

FINAL PLAT

PEARSON FARMS ADDITION

OFFICE COPY
DO NOT REMOVE

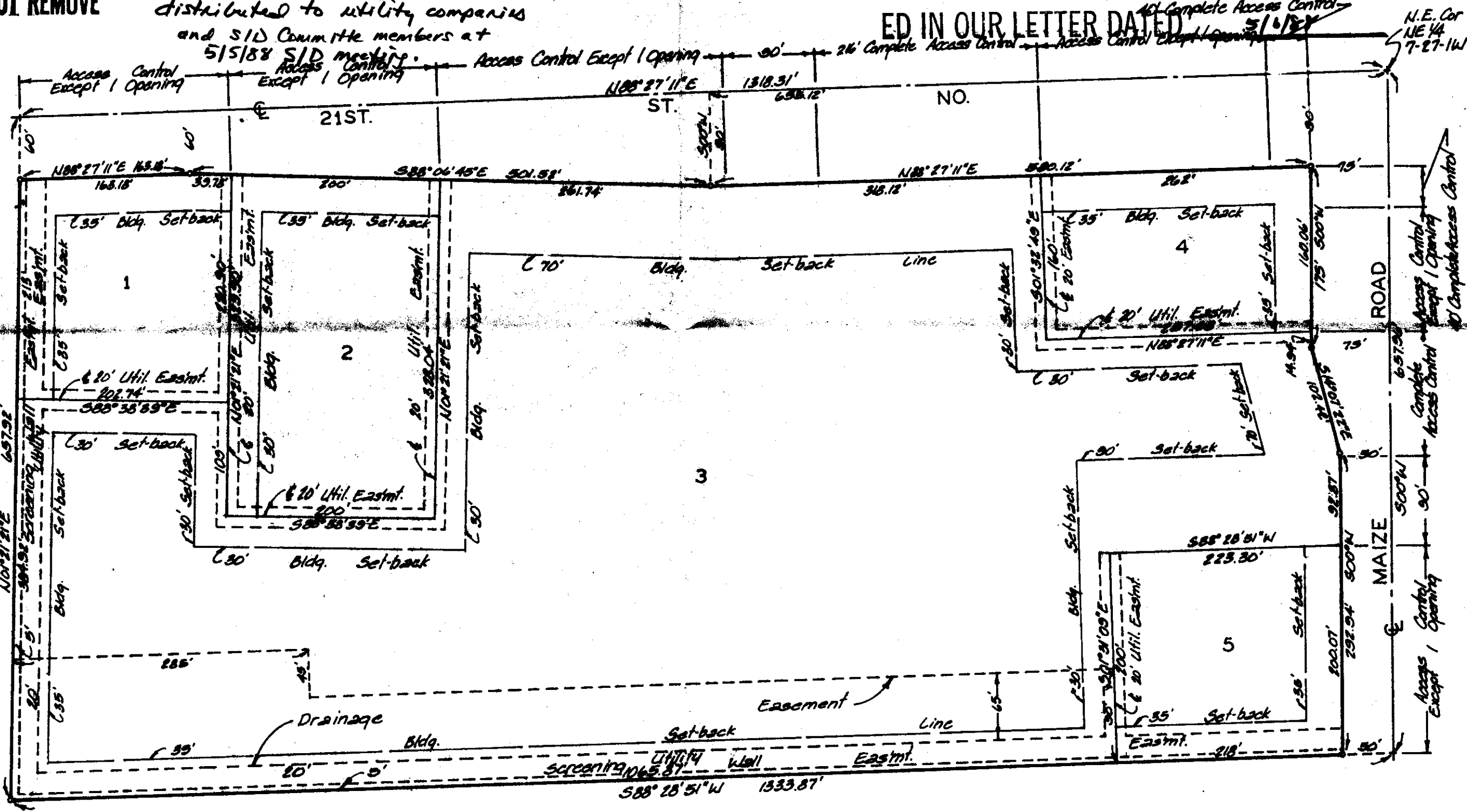
REVISED COPY

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/5/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 5/1/87

162.18
39.78
20.296

1"=100'
o=Iron



State of Kansas } S.S.
Sedgwick County } We, Baughman Company, P.A. Surveyors
in and said 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 NE 1/4 of the
NE 1/4 of the NE 1/4 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 construc-
tion and maintenance of all public utilities. The drainage
easement is hereby granted as indicated for drainage pur-
poses. The screening wall easement is hereby granted as indi-
cated 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, pro-
vided 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 30 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 30 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.

My Appt. Exp. _____
Notary Public

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 _____
day of _____ 198____, and is
duly recorded.

Register of Deeds
Pat Kettler
Deputy
Ed Reas

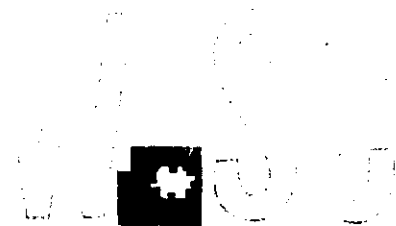
We the undersigned holders of a mortgage
on the above described property do hereby consent to the plat of
"PEARSON FARMS ADDITION," Wichita, Kansas.

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.

My Appt. Exp. _____
Notary Public

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(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 platfor.
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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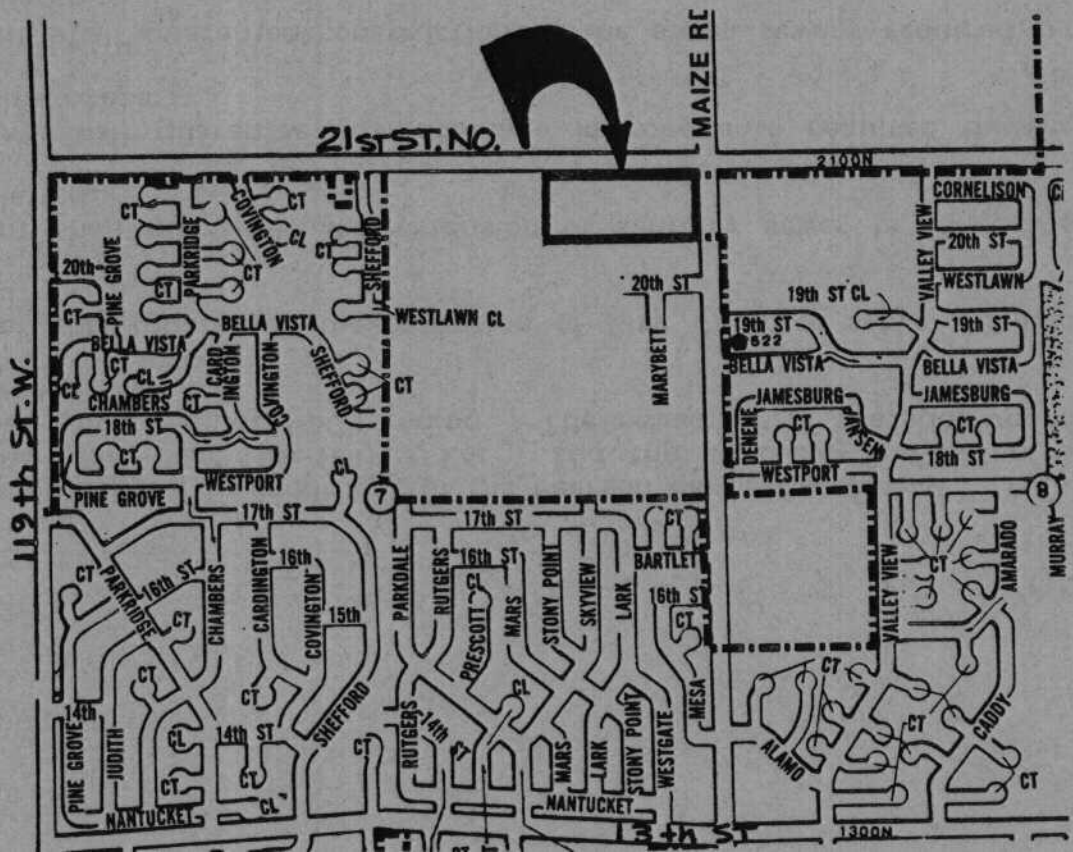
AGENDA ITEM #

MAY 5, 1988

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

<u>CASE NUMBER:</u>	S/D 88-24 - PEARSON FARMS ADDITION
<u>OWNER/APPLICANT:</u>	Bruce A. Pearson, 10218 W. 21st Street North, Wichita, KS 67212
<u>SURVEYOR/ENGINEER:</u>	Baughman Company, P.A.
<u>LOCATION:</u>	Southwest corner of 21st Street North and Maize Road.
<u>SITE SIZE:</u>	16.8 Acres
<u>NUMBER OF LOTS:</u>	
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5
<u>MINIMUM LOT AREA:</u>	43,993.4 Sq. Ft.
<u>CURRENT ZONING:</u>	"AA"
<u>PROPOSED ZONING:</u>	"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 platlor'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 platlor'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.