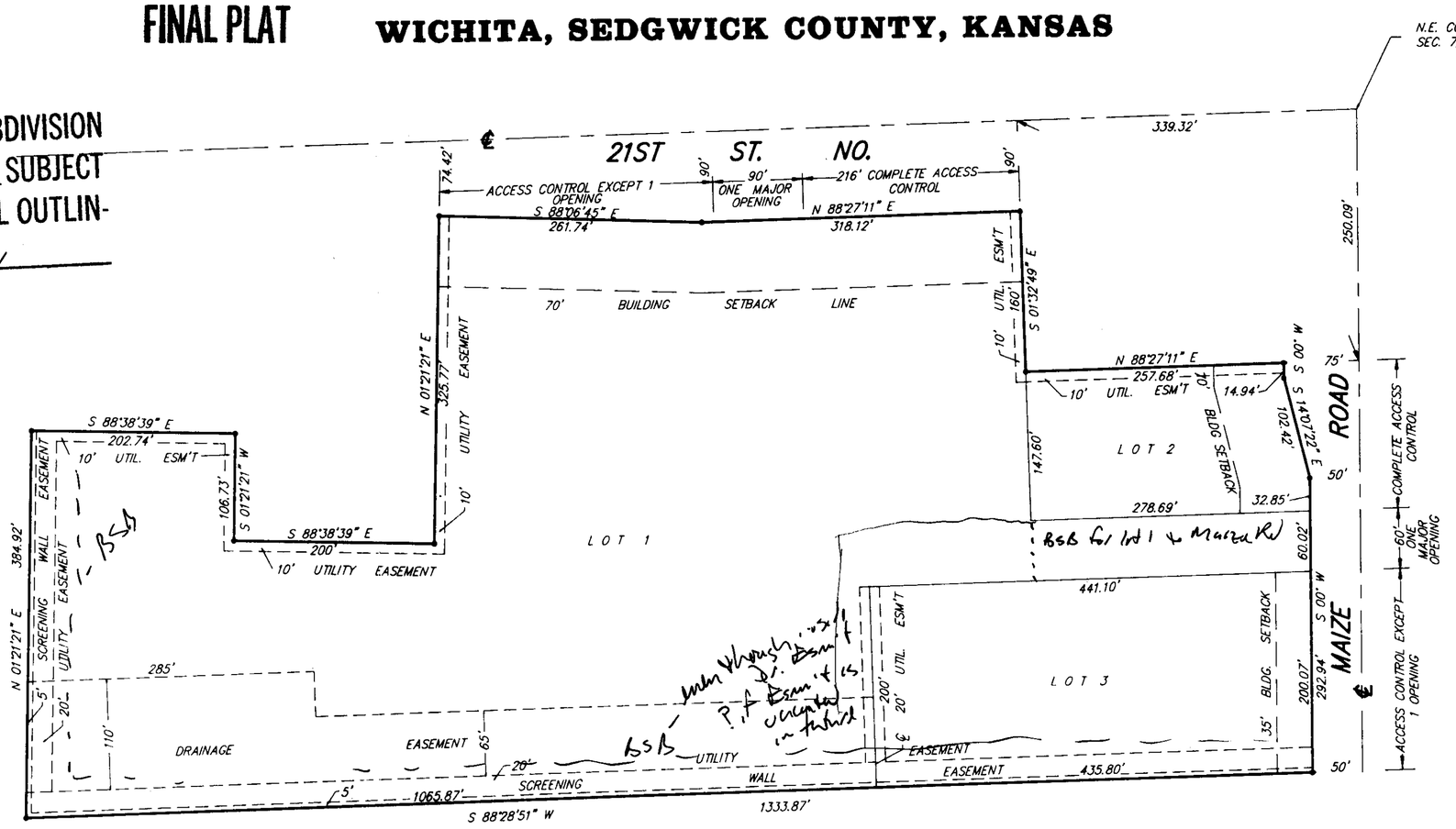
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# PEARSON FARMS 2ND ADDITION

## FINAL PLAT — WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/10/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1/11/91




1' = 100'
• = iron

Note on sec DP 164 re other BSB requirements

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "Pearson Farms 2nd Addition", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the land described as and being a replat of Lots 3 and 5, Pearson Farms Addition, Wichita, Sedgwick County, Kansas.

Existing public easements, access control, and building setbacks being vacated by virtue of KSA 12-512(b).

Being situated in the N.E. 1/4 of Sec. 7, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

_____
Date

_____ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots to be known as "Pearson Farms 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 easement is hereby granted as indicated for drainage purposes. The screening wall easement is hereby granted as indicated for screening purposes. Access controls as depicted on the face of the plat are granted to the City of Wichita, Kansas. The permitted entrance locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Maize Road Properties, a Kansas General Partnership

_____ General Partner
Michael J. Boyd

Acrobatic Academy, Inc.

_____ President
Barbara Matous

State of Kansas) SS
Sedgwick County)

The foregoing instrument was acknowledged before me this ____ day of _____ 1991, by Michael J. Boyd, General Partner of Maize Road Properties, a Kansas General Partnership, on behalf of the partnership.

_____ Notary Public

My App't Exp. _____

State of Kansas) SS
Sedgwick County)

The foregoing instrument was acknowledged before me this ____ day of _____ 1991, by Barbara Matous, President of Acrobatic Academy, Inc., on behalf of the corporation.

_____ Notary Public

My App't Exp. _____

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "Pearson Farms 2nd Addition", Wichita, Sedgwick County, Kansas.

_____
David L. Murfin
First National Bank of Wichita

_____ _____
Title

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me this ____ day of _____ 1991, by David L. Murfin.

_____ Notary Public

My App't Exp. _____

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me this ____ day of _____ 1991, by _____ of First National Bank of Wichita on behalf of the bank.

_____ Notary Public

My App't Exp. _____

This plat of "Pearson Farms 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 ____ day of _____ 1991.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
George Sherman

_____ 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 _____ 1991.

_____ Mayor
Bob Knight

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____ 1991.

_____ County Clerk
Don Wright

State of Kansas) ss
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ____ day of _____ 1991, ____ 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) 268-4561

January 22, 1991

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-70 (Final Plat) Pearson Farms 2nd Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on January 17, 1991, 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 January 11, 1991.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
cc: Michael Boyd, 128 S. Delrose, Wichita, KS 67218
Mike Lindebak, City Engineer

FILE COPY

G. The applicant is again advised that if traffic signalization is required for this large commercial development, this property will be required to participate in these improvements.

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. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

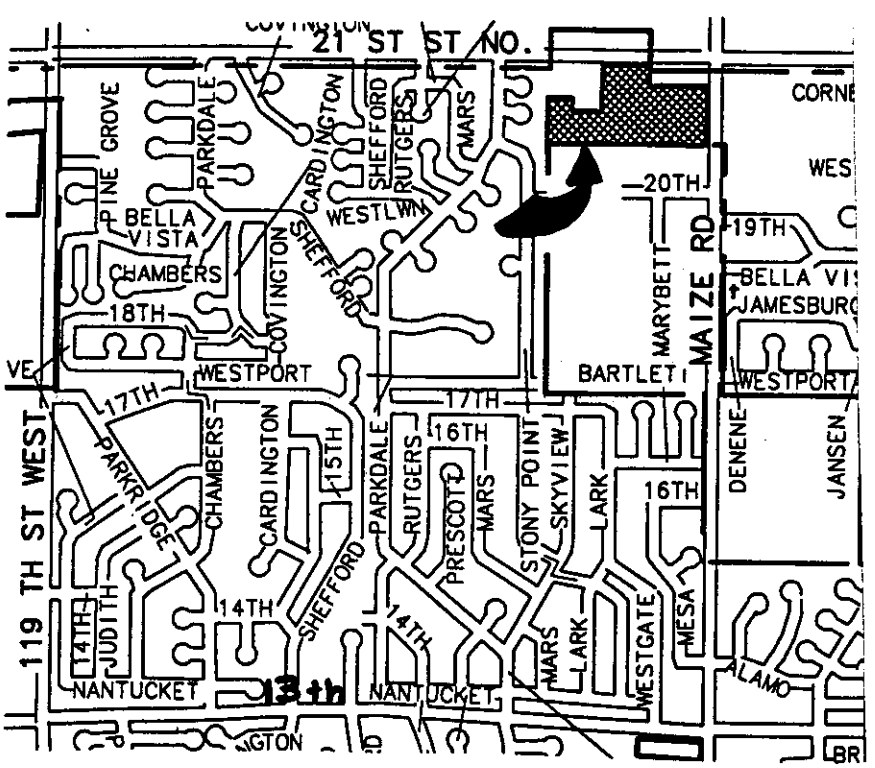
January 17, 1991

STAFF REPORT
(Final Plat Approved 1/10/91)

| | |
|---|---|
| CASE NUMBER: | S/D 90-70 - PEARSON FARMS 2ND ADDITION |
| OWNER/APPLICANT: | Michael Boyd, 2111 N. Maize Rd., Wichita, KS 67212 |
| SURVEYOR/ENGINEER: | Baughman Company, 315 Ellis, Wichita, KS 67211 |
| LOCATION: | Southwest corner of 21st Street North and Maize Rd. |
| SITE SIZE: | 14.3 Acres |
| NUMBER OF LOTS | |
| Residential: | |
| Office: | |
| Commercial: | 3 |
| Industrial: | |
| Total: | 3 |
| MINIMUM LOT AREA: | 39,580 sq. ft. |
| CURRENT ZONING: | "OC" Office Commercial & "LC" Light Commercial |

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VICINITY MAP:



STAFF COMMENTS:

A. Square footage figures shall be provided to Engineering for the lots within this plat so existing special assessments and petitions may be amended.

B. Prior to this plat being scheduled for City Council review, the applicant shall obtain an adjustment to the C.U.P., DP-184 that covers this site. The parcel which corresponds to Lot 3, needs to be adjusted to conform to this lot configuration. While Lot 2 is not altering an original parcel boundary, the applicant may need to consider if any adjustments should also be considered for this situation. That is, any changes in the number of buildings or of lot coverage should also be considered at this time.

C. Since setbacks between lots are required by the C.U.P. only if the lots are not developed under the same ownership, such setbacks need not be platted. However, the final plat shall reference, on the face of the plat as well as in the plattor's text, that building setbacks are per the requirements of the Pearson Farms Commercial Community Unit Plan (DP-184) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.

D. The final plat tracing shall show the building setbacks around the perimeter of the plat as originally platted or as now needed. Specifically, to buffer this addition from adjacent properties a 35-foot building setback should as originally shown, be platted along this site's most westerly line and south line. The setback along the south line, even though within an easement, was considered appropriate in the event the drainage easement was ever vacated.

   Lot 1 shall also plat a setback to Maize Road which corresponds to the west line of Lot 2. Since this area between Lots 2 and 3 is expected to be the location of a drive for a major entrance to the site, a building setback in this case will more clearly indicate that no building can be placed in this area which would obstruct that purpose.

E. Until sanitary sewer is extended to this site, development of the platted lots should be restricted. The applicant shall submit to Planning, with the final plat tracing, for recording, a covenant indicating that development of this site will be restricted until sanitary sewer has been extended to this location.

F. Cross lot drainage agreements were required for the original plat. Since changes in the lots and a new lot area are being created by this plat, a new cross lot drainage agreement will be needed.