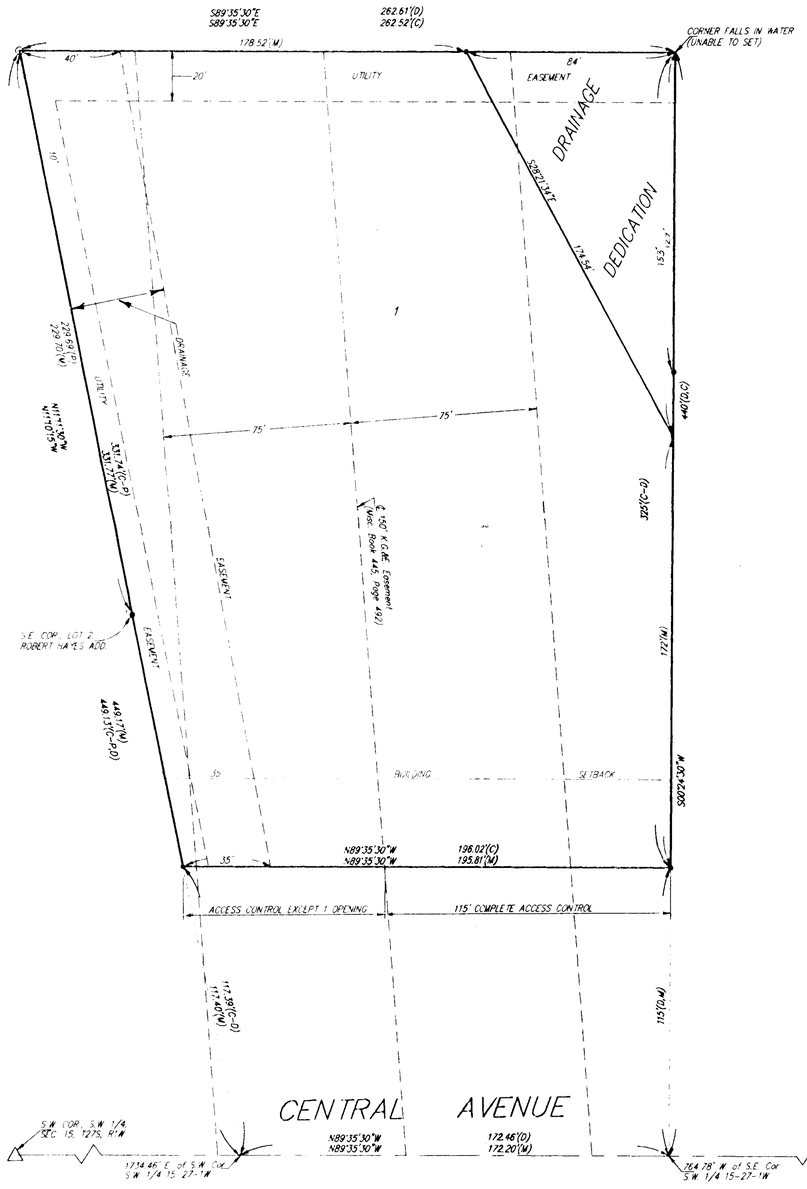
HOSKINSON ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



Scale 1" = 30'

MINIMUM BUILDING PAD ELEVATION = 1260 CITY DATUM (1313.4 M.S.L.) LOWEST FLOOR

(C) = CALCULATED
(M) = MEASURED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-P) = CALCULATED PER PLATTED INFO.

BENCHMARK:
DISC ON N.E. END OF BRIDGE OVER BIG SLOUGH ON CENTRAL
ELEV. = 1317.50 M.S.L. (1301.0 CITY DATUM)

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
'● = NAIL IN CAP (FOUND)
○ = 1/2" IRON (FOUND)

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 "HOSKINSON ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract in the S.W. 1/4 of Sec. 15, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 764.78 feet west of the S.E. Corner thereof; thence N89°35'30"W along the south line of S.W. 1/4, 172.46 feet to a point 1734.46 feet east of the S.W. Corner of said S.W. 1/4; thence N1°10'15"W, 449.13 feet; thence S89°35'30"E, 262.61 feet to a point north of beginning as measured at right angles to the south line of said S.W. 1/4; thence S00°24'30"W, 440 feet to beginning, except the south 115 feet deeded for street.

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 11-30-94 KANSAS LAND SURVEYOR

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 a Lot to be known as "HOSKINSON ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The drainage dedication is hereby dedicated for drainage purposes and other public uses. All abutters rights of access to or from Central Avenue over and across the south line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Central Avenue at one location over all except the east 115 feet thereof as shall be determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for lowest floor shall be 126.0 City Datum (1313.4 M.S.L.).

Owner

Richard D. Hoskinson — Verda M. Hoskinson

Richard D. Hoskinson — Verda M. Hoskinson

Equitable Trust

Salah Jamaleddine — Wissam Jamaleddine

Salah Jamaleddine — Wissam Jamaleddine

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 21st day of DECEMBER, 1994, by Richard D. Hoskinson and Verda M. Hoskinson, husband and wife.

Philip J. Meyer Notary Public
PHILIP J. MEYER

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

PHILIP J. MEYER NOTARY PUBLIC STATE OF KANSAS

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 21st day of DECEMBER, 1994, by Salah Jamaleddine and Wissam Jamaleddine, husband and wife.

Philip J. Meyer Notary Public
PHILIP J. MEYER

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

PHILIP J. MEYER NOTARY PUBLIC STATE OF KANSAS

This plat of "HOSKINSON ADDITION", on Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropoliton Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____, 199_.
Wichita-Sedgwick County Metropoliton Area Planning Commission

_____ Chairman
James D. Miner

_____ 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 _____, 1994.

_____ 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

SEDGWICK COUNTY

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

June 17, 1994

Baughman Company, P.A.
c/o Phil Meyer
990 N. Westlink
Wichita, KS 67212

Re: S/D 94-39 HOSKINSON ADDITION - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on June 16, 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 June 10, 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Dick and Verda Hoskinson, 990 N. Westlink, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
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June 10, 1994

Baughman Company, P. A.
c/o Phil Meyer
990 N. Westlink
Wichita, KS 67212

Re: S/D 94-39 HOSKINSON ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 9, 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. As indicated by Traffic Engineering, the applicant shall guarantee an accel/decel lane to serve this site's entrance from Central and also needed modifications to the medial in Central.

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

D. Also as indicated by Traffic Engineering, access control shall be limited to one opening, located toward the west line of this site. Complete access control shall be shown to Central except for the area of this entrance.

E. Since this plat will vacate easements being shown on the sketch plat or noted in the platting binder, proper indication of such vacations shall be noted in the surveyor's text.

F. Prior to this plat being submitted to the City Council for review, the billboard shown as being located in street right-of-way shall be removed. A letter shall be submitted to Planning indicating that the billboard has been removed.

G. As indicated by the platting binder, a mortgage is being held on this project and this interest either needs to be a signatory of the plat or proof needs to be provided that the mortgage has been released.

H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

I. The final plat tracing shall label the 35-foot building setback to Central.

J. Based on the platting binder, numerous easements created by separate instrument are shown as possibly involving this site. The applicants shall submit a letter and/or marked copy of this plat explaining if these easements are being replatted, vacated, or are not actually located within this Addition.

K. As indicated by City Engineering, the final plat tracing needs to indicate more of a drainage easement at this site's Northeast corner, that is, the replatting of this site shall not vacate the drainage area corresponding to the bank in this area.

L. As offered by the applicant, a public access easement needs to be provided in the area of this plat's east line. Such easement may be granted on the final plat tracing or if granted by separate instrument shown on the plat tracing while referencing that the easement has been "granted by separate instrument".

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.

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, June 16, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew DM

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Dick and Verda Hoskinson, 990 N. Westlink, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY

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CITY HALL — TENTH FLOOR
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Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

June 16, 1994

STAFF REPORT
(Final Plat Approved 6/9/94)

CASE NUMBER: S/D 94-39 HOSKINSON ADDITION

OWNER/APPLICANT: Dick and Verda Hoskinson, 990 N. Westlink, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: East of Ridge and north of Central

SITE SIZE: 1.7 Acres

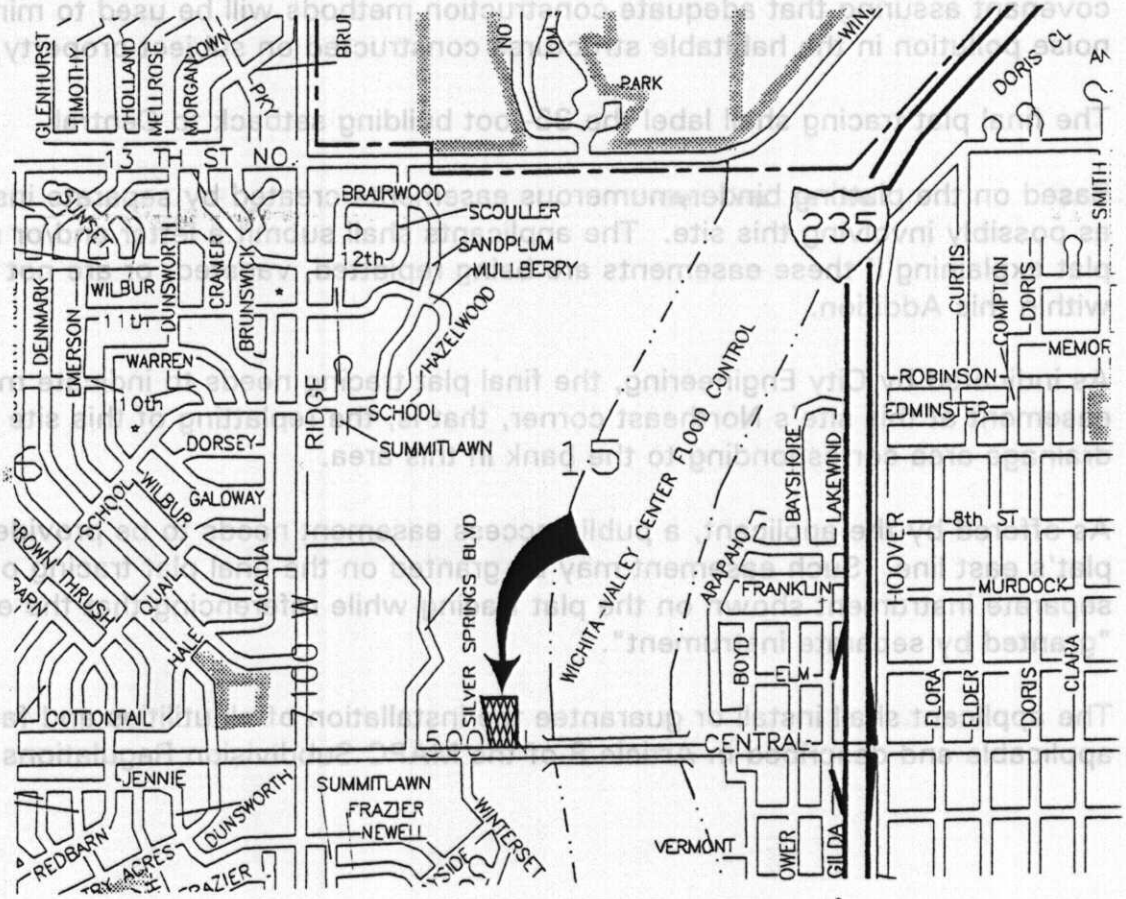
NUMBER OF LOTS

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

MINIMUM LOT AREA: 1.7 Acres

CURRENT ZONING: "LC"

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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