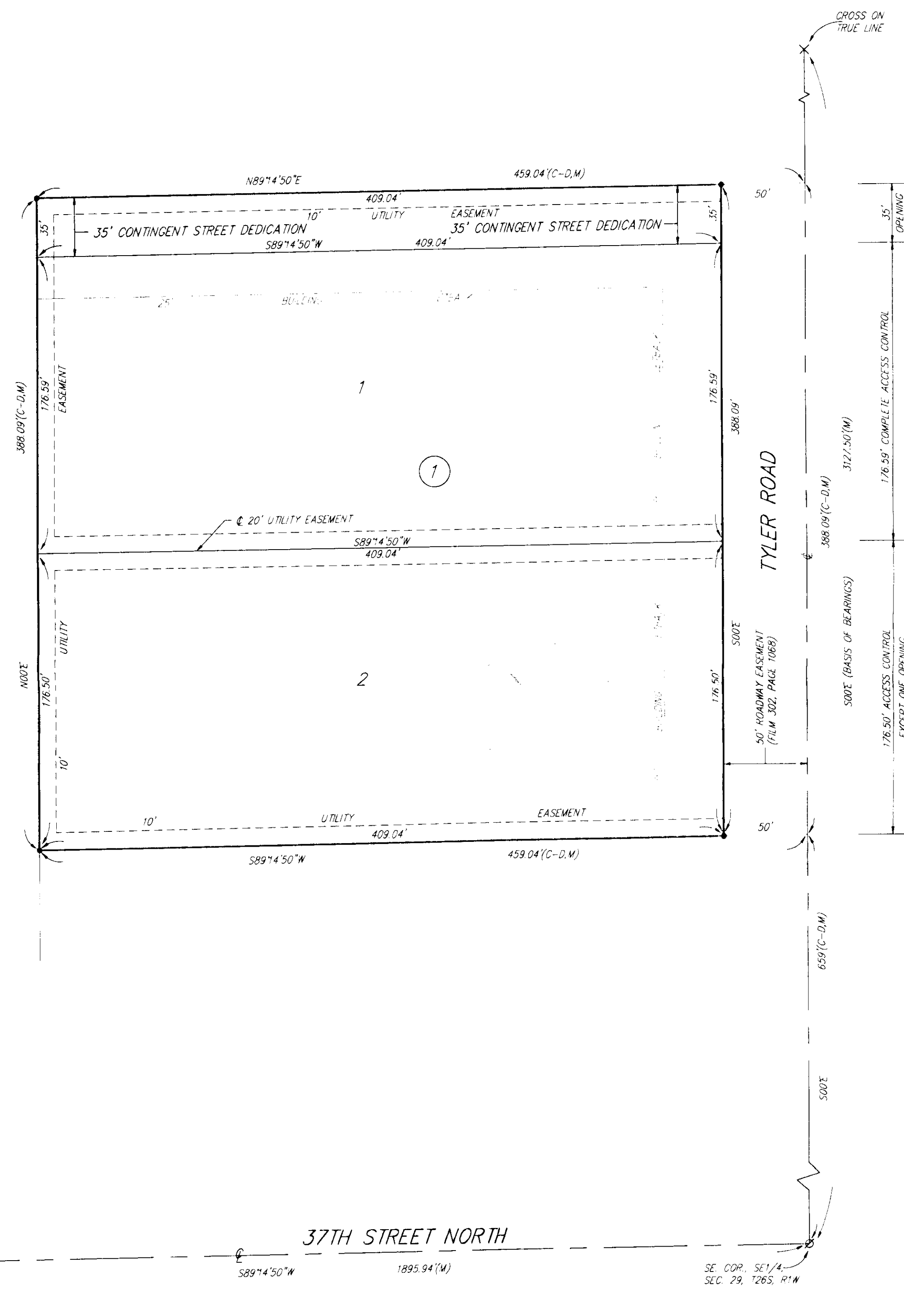


LOEHR ADDITION

SEDGWICK COUNTY, KANSAS

Copied from the
Tracing 3/27/97



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 "LOEHR ADDITION", Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows: The east 459 feet of the south
1047 feet of the E1/2 of the SE1/4 of Sec. 29, Twp. 26-S, R-1-W
of the 6th P.M., Sedgwick County, Kansas, EXCEPT the south 658.94 feet
thereof.

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

Baughman Company, P.A.

Michael G. Conrey
Michael G. Conrey
13-97 3-16-97 Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate
to be platted into Lots and a Block to be known as "LOEHR
ADDITION", Sedgwick County, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance of all
public utilities. All abutters rights of access to or from Tyler Road
over and across the east line of Lots 1 and 2, Block 1, are hereby
granted to the appropriate governing body provided, however, that
said Lot 2 shall have access to Tyler Road at one location as shall
be determined by the Engineer for the appropriate governing body
and that said Lot 1 shall have access to Tyler Road over the North
35 feet of the East line of said Lot 1. The street is hereby dedicated
to and for the use of the public. The contingent street dedication shall
become effective in the event that the governing body determines
a need for the right of way for any street related purposes and this
contingency is subject to the dedication of additional right-of-way
from the property adjacent to the north. This contingent street
dedication shall be a covenant running with the land and shall be
binding on all heirs and subsequent owners of all parts of said property
covered by said dedication.

James F. Loehr
James F. Loehr
Geraldine L. Loehr
Geraldine L. Loehr

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this 20th day of March, 1997, by James F. Loehr
and Geraldine L. Loehr, husband and wife.

Lynethia M. Friend
Lynethia M. Friend, Notary Public
My App't. Exp. Sept. 1, 1998

We, the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"LOEHR ADDITION", Sedgwick County, Kansas.

American National Bank

Richard D. Meyer
Richard D. Meyer, S.V.P.

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this 20th day of March, 1997, by
Richard D. Meyer, S.V.P., of American National Bank,
on behalf of the bank.

Lynethia M. Friend
Lynethia M. Friend, Notary Public
My App't. Exp. Sept. 1, 1998

Lynethia M. Friend
NOTARY PUBLIC
STATE OF KANSAS
My Comm. Exp. 9-1-98

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

Dated this 27th day of February, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard E. Lopez
Richard E. Lopez, Chairman
John C. Frye

Marvin S. Krout
Marvin S. Krout, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this ___ day of ___, 1997.

Bob Knight
Bob Knight, Mayor

Pat Burnett
Pat Burnett, City Clerk

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this ___ day of ___, 1997.

Thomas G. Winters
Thomas G. Winters, Chairman

Paul W. Hancock
Paul W. Hancock, Chairman Pro-Tem

Betsy Gwin
Betsy Gwin, Commissioner

Melody Miller
Melody Miller, Commissioner

Mark F. Schroeder
Mark F. Schroeder, Commissioner

James Alford
James Alford, County Clerk

Entered on transfer record this ___ day
of ___, 1997.

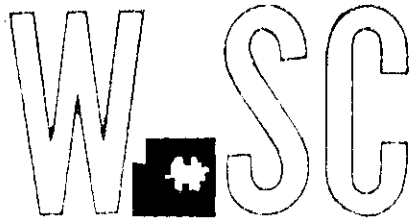
James Alford
James Alford, County Clerk

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 ___, 1997, at ___ o'clock ___ M.; and is duly
recorded.

Larry Consolver
Larry Consolver, Register of Deeds

Michael D. Hurtt
Michael D. Hurtt, Deputy

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

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

March 3, 1997



Re: S/D 97-1 -- LOEHR ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 27, 1997, 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 February 21, 1997.

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 and/or County Commission 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 developments.

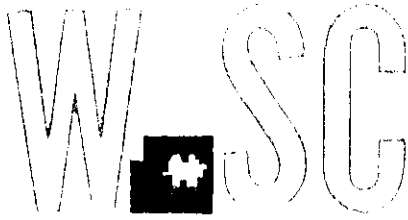
Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:lfb

cc: James and Geraldine Loehr, 3901 N. Tyler Road, Wichita, KS 67205
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 21, 1997

FILE COPY

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

Re: S/D 97-1 - LOEHR ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 20, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate a contingent dedication for street right-of-way of 35 feet along the north line of this plat. The platlor's text shall also indicate that this contingency is subject to dedication of additional right-of-way from the property to the north.
- B. For Lot 1, access to Tyler Road shall be restricted to the area noted above as being contingently dedicated for street right-of-way.
- C. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Based on the lot sizes being platted, this approval must be for a septic sanitary sewer system.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. Based on this plat's legal description and the reference to K.S.A. 12-512(b), the platlor's text shall include a reference to the dedication of street to and for the use of the public.
- F. The legal description for this plat shall be amended to delete the reference to the "MODS" Addition and appropriately reference the Loehr Addition.
- G. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid. The platting binder presently indicates \$1666 of the 2nd half of 1996 taxes were outstanding.

- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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).

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, February 27, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: James and Geraldine Loehr, 3901 N. Tyler Road, Wichita, Ks 67205
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

February 27, 1997

STAFF REPORT
(Final Plat, Approved 2/20/97 Meeting)

CASE NUMBER: S/D 97-1 LOEHR ADDITION

OWNER/APPLICANT: James and Geraldine Loehr, 3901 N. Tyler Road, Wichita, KS 67205

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West of Tyler Road and north of 37th Street North

SITE SIZE: 4.2 Acres

NUMBER OF LOTS

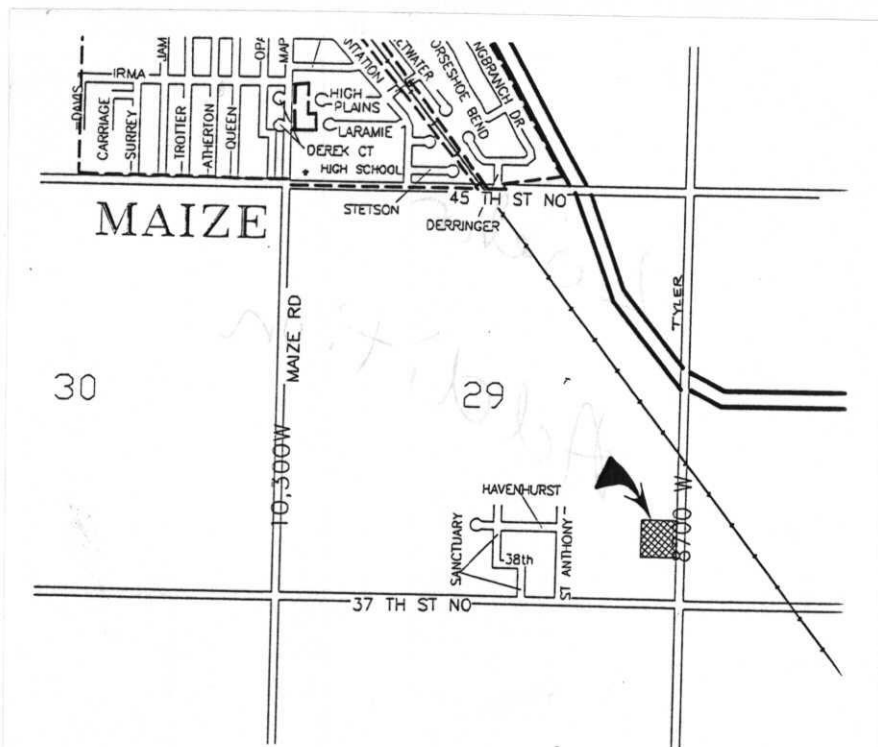
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 92,229.5 sq. ft. or 2.1 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The final plat tracing shall indicate a contingent dedication for street right-of-way of 35 feet along the north line of this plat. The plat's text shall also indicate that this contingency is subject to dedication of additional right-of-way from the property to the north.
- B. For Lot 1, access to Tyler Road shall be restricted to the area noted above as being contingently dedicated for street right-of-way.
- C. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Based on the lot sizes being platted, this approval must be for a septic sanitary sewer system.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. Based on this plat's legal description and the reference to K.S.A. 12-512(b), the plat's text shall include a reference to the dedication of street to and for the use of the public.
- F. The legal description for this plat shall be amended to delete the reference to the "MODS" Addition and appropriately reference the Loehr Addition.
- G. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid. The platting binder presently indicates \$1666 of the 2nd half of 1996 taxes were outstanding.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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).