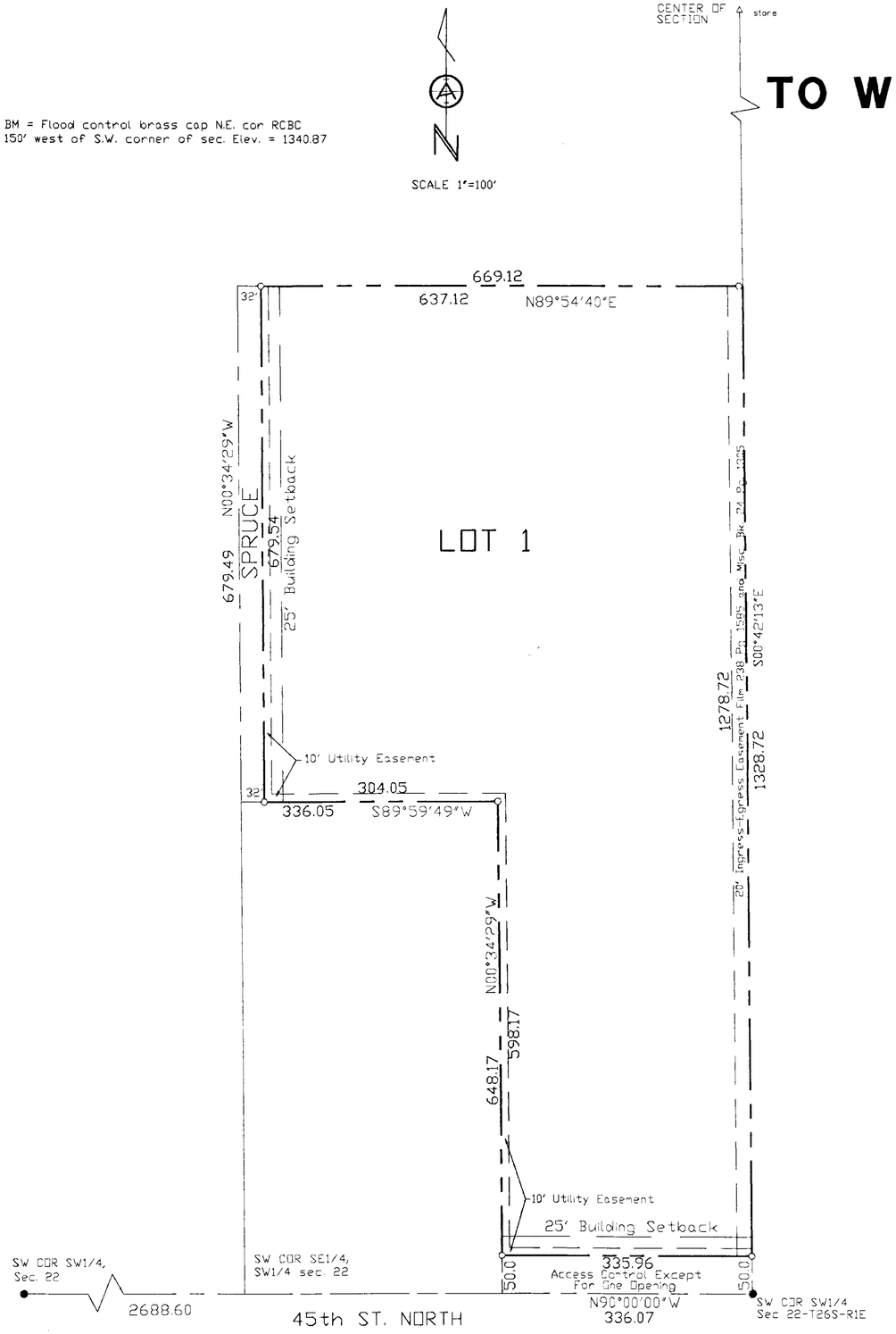
Copied from Tracings 5/2/95

DOUBLE L ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas }
County of Sedgwick } SS

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this _____ day of _____, 1995, I have surveyed and platted "DOUBLE L ADDITION" an Addition to Wichita, Sedgwick County, Kansas, into a lot and block, the same being described as follows:
THE EAST HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 648.16 FEET OF THE WEST 338.06 FEET THEREOF.

_____
DONALD C. ARMSTRONG R.L.S. #780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot to be known as "DOUBLE L ADDITION" an ADDITION TO SEDGWICK COUNTY, KANSAS. The Utility easements, as indicated, for construction and maintenance of public utilities are hereby granted. The streets are hereby dedicated to and for the use of the public. All abbutters rights of access over and across the south line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 45th street at one opening as determined by the appropriate Engineer. No opening to any building shall be constructed below a minimum pad elevation of 1346 MSL/158.6 City Datum.

OWNERS:

_____
David A. Lehman

_____
Patricia A. Lehman

State of Kansas }
County of Sedgwick } ss

Be it remembered that on this _____day of _____, 1995, before me, a Notary Public in aforesaid state and county, came David A. Lehman and Patricia A. Lehman, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My commission expires: _____

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commisssion, Wichita, Kansas. Dated this _____day of _____, 1995.

_____, Chairman
John W. McKay, Jr.

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon are accepted by the city commission of the city of Wichita, Kansas. Dated this_____ day of _____,1995.

_____ Mayor
Bob Knight

_____ City clerk
Pat Burnett

Entered on transfer record the _____day of _____, 1995.

_____, County Clerk
Susan E. Crockett-Spoon

State of Kansas
County of Sedgwick

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____day of _____, 1995, at _____ M., and is duly recorded.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

ARMSTRONG LAND SURVEY, P.A.
250 Mathewson
Wichita, KS 67211
(316) 263-0062

SEDGWICK COUN...

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

March 23, 1995

Armstrong Land Survey, P.A.
250 Mathewson
Wichita, KS 67211

Re: S/D 95-5 DOUBLE L ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 23, 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 March 16, 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

Don Losew
Senior Planner

DL:rh
cc: David A. and Patricia A. Lehman, 2534 Bobwhite, Wichita, KS 67204
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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March 16, 1995

Armstrong Land Survey, P.A.
250 Mathewson
Wichita, KS 67211

Re: S/D 95-5 DOUBLE L ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 16, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

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 petitions for the future extension of sanitary sewer and water to this site.

C. Since this site is large enough, and will be using on-site sanitary sewer, no requirement was or is being made for this site to extend or use at this time an outside water supply. At the time of actual development, well or another acceptable source of water would be necessary. If a Bel Aire line is available, that could be an option. In regard to future guarantees for Wichita water service, the applicant should meet with City Engineering to determine if such guarantee needs to be provided.

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 on the preliminary plat, a pipeline appears to cross over or near the southeast corner of this site.

If a pipeline effects this site, the applicant shall submit a copy of the instrument which establishes the Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement,

it shall be indicated on the face of the plat.

This easement shall also be properly labeled, this including the company name and recording information for the easement. As necessary, dimensions shall be provided so as to clearly indicate how such easement is located in this lot.

F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

G. On the final plat tracing the face of the plat shall also indicate the "access control except 1-opening" being dedicated to 45th North.

H. Since this site is located in the City, no approval by the County Commission is required and the final plat tracing shall delete such signature block. Also, the name of the plat shall be amended to read "Double L Addition to Wichita, Sedgwick County, Kansas".

I. The final plat tracing shall also clearly label on the face of the plat any areas being dedicated for street right-of-way. In particular, the area along the plat's west line shall be specifically labeled as a dedication of street right-of-way.

J. As noted by Engineering, no FEMA floodway apparently impacts directly this site. The final plat tracing shall therefore delete from the face of the plat and from the plattor's text any references to a floodway.

K. The MAPD Chairman's signature block shall be amended to indicate John W. McKay, Jr.

L. On the final plat tracing, the line regarding minimum building pad elevations shall be properly shown. As indicated by City Engineering, the elevation for this site shall be shown as 1346 ft. MSL.

M. 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.)

N. 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.

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

P. 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, March 23, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: David A. and Patricia A. Lehman, 2534 Bobwhite, Wichita, KS 67204
Mike Lindebak, City Engineer

AGENDA ITEM NO. 1-2

METROPOLITAN AREA PLANNING COMMISSION

March 23, 1995

STAFF REPORT

(Final Plat Approved 3/16/95, Preliminary Plat Approved 2/2/95)

CASE NUMBER: S/D 95-5 DOUBLE L ADDITION

OWNER/APPLICANT: David A. and Patricia A. Lehman, 2534 Bobwhite, Wichita, KS 67204

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67211

LOCATION: North of 45th Street North and east of Hydraulic

SITE SIZE: 15.24 Acres

NUMBER OF LOTS

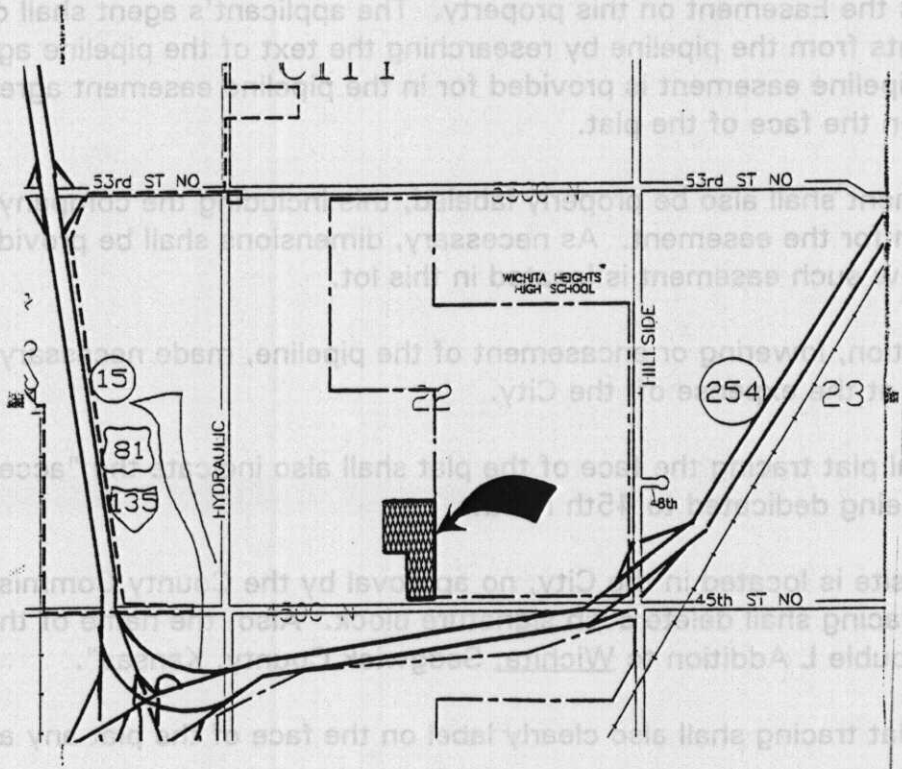
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 15.24 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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 petitions for the future extension of sanitary sewer and water to this site.

C. Since this site is large enough, and will be using on-site sanitary sewer, no requirement was or is being made for this site to extend or use at this time an outside water supply. At the time of actual development, well or another acceptable source of water would be necessary. If a Bel Aire line is available, that could be an option. In regard to future guarantees for Wichita water service, the applicant should meet with City Engineering to determine if such guarantee needs to be provided.

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