LARK 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

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 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A parcel of land lying in the N.E. 1/4 of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Beginning at the S.W. Corner of said N.E. 1/4; thence N89°43'07"E, along the south line of said N.E. 1/4, 720 feet for a point of beginning; thence continuing N89°43'07"E, along the south line of said N.E. 1/4, 599.90 feet to the S.E. Corner of the W. 1/2 of said N.E. 1/4; thence N00°23'37"W, along the east line of the W. 1/2 of said N.E. 1/4, 1200 feet; thence S84°36'23"W, 400 feet; thence S74°36'23"W, 312.16 feet; thence S00°23'37"E, parallel with the east line of the W. 1/2 of said N.E. 1/4, 882.97 feet; thence S26°57'37"E, 223.83 feet to the point of beginning.

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

Baughman Company, P.A.

GREGORY F. SEVERNS REGISTERED LS-876 KANSAS LAND SURVEYOR

[signature] Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be plotted into Lots, Blocks, and a Drainage Dedication to be known as "LARK 2ND 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 for drainage purposes and for the construction and maintenance of all public utilities. The drainage dedication is hereby dedicated for drainage purposes. All abutters rights of access to or from Lark Lane over and across the east line of Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31, Block A, and Lots 22, 23, 24, 25, and 26, Block B are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for lowest opening to the structures on Lots 1, 2, 3, 4, 5, 6, 7, 8, 16, 17, 18, 19, 20, 21, and 22, Block B, shall be 140.00 City Datum (1327.40 M.S.L.).

Kelsey Investments

Paul E Kelsey President
Paul E. Kelsey

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 22nd day of December, 1994, by Paul E. Kelsey, President of Kelsey Investments, on behalf of Kelsey Investments.

Mildred E. Franz Notary Public
MILDRED E. FRANZ

My App't. Exp. 2-3-95

MILDRED E. FRANZ 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 ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

Frank A. Suellentrop, *President*
FRANK A. SUELLENTROP (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 22nd day of December 1994, by Frank A. Suellentrop, President (Title) of the State Bank of Colwich, on behalf of the bank.

CATHERINE A. HOGAN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 07/21/97

Catherine A. Hogan Notary Public
CATHERINE A. HOGAN

My App't. Exp. 07/29/97

This plat of "LARK 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 22nd day of September, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission

__________________ Chairman
James D. Miner

SEAL

__________________ 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____________, 199__.

__________________ Mayor
Elma Broadfoot

__________________ City Clerk
Pat Burnett

Entered on transfer record this______ day of_________, 199__.

__________________ 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_________, 199__, at_____o'clock__M; and is duly recorded.

__________________ Register of Deeds
Pat Kettler

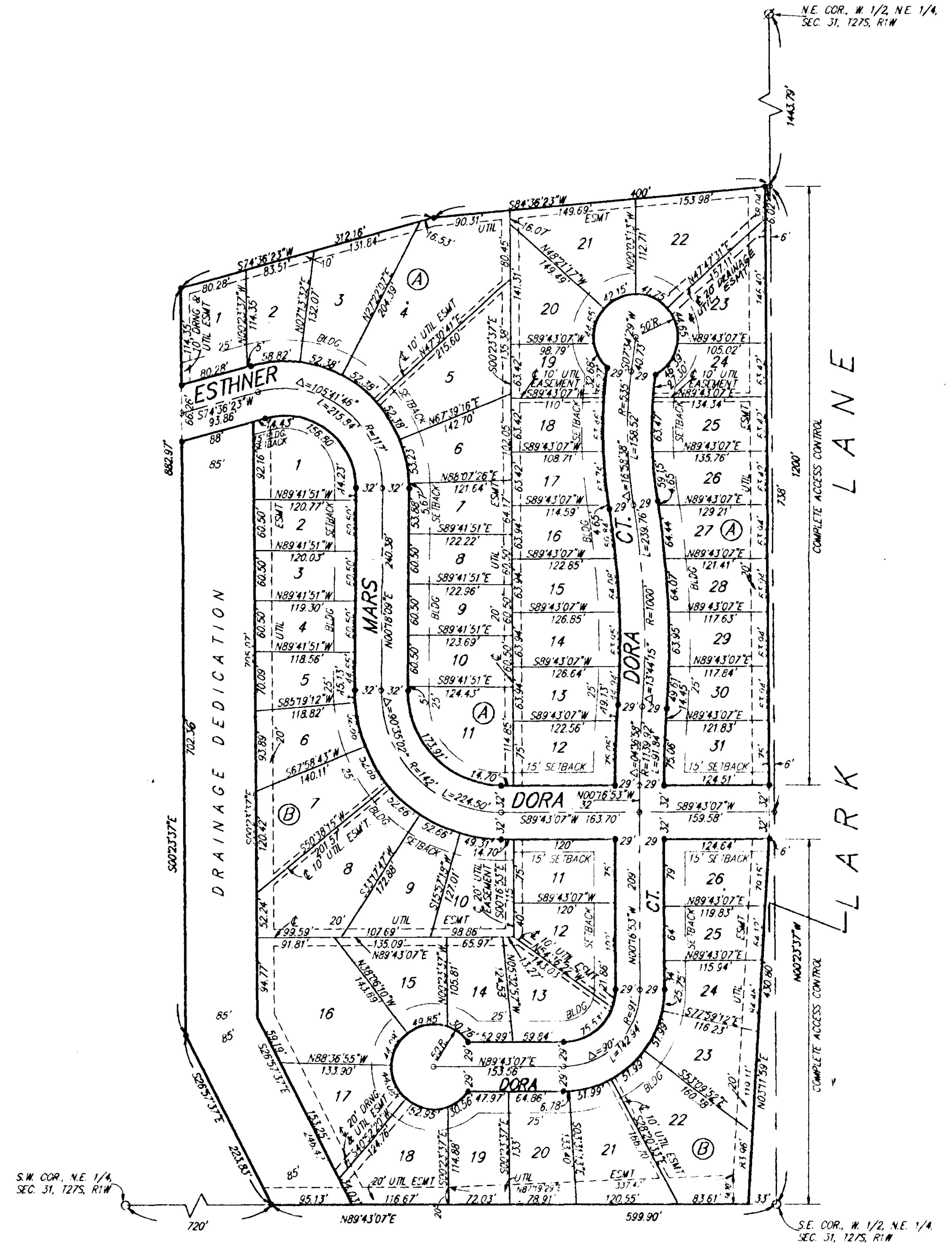
__________________ Deputy
Ed Resa

SCALE
1" = 100'
● = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
Ø = 1" IRON (FOUND)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING OF STRUCTURE

Lots & Block	Elevation M.S.L.	Elevation City Datum
1-8, 16-22 - Blk. B	1327.40	140.00

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



- SEDGWICK COUNTY

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

September 23, 1994

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 94-69 - LARK 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 22, 1994, 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 September 16, 1994.

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,

Louise Olivarez
Principal Planner

LO:rh

cc: Kelsey Investments, 11535 14th Street Circle, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNT

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

September 16, 1994

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 94-69 LARK 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 15, 1994, 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 the paving of the proposed interior streets. This guarantee shall also provide for the installation of a sidewalk along one side of Esthner/Mars/Dora.

D. The applicant shall guarantee the paving of Lark Lane to urban collector standards, including sidewalk(s).

E. The applicant shall guarantee all drainage improvements, including storm sewers, required by the platting of this property.

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

G. 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.

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.

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. 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.

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, September 22, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez

Louise Olivarez
Principal Planner

LO:rh
Enclosure: Marked Copy of plat
cc: Kelsey Investments, 11535 14th Street Circle, Wichita, KS 67212
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-7

September 22, 1994

STAFF REPORT

(Final Plat Approved 9/15/94, Preliminary Plat Approved 8/4/94)

CASE NUMBER: S/D 94-69 LARK 2ND ADDITION

OWNER/APPLICANT: Kelsey Investments, Attn: Paul Kelsey, 11535 14th Street Circle, Wichita, KS 67212

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

LOCATION: South of Kellogg on the west side of Lark Lane

SITE SIZE: 17.45 Acres

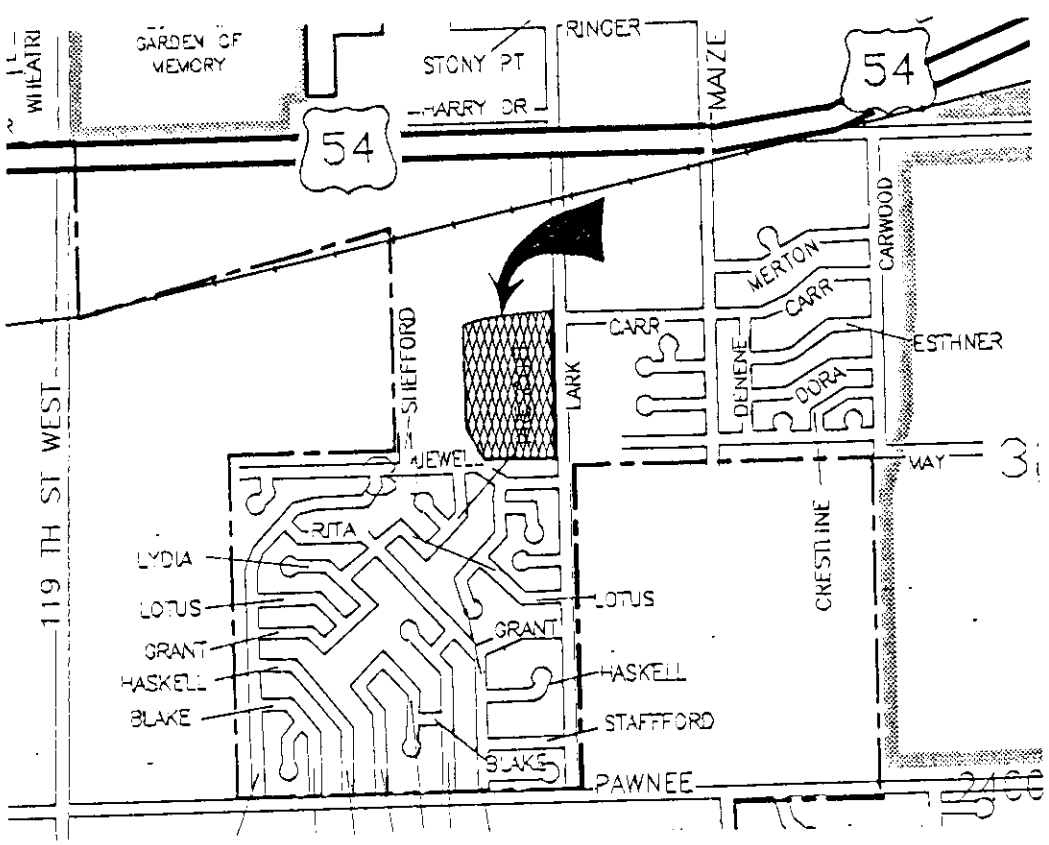
NUMBER OF LOTS

Residential:	69
Office:	
Commercial:	
Industrial:	
Total:	69

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: "AA" City One-Family Dwelling

VICINITY MAP:



NOTE: The preliminary plat (Lark Addition) approved August 4, 1994, consisted of 158 acres with 456 lots between 119th Street and Lark Lane. This second final plat is for the east 17.45 acres only.

STAFF COMMENTS:

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 the paving of the proposed interior streets. This guarantee shall also provide for the installation of a sidewalk along one side of Esthner/Mars/Dora.

D. The applicant shall guarantee the paving of Lark Lane to urban collector standards, including sidewalk(s).

E. The applicant shall guarantee all drainage improvements, including storm sewers, required by the platting of this property.

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

G. 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.

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.

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. 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.