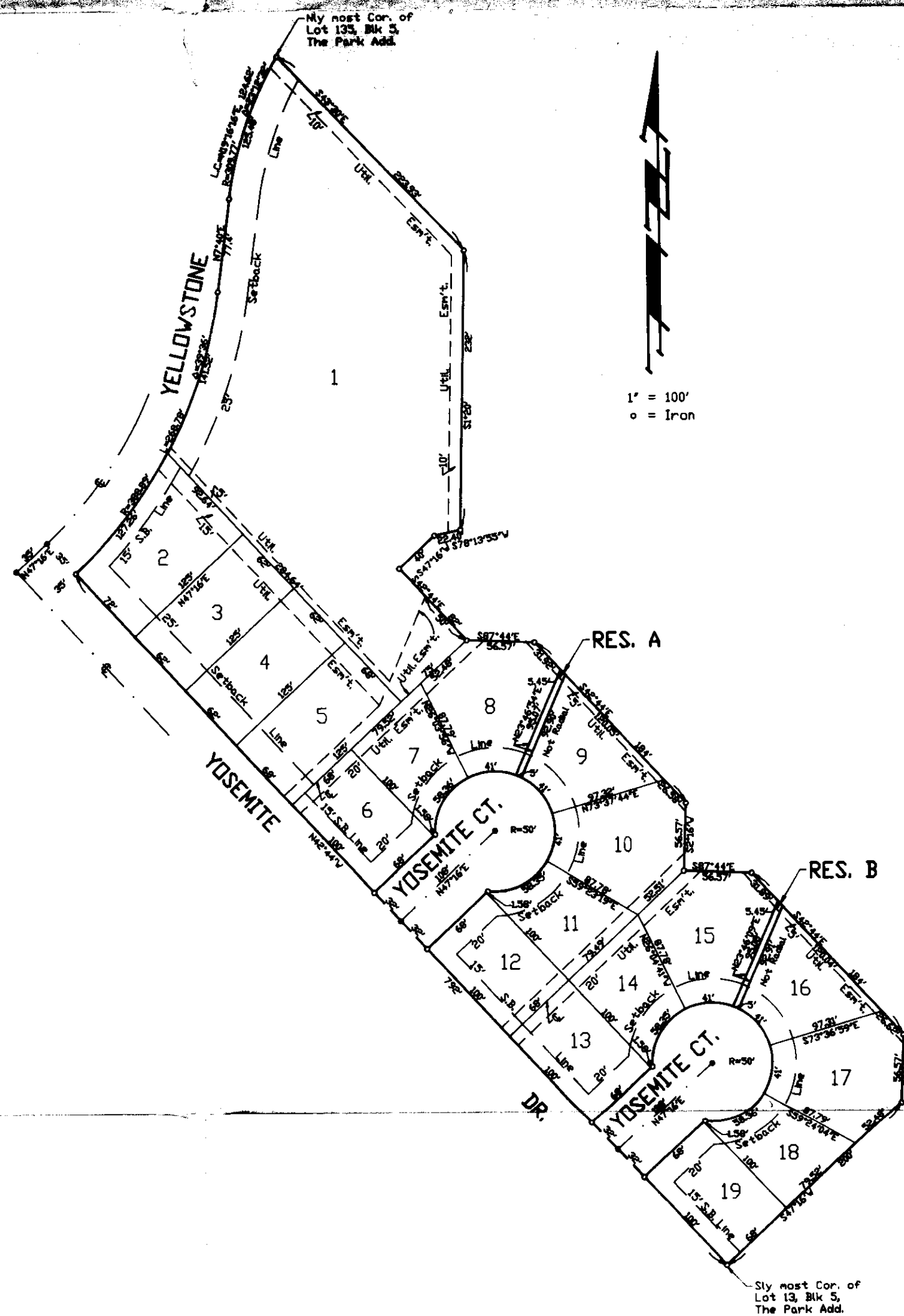


THE PARK 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas } S.S. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and plotted "THE PARK 4TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 135 and that part of Reserve "A", beginning at the northerly most corner of said Lot 5; thence southeasterly along the northeasterly line of said Lot 5, 82 feet; thence northeasterly along the northwesterly line of said Lot 6, 40 feet to the northerly most corner of said Lot 6; thence northwesterly, parallel with the northeasterly line of said Lot 5, 42 feet; thence westerly, 56.57 feet to the place of beginning, and that part of Reserve "A", beginning at the easterly most corner of said Lot 7; thence northwesterly along the northeasterly line of said Lot 7, 15 feet to the northerly most corner of said Lot 7; thence southwesterly along the northwesterly line of said Lot 7, 40 feet to a corner of said Lot 7; thence northwesterly, 27 feet to the southerly most corner of said Lot 6; thence northeasterly along the southeasterly line of said Lot 6, 80 feet to the easterly most corner of said Lot 6; thence southeasterly, parallel with the northeasterly line of said Lot 7, 62 feet; thence southerly, 56.57 feet to the place of beginning, and that part of Reserve "A", beginning at the northerly most corner of said Lot 10; thence southeasterly along the northeasterly line of said Lot 10, 75 feet to the easterly most corner of said Lot 10; thence southwesterly along the southeasterly line of said Lot 10, 40 feet to a corner of said Lot 10; thence southeasterly, 27 feet to the westerly most corner of said Lot 11; thence northeasterly along the northwesterly line of said Lot 11, 80 feet to the northerly most corner of said Lot 11; thence northwesterly, parallel with the northeasterly line of said Lot 10, 62 feet; thence westerly, 56.57 feet to the place of beginning, and that part of Reserve "A", beginning at the easterly most corner of said Lot 12; thence northwesterly along the northeasterly line of said Lot 12, 82 feet; thence northeasterly along the southeasterly line of said Lot 11, 40 feet to the easterly most corner of said Lot 11; thence southeasterly, parallel with the northeasterly line of said Lot 12, 42 feet; thence southerly, 56.57 feet to the place of beginning, together with all of Yosemite Ct. adjacent to said Lots 1, 2, 3 and 135 and together with all of Yosemite Ct. adjacent to Lots 4, 5, 6, 7, 8 and Reserve "A", and together with all of Yosemite Ct. adjacent to Lots 9, 10, 11, 12, 13 and Reserve "A", all in Block 5, The Park, an Addition to Wichita, Sedgwick County, Kansas. All being situated in the NW 1/4 of Sec. 5, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas. Streets and easements being vacated by virtue of KSA 12-5126).

Baughman Company, P.A.

Date

Mark A. Savoy Surveyor

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be plotted into Lots, Reserves and Streets to be known as "THE PARK 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for sidewalk and pedestrian access purposes and shall be owned and maintained by The Park Homeowners Association No. 1.

A. J. Soerries Real Estate, Inc.

A. J. Soerries President

The Park Homeowners Association No. 1

President

This plat of "THE PARK 4TH 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 _____, 1990.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Wayne L. Brinegar Chairman

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 _____, 1990.

Bob Knight Mayor

John Moir City Clerk

Entered on transfer record this _____ day of _____, 1990.

Don Wright County Clerk

State of Kansas } S.S. This is to certify that this plat Sedgwick County } has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1990, at _____ o'clock _____ M.; and is duly recorded.

Rat Kettler Registered Deeds

Ed Resa Deputy

We, the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "THE PARK 4TH ADDITION", Wichita, Sedgwick County, Kansas.

Emprise Bank

State of Kansas } S.S. The foregoing instrument acknowledged Sedgwick County } before me, this _____ day of _____, 1990, by _____ of Emprise Bank, on behalf of the Bank.

My Appt. Exp. _____ Notary Public

State of Kansas } S.S. The foregoing instrument acknowledged Sedgwick County } before me, this _____ day of _____, 1990, by _____ President of The Park Homeowners Association No. 1, on behalf of the Association.

My Appt. Exp. _____ Notary Public

State of Kansas } S.S. The foregoing instrument acknowledged Sedgwick County } before me, this _____ day of _____, 1990, by _____ President of The Park Homeowners Association No. 1, on behalf of the Association.

My Appt. Exp. _____ Notary Public

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-87 - THE PARK 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 1, 1990, 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 January 26, 1990.

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 platator.
3. Certification that all real estate taxes for 1989 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: A.J. Soerries, 902 N. West St., Wichita, KS 67203
Mike Lindebak, City Engineer

FILE COPY

- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

February 1, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved 12/28/89)

CASE NUMBER: S/D 89-87 - THE PARK 4TH ADDITION

OWNER/APPLICANT: A.J. Sorries, 902 N. West St., Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: In an area east of Maize Rd. and south of Pawnee.

SITE SIZE: 4 Acres

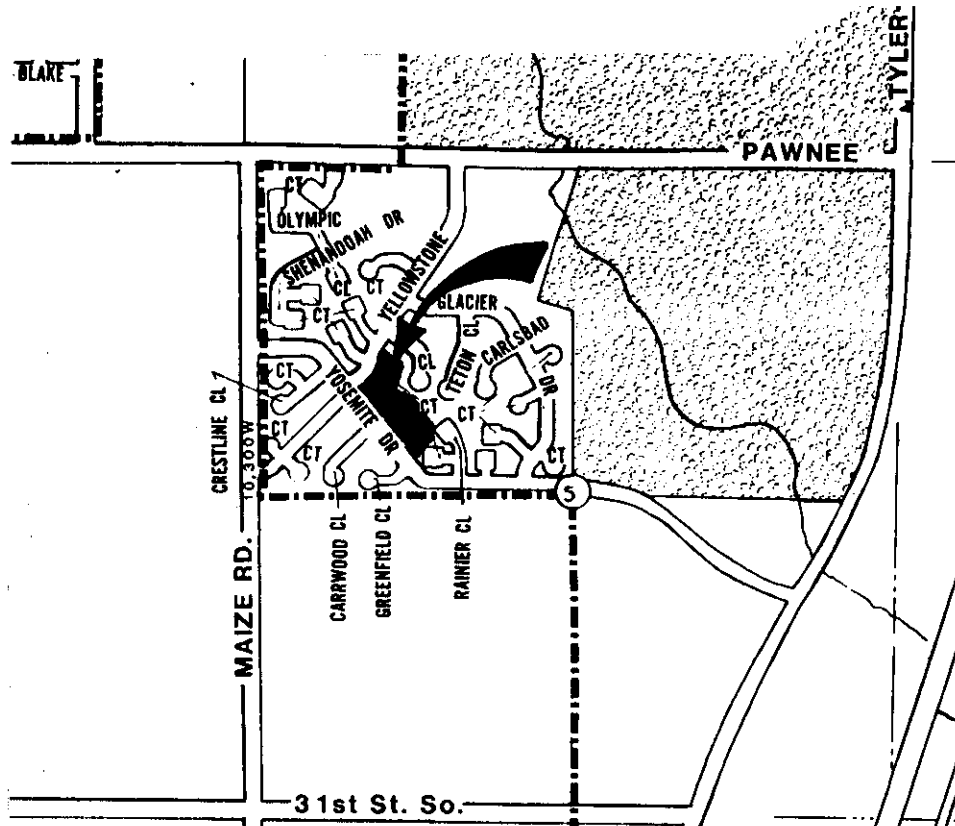
NUMBER OF LOTS

Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	19

MINIMUM LOT AREA: 5,700 sq. ft.

CURRENT ZONING: "R-5" General Residence (DP-66)

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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to this plat being forwarded to the City Council, the applicant shall obtain an administrative adjustment to DP-66, requesting a change in parcel boundaries to reflect what is shown by this plat, the changes in reserve areas and if single-family type development is now being planned, an adjustment to also allow such a use, and to allow lot sizes below 6,000 square feet.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also indicate that since this site is a replat of the original Park Addition, that this site is still responsible for the maintenance of the reserves platted as a part of the original plat.
- G. The preliminary plat indicated the desire to plat 58-foot streets for the two Yosemite Courts. The applicant is now showing a 64-foot street; a 35-foot pavement width in the 64-foot right-of-way will be required rather than a 29-foot wide street in the 58-foot right-of-way.
- H. On the final plat tracing Lot 1 shall be indicated as a Reserve. The plat's text shall be indicated as noted in the associated C.U.P., that this site is intended for a community activity center. A covenant shall also be submitted addressing the ownership and maintenance of this Reserve and associated improvements.
- I. The final plat tracing shall indicate the utility easements as originally requested by Southwestern Bell Telephone during review of the preliminary plat.