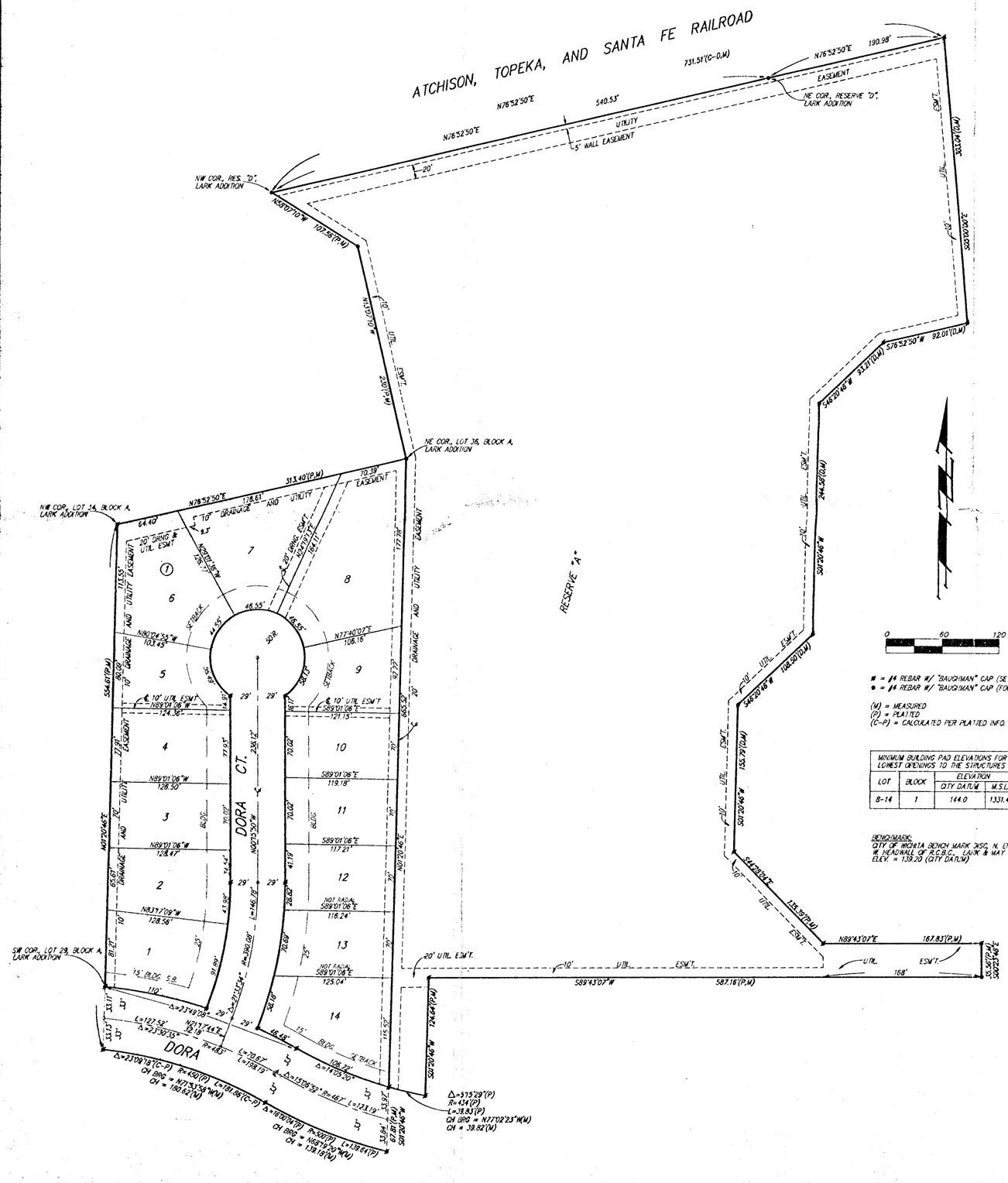
Copied from Tracing 3/4/97

LARK 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENINGS TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	M.S.L.
B-14	1	144.0	1331.4

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

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 4TH 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 of land in the NW1/4 of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as and being a replat of the following: Lots 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, and 45, Block A, Lark Addition, Wichita, Sedgwick County, Kansas, together with Reserve "D" as platted in said Lark Addition, together with Dora Ct. as platted in said Block A, and together with that part of Dora as platted in said Lark Addition lying east of the west line of said Lot 29 as extended south to the south line of said Dora, together with a tract in said NW1/4 described as beginning at the NE Corner of said Reserve "D"; thence N76°52'50"E along the northerly line of said Reserve "D" as extended northeasterly, 190.98 feet; thence S05°00'00"E, 303.04 feet; thence S76°52'50"W, 92.01 feet; thence S46°20'46"W, 93.21 feet; thence S01°20'46"W, 244.58 feet; thence S46°20'46"W, 108.50 feet to a point on the east line of said Reserve "D"; thence N01°20'46"E along the east line of said Reserve "D", 74.39 feet to a deflection point in said east line; thence N43°39'14"W along said east line, 63.64 feet to a deflection point in said east line; thence N01°20'46"E along said east line, 184.18 feet to a deflection point in said east line; thence N46°20'46"E along said east line, 108.50 feet to a deflection point in said east line; thence N85°27'48"E along said east line, 53.54 feet to a deflection point in said east line; thence N13°07'10"W along said east line, 286.98 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 D. Conrey 6161 Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, Streets, and a Reserve to be known as "LARK 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The wall easement is hereby granted as indicated for the construction and maintenance of a private wall and utility main lines and service lines shall be allowed to cross this easement. 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, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the Homeowners Association for the addition. 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
Paul E. Kelsey

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 27th day of JANUARY, 1997, by Paul E. Kelsey, President of Kick'N Development Corporation, on behalf of the corporation.

Philip J. Meyer Notary Public
PHILIP J. MEYER

My App't. Exp. 5/5/97

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 4TH ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Ashcraft AVP
JAMES D ASHCRAFT (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 28 day of January, 1997, by James D. Ashcraft, AVP (Title) of the State Bank of Colwich, on behalf of the bank.

Scotty Bryan Kent Notary Public
SCOTTY BRYAN KENT

My App't. Exp. 8-5-98

SCOTTY BRYAN KENT
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 8-5-98

This plat of "LARK 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 29th day of August, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

SEAL

Susan Osborne-Howes, Chair
Susan Osborne-Howes

Marvin S. Krout, 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)
Sedgwick County) SS This is to certify that this plat has been 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 Consalver

_____, Deputy
Michael D. Hurtt

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

August 29, 1996

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

Re: S/D 96-49 - LARK 4TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 29, 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 August 22, 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 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

Don Losew
Senior Planner

DL:rh
cc: Paul E. Kelsey, 716 N. 119th St. West - Ste 112, Wichita, KS 67212
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-5

METROPOLITAN AREA PLANNING COMMISSION

August 29, 1996

STAFF REPORT

(Combined Preliminary-Final One Step Plat Approved 8/22/96)

CASE NUMBER: S/D 96-49 - LARK 4TH ADDITION

OWNER/APPLICANT: Paul E. Kelsey, 716 N. 119th St. West - Ste 112, Wichita, KS 67212

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

LOCATION: East of 119th Street West and south of Kellogg (U.S. 54)

SITE SIZE: 5.425 Acres

NUMBER OF LOTS

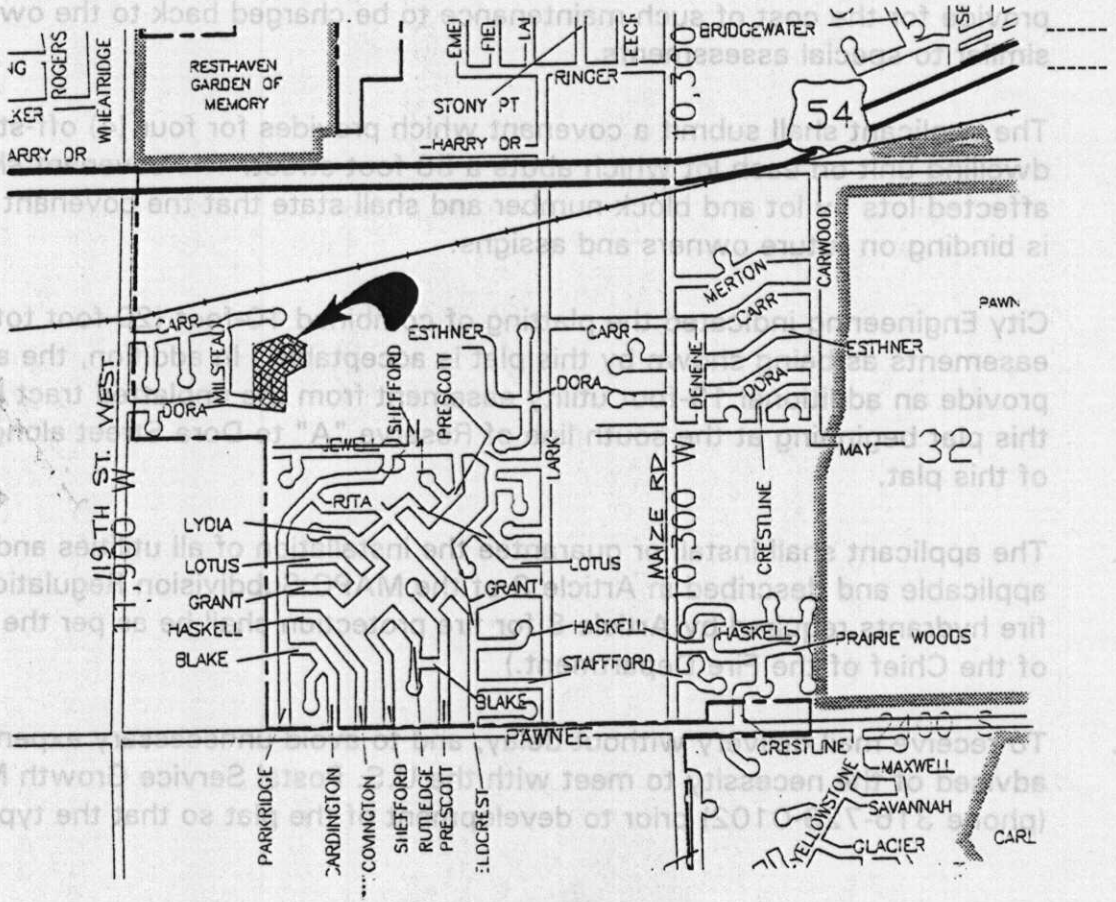
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	14

MINIMUM LOT AREA: 7,946 sq. ft.

CURRENT ZONING: "SF-6"

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

NOTE: This plat is a replat of a portion of the Lark (1st) Addition. The original portion of the 1st Addition involved a slightly longer cul-de-saced street with 17 lots along this street. This plat has shortened the cul-de-sac, is platting only 14 lots and has replatted an area of Reserve from what was previously platted in lots and street right-of-way. The Reserve "A" now being shown on this plat is in essence part of Reserve "D" as platted by the 1st Addition.

STAFF COMMENTS:

A. City Engineering indicated new petitions will be required for City Water lines and revised petitions will be required for City sanitary sewer lines for this replat. Agreements and/or square footage information can be submitted to redistribute existing specials.

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

C. 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 note that this Addition (replat) is still responsible for and benefits from the Reserves as platted in the Lark (1st) Addition.

D. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

E. 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.

F. City Engineering indicated the platting of combined 10-foot (20-foot total) utility and drainage easements as being shown by this plat is acceptable. In addition, the applicant needs to provide an additional 10-foot utility easement from the unplatted tract located to the east of this plat beginning at the south line of Reserve "A" to Dora Street along the east boundary line of this plat.

G. 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.)

H. 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.

I. 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.

J. 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.

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.

M. The applicant's drainage plan is approved.