

# LARK 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

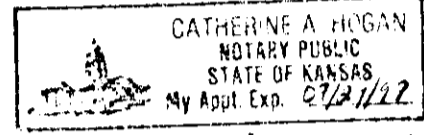
State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed  
and platted "LARK 2ND ADDITION", Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed, 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.

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 N. Suellehrop*  
FRANK N. SUELLENHROP (Title)

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this 22nd day of December, 1994, by  
FRANK N. SUELLENHROP, PRESIDENT of the State Bank of Colwich, on  
behalf of the bank.



*Catherine A. Hegan*  
CATHERINE A. HEGAN Notary Public

My App't. Exp. 07/01/97

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

Baughman Company, P.A.

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

\_\_\_\_\_  
James D. Miner Chairman

\_\_\_\_\_  
Marvin S. Krout Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Elma Broadfoot Mayor

\_\_\_\_\_  
Pat Burnett City Clerk

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Susan E. Crockett-Spoon County Clerk

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to  
be platted 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.).

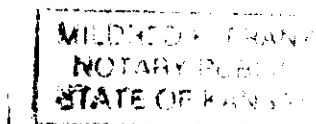
Kelsey Investments

*Paul E. Kelsey*  
Paul E. Kelsey President

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

*Mildred E. Franz*  
MILDRED E. FRANZ Notary Public

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



\_\_\_\_\_  
Pat Kettler Register of Deeds

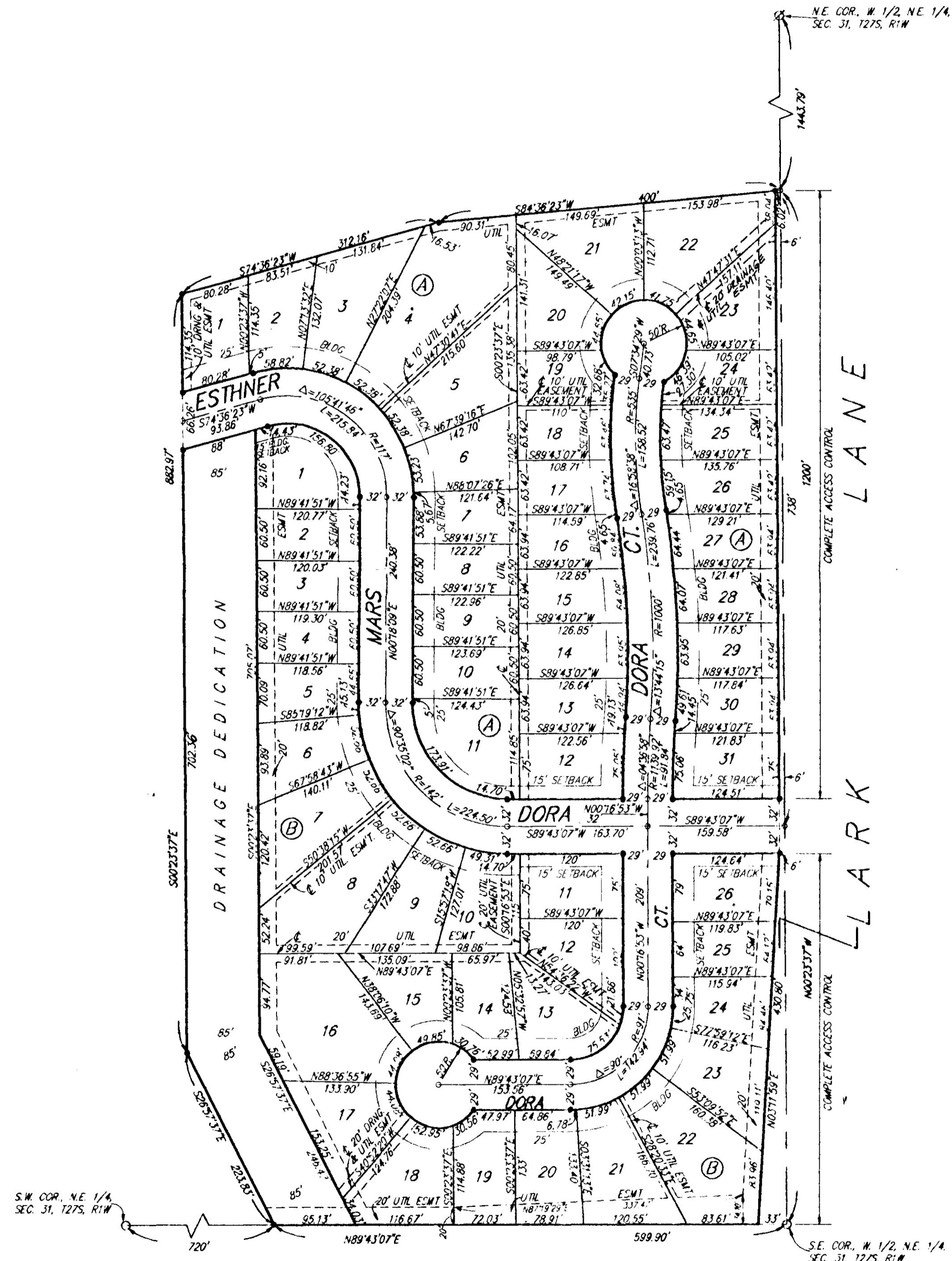
\_\_\_\_\_  
Ed Resa Deputy



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

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

BENCHMARK:  
CITY OF WICHITA BENCH MARK DISC, N. END OF  
N. 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

REC'D

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 258-4421

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).
- drainage* 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.

1. 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.
2. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
3. 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  
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

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

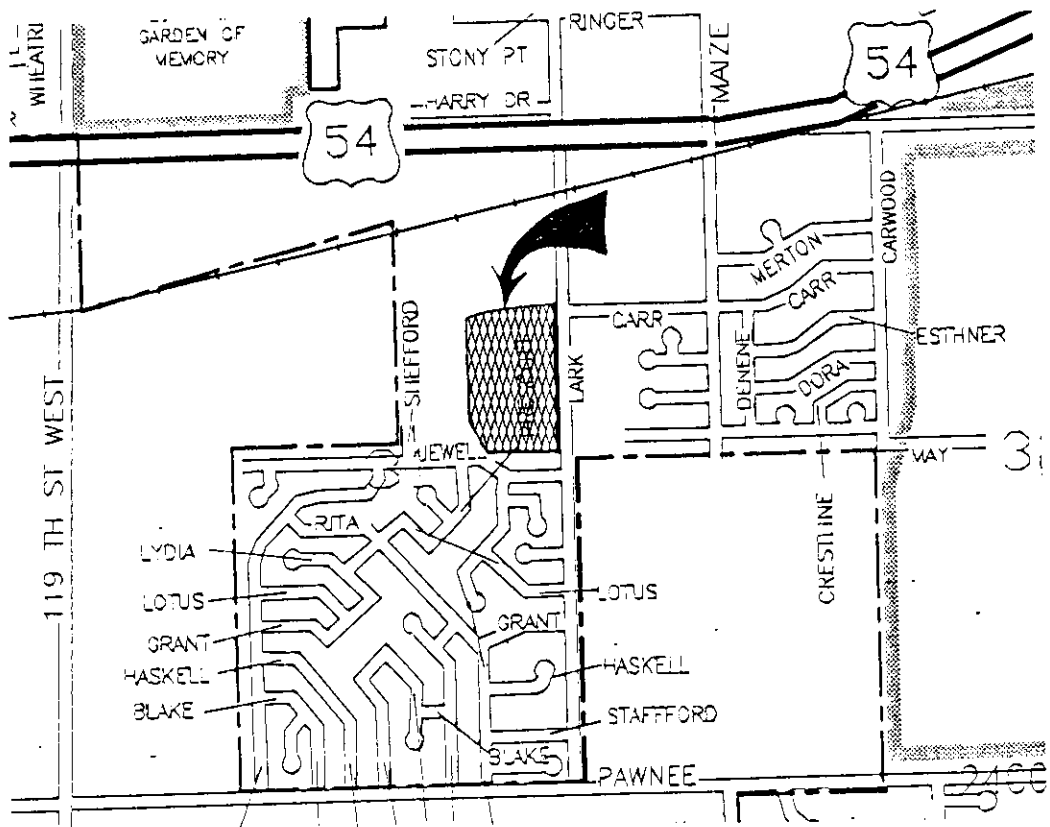
NUMBER OF LOTS

Residential:	69
Office:	
Commercial:	
Industrial:	
Total:	<u>69</u>

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.