LARK 6TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

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 "LARK 6TH 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, and 9, Block C, Lark Addition, Wichita, Sedgwick County, Kansas, together with all of Dora Ct. lying within said Block C, together with all of Reserve "C" as platted in said Lark Addition, together with a replat of a part of Reserve "A", Lark 4th Addition, Wichita, Sedgwick County, Kansas, and together with a tract of land in the in the NW1/4 of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the southeasterly most corner of Reserve "C" in said Lark Addition; thence N01°20'46"E along the east line of said Reserve "C" and along the east line of Block C in said Lark Addition, 410.17 feet to the NE Corner of said Block C, said NE Corner also being on the south right-of-way line of Dora as platted in said Lark Addition; thence N89°43'07"E along the south right-of-way line of said Dora, 10 feet to the P.C. of a curve to the left; thence northeasterly along said curve, having a central angle 36°44'04" and a radius of 500 feet, an arc distance of 320.57 feet, (having a chord length of 315.11 feet bearing N71°21'05"E), to the P.R.C. of a curve to the right in said south right-of-way line; thence northeasterly, easterly, and southeasterly along said curve, having a central angle of 66°41'39" and a radius of 450 feet, an arc distance of 523.81 feet, (having a chord length of 494.74 feet bearing N86°19'52"E) to the P.R.C. of a curve to the left in said south right-of-way line; thence southeasterly along said curve, having a central angle of 16°00'04" and a radius of 500 feet, an arc distance of 139.64 feet, (having a chord length of 139.18 feet bearing S68°19'20"E); thence N01°20'46"E, 67.81 feet to a point on the north right-of-way line of said Dora, said point also being the southwesterly most corner of Reserve "A", Lark 4th Addition, Wichita, Sedgwick County, Kansas; thence southeasterly along the south line of said Reserve "A", said south line being a curve to the left, having a central angle of 05°15'29" and a radius of 434 feet, an arc distance of 39.83 feet, (having a chord length of 39.82 feet bearing S77°02'23"E) to a deflection point in said Reserve "A"; thence N01°20'46"E along a line of said Reserve "A", 124.64 feet to a deflection point in said Reserve "A"; thence N89°43'07"E along a line of said Reserve "A", 586.16 feet to a point 1.00 foot west of a deflection point in said Reserve "A"; thence N00°23'48"W parallel with and 1.00 foot normally distant west of a line of said Reserve "A", 35.56 feet to a point on a line of said Reserve "A", said point being 1.00 foot west of a deflection point in said Reserve "A"; thence S89°43'07"W along a line of said Reserve "A", 166.83 feet to a deflection point in said Reserve "A"; thence N44°28'04"W along a line of said Reserve "A", 135.39 feet to a deflection point in said Reserve "A"; thence N01°20'46"E along a line of said Reserve "A", 155.79 feet to a deflection point in said Reserve "A"; thence N46°20'46"E along a line of said Reserve "A", 108.50 feet to a deflection point in said Reserve "A"; thence N01°20'46"E along a line of said Reserve "A", 244.58 feet to a deflection point in said Reserve "A"; thence N46°20'46"E along a line of said Reserve "A", 93.21 feet to a deflection point in said Reserve "A"; thence N76°52'50"E along a line of said Reserve "A", 92.01 feet to a deflection point in said Reserve "A"; thence N05°00'00"W along a line of said Reserve "A", 303.04 feet to the NE Corner of said Reserve "A", said NE Corner being on the south-easterly right-of-way line of the Atchison, Topeka, and Santa Fe Railroad; thence N76°52'50"E along said southeasterly right-of-way line, 607.64 feet to a deflection point in said southeasterly right-of-way line; thence N76°55'47"E along said southeasterly right-of-way line, 249.86 feet to the NW Corner of Lot 8, Block 1, Lark 3rd Addition, Wichita, Sedgwick County, Kansas; thence S00°23'48"E along the west line of said Lark 3rd Addition, 1263.88 feet to the NE Corner of Lot 31, Block 5, in said Lark 3rd Addition; thence N86°53'08"W along the west line of said Lark 3rd Addition, 304.57 feet to the NW Corner of Lot 34 in said Block 5; thence S00°23'48"E along the west line of said Lot 34, 113.67 feet to the SW Corner of said Lot 34; thence S05°56'58"E, 65.26 feet to the NW Corner of Lot 19, Block 4, in said Lark 3rd Addition; thence S00°16'53"E along the west line of said Lot 19 and as extended south, 120.43 feet to the rear corner common to Lots 18 and 17 in said Block 4; thence S89°43'07"W along the north line of said Lot 17 and as extended west, 65.08 feet to a deflection point in the rear line of Lot 16 in said Block 4; thence S53°38'19"W along the rear line of said Lot 16 and as extended south-westerly, 168.23 feet to a deflection point in the rear line of Lot 15 in said Block 4; thence S01°20'46"W along the rear line of said Lot 15 and as extended south, 210 feet to the SW Corner of Lot 14 in said Block 4, said SW Corner being on the south line of the NW1/4 of said Sec. 31; thence S89°43'07"W along the south line of said NW1/4, 1869.84 feet to the point of beginning.

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

Baughman Company, P.A.

Michael G. Conrey 11-5-97 Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "LARK 6TH 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 maintenance of all public utilities. The drainage easements are hereby granted as indicated for droinage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, lakes, landscaping, sidewalks, gazebos, open space, and utilities as confined to easements. Reserves "B" and "C" are hereby reserved for landscaping, open space, walls, entry monuments, and utilities as confined to easements. Reserves "D" and "E" are hereby reserved for open space and utilities as confined to easements. Reserves "A", "B", "C", "D", and "E" shall be owned and maintained by the Homeowners Association for the addition. All abutters rights of access to or from 119th Street West over and across the west line of Reserve "A" are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as shown on the face of the plat.

KicK'N Development Corporation

Paul E. Kelsey, President

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

KAREN WOLF, Notary Public
My App't. Exp. 7/25/99

7/25/99

× = CROSS (SET)
● = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
■ = 1/2" REBAR W/ "BAUGHMAN" CAP (FOUND)
Ø = 1/2" IRON IN THIMBLE (FOUND)
⊠ = #5 REBAR IN THIMBLE (FOUND)
○ = 1/2" IRON (FOUND)
◉ = #5 REBAR W/ "G&A" CAP (FOUND)

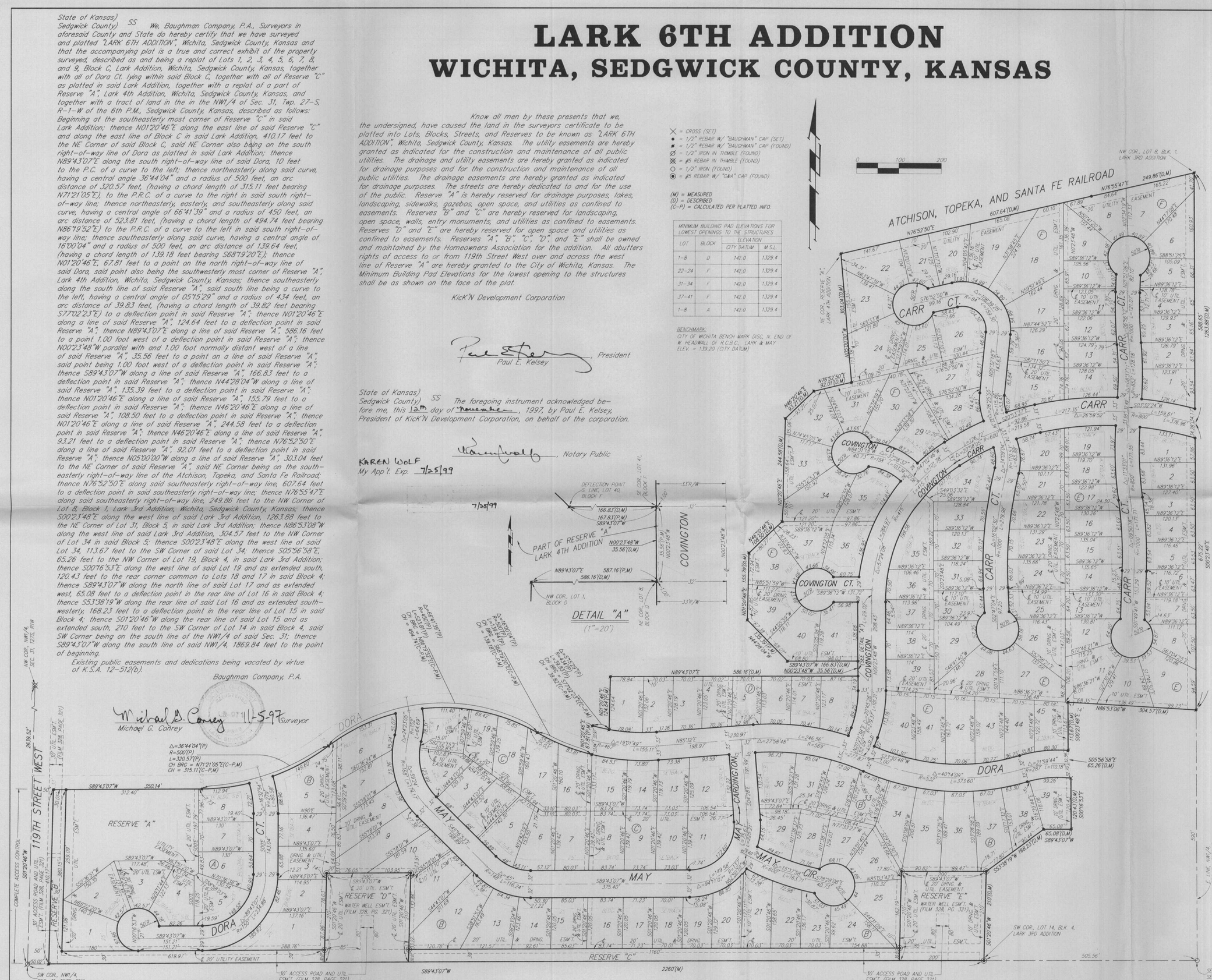
(M) = MEASURED
(D) = DESCRIBED
(C-P) = CALCULATED PER PLATTED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENINGS TO THE STRUCTURES

LOT	BLOCK	ELEVATION	
		CITY DATUM	M.S.L.
1-8	D	142.0	1329.4
22-24	F	142.0	1329.4
31-34	F	142.0	1329.4
37-41	F	142.0	1329.4
1-8	A	142.0	1329.4

BENCHMARK:
CITY OF WICHITA BENCH MARK DISC, N. END OF W. HEADWALL OF R.C.B.C., LARK & MAY
ELEV. = 139.20 (CITY DATUM)

0 100 200


ATCHISON, TOPEKA, AND SANTA FE RAILROAD
NW COR., LOT 8, BLK. 1, LARK 3RD ADDITION
NE COR., RESERVE "A" LARK 4TH ADDITION
CARR CT.
COVINGTON CT.
COVINGTON
CARR
MAY
MAY CT.
CARDINGTON
DORA
119TH STREET WEST
RESERVE "A"
RESERVE "B"
RESERVE "C"
RESERVE "D"
RESERVE "E"
PART OF RESERVE "A" LARK 4TH ADDITION
DETAIL "A" (1"=20')
DEFLECTION POINT S. LINE, LOT 40, BLOCK F
SE COR., LOT 41, BLOCK F
NW COR., LOT 1, BLOCK D
NE COR., LOT 8, BLOCK D
SW COR., LOT 14, BLK. 4, LARK 3RD ADDITION
SW COR., NW1/4, SEC. 31, T27S, R1W
SE COR., NW1/4, SEC. 31, T27S, R1W
E. LINE, NW1/4, SEC. 31, T27S, R1W
NW COR., NW1/4, SEC. 31, T27S, R1W
COMPLETE ACCESS CONTROL
30' ACCESS ROAD AND UTIL. ESM'T. (FILM 328, PAGE 321)
-30' ACCESS ROAD AND UTIL. ESM'T. (FILM 328, PAGE 321)
-30' UTILITY ESM'T. (FILM 328, PAGE 321)
-20' UTILITY EASEMENT
-10' UTIL. ESM'T. (FILM 328, PAGE 321)
-20' UTIL. ESM'T.
-10' UTIL. EASEMENT
-20' DRNG. & UTIL. EASEMENT
-WATER WELL ESM'T. (FILM 328, PG. 321)
S89°43'07"W 2260'(M)
S89°43'07"W 375.40'
S89°43'07"W 312.40'
S89°43'07"W 350.14'
S89°43'07"W 1869.84'
S89°43'07"W 619.97'
S89°43'07"W 288.76'
S89°43'07"W 505.56'
N89°43'07"E 586.16'(D,M)
N89°43'07"E 587.16'(P,M)
N89°43'07"E 166.83'(D,M)
N89°43'07"E 135.39'(D,M)
N89°43'07"E 137.16'
N89°43'07"E 114.95'
N89°43'07"E 135.60'
N89°43'07"E 130'
N89°43'07"E 117.48'
N89°43'07"E 130'
N89°43'07"E 135.66'
N89°43'07"E 135.60'
N89°43'07"E 135.66'
N89°43'07"E 135.66'
N89°43'07"E 135.66

WICHITA – SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL – TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4090

June 16, 1997

FILE COPY

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

Re: S/D 97-39 - Final Plat of LARK 6TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 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 June 6, 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,

Dale Miller
Chief Planner, Current Plans Division

DM:lfb

cc: Mike Lindebak, City Engineer, Public Works Department (1-71)
Kick'n Development Corp., 716 N. 119th West, Wichita, KS 67235

WICHITA — SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

June 6, 1997

FILE COPY

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

Re: S/D 97-39 - Final Plat of LARK 6TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

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. Engineering needs to comment if any improvements or guarantees are needed to 119th Street

D. Sidewalks should be provided along Dora, May / Cardington and Covington / Carr Streets.

E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. A covenant providing for 4 off-street parking spaces per dwelling unit shall be provided as required when the 58 foot local residential street standard is being used. 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. Representatives from the **City Fire Department** and / or **OCI** need to comment on the acceptability of proposed street names.

I. **City Engineering** indicates the applicant's drainage plan has been approved. Drainage improvements will be guaranteed. Minimum pad elevation calculations need to be verified.

J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)

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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

M. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)

N. The representatives from the **utility companies** should be prepared to comment on the need for utility easements to be platted on this property.

O. Perimeter closure computations should be submitted with the final plat tracing.

P. Recording of the plat within thirty (30) days after approval by the City Council.

Q. A typo should be corrected in the first sentence of the platter's text regarding reserves and easements, and in the last sentence of the legal description section.

R. 119th Street should be identified.

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 plat** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 12, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Dale Miller

Dale Miller
Chief Planner, Current Plans Division

DM\lfb

Enclosure

cc: Kick'n Development Corp., 716 N. 119th West, Wichita, KS 67235
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-7

June 12, 1997

STAFF REPORT
(Final Plat-Approved 6/5/97)

CASE NUMBER: S/D 97-39 - LARK 6TH ADDITION

OWNER/APPLICANT: Kick'n Development Corp.
716 N. 119th West, Wichita, KS 67235

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

LOCATION: Located south of Kellogg between 119th Street West and Lark Lane.

SITE SIZE: 52 Acres

NUMBER OF LOTS

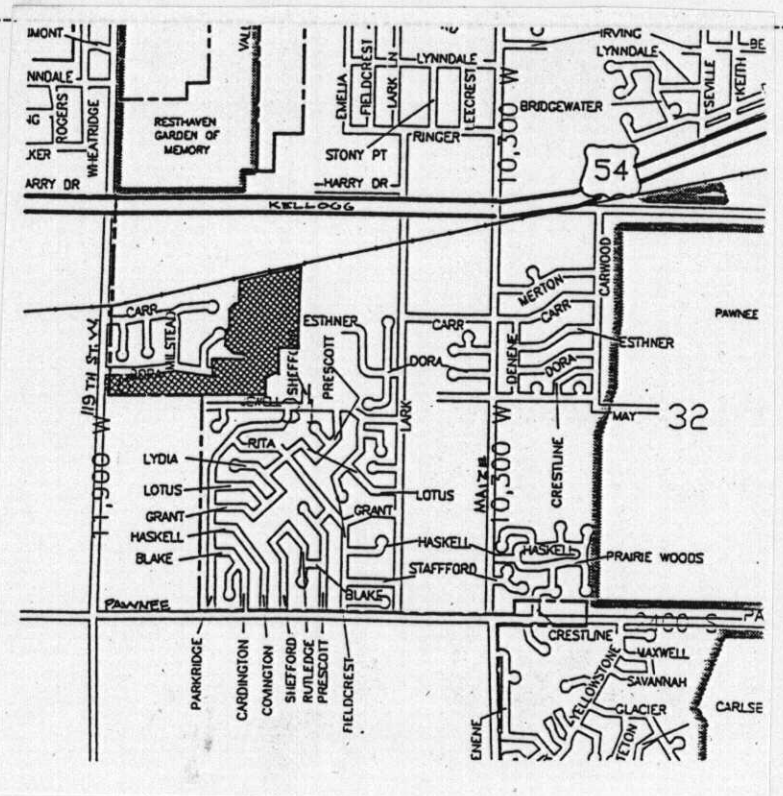
Residential:	160
Office:	
Commercial:	
Industrial:	—
Total:	160

MINIMUM LOT AREA: 7,800 square feet

CURRENT ZONING: "SF-6" Single Family

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



NOTE: A portion of this plat is a replat of Lots 1,2,3,4,5,6,7,8 and 9 Block C, Lark Addition.

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. Engineering needs to comment if any improvements or guarantees are needed to 119th Street

D. Sidewalks should be provided along Dora, May / Cardington and Covington / Carr Streets.

E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. A covenant providing for 4 off-street parking spaces per dwelling unit shall be provided as required when the 58 foot local residential street standard is being used. 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. Representatives from the **City Fire Department** and / or **OCI** need to comment on the acceptability of proposed street names.

I. **City Engineering** indicates the applicant's drainage plan has been approved. Drainage improvements will be guaranteed. Minimum pad elevation calculations need to be verified.

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M. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)

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