

LARK 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 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.W. 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.W. 1/4; thence N89°43'07"E, along the south
line of said N.W. 1/4, 390.16 feet; thence N01°20'46"E, parallel with the west
line of said N.W. 1/4, 410.17 feet; thence N89°43'07"E, parallel with the south line
of said N.W. 1/4, 10 feet to the P.C. of a curve; thence along a curve to the
left having a central angle of 36°44'04", a radius of 500 feet, a length
of 320.57 feet, and a chord length of 315.11 feet bearing N71°21'05"E;
thence along a curve to the right having a central angle of 66°41'39",
a radius of 450 feet, a length of 523.81 feet, and a chord length of
494.74 feet bearing N86°19'52"E; thence along a curve to the left having
a central angle of 16°00'04", a radius of 500 feet, a length of 139.64 feet,
and a chord length of 139.18 feet bearing S68°19'20"E; thence N01°20'46"E,
parallel with the west line of said N.W. 1/4, 393.33 feet; thence N66°05'46"E,
176.90 feet; thence N01°20'46"E, parallel with the west line of said N.W. 1/4,
189.08 feet; thence N63°24'14"W, 176.90 feet; thence N13°07'10"W,
230 feet; thence N58°07'10"W, 107.56 feet to the southeasterly right-of-way
of the Atchison, Topeka, and Santa Fe Railroad; thence S76°52'50"W,
along said southeasterly right-of-way, 542.61 feet to a deflection point
in said southeasterly right-of-way; thence S76°54'55"W, along said
southeasterly right-of-way, 664.94 feet to the west line of said N.W. 1/4;
thence S01°20'46"W, along the west line of said N.W. 1/4, 1233.59 feet
to the point of beginning, TOGETHER with a parcel of land lying in the
N.W. 1/4 of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick
County, Kansas, more particularly described as follows: Commencing at
the S.W. Corner of said N.W. 1/4; thence N89°43'07"E, along the south
line of said N.W. 1/4, 390.16 feet; thence N01°20'46"E, parallel with the west
line of said N.W. 1/4, 410.17 feet; thence N89°43'07"E, parallel with the south line
of said N.W. 1/4, 10 feet to the P.C. of a curve to the left; thence along said
curve having a central angle of 36°44'04", a radius of 500 feet, a length
of 320.57 feet, and a chord length of 315.11 feet bearing N71°21'05"E;
thence along a curve to the right having a central angle of 66°41'39",
a radius of 450 feet, a length of 523.81 feet, and a chord length of
494.74 feet bearing N86°19'52"E; thence along a curve to the left having
a central angle of 16°00'04", a radius of 500 feet, a length of 139.64 feet,
and a chord length of 139.18 feet bearing S68°19'20"E; thence N01°20'46"E, parallel
with the west line of said N.W. 1/4, 67.81 feet for a point of beginning; thence
continuing N01°20'46"E parallel with the west line of said N.W. 1/4, 325.52 feet;
thence N66°05'46"E, 176.90 feet; thence N01°20'46"E, parallel with the west line of
said N.W. 1/4, 189.08 feet; thence N63°24'14"W, 176.90 feet; thence N13°07'10"W,
230 feet; thence N58°07'10"W, 107.56 feet to the southeasterly right-of-way
of the Atchison, Topeka, and Santa Fe Railroad; thence N76°52'50"E,
along said southeasterly right-of-way, 540.53 feet; thence S13°07'10"E,
266.98 feet; thence S65°27'48"W, 53.54 feet; thence S46°20'46"W, 108.50 feet;
thence S01°20'46"W parallel with the west line of said N.W. 1/4, 184.18 feet;
thence S43°39'14"E, 63.64 feet; thence S01°20'46"W parallel with the
west line of said N.W. 1/4, 230.18 feet; thence S44°28'04"E, 135.39 feet;
thence N89°43'07"E parallel with the south line of said N.W. 1/4, 167.83 feet;
thence S00°23'43"E, 35.56 feet; thence S89°43'07"W parallel with the
south line of said N.W. 1/4, 587.16 feet; thence S01°20'46"W parallel with the
west line of said N.W. 1/4, 124.64 feet to the P.C. of a curve to the right;
thence along said curve having a central angle of 03°15'29", a radius of
434 feet, a length of 39.83 feet, and a chord length of 39.82 feet bearing
N77°02'23"W, to the point of beginning.

Existing public easements being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.



Gregory F. Severns
Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Streets, and reserves to be known as "LARK
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 as indicated
for drainage purposes and for the construction and maintenance of all public
utilities. Reserves "A", "B", and "C" are hereby reserved for landscaping, open
space, walls, entry monuments, and utilities as confined to easements,
including all easements as defined in Film 328, Page 321. Reserve "D" is
hereby reserved for drainage purposes, lakes, landscaping, sidewalks, gazebos,
and utilities as confined to easements. Reserves "A", "B", "C", and "D" shall
be owned and maintained by the Homeowners Association of the Addition.
All obstructions of access to or from 119th Street West over and across
the west lines of Reserves "A", "B", and "C" are hereby granted to the
appropriate governing body. The Minimum Building Pad Elevations for lowest
opening to the structures on Lots 15, 16, 17, 31, 33, 39, 40, 41, 42, 43, 44,
and 45, Block A, shall be 144.0 City Datum (1331.4 M.S.L.).

Kelsey Investments

Paul E. Kelsey
President

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. Sublett
President
(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 9th day of DECEMBER, 1994, by
FRANK A. SUBLETT, PRESIDENT of the State Bank of Colwich, on
behalf of the bank.

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

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

This plat of "LARK 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

Elma Broadfoot
Mayor

Pat Burnett
City Clerk

Entered on transfer record this _____ day
of _____, 1994.

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 _____, 1994, at _____ o'clock _____ M., and is duly recorded.

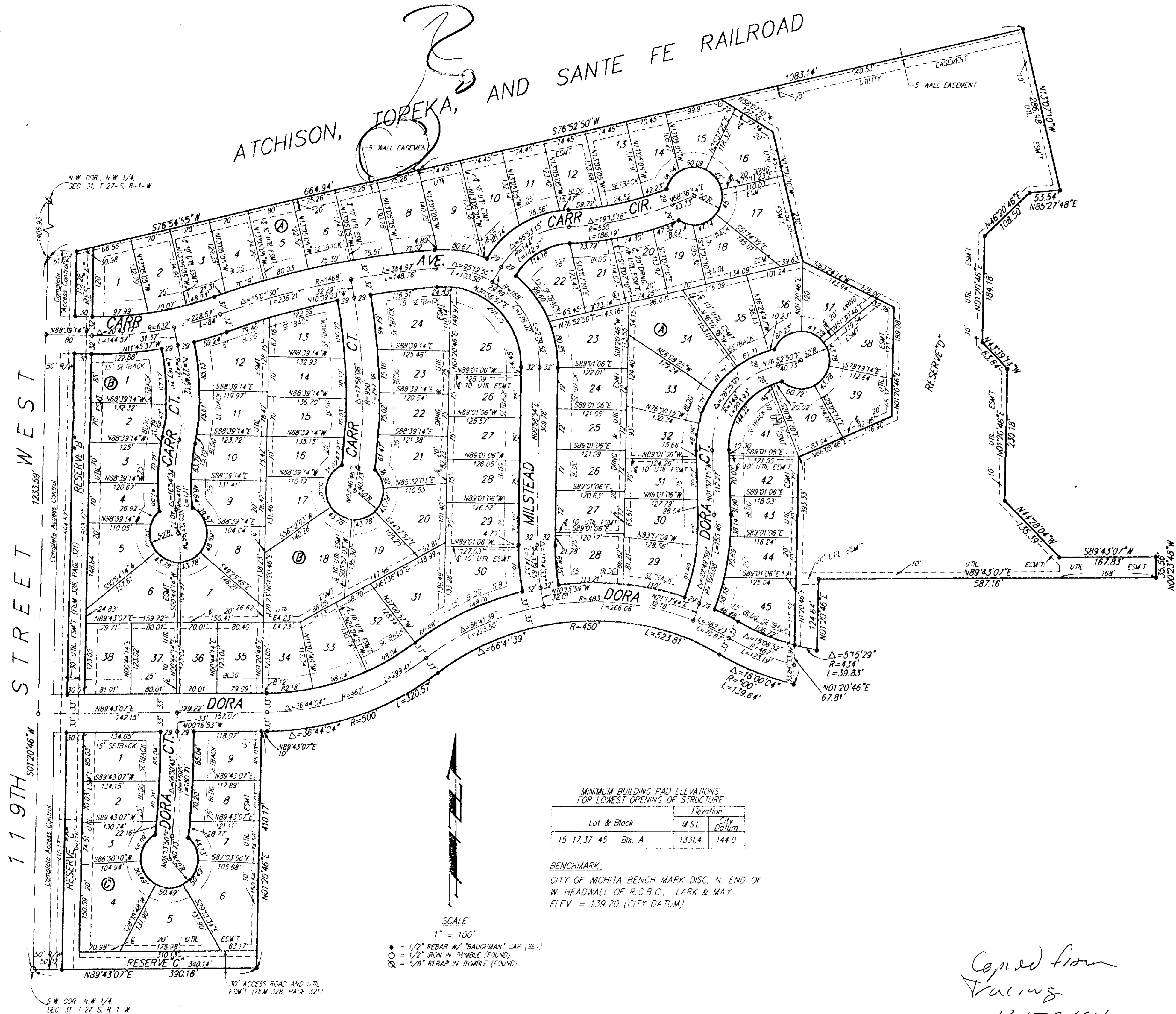
Pat Kettler
Register of Deeds

Ed Reso
Deputy

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 2nd day of December, 1994, by Paul Kelsey,
Sedgwick County) President of Kelsey Investments, on behalf of Kelsey Investments.

Mildred E. Franz
Notary Public

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



MINIMUM BUILDING PAD ELEVATIONS
FOR LOWEST OPENING OF STRUCTURE

Lot & Block	Elevation	City Datum
15-17, 37-45 - Blk. A	1331.4	144.0

BENCHMARK:

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

SCALE

- 1" = 100'
- = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON N. THIMBLE (FOUND)
- Q = 3/8" REBAR IN THIMBLE (FOUND)

Copied from
Tracing
12/29/94

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 94-45 LARK 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
Louise Olivarez
Principal Planner

LO:rh

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

FILE COPY

SEDGWICK COUNTY



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 94-45 LARK 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:

1st reading = 1/20/95

*not until
end of Jan
1995*
A. Since urban size lots with City sewer and water are being proposed, the applicant shall request and receive approval of annexation into Wichita prior to this plat being scheduled for City Council review. Not only the lots, streets, reserves, etc. in this plat but also the off-site utility easements will need to be annexed.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. The applicant shall guarantee the extension of City water to serve the lots being platted.

D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalks. Sidewalks shall be provided along both sides of Dora, a collector street, and along one side of Carr/Milstead.

E. As indicated by Traffic Engineering at the time of preliminary plat review, the applicant shall submit a City guarantee for the future installation of left-turn improvements in 119th Street West to serve the site's entrance at Dora.

F. Reserve A as shown on the preliminary plat (east of Block A) shall be included in this final plat.

G. The applicant is advised that if any drainage from this site is directed to the adjacent railroad tracks (A. T. & S.F. R.R.), a letter needs to be submitted to Planning from this railroad indicating their acceptance of such drainage.

H. The applicant shall guarantee all drainage improvements, including storm sewers, required

by the platting of this property.

- I.* If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J.* Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide that the homeowners' association will maintain the "parking strip" areas located between the reserves and the paved or driving surface of 119th Street West.
- For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K.* 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.
- L.* 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.
- M.* 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.
- N.* 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.
- O.* As requested by K.G.&E., a 10-foot utility easement shall be granted between Lots 32 and 33, Block B, for street light purposes.
- P.* Off-site utility easements will be needed to provide sewer and water to this plat. Such easements shall be created by separate instrument and shall be submitted to Planning for recording. To assist in the review of these easements, the applicant's agent shall provide a drawing which depicts the locations of these easements with relation to existing sewer and water lines to which this plat will be connected.
- Q.* Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

11-13-94

S/D 94 - 45 LARK ADDITION, Final Plat
Page 3 - September 16, 1994

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 N, Wichita, KS 67212
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2.6

September 22, 1994

STAFF REPORT

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

CASE NUMBER: S/D 94-45 LARK ADDITION

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

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

LOCATION: South of Kellogg on the east side of 119th Street West

SITE SIZE: 30.03 Acres

NUMBER OF LOTS

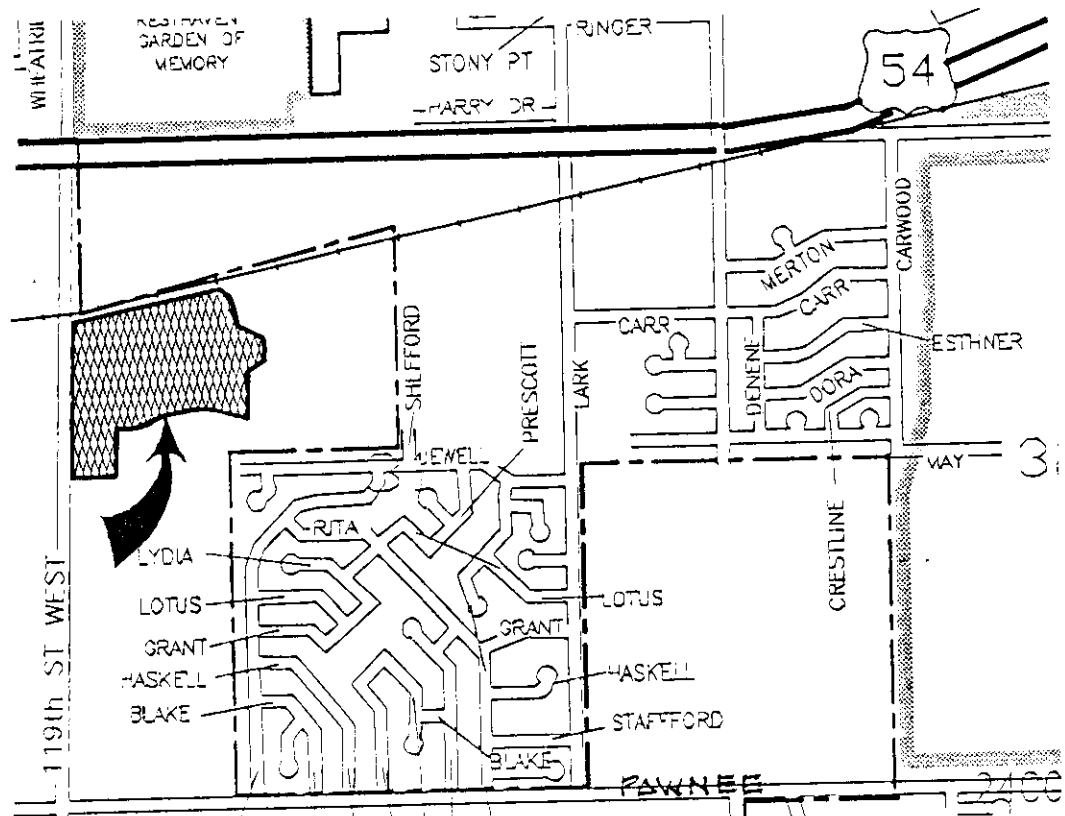
Residential:	92
Office:	
Commercial:	
Industrial:	
Total:	92

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "R-1" County Suburban Residential

PROPOSED ZONING: "AA" City One-Family Dwelling

VICINITY MAP:



NOTE: The preliminary plat approved August 4, 1994, consisted of 158 acres with 456 lots between 119th Street and Lark Lane. This first final plat is for the west 30 acres only.

STAFF COMMENTS:

- A. Since urban size lots with City sewer and water are being proposed, the applicant shall request and receive approval of annexation into Wichita prior to this plat being scheduled for City Council review. Not only the lots, streets, reserves, etc. in this plat but also the off-site utility easements will need to be annexed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalks. Sidewalks shall be provided along both sides of Dora, a collector street, and along one side of Carr/Milstead.
- E. As indicated by Traffic Engineering at the time of preliminary plat review, the applicant shall submit a City guarantee for the future installation of left-turn improvements in 119th Street West to serve the site's entrance at Dora.
- F. Reserve A as shown on the preliminary plat (east of Block A) shall be included in this final plat.
- G. The applicant is advised that if any drainage from this site is directed to the adjacent railroad tracks (A. T. & S.F. R.R.), a letter needs to be submitted to Planning from this railroad indicating their acceptance of such drainage.
- H. The applicant shall guarantee all drainage improvements, including storm sewers, required by the platting of this property.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide that the homeowners' association will maintain the "parking strip" areas located between the reserves and the paved or driving surface of 119th Street West.

For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- K. 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.
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- M. 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.
- N. 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.
- O. As requested by K.G.&E., a 10-foot utility easement shall be granted between Lots 32 and 33, Block B, for street light purposes.
- P. Off-site utility easements will be needed to provide sewer and water to this plat. Such easements shall be created by separate instrument and shall be submitted to Planning for recording. To assist in the review of these easements, the applicant's agent shall provide a drawing which depicts the locations of these easements with relation to existing sewer and water lines to which this plat will be connected.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).