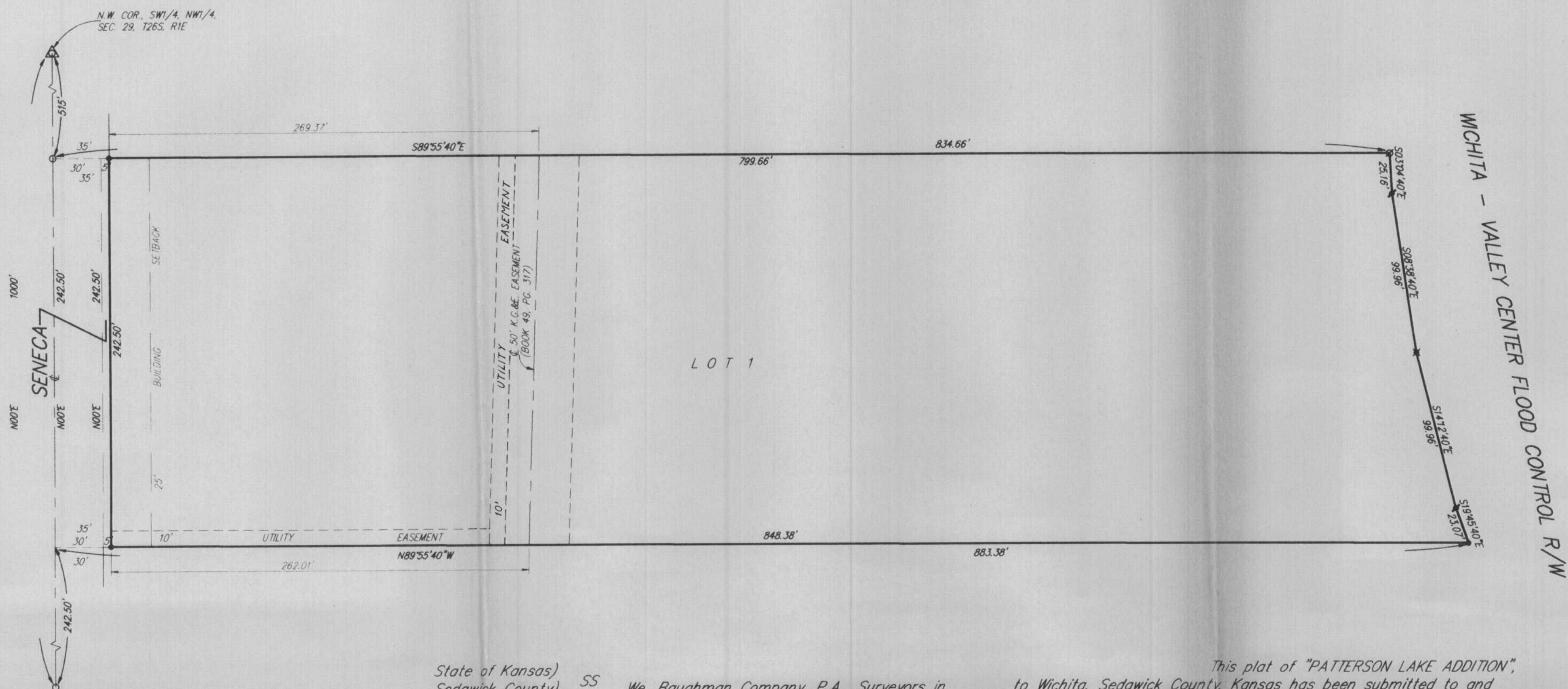


Copied from tracings
4/13/95

PATTERSON LAKE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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 "PATTERSON LAKE ADDITION", to Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as the north half of the south
485 feet of the north 1000 feet of that part of the SW1/4 of the
NW1/4 of Sec. 29, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick
County, Kansas, lying west of the west line of the Wichita-Valley Center
Flood Control right-of-way.

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

Baughman Company, P.A.



Gregory F. Severns 3-30-95 Surveyor
Gregory F. Severns

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into a Lot and a Street to be known as "PATTERSON
LAKE ADDITION", to Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The street is hereby dedicated to
and for the use of the public. The Minimum Building Pad Elevation for
lowest opening to the structures shall be as indicated on the face of
the plat.

Judie A. Martin & E. L. Martin
JUDIE A. MARTIN E. L. Martin

State of AZ)
PIMA County) SS The foregoing instrument acknowledged be-
fore me, this 3 day of APRIL, 1995, by JUDIE A. MARTIN and
E. L. Martin, wife and husband.

Laymon D. Boettcher Notary Public
LAYMON D. BOETTCHER

My App't. Exp. 6-30-96

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

Dated this 23rd day of February, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
John W. McKay, Jr.

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 ____, 1995.

Mayor
Bob Knight

City Clerk
Pat Burnett

Entered on transfer record this ____ day
of ____, 1995.

County Clerk
Susan E. Crockett-Spoon

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 ____, 1995, at ____ o'clock ____ M.; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

- ✕ = #6 REBAR (FOUND)
- = 3/4" IRON (FOUND)
- = 1/2" IRON (FOUND)
- = #8 REBAR (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- △ = IRON IN STONE (FOUND)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO STRUCTURES		
LOT	M.S.L.	CITY DATUM
1	1324.0	136.6



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 23, 1995

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

Re: S/D 95-12 - PATTERSON LAKE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 23, 1995, 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 16, 1995.

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.

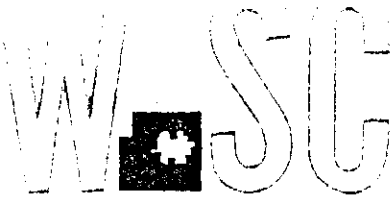
Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Mike Patterson, 1801 Woodrow Ct., Wichita, KS 67203
Mike Lindebak, City Engineer

SEDGWICK COL... /



METROPOLITAN AREA PLANNING
DEPARTMENT

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455 NORTH MAIN STREET
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(316) 268-4421
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February 16, 1995

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 95-12 PATTERSON LAKE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 16, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ~~A.~~ Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval. Based upon the size of this site (4.56 Acres) approval for a septic system should be obtained rather than a lagoon. A lagoon can be allowed on a lot as small as 4.5 acres provided that the applicant can prove that they are unable to obtain additional land.
- ~~B.~~ Petitions for the future extension of municipal water and sanitary sewer shall be submitted. Also, an affidavit shall be submitted indicating that this site will participate in any future paving of Seneca at this location.
- ~~C.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ~~D.~~ As noted by Engineering minimum building pad elevations shall be established for this site. The final plat tracing shall provide proper documentation and related information (note in plat's text, benchmarks, City datum & MSL, etc.).
- E. As indicated by the platting binder, 1994 property taxes are due on this site and must consequently be paid before this plat will be released for recording.
- ~~F.~~ Prior to this plat being released for recording, the shed indicated within the 25-foot setback shall be removed. A letter shall be submitted to Planning indicating removal of the shed. The applicant is also advised that the indicated carport at this site could be in violation of the required sideyard setback. If the carport and existing garage remain detached from any

APPROVED

S/D 95-12 PATTERSON LAKE ADDITION

February 16, 1995

Page 2

future residence, a three (3) foot sideyard is typically required. If attached to a residence or if the garage were converted to a residence, a six (6) foot sideyard would be needed. Any such violation would require approval of a variance by the BZA.

OK slwamy
G. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

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. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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

L. 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, February 23, 1995 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: Mike Patterson, 1801 Woodrow Ct., Wichita, KS 67203
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

February 23, 1995

STAFF REPORT
(Final Plat Approved 2/16/95)

CASE NUMBER: S/D 95-12 PATTERSON LAKE ADDITION

OWNER/APPLICANT: Mike Patterson, 1801 Woodrow Ct., Wichita, KS 67203

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

LOCATION: East of Seneca and north of I-235 North

SITE SIZE: 4.56 Acres

NUMBER OF LOTS

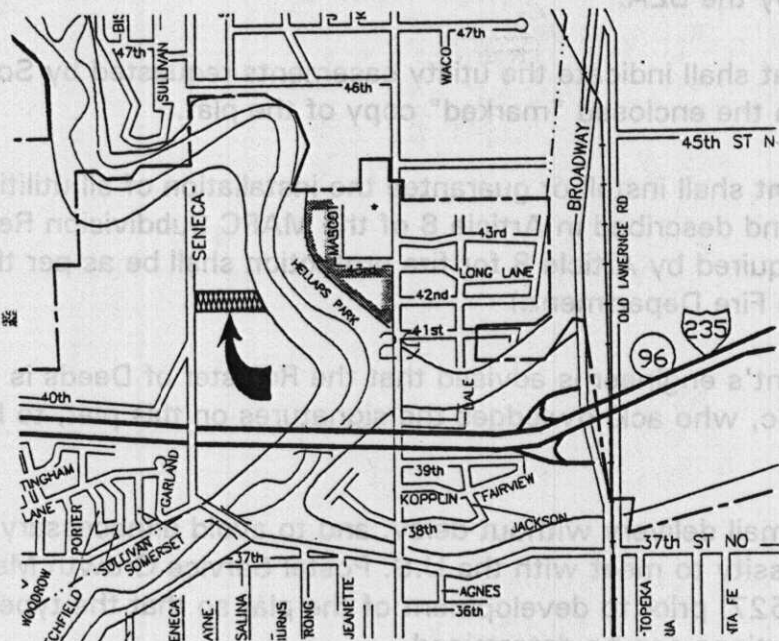
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 4.56 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval. Based upon the size of this site (4.56 Acres) approval for a septic system should be obtained rather than a lagoon. A lagoon can be allowed on a lot as small as 4.5 acres provided that the applicant can prove that they are unable to obtain additional land.
- B. Petitions for the future extension of municipal water and sanitary sewer shall be submitted. Also, an affidavit shall be submitted indicating that this site will participate in any future paving of Seneca at this location.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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