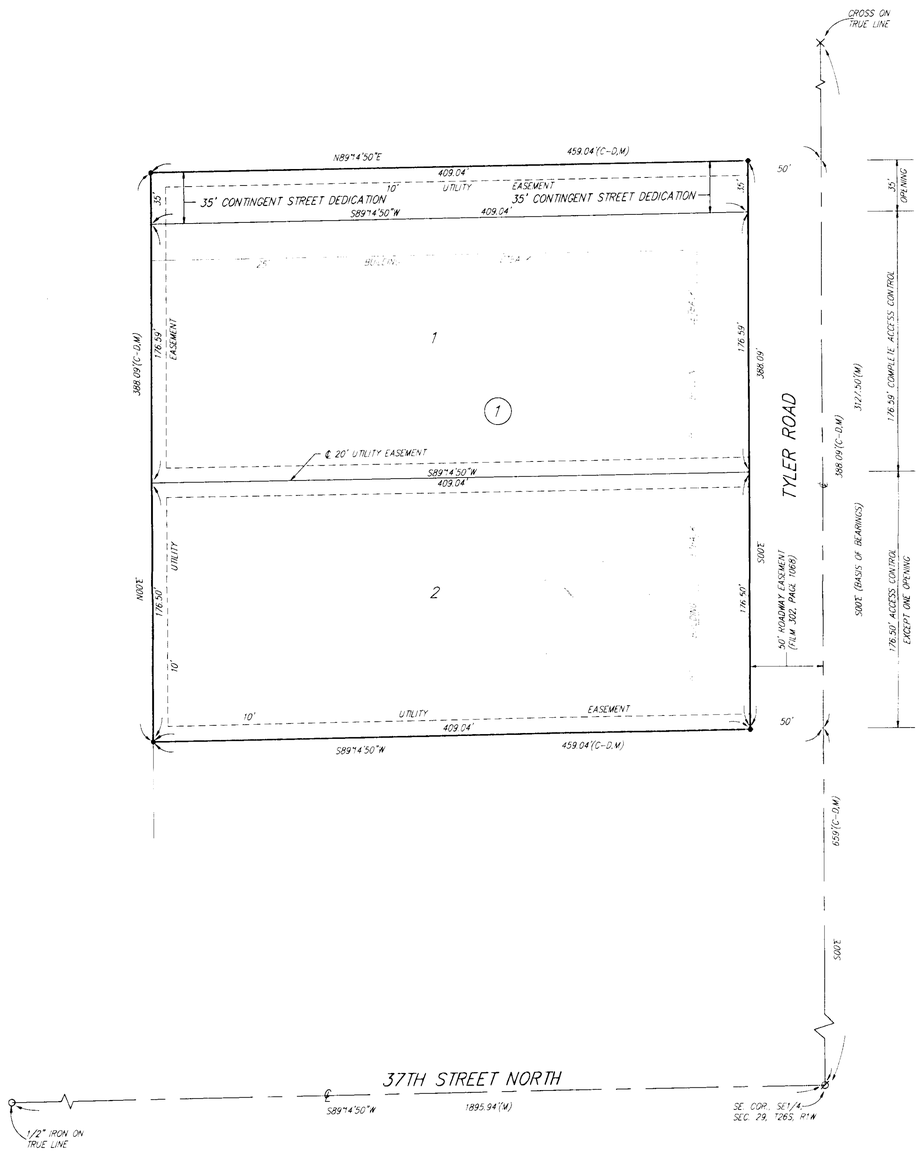
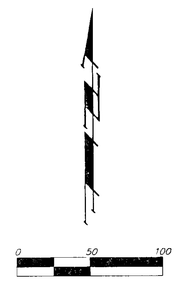
LOEHR ADDITION
SEDGWICK COUNTY, KANSAS

Copied from the tracing 3/27/97





● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
Ø = 3/4" IRON (FOUND)
X = CROSS (FOUND)

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

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 "LOEHR ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The east 459 feet of the south 1047 feet of the E1/2 of the SE1/4 of Sec. 29, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT the south 658.94 feet thereof.

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

Baughman Company, P.A.

Michael G. Conrey 13-97 3-16-97 Surveyor
Michael G. Conrey

MICHAEL G. CONREY NO. 1397 REGISTERED KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Block to be known as "LOEHR ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Tyler Road over and across the east line of Lots 1 and 2, Block 1, are hereby granted to the appropriate governing body provided, however, that said Lot 2 shall have access to Tyler Road at one location as shall be determined by the Engineer for the appropriate governing body and that said Lot 1 shall have access to Tyler Road over the North 35 feet of the East line of said Lot 1. The street is hereby dedicated to and for the use of the public. The contingent street dedication shall become effective in the event that the governing body determines a need for the right of way for any street related purposes and this contingency is subject to the dedication of additional right-of-way from the property adjacent to the north. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said dedication.

James F. Loehr Geraldine L. Loehr
James F. Loehr Geraldine L. Loehr

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 20th day of march, 1997, by James F. Loehr and Geraldine L. Loehr, husband and wife.

Cynthia M. Friend, Notary Public
CYNTHIA M. FRIEND

My App't. Exp. Sept. 1, 1998

CYNTHIA M. FRIEND NOTARY PUBLIC STATE OF KANSAS 9-1-98

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "LOEHR ADDITION", Sedgwick County, Kansas.

American National Bank

Richard D. Meyer, S.V.P.
RICHARD D. MEYER

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 20th day of march, 1997, by Richard D. Meyer, S.V.P., of American National Bank, on behalf of the bank.

Cynthia M. Friend, Notary Public
CYNTHIA M. FRIEND

My App't. Exp. Sept. 1, 1998

CYNTHIA M. FRIEND NOTARY PUBLIC STATE OF KANSAS My Appt Exp 9-1-98

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

Dated this 27th day of February, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard E. Lepsky, Chairman
John C. Frye

_____, 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

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this ____ day of _____, 1997.

_____, Chairman
Thomas G. Winters

_____, Chairman Pro-Tem
Paul W. Hancock

_____, Commissioner
Betsy Gwin

_____, Commissioner
Melody Miller

_____, Commissioner
Mark F. Schroeder

_____, County Clerk
James Alford

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 Consolver

_____, Deputy
Michael D. Hurtt

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

March 3, 1997

FILE COPY

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

Re: S/D 97-1 -- LOEHR ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 27, 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 February 21, 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,

Don Losew
Senior Planner

DL:lfb
cc: James and Geraldine Loehr, 3901 N. Tyler Road, Wichita, KS 67205
Mike Lindebak, City Engineer

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

February 21, 1997

FILE COPY

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

Re: S/D 97-1 - LOEHR ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 20, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The final plat tracing shall indicate a contingent dedication for street right-of-way of 35 feet along the north line of this plat. The plattor's text shall also indicate that this contingency is subject to dedication of additional right-of-way from the property to the north.

B. For Lot 1, access to Tyler Road shall be restricted to the area noted above as being contingently dedicated for street right-of-way.

C. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Based on the lot sizes being platted, this approval must be for a septic sanitary sewer system.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. Based on this plat's legal description and the reference to K.S.A. 12-512(b), the plattor's text shall include a reference to the dedication of street to and for the use of the public.

F. The legal description for this plat shall be amended to delete the reference to the "MODS" Addition and appropriately reference the Loehr Addition.

G. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid. The platting binder presently indicates $1666 of the 2nd half of 1996 taxes were outstanding.

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

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 27, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: James and Geraldine Loehr, 3901 N. Tyler Road, Wichita, Ks 67205
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-3

METROPOLITAN AREA PLANNING COMMISSION

February 27, 1997

STAFF REPORT
(Final Plat, Approved 2/20/97 Meeting)

CASE NUMBER: S/D 97-1 LOEHR ADDITION

OWNER/APPLICANT: James and Geraldine Loehr, 3901 N. Tyler Road, Wichita, KS 67205

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

LOCATION: West of Tyler Road and north of 37th Street North

SITE SIZE: 4.2 Acres

NUMBER OF LOTS

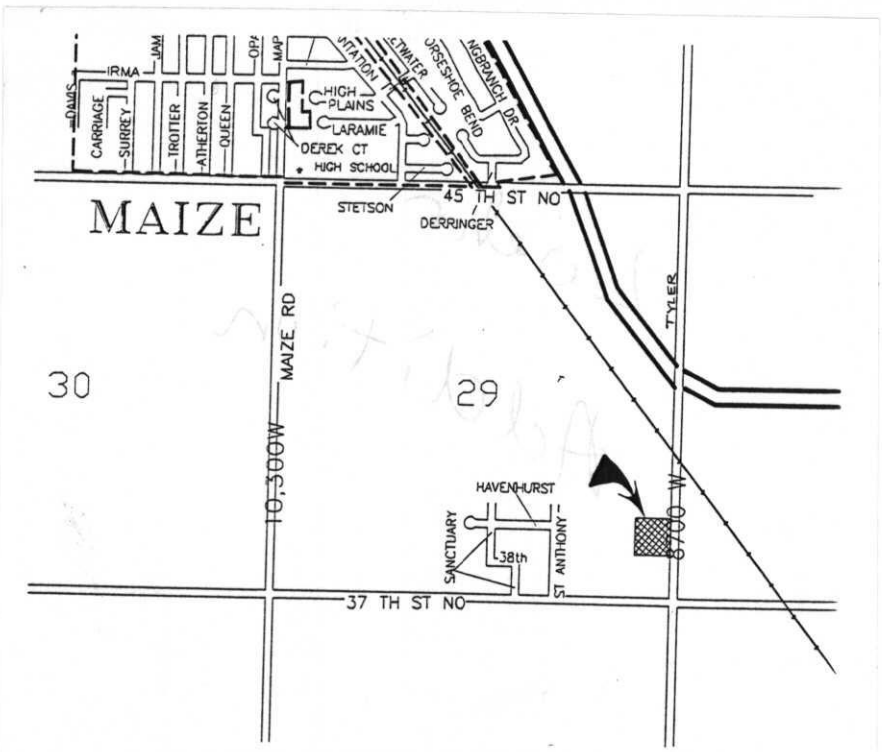
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 92,229.5 sq. ft. or 2.1 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

A. The final plat tracing shall indicate a contingent dedication for street right-of-way of 35 feet along the north line of this plat. The plattor's text shall also indicate that this contingency is subject to dedication of additional right-of-way from the property to the north.

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