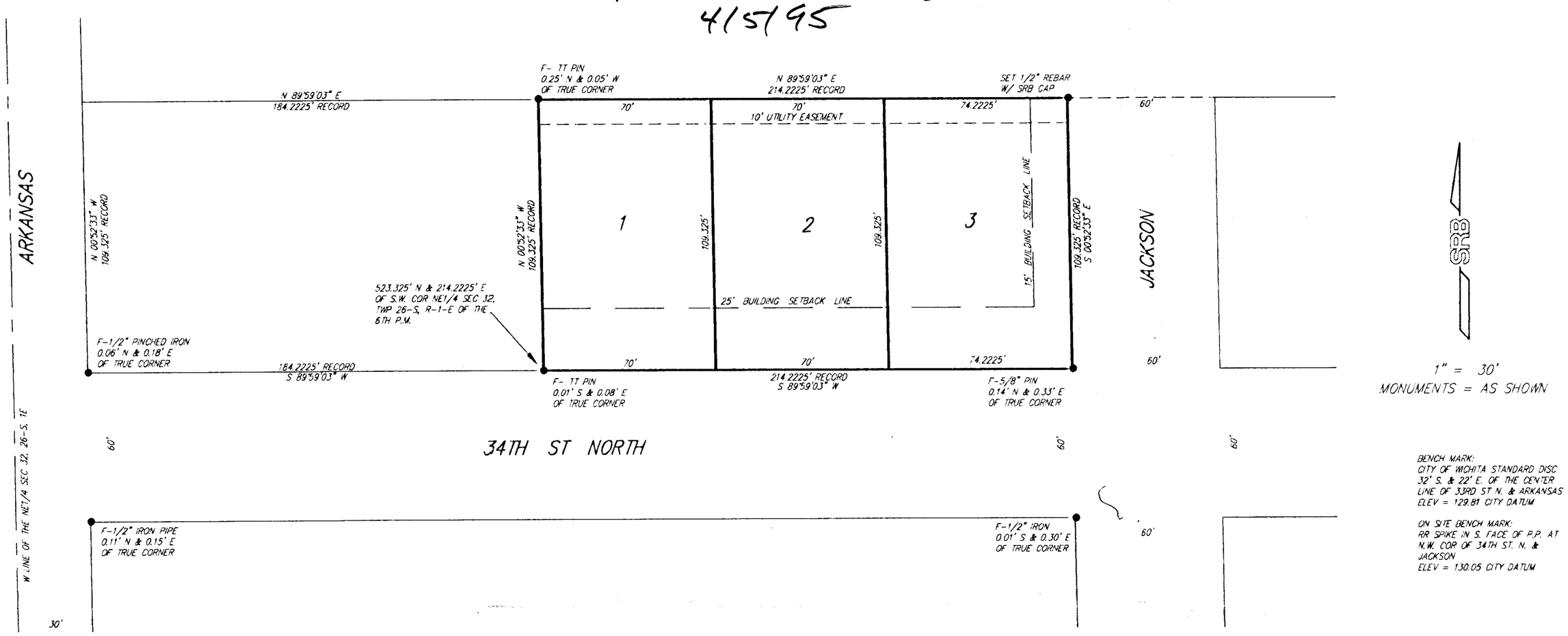
D. EDWARDS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
4/5/95



BENCH MARK:
CITY OF WICHITA STANDARD DISC
32' S. & 22' E. OF THE CENTER
LINE OF 33RD ST. N. & ARKANSAS
ELEV = 1291.81 CITY DATUM

ON SITE BENCH MARK:
RR SPIKE IN S. FACE OF P.P. AT
N.W. COR OF 34TH ST. N. &
JACKSON
ELEV = 1310.05 CITY DATUM

State of Kansas)
Sedgwick County) SS

We Savoy, Ruggles & Bohm, P.A., Surveyors in aforsaid county and state do hereby certify that under the supervision of the undersigned, we have surveyed and platted "D. EDWARDS ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows.

The E1/2 of the following described tract: Beginning at a point 523.325 feet north of the S.W. Corner of the NE1/4 of Sec 32, Twp 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence east, parallel with the south line of said NE1/4, 428.445 feet; thence north, parallel with the west line of said NE1/4, 109.325 feet; thence west, parallel with the south line of said NE1/4, 428.445 feet to the west line of said NE1/4; thence south 109.325 feet to the point of beginning.

Date 31 Mar 95 — MARK A. SAVOY REGISTERED LS-768 31 DEC 96 KANSAS LAND SURVEYOR — Mark A. Savoy — Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots to be known as "D. EDWARDS ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities.

Donald R. Edwards

Donna M. Edwards

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 4th day of Dec., 1995, by Donald R. Edwards and Donna M. Edwards, his wife.

Yvonne Steadman — Notary Public

My App't Exp. 10/4/97

YVONNE STEADMAN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires 10/4/97

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

Norwest Financial Kansas, Inc.

Branch Manager
Richard J. Lange

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this ____ day of ____ 1995, by Richard J. Lange, Branch Manager of Norwest Financial Kansas, Inc., on behalf of the corporation.

Notary Public

My App't Exp. ____

LORI TERRELL
Notary Public - State of Kansas
My Appt. Expires

This plat of "D. EDWARDS ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 23rd day of February, 1995.

Wichita-Sedgwick County Metropolitan Area Planning Commision.

Chairman
John W. McKay, Jr.

Secretary
Marvin S. Krout

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

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

Mayor
Elma Broadfoot

Deputy City Clerk
Pat Burnett

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

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 ____ 1995, at ____ o'clock ____ M; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

DWG FILE: 00250PF R.L.A./BOP
PROJECT NO. 95A00250P

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

SEDGWICK CO. .TY

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

February 23, 1995

Savoy, Ruggles & Bohm, P.A.
c/o Mark A. Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 95-7 - D. EDWARDS ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on February 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 February 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: Jean S. Beach, c/o Donald R. Edwards, 1021 Burrus Ct., Wichita, KS 67207
Donald R. Edwards, 1021 Burrus Ct., Wichita, KS 67207
Mike Lindebak, City Engineer

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

February 16, 1995

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 95-7 D. EDWARDS ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 16, 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 attempt to obtain a valid paving petition for 34th Street North from Arkansas eastward to Jackson. If such petition cannot be obtained, an affidavit shall be submitted indicating that this site will participate in any future paving of this street.

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

C. The final plat shall indicate the platting of the 15-foot building setback from Jackson through the existing building (shed) 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.

D. 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.)

E. 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.

F. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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

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

I. The applicant's agent is reminded that a detailed lot grading plan needs to be submitted for any multi-lot residential 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, February 23, 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: Jean S. Beach, c/o Donald R. Edwards, 1021 Burrus Ct., Wichita, KS 67207
Donald R. Edwards, 1021 Burrus Ct., Wichita, KS 67207
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-2

METROPOLITAN AREA PLANNING COMMISSION

February 23, 1995

STAFF REPORT
(Final Plat Approved 2/16/95)

CASE NUMBER: S/D 95-7 D. EDWARDS ADDITION

OWNER/APPLICANT: Jean S. Beach, c/o Donald R. Edwards, 1021 Burrus Ct., Wichita, KS 67207
and
Donald R. Edwards, 1021 Burrus Ct., Wichita, KS 67207

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark A. Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: North of 34th Street North and west of Broadway

SITE SIZE: 0.54 Acres

NUMBER OF LOTS

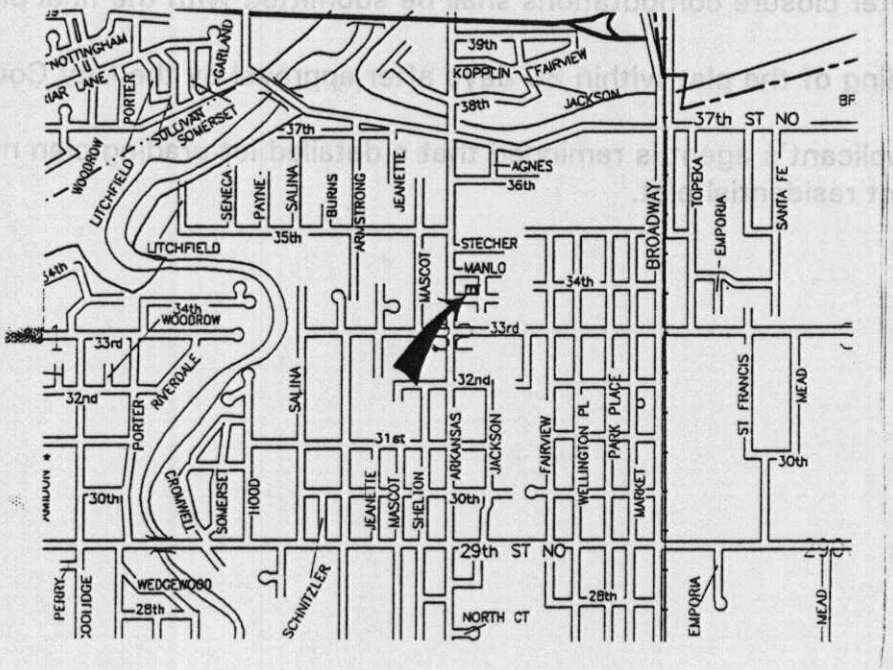
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 7,651.89 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. The applicant shall attempt to obtain a valid paving petition for 34th Street North from Arkansas eastward to Jackson. If such petition cannot be obtained, an affidavit shall be submitted indicating that this site will participate in any future paving of this street.

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

C. The final plat shall indicate the platting of the 15-foot building setback from Jackson through the existing building (shed) 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.

D. 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.)

E. 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.

F. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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

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

I. The applicant's agent is reminded that a detailed lot grading plan needs to be submitted for any multi-lot residential plat.