



BRADFORD NORTH 2ND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
Copied from Tracing
7/2/96

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

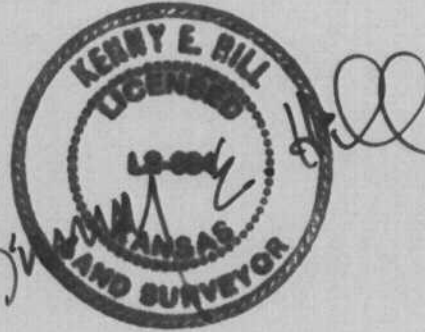
I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "BRADFORD NORTH ADDITION 2ND ADDITION" to Wichita, Kansas, located in the Northeast Quarter of Section 5, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas being described as follows:

A replat of Lots 52 through 57, Block 3; and Reserves F and H, Bradford North an Addition to Wichita, Kansas, more particularly described as follows:

Commencing at the Southwest Corner of said Northeast Quarter, thence N89°15'32"E along the South line of said Northeast Quarter for a distance of 744.67 feet; thence N00°44'28"W along the East line of Keith extended, 895.83 feet to the Northeast corner of Lot 7, Block 3 of the Bradford North Addition, to the Point of Beginning; thence from the Point of Beginning N88°00'14"E for a distance of 127.16 feet; thence N48°32'54"E for a distance of 115.45 feet; thence N18°18'18"W a distance of 301.25 feet; thence N58°14'05"E for a distance of 332.94 feet; thence N44°02'22"W for a distance of 279.09 feet to the South line of Keith; thence westerly on a circular curve lying South of a 101.50 foot chord bearing S62°40'08"W, having a radius of 372.00 feet a central angle of 15°38'31" for an arc distance of 101.56 feet; thence S70°29'23"W for a distance of 269.47 feet; thence along a circular curve to the left having a radius of 298.00 feet, a central angle of 65°38'18" for an arc distance of 341.39 feet; thence leaving said South line of Keith S79°24'29"E for a distance of 133.89 feet; thence S26°09'07"E for a distance of 364.74 feet; thence N88°00'14"E for a distance of 40.94 feet to the Point of Beginning. Easements and other public reservations are hereby vacated to conform to those shown on this Plat by virtue of K.S.A. 12-512(b) as amended.

Dated this 27th day of June, 1996.

Kenny E. Hill, L.S. 984



KNOW ALL MEN BY THESE PRESENTS:

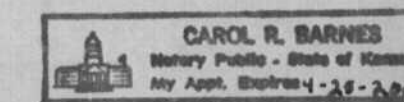
That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into reserves. Easements are hereby granted as indicated for the construction and maintenance of utilities. Reserve B shall permit Playground Equipment, Picnic Shelter, Gazebo, Lighting, landscaping, fences, walls, irrigation systems, drainage and utilities confined to easements. Reserve A shall permit ponds, drainage irrigation systems, walks, recreation facilities, and utilities confined to easements. The reserves are to be owned and maintained by a property owners association its successors and assigns.

3AH-Inc.

Mathias Eck, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 27th day of June, 1996, by Mathias Eck, President of 3AH-Inc.



My Appointment Expires: 1-25-2000

Carol R. Barnes
Notary Public

KNOW ALL MEN BY THESE PRESENTS:

That the State Bank of Colwich, holders of a mortgage on the property described in the Surveyor's Certificate, do hereby consent to the plat of the Bradford North 2nd Addition.

State Bank of Colwich

Brad E. Yeager
Brad E. Yeager, Senior Vice President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 28th day of June, 1996, by Brad E. Yeager, Sr. Vice President of the State Bank of Colwich.

My Appointment Expires: 5-1-2000

Lisa Gartner
Notary Public

This plat of BRADFORD NORTH ADDITION 2ND ADDITION to Wichita, Kansas has been submitted to and approved by the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 3th day of June, 1996.

WICHITA SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION



Susan Osborne - Howes, Chairperson

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 ___ 1996.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this ___ day of ___, 1996.

Don Wright, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at ___ A.M.-P.M. on the ___ day of ___ 1996.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy

SEDGWICK COUNTY



June 13, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
(316) 268-4421
FAX (316) 268-4390

Poe and Associates
c/o Kenny E. Hill
434 N. Oliver
Wichita, KS 67208

Re: S/D 96-35 Final Plat of the BRADFORD NORTH 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 13, 1996, 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 June 6, 1996.

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.
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:rh

cc: 3 A-H INC., c/o Jay Russell, P. O. Box 9007, Wichita, KS 67277

Mike Lindebak, City Engineer

FILE COPY



June 6, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316) 258-4421
FAX 316) 258-4390

Poe and Associates
c/o Kenny E. Hill
434 N. Oliver
Wichita, KS 67208

Re: S/D 96-35 Final Plat of the BRADFORD NORTH 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 6, 1996, 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 meet with City Engineering to determine if an agreement can be provided to respread existing specials for this site and the original Addition or if new petitions need to be submitted.
- B. The applicant shall resubmit covenants or other appropriate legal documents indicating that this site will be owned and maintained by the Homeowners' Association originally intended to be responsible for such Reserves. That is, it is expected that these Reserves will still come under the ownership and use of the Homeowners' Association formed or to be formed for the Bradford North (1st) Addition.
- C. *Added swimming pool from well*
The applicant shall submit, as specified in the Subdivision Regulations, a swimming pool site plan for Reserve B. Such a site plan is subject to approval by the Planning Director.
- D. On the final plat tracing, the Northeast line of the plat and the legal description shall be amended to properly indicate a dimension of 279.09 feet in place of the 172.09 feet now being indicated.
- E. 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.)
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

FILE COPY

S/D 96 - 35 - Final Plat of the BRAD 3RD NORTH 2ND ADDITION

June 6, 1996

Page 2

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

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, June 13, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: 3 A-H INC., c/o Jay Russell, P. O. Box 9007, Wichita, KS 67277

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

June 13, 1996

STAFF REPORT
(Final Plat Approved 6/6/96)

CASE NUMBER: S/D 96-35 BRADFORD NORTH 2ND ADDITION

OWNER/APPLICANT: 3 A-H INC., c/o Jay Russell, P. O. Box 9007, Wichita, KS 67277

SURVEYOR/ENGINEER: Poe and Associates, c/o Kenny E. Hill, 434 N. Oliver, Wichita, KS 67208

LOCATION: South of 29th Street North and west of Tyler Road

SITE SIZE: 6.3 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Reserves:

Total:

2
2

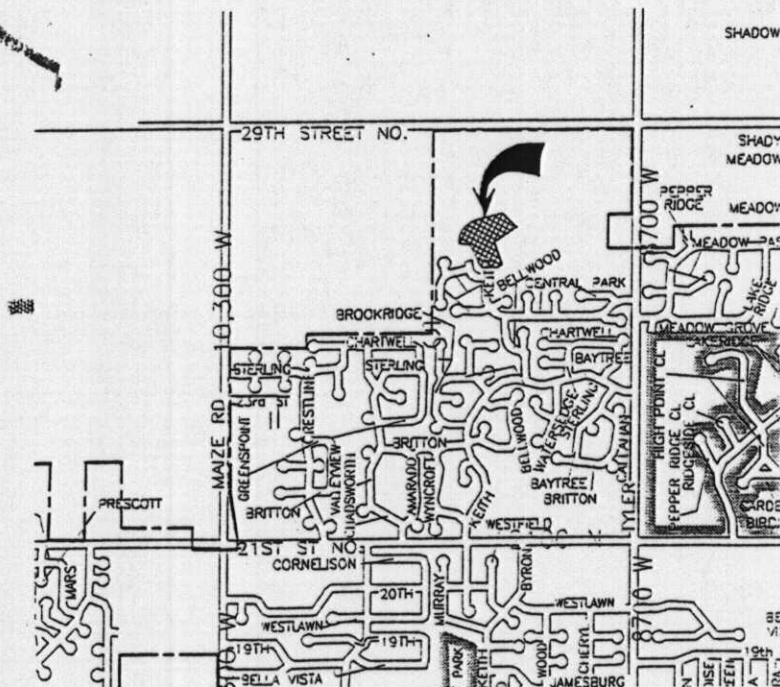
MINIMUM LOT AREA:

CURRENT ZONING: "AA" Now "SF-6"

PROPOSED ZONING: "AA" Now "SF-6"

VICINITY MAP:

FILE COPY



STAFF COMMENTS:

- A. The applicant shall meet with City Engineering to determine if an agreement can be provided to respread existing specials for this site and the original Addition or if new petitions need to be submitted.
- B. The applicant shall resubmit covenants or other appropriate legal documents indicating that this site will be owned and maintained by the Homeowners' Association originally intended to be responsible for such Reserves. That is, it is expected that these Reserves will still come under the ownership and use of the Homeowners' Association formed or to be formed for the Bradford North (1st) Addition.
- C. The applicant shall submit, as specified in the Subdivision Regulations, a swimming pool site plan for Reserve B. Such a site plan is subject to approval by the Planning Director.
- D. On the final plat tracing, the Northeast line of the plat and the legal description shall be amended to properly indicate a dimension of 279.09 feet in place of the 172.09 feet now being indicated.
- E. 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.)
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.