FINAL PLAT

PEARSON FARMS ADDITION

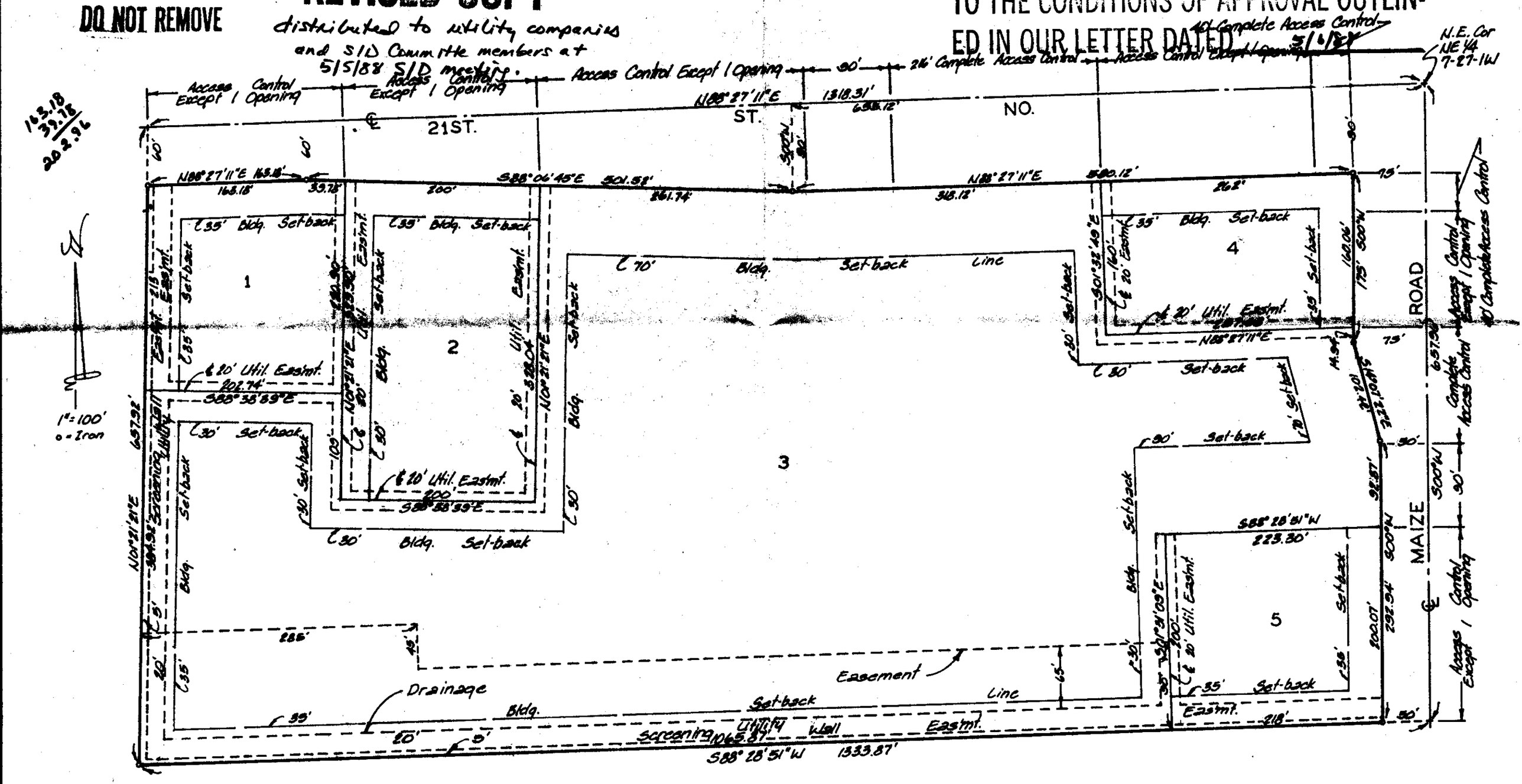
OFFICE COPY
DO NOT REMOVE

REVISED COPY

distributed to utility companies and S/D Committe members at 5/5/88 S/D meeting.

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/5/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/6/88



State of Kansas } S.S.
Sedgwick County

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "PEARSON FARMS ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the N½ of the NE¼ of the NE¼ of Sec. 7, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas. Streets being vacated by virtue of K.S.A. 12-512 (b).

_____ Date

Baughman Company, P.A.

_____ Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and streets to be known as "PEARSON FARMS ADDITION," Wichita, 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. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 21st St. No. over and across the north line of Lots 1, 2, 3, and 4 and to or from Maize Rd. over and across the east line of Lots 3, 4 and 5 are hereby granted to the appropriate governing body, provided however that Lots 1, 2 and 4 except the east 40 feet thereof, shall have access to 21st St. No. at one point over the west 90 feet of the east 306 feet, and at one point over all except the east 306 feet thereof. Lot 4, except the north 40 feet thereof, the south 90 feet of Lot 3, and Lot 5, shall have access to Maize Rd. at one point each, all as shall be determined by the Engineer of the appropriate governing body.

_____ Bruce A. Pearson

_____ Esther L. Pearson

State of Kansas } S.S.
Sedgwick County

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Bruce A. Pearson and Esther L. Pearson, his wife.

_____ Notary Public

My Appt. Exp. _____

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

Dated this _____ day of _____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
Elton Parsons

_____ 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 _____ 198__.

_____ Mayor
Sheldon Kamen

_____ Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____ 198__.

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ [illegible] _____, 198__ and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Rose

We the undersigned holders of a mortgage on the above described property do hereby consent to the plat of "PEARSON FARMS ADDITION," Wichita, Kansas.

American National Bank of Westlink

_____, _____

State of Kansas } S.S.
Sedgwick County

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by _____, _____ of American National Bank of Westlink, on behalf of the bank.

_____ Notary Public

My Appt. Exp. _____

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 12, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 88-24 - PEARSON FARMS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 12, 1988, 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 May 6, 1988.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Bruce A. Pearson, 10218 W. 21st St. N., Wichita, KS 67212

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SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

MAY 5, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 4/21/88)

CASE NUMBER: S/D 88-24 - PEARSON FARMS ADDITION

OWNER/APPLICANT: Bruce A. Pearson, 10218 W. 21st Street North, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of 21st Street North and Maize Road.

SITE SIZE: 16.8 Acres

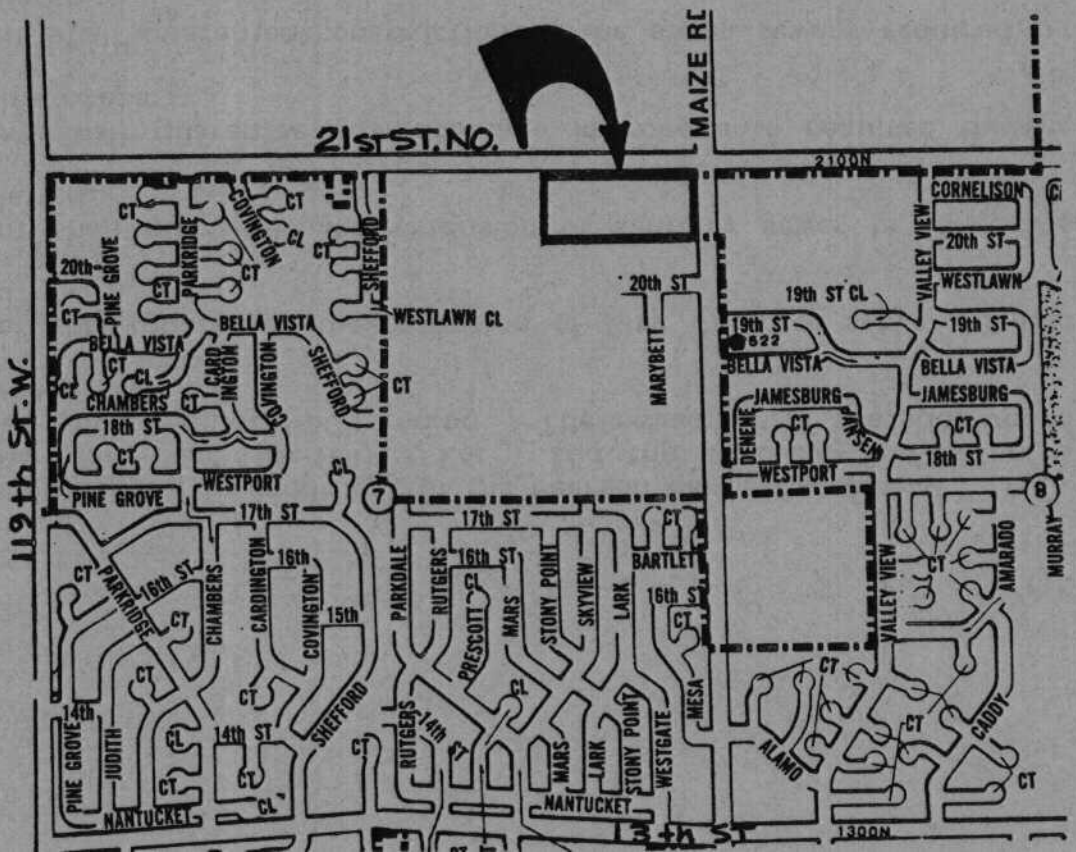
NUMBER OF LOTS:
Residential:
Office:
Commercial: 5
Industrial:
Total: 5

MINIMUM LOT AREA: 43,993.4 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" and "OC" Z-2908 w/DP-184

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is subject to conditions of the Pearson Farms Commercial Community Unit Plan (DP-184). Lot 1 and the west 203 feet of Lot 3 have been approved for "OC" zoning. The remainder of the subdivision will be zoned "LC".

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

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

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. In accordance with the associated Community Unit Plan, the applicant shall guarantee the construction of temporary accel/decel lanes along the property frontage on 21st Street and Maize Road. The guarantees for the temporary lanes shall be held by the City of Wichita until development occurs (partial development would necessitate partial construction of the temporary lanes). The applicant shall also guarantee the construction of permanent accel/decel lanes along 21st Street and Maize Road and permanent left turn center lanes in 21st Street and Maize Road in conformance with the conclusions of the traffic impact/access study prepared for this property.

F. The applicant shall guarantee the construction of those portions of the required major entrances that are within street rights-of-way. This guarantee shall be included in accel/decel lane petitions.

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

H. The applicant is advised that provision #11 of the associated Community Unit Plan requires that a system of fire lanes be approved by the Fire Department for this site. This approval needs to be obtained prior to final approval of a parking plan.

I. The applicant shall obtain the off-site drainage agreement required by the drainage plan for this property.

J. As required by the drainage plan for this property, the applicant shall submit a cross lot drainage agreement. This agreement shall provide for Lot 5 to drain across Lot 3.

K. The applicant is advised that if traffic signalization is required for this large commercial development, it will be installed at the property owner's expense.

L. The final plat tracing shall indicate the utility easements requested by K.G.&E. and Southwestern Bell. These easements are indicated on the surveyor's copy of the approved preliminary plat.

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. On the final plat tracing, the plattor's text shall be amended to more clearly indicate the access openings being allowed from the lots to Maize Road and 21st Street. In particular, the 90-foot areas from Lot 3, intended for major entrances, needs to be more accurately described. It is suggested that the plattor's text simply state that, "access controls as depicted on the face of the plat are hereby dedicated". Also, the 90-foot wide areas on Lot 3 should be labeled on the face of the plat as areas of "access control except for one opening".

O. On the final plat tracing, the perimeter of Lot 2 shall be reduced to match the boundaries of C.U.P. Parcel 2. On the preliminary plat, the configuration of Lot 2 was correctly shown. If the applicant desires to plat Lot 2 as shown on this final plat, an adjustment to the Community Unit Plan parcel descriptions is required.

P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

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

R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.