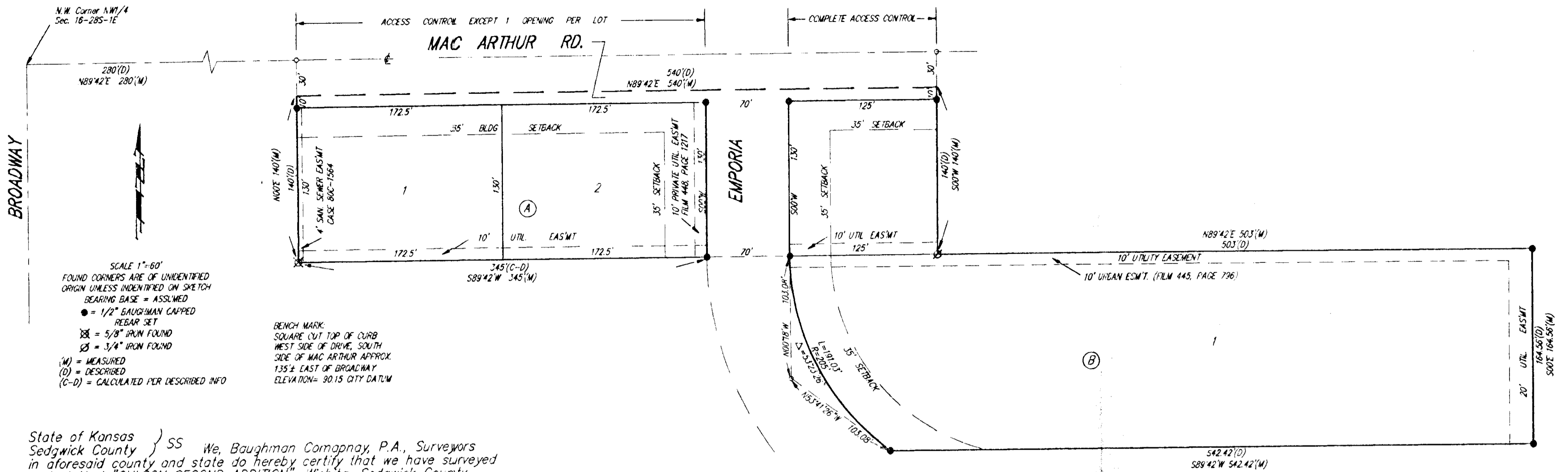


# OHLSON SECOND ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

*Copied from  
Tracing 11/11/95*



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 "OHLSON SECOND ADDITION", Wichita, Sedgwick County,  
Kansas, and that the accompanying plat is a true and correct exhibit  
of the property surveyed and described as beginning 30 feet south and 280  
feet east of the N.W. Corner of the NW1/4 of Sec. 16, Twp. 28-S., R-1-E;  
thence east 540 feet; thence south 140 feet; thence west 540 feet; thence north  
140 feet to the point of beginning, together with Lot 2, Ohlson Addition,  
Wichita, Kansas.

Existing public easements are being vacated by virtue of K.S.A. 12-512(b).  
Baughman Company, P.A.



Gregory F. Severns Surveyor  
Gregory F. Severns

Know all men by these presents that we,  
the undersigned, have caused the land described in the surveyors  
certificate to be platted in to lots, blocks and streets to be known  
as "OHLSON SECOND ADDITION", Wichita, Sedgwick County, Kansas.  
The utility easements are hereby granted as indicated for the con-  
struction and maintenance of all utilities. The streets are hereby  
dedicated to and for the use of the public. All abutters rights of access  
to or from MacArthur Road over and across the north line of Lots 1 and 2,  
Block A, and Lot 1, Block B are hereby granted to the City of Wichita provided,  
however, that Lots 1 and 2, Block A, shall have access to MacArthur Road  
at one location each as shall be determined by the City Engineer of the City of  
Wichita, Kansas.

Owner

Thelma Sparks  
Thelma Sparks

Brad K. Ohlson Sara F. Ohlson  
Brad K. Ohlson Sara F. Ohlson

Equitable Interest

Brad K. Ohlson Sara F. Ohlson  
Brad K. Ohlson Sara F. Ohlson

Southwest National Bank

Duane L. Wilson Vice Pres  
DUANE L. WILSON

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

Southwest National Bank

Duane L. Wilson Vice Pres  
DUANE L. WILSON

State of Kansas }  
Sedgwick County } SS The foregoing instrument was acknowledged  
before me this 15 day of Dec, 1994, by Thelma  
Sparks, a single person.

Larry B. Hitchman Notary Public  
LARRY B. HITCHMAN  
NOTARY PUBLIC  
STATE OF KANSAS  
My App't. Exp. Dec 24, 1996

My App't Exp. Dec 24, 1996

State of Kansas }  
Sedgwick County } SS The foregoing instrument was acknowledged  
before me this 15 day of Dec, 1994, by Brad K.  
Ohlson and Sara F. Ohlson, husband and wife.

Larry B. Hitchman Notary Public  
LARRY B. HITCHMAN  
NOTARY PUBLIC  
STATE OF KANSAS  
My App't. Exp. Dec 24, 1996

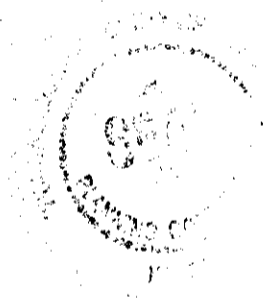
My App't Exp. Dec 24, 1996

State of Kansas }  
Sedgwick County } SS The foregoing instrument was  
acknowledged before me this 19th day of December, 1994, by  
Queenie L. Wilson, (Title) of Southwest National Bank, on behalf  
of the bank.

Nicki R. Didlake Notary Public  
NICKI R. DIDLAKE  
NOTARY PUBLIC  
STATE OF KANSAS  
My App't. Exp. 02-10-96

My App't Exp. 02-10-96

This plat of "OHLSON SECOND ADDITION",  
Wichita, Sedgwick County, Kansas, has been submitted to and approved  
by the Wichita-Sedgwick County Metropolitan Area Planning Commis-  
sion, Wichita, Kansas,  
Dated this 18th day of November, 1994.  
Wichita-Sedgwick County Metropolitan Area Planning Commission



John W. McKay, Jr. Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown  
thereon accepted by the City Council of the City of Wichita, Kansas,  
this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

Elma Broadfoot Mayor

Pat Burnett Deputy City-Clerk

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 1994.

Susan E. Crockett-Spoon County Clerk

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 \_\_\_\_\_, 1994, at \_\_\_\_\_ o'clock \_\_\_\_\_ A.M.; and  
is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 19, 1993

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

Re: S/D 93-26 OHLSON SECOND ADDITION - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on November 18, 1993, 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 November 12, 1993.

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: Brad Ohlson, Contract Purchaser, 4020 S. Broadway, Wichita, KS 67216  
Mike Lindebak, City Engineer

SEDCWICK DU  
METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 258-4421

November 12, 1993

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

Re: S/D 93-26 OHLSON SECOND ADDTION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Wednesday, November 10, 1993, 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 City water to serve the lots being platted. This guarantee shall include any needed water extensions in Emporia.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of Emporia adjacent to this site. That is from MacArthur to the south line of Lot 1, Block B. This guarantee shall include the provision of sidewalk along Emporia adjacent to Lot 2, Block A.
- D. Any drainage improvements required by the platting of this property may either be included in the paving petition or done at the time of site development.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Prior to the plat being released for recording, the applicant shall submit a letter indicating that the fence presently within Emporia Street right-of-way has been removed. If the applicant wishes to keep this fence in place until the street is installed, an opinion from the City's Law Department will be needed as to if or how this could be allowed. The

applicant's agent should contact Planning to further discuss this matter.

- G. On the final plat tracing, the platlor's text shall also reference the access controls being dedicated for Lots 1 and 2, Block A.
- H. Prior to this plat being released for recording, proof that all applicable property taxes (as noted in the platting binder) have been paid shall be provided.
- I. The applicant's agent is responsible for reviewing the oil and gas leases on this site and assuring that the site can be platted as indicated and particularly in regard to assuring that Emporia can be platted and installed as indicated on the plat.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. 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, November 18, 1993 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

11 18 1993

METROPOLITAN AREA PLANNING COMMISSION

November 18, 1993

STAFF REPORT

(Final Plat Approved 11/10/93, Preliminary Plat Approved 7/8/93)  
(Deferred from 10/28/93)

CASE NUMBER: S/D 93-26 - OHLSON SECOND ADDITION

OWNER/APPLICANT: Brad Ohlson, Contract Purchaser, 4020 S. Broadway,  
Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita,  
KS 67211

LOCATION: East of Broadway and south of MacArthur

SITE SIZE: 4.30 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 2

Industrial: 1

Total: 3

MINIMUM LOT AREA: 0.5 acre

CURRENT ZONING: "AA"

PROPOSED ZONING: "E" and "C" (Z-3056)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include any needed water extensions in Emporia.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of Emporia adjacent to this site. That is from MacArthur to the south line of Lot 1, Block B. This guarantee shall include the provision of sidewalk along Emporia adjacent to Lot 2, Block A.
- D. Any drainage improvements required by the platting of this property may either be included in the paving petition or done at the time of site development.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Prior to the plat being released for recording, the applicant shall submit a letter indicating that the fence presently within Emporia Street right-of-way has been removed. If the applicant wishes to keep this fence in place until the street is installed, an opinion from the City's Law Department will be needed as to if or how this could be allowed. The applicant's agent should contact Planning to further discuss this matter.
- G. On the final plat tracing, the plattor's text shall also reference the access controls being dedicated for Lots 1 and 2, Block A.
- H. Prior to this plat being released for recording, proof that all applicable property taxes (as noted in the platting binder) have been paid shall be provided.
- I. The applicant's agent is responsible for reviewing the oil and gas leases on this site and assuring that the site can be platted as indicated and particularly in regard to assuring that Emporia can be platted and installed as indicated on the plat.