

R. BEARD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

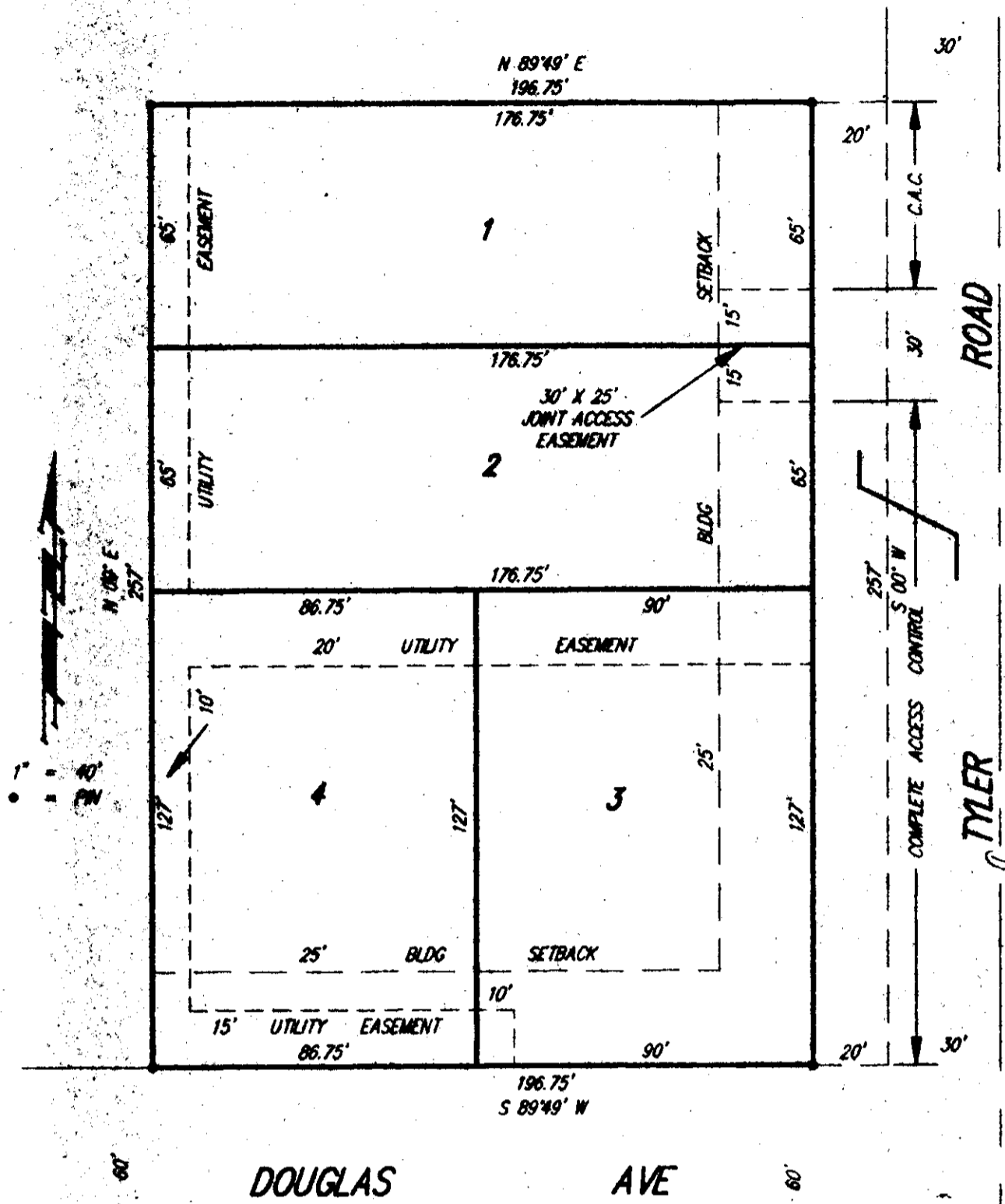
State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed
and platted "R. BEARD ADDITION", Wichita, Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as and being a replat of the east 196.75
feet of Lot 46, Westfield Acres, Sedgwick County, Kansas.
All being situated in the SE1/4 of Sec. 20, Twp. 27-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Date _____

Mark A. Savoy Surveyor



Know all men by these presents that I, the
undersigned, have caused the land described in the surveyors certifi-
cate to be platted into Lots and a street to be known as "R. BEARD
ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is
hereby granted as indicated for the construction and maintenance of
all utilities. The street is hereby dedicated to and for the use of the
public. All abutters rights of access to or from Tyler Road, over and
across the east line of the north 50 feet of Lot 1 and the east line
of the south 50 feet of Lot 2 and the east line of Lot 3 are here-
by granted to the City of Wichita, Kansas.

Ronnie Beard

This plat of "R. BEARD ADDITION", Wichita,
Sedgwick County, Kansas, has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wich-
ita, Kansas.

Dated this _____ day of _____ 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

REVISED COPY

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____ 1992, by Ronnie
Beard, a single person.

Notary Public

My App't. Exp. _____

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON _____ SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED _____

Noti.
This revised
plat is
what was
approved by the
M.A.P.C.
10/8/92
J.L.

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 _____ 1992, at _____ o'clock _____ M.; and is duly re-
corded.

Pat Kettler Register of Deeds

Ed Resa Deputy

Chairman
Christopher J. Goebel

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 _____ 1992.

Major

City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____ 1992.

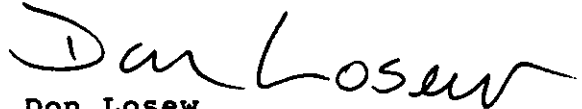
County Clerk
Don Wright

Baughman Company, . A.
October 12, 1992
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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,

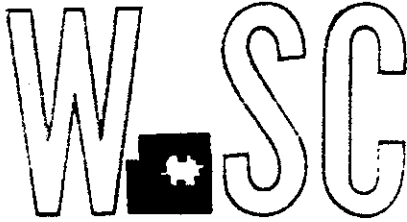


Don Losew
Senior Planner

DL:rh

cc: Mike Lindebak, City Engineer

Ronnie Beard, 7617 W. Nantucket, Wichita, KS 67212
Krista Hickey, 116 North Wood, Wichita, Ks 67212
D. W. Oakley, 140 N. Tyler Road, Wichita, KS 67212



METROPOLITAN AREA PLANNING DEPARTMENT

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

October 12, 1992

Baughman Co., P. A.
311 South Ellis
Wichita, KS 67211

Re: S/D 92-46 R. BEARD ADDITION (FINAL PLAT)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 8, 1992, 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 October 2, 1992 but with the following amendments to comments A and B:

- A. Based upon the existing conditions in this area, the final plat tracing shall be redesigned to show two lots fronting Douglas with no more than two lots fronting Tyler Road.
- B. If two lots are platted with frontages to Tyler Road complete access control shall be indicated, except for one-joint opening centered on the common lot line of these lots. Complete access control shall also be established from all other lots abutting Tyler Road. The joint access opening should be created by separate instrument, and recorded by the applicant with the recording information shown on the final plat tracing. This instrument shall be submitted to the Planning Department for review prior to it being recorded. This easement shall run with the land and specifically indicate how the drive in the easement will be installed and maintained and that the easement will not be obstructed.

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.

*Access
ctr. = ok
need copy
of joint acc.
rec'd + rec.
info on tracing*

FILE COPY

STAFF COMMENTS:

- A. Based upon the existing conditions in this area the final plat tracing shall be redesigned to create no more than three (3) lots. Further, the Subdivision Regulations because of safety and traffic concerns indicate that residential additions should be designed so as to avoid lots fronting onto arterials. Because of the limitations of this site, this may not be avoided for all lots but two of the lots can and should be oriented to front on Douglas Avenue.
- B. On the final plat tracing, the one lot facing Tyler Road shall indicate access control except for one opening to this street.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As requested by Planning and City Engineering, to protect the trees along the west line of this plat, a wider utility easement (15-feet) shall be indicated.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. 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.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

