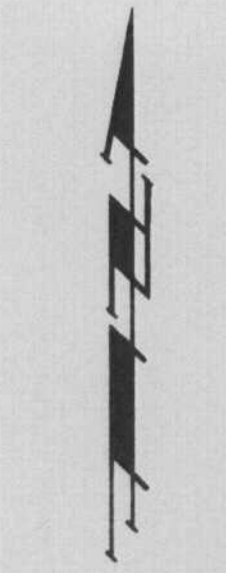


ROBBINS FARM 4TH ADDITION

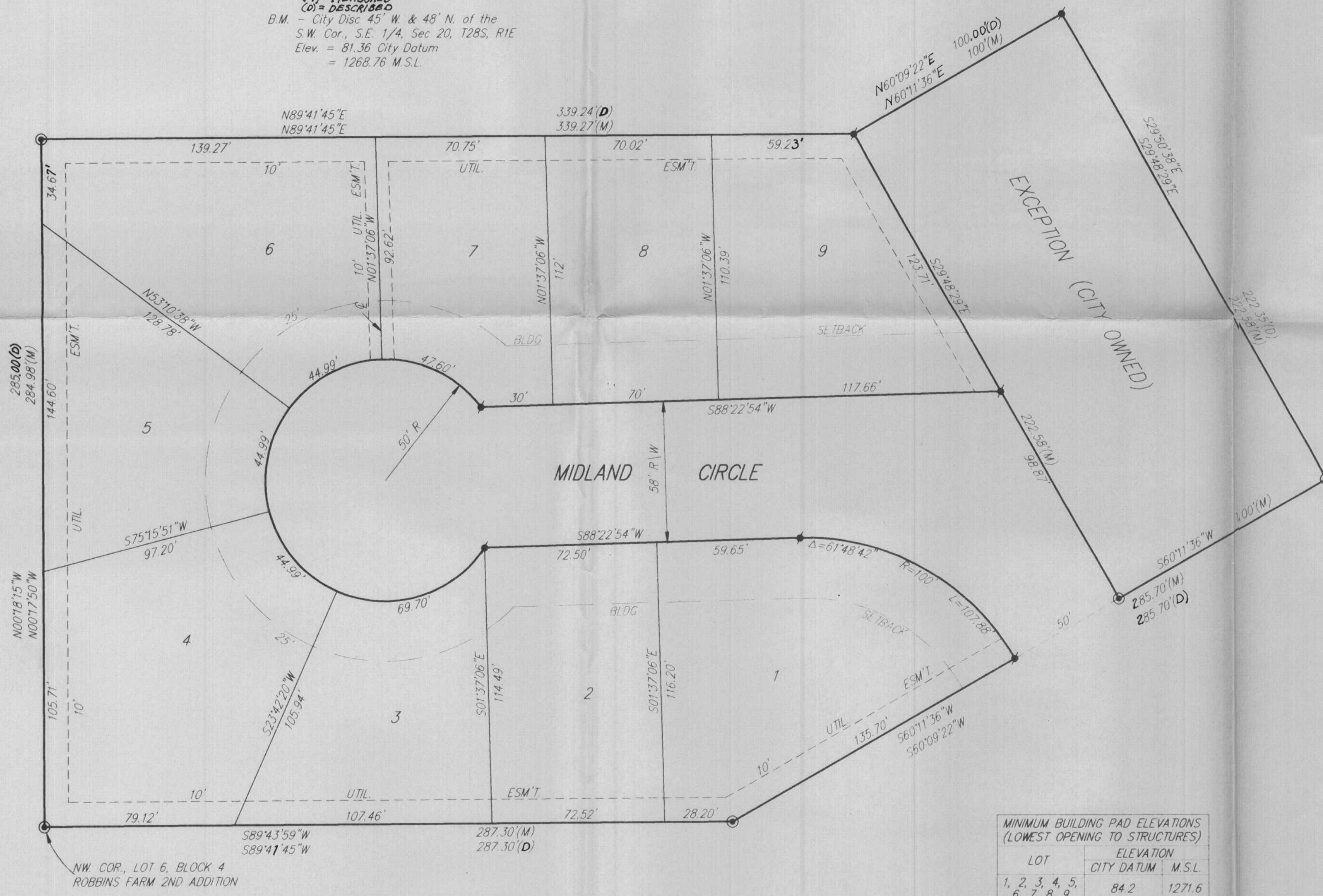
WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
6/28/95



Scale: 1" = 30'

- = 3/4" PEC IRON PIPE (FOUND)
- = #4 REBAR-BAUGHMAN CAP (SET)
- (M) = MEASURED
- (D) = DESCRIBED
- B.M. - City Disc 45' W & 48' N of the S.W. Cor., S.E. 1/4, Sec 20, T28S, R1E
Elev. = 81.36 City Datum
= 1268.76 M.S.L.



LOT	ELEVATION	
	CITY DATUM	M.S.L.
1, 2, 3, 4, 5,	84.2	1271.6
6, 7, 8, 9		

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "ROBBINS FARM 4TH ADDITION", to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as commencing at a point on the north line of the SE 1/4 of Sec. 20, Twp. 28-S, R-1-E, 4th P.M., Sedgwick County, Kansas, said point being 618.64 feet more or less east of the NW Corner thereof and on the east line of the Midland Valley Railroad (Abandoned per District Court Case #C-19427), thence, S29°50'38"E along the east line of the abandoned Midland Valley Railroad for a distance of 940.95 feet for a point of beginning; thence continuing S29°50'38"E along the east line of the abandoned Midland Valley Railroad for a distance of 222.35 feet to the NE Corner ROBBINS FARM 2ND ADDITION; thence, S60°09'22"W along the north line of ROBBINS FARM 2ND ADDITION for a distance of 285.70 feet; thence, S89°41'45"W along the north line of ROBBINS FARM 2ND ADDITION for a distance of 287.30 feet to the NW Corner of Lot 6, Block 4, ROBBINS FARM 2ND ADDITION said point also being a point on the east line of ROBBINS FARM 3RD ADDITION; thence, N00°18'15"W along the east line of ROBBINS FARM 3RD ADDITION for a distance of 285.00 feet to the NE Corner of ROBBINS FARM 3RD ADDITION; thence N89°41'45"E along the north line of ROBBINS FARM 3RD ADDITION extended to the east for a distance of 339.24 feet to the west line of the abandoned Midland Valley Railroad; thence, N60°09'22"E for a distance of 100.00 feet to the point of beginning, except that part owned by the City of Wichita, Kansas.

All being situated in the SE 1/4 of Sec. 20, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.
Baughman Company, P.A.

Gregory F. Severns
Gregory F. Severns 6-27-95 Surveyor
KANSAS LAND SURVEYOR
LS-876

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 Street to be known as "ROBBINS FARM 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. Minimum Pad Elevations for the lowest opening to the structures shall be as shown on the face of the plat.

Investors Group, Inc.
Paul E. Kelsey President
Paul E. Kelsey

State of Kansas) SS The foregoing instrument acknowledged before me, this 19th day of JUNE, 1995, by Paul E. Kelsey, President of Investors Group, Inc., on behalf of the corporation.

Philip J. Meyer Notary Public
PHILIP J. MEYER
My App't. Exp. 5/5/97

We, State Bank of Colwich, holders of a mortgage on the above described property do hereby consent to this plat of "ROBBINS FARM 4TH ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich
Gene M. Suelentrop Vice President
GENE M. SUELENTROP

State of Kansas) SS The foregoing instrument acknowledged before me, this 19th day of JUNE, 1995, by Gene M. Suelentrop, Vice President of State Bank of Colwich, on behalf of the bank.

My App't. Exp. 6/5/99
Viviane T. Adalanti Notary Public
VIVIANE T. ADALANTI
KANSAS NOTARY PUBLIC
STATE OF KANSAS
MY APRIL EXP. 6/5/99

This plat of "ROBBINS FARM 4TH 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 11th day of August, 1994
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
James D. Miner
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 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

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 16, 1994

Baughman Company, P.A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-36 ROBBINS FARM 4TH ADDITION - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on August 11, 1994, 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 5, 1994.

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 developers.

Please call if you have any questions.

Sincerely,


Don Losew
Senior Planner

DL:rh

cc: Investors Group, Inc., Attn: Paul Kelsey, 11535 14th Street Circle N, Wichita, KS 67212
Mike Lindebak, City Engineer

11-10-94

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 5, 1994

Baughman Company, P. A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-36 ROBBINS FARM 4TH ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 4 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. Since this plat will result in Midland (street) being terminated by a cul-de-sac, the street name on the final plat tracing should be indicated as Midland Circle rather than as a Court. Also this street's terminus at the south line of this Addition should be shown with a dashed line rather than a solid line. Also, the utility easement need not be shown as crossing this street.
- F. 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.
- 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.
- H. 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.

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

K. 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, August 11, 1994 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: Investors Group, Inc., Attn: Paul Kelsey, 11535 14th Street Circle N, Wichita, KS 67212
Mike Lindebak, City Engineer

August 4, 1994

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/26/94)

CASE NUMBER: S/D 94-36 ROBBINS FARM 4TH ADDITION

OWNER/APPLICANT: Investors Group, Inc., Attn: Paul Kelsey, 11535 14th Street Circle N.,
Wichita, KS 67212

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

LOCATION: North of 55th Street South and west of Broadway

SITE SIZE: 3.0 Acres

NUMBER OF LOTS

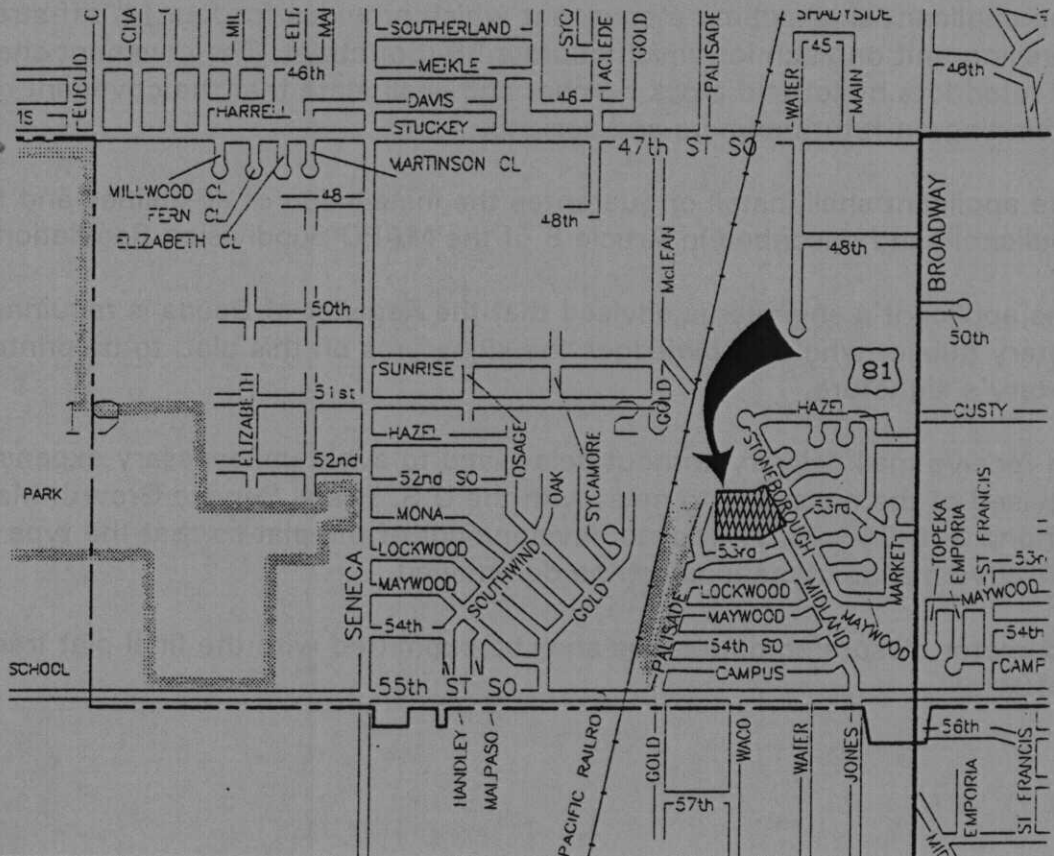
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	<u>9</u>

MINIMUM LOT AREA: 7,700 sq. ft.

CURRENT ZONING: "AA"

VICINITY MAP:

FILE COPY



NOTE: The area of the Robbins Farms Additions is triangular shaped, being confined on the west by Railroad rights-of-way and on the east by a drainageway. To the north of this site is the narrowing portion of the triangle shaped property. Based on previous Robbins Farms plats to the south, access to this top portion of the site was intended to be provided by Midland Street along the site's east edge or adjacent to the drainageway and Palisade along the western edge. If only one of these streets is allowed to serve this yet unplatted area, a deadend cul-de-sac type street of nearly 1100 feet would result. Such a street would not only exceed the standards of the Subdivision Regulations, but is considered unacceptable both in terms of emergency access or safety and traffic levels.

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. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this plat will result in Midland (street) being terminated by a cul-de-sac, the street name on the final plat tracing should be indicated as Midland Circle rather than as a Court. Also this street's terminus at the south line of this Addition should be shown with a dashed line rather than a solid line. Also, the utility easement need not be shown as crossing this street.
- G. 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.
- 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.
- 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).

S/D 94-36 ROBBINS FARM . . . ADDITION Final Plat
August 4, 1994 - Page 3

- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if the minimum opening pad elevations are acceptable.
- N. Both City Engineering and the utilities need to indicate if additional easements, either on-site or off-site are needed along the plat's north line.