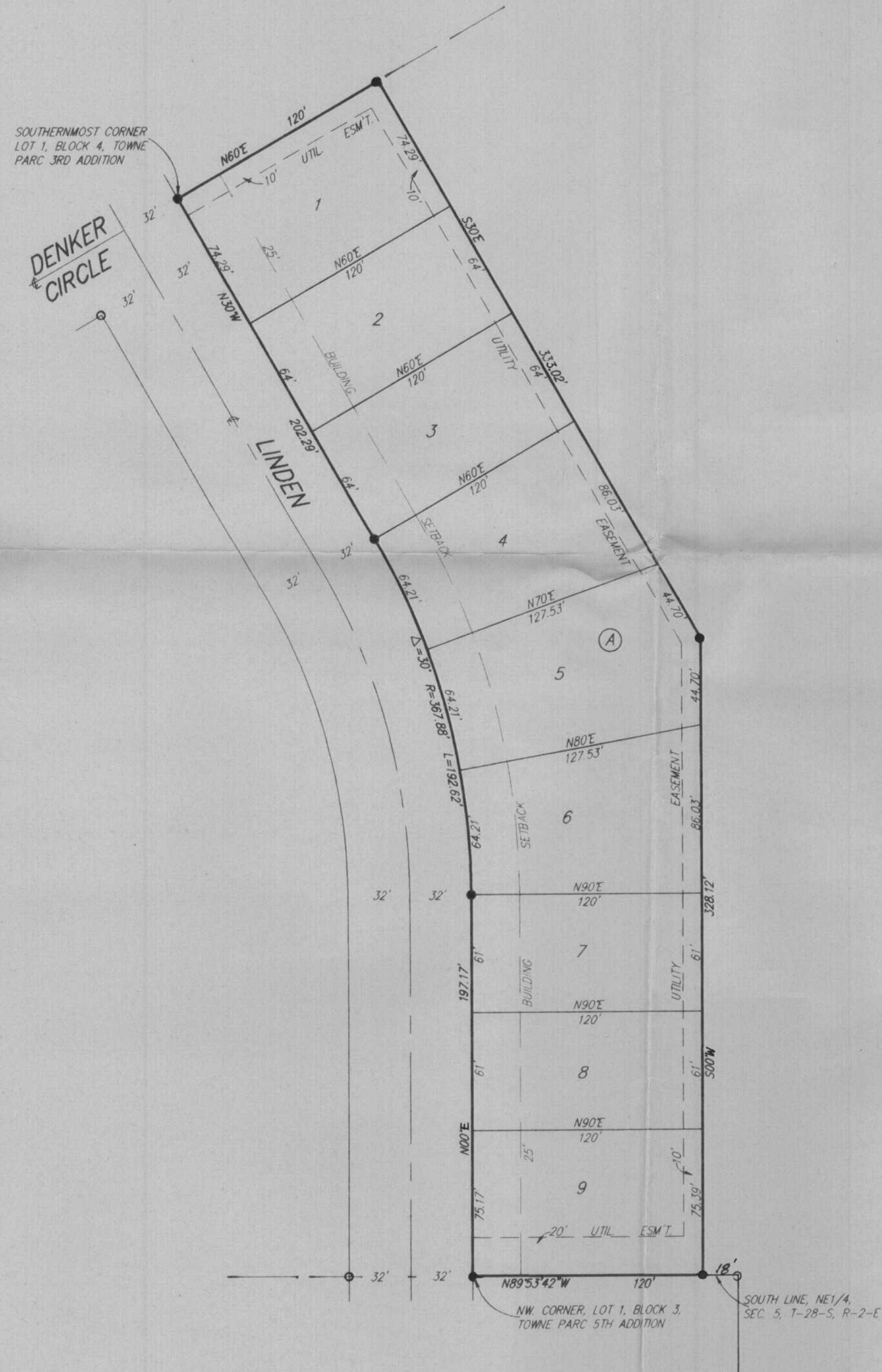


TOWNE PARC 6TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from tracing
2/9/96



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "TOWNE PARC 6TH 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 NE 1/4
of Sec. 5, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County,
Kansas, described as beginning at the SE. Corner of Towne Parc 4th
Addition, Wichita, Sedgwick County, Kansas, said corner being the point
of intersection of the south line of said NE 1/4 with the east right-
of-way line of Linden; thence N00°E along said east line of Linden,
197.17 feet to the point of curvature of a curve to the left having a
radius of 367.88 feet; thence northwesterly along said curve an arc
distance of 192.62 feet and having a delta angle of 30° to the
point of tangency of said curve; thence N30°W along said east line
of Linden, 202.29 feet to the southernmost corner of Lot 1, Block 4,
Towne Parc 3rd Addition, Wichita, Sedgwick County, Kansas; thence
N60°E along the southeasterly line of said Block 4, 120 feet; thence
S30°E, 330.02 feet; thence S00°W, 328.12 feet to a point on
the south line of said NE 1/4; thence N89°53'42"W, 120 feet to the
point of beginning.

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

Baughman Co., P.A.

Gregory F. Severns



Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into Lots and a Block to be known as "TOWNE PARC 6TH
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are
hereby granted as indicated for the construction and maintenance of all
public utilities.

I.T.J. Investments, Inc.

Irma N. Jacoby, President
Irma N. Jacoby

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 6th day of FEBRUARY, 1996, by
Irma N. Jacoby, President of I.T.J. Investments, Inc., on behalf of the
corporation.

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

Philip J. Meyer Notary Public
PHILIP J. MEYER

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

This plat of "TOWNE PARC 6TH 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 January, 1996
Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes Chair
Marvin S. Krout 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.

Bob Knight Mayor
Pat Burnett City Clerk

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

Susan E. Crockett-Spoon County Clerk

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

Pat Kettler Register of Deeds

Ed Resa Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 11, 1996

Baughman Company, P.A. S/D 95-86
315 Ellis
WICHITA, KS 67211

Re: S/D 95-86 Final Plat of the TOWNE PARC 6TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 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 January 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
Senior Planner

DL:rh

cc: I.T.J. Investments, 418 S Forestview Ct., WICHITA, KS 67235
Mike Lindebak, City Engineer

SEDGWICK COUNTY



January 4, 1996

METROPOLITAN AREA PLANNING DEPARTMENT

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

Baughman Company, P.A. S/D 95-86
315 Ellis
WICHITA, KS 67211

Re: S/D 95-86 Final Plat of the TOWNE PARC 6TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 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 is advised that this site is apparently still in the County and must be annexed to Wichita prior to the plat being scheduled for City Council review. Upon annexation, the site will be zoned "AA" and therefore allowing the size of lots being platted.
- ☒ B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- ☒ C. The applicant shall provide appropriate guarantees for the installation of sidewalk along Linden adjacent to this site.
- ☒ D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ☒ E. *This was given to City Eng. who will process*
As indicated by the sketch plat, an off-site 10-foot utility easement is being granted by separate instrument. Such easement should be submitted to Planning for processing (acceptance and recording) with the final plat tracing.
- ☒ F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. 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.

APPROVED

S/D 95 -86 - Final Plat of the WNE PARC 6TH ADDITION

January 4, 1996

Page 2

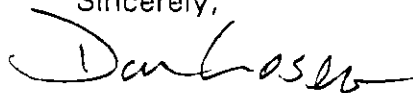
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. 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, January 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: I.T.J. Investments, 418 S Forestview Ct., WICHITA, KS 67235
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

January 11, 1996

STAFF REPORT
(Final Plat Approved 1/4/96)

CASE NUMBER: S/D 95-86 TOWNE PARC 6TH ADDITION

OWNER/APPLICANT: I.T.J. Investments, 418 S. Forestview Ct., Wichita, KS 67235

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

LOCATION: West of Webb and south of Pawnee

SITE SIZE: 76, 297 sq. ft. (1.75 Acres)

NUMBER OF LOTS

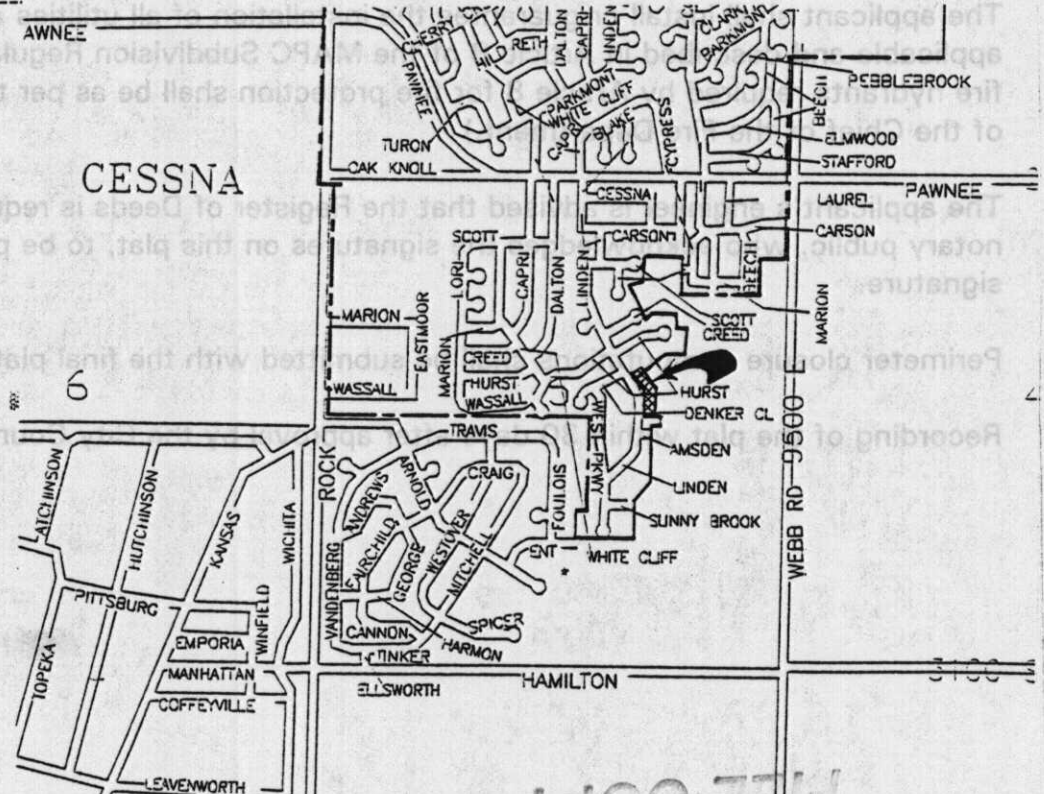
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 7,320 sq. ft.

CURRENT ZONING: "R-1" County

PROPOSED ZONING: "AA" Upon annexation

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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- C. The applicant shall provide appropriate guarantees for the installation of sidewalk along Linden adjacent to this site.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As indicated by the sketch plat, an off-site 10-foot utility easement is being granted by separate instrument. Such easement should be submitted to Planning for processing (acceptance and recording) with the final plat tracing.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
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