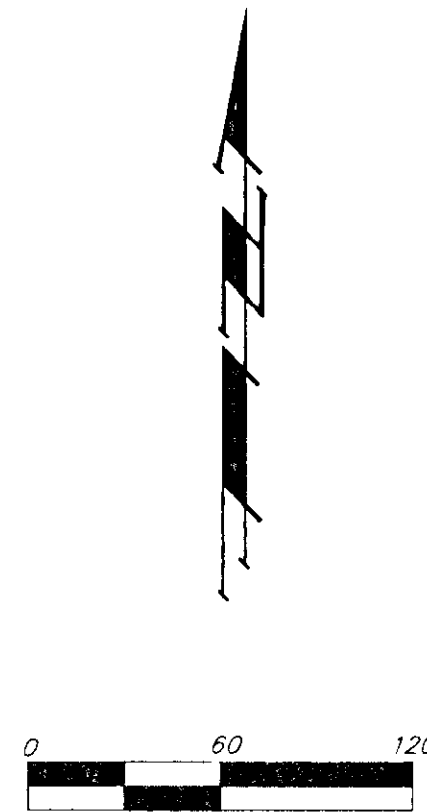


LARK 5TH ADDITION

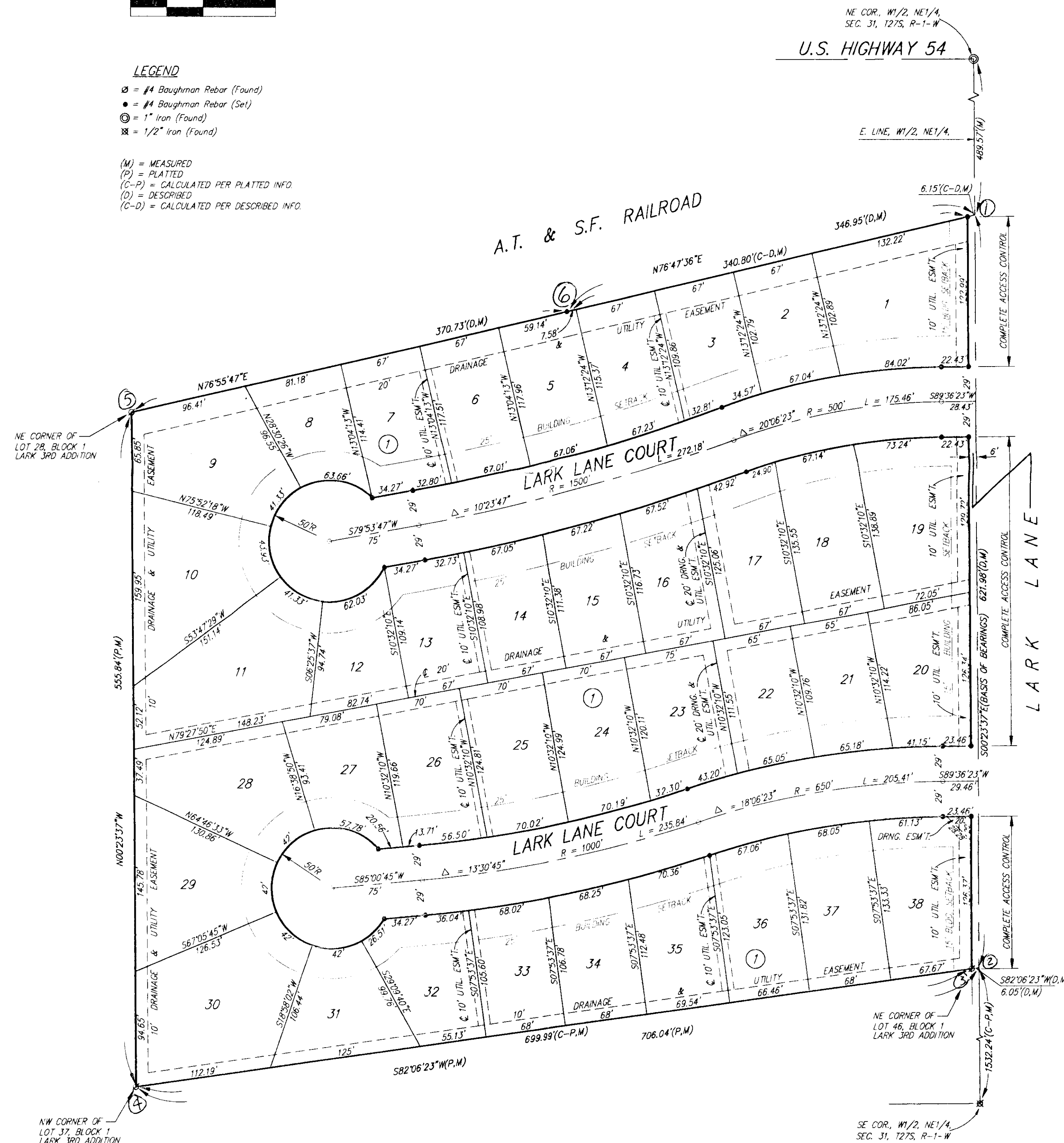
WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

- ⊗ = #4 Baughman Rebar (Found)
- = #4 Baughman Rebar (Set)
- ⊙ = 1" Iron (Found)
- ⊗ = 1/2" Iron (Found)

(M) = MEASURED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "LARK 5TH ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows:

A tract in the W1/2 of the NE1/4 of Sec. 31, Twp. 27-S, R-1-W of
the 6th P.M., Wichita, Sedgwick County, Kansas, further described as
follows: Beginning at the NE Corner of Lot 46, Block 1, Lark 3rd
Addition, Wichita, Sedgwick County, Kansas; thence S82°06'23"W along
the north line of said Block 1, 699.99 feet to the NW Corner of Lot 37
in said Block 1; thence N00°23'37"W along the east line of said Block 1,
555.84 feet to the NE Corner of Lot 28 in said Block 1, said NE Corner
being on the Southeastly right-of-way line of the Atchison, Topeka, and
Santa Fe Railroad; thence N76°55'47"E along said Southeastly railroad
right-of-way line, 370.73 feet to a deflection point in said Southeastly
railroad right-of-way line; thence N76°47'36"E along said Southeastly
railroad right-of-way line, 346.95 feet to a point on the east line of the
W1/2 of said NE1/4; thence S00°23'37"E along the east line of said
W1/2, 621.98 feet to the intersection of the east line of said W1/2 with
the north line of said Lot 46 as extended northeasterly; thence S82°06'23"W
along said extended north line, 6.05 feet to the point of beginning.

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

Baughman Company, P.A.

Michael D. Conroy
Michael G. Conroy
5-19-97 Surveyor

Know all men by these presents that we, the undersigned have
caused the land described in the surveyors certificate to be platted
into Lots, a Block, and Streets to be known as "LARK 5TH ADDITION"
Wichita, Sedgwick County, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance of all
public utilities. The drainage and utility easements are hereby granted
as indicated for drainage purposes and for the construction and main-
tenance of all public utilities. The streets are hereby dedicated to and
for the use of the public. All abutters rights of access to or from
Lark Lane over and across the east line of Lots 1, 19, 20, and 38,
Block 1, are hereby granted to the City of Wichita, Kansas.

Kick'N Development Corporation

Paul E. Kelsey, President
Paul E. Kelsey

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me this 12th day of MAY, 1997, by Paul E. Kelsey, President
of Kick'N Development Corporation, on behalf of the corporation.

My App't Exp. 5/5/01

Philip J. Meyer Notary Public

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

We, the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"LARK 5TH ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Ashcraft, SVP
(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 12th day of MAY, 1997, by
JAMES D. ASHCRAFT, SVP of the State Bank of Colwich, on
behalf of the bank.

My App't. Exp. 5/3/01
Philip J. Meyer Notary Public

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

This plat of "LARK 5TH 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 _____, 199____,
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
John C. Frye

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 _____, 1997.

Mayor
Bob Knight

City Clerk
Pat Burnett

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

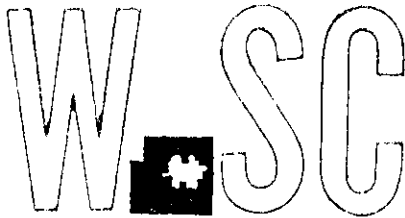
County Clerk
James Alford

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

Register of Deeds
Larry Consolver

Deputy
Michael D. Hurtt

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

FILE COPY

RE: S/D 96-73, LARK 5TH 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.

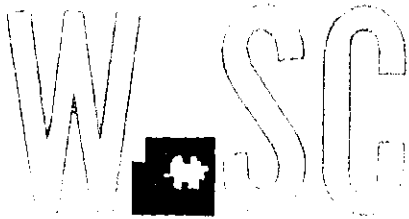
Sincerely,

Don Losew
Senior Planner

DL:lfb

cc: Paul E. Kelsey, 716 North 119th Street West - Suite #112, Wichita, KS 67212
Mike Lindebak, City Engineer

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

February 21, 1997

FILE COPY

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

Re: S/D 96-73- LARK 5TH 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 applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. If any of this site's drainage is onto the A.T.& S.F. Railroad right-of-way, a letter shall be provided from this Railroad indicating their acceptance of such drainage.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. A number of signs are shown at the northeast corner of Lot 1; if any of these signs are private in nature, such signs shall be removed from the area of dedicated right-of-way and a letter shall be submitted noting the removal of these signs.

- I. On the final plat tracing, the two courts serving this site shall be named Lark Lane Court.
- J. In the platter's text the reference to the platting of blocks, shall be made singular i.e. a block.
- K. The applicant is advised that easements designated for drainage may be prohibited from being fenced. The applicant is advised to contact Central Inspection for an interpretation on fencing drainage easements. If necessary, wording may need to be added to the platter's text indicating fences will be allowed.
- L. 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.)
- M. 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.
- N. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- 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 and/or County Commission.

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.

S/D 96 -73 -- LARK 5TH AD ION

February 21, 1997

Page 3

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,

A handwritten signature in black ink, appearing to read "Don Losew", with a long horizontal flourish extending to the right.

Don Losew
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: Paul E. Kelsey, 716 North 119th Street West - Suite #112, Wichita, KS 67212
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

February 27, 1997

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

FILE COPY

CASE NUMBER: S/D 96-73 - LARK 5TH ADDITION

OWNER/APPLICANT: Paul E. Kelsey, 716 North 119th Street West - Suite #112,
Wichita, KS 67212

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

LOCATION: West of Lark Lane and south of Kellogg

SITE SIZE: 4.7 Acres

NUMBER OF LOTS

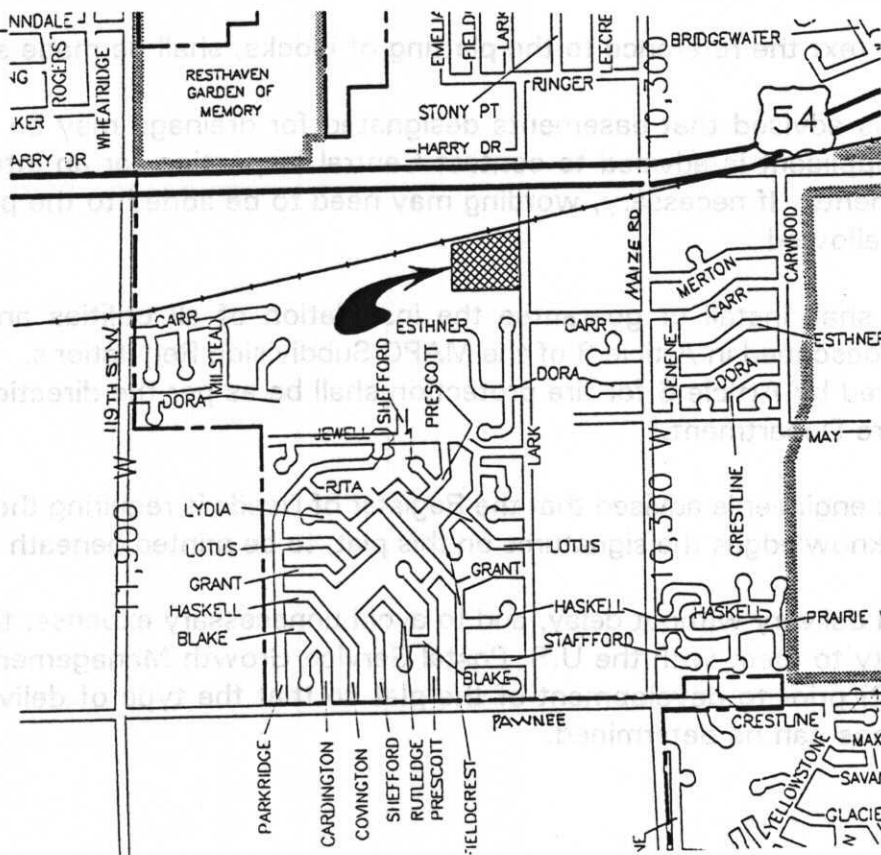
Residential:	39
Office:	
Commercial:	
Industrial:	
Total:	39

MINIMUM LOT AREA: 6600 sq. ft.

CURRENT ZONING: "SF-6"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. If any of this site's drainage is onto the A.T.& S.F. Railroad right-of-way, a letter shall be provided from this Railroad indicating their acceptance of such drainage.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. A number of signs are shown at the northeast corner of Lot 1; if any of these signs are private in nature, such signs shall be removed from the area of dedicated right-of-way and a letter shall be submitted noting the removal of these signs.
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- Q. Recording of the plat within 30 days after approval by the City Council and/or County Commission.