

Copied from tracing
4/13/95

LEAR ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

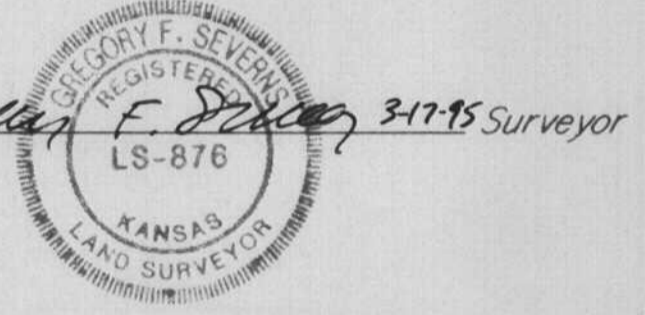
State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) Sedgwick County and state do hereby certify that we have surveyed
and platted "LEAR ADDITION", to Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: The south 230 feet of the west
230 feet of the SW1/4 of Sec. 21, Twp. 28-S, R-1-E of the 6th P.M.
Sedgwick County, Kansas, except a permanent easement in favor of the
City of Wichita, Kansas, for controlled access highway right-of-way and
drainage purposes, as set out in instrument recorded on Film 402,
Page 42.

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

This plat of "LEAR ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission
Wichita, Kansas.
Dated this 23rd day of February, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Chairman
John W. McKay, Jr.
Secretary
Marvin S. Krout



Gregory F. Severns
3-17-95 Surveyor

Know all men by these presents that we, the under-
signed, have caused the land in the surveyors certificate to be platted into
a Lot and streets to be known as "LEAR ADDITION", Wichita, Sedgwick County
Kansas. All abutters rights of access to and from 55th Street South over
and across the south line of Lot 1 are hereby granted to the City of Wichita,
Kansas. All abutters rights of access to and from Broadway over and
across the west line of Lot 1 are hereby granted to the City of Wichita,
Kansas provided, however, that Lot 1 shall have access to Broadway at
one location as shall be determined by the City Engineer of the City of
Wichita, Kansas. The streets are hereby dedicated to and for the use by
the public.

Stanley Ray Lear Karen L. Lear
Stanley Rby Lear Karen L. Lear

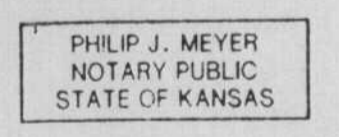
This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this ___ day of ___, 1995.

Mayor
Bob Knight
City Clerk
Pat Burnett

State of Kansas) SS The foregoing instrument acknowledged
Sedgwick County) before me, this 20th day of MARCH, 1995, by Stanley Ray
Lear and Karen L. Lear, husband and wife.

Philip J. Meyer Notary Public
PHILIP J. MEYER

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



Entered on transfer record this ___ day
of ___, 1995.

County Clerk
Susan E. Crockett-Spoon

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

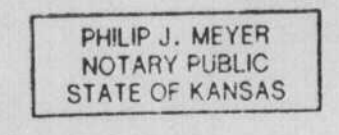
Midland National Bank

James P. Willingham, Jr.
JAMES P. WILLINGHAM (Title)

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 31st day of MARCH, 1995, by JAMES P. WILLINGHAM
VICE - PRESIDENT of Midland National Bank, on behalf of the bank.

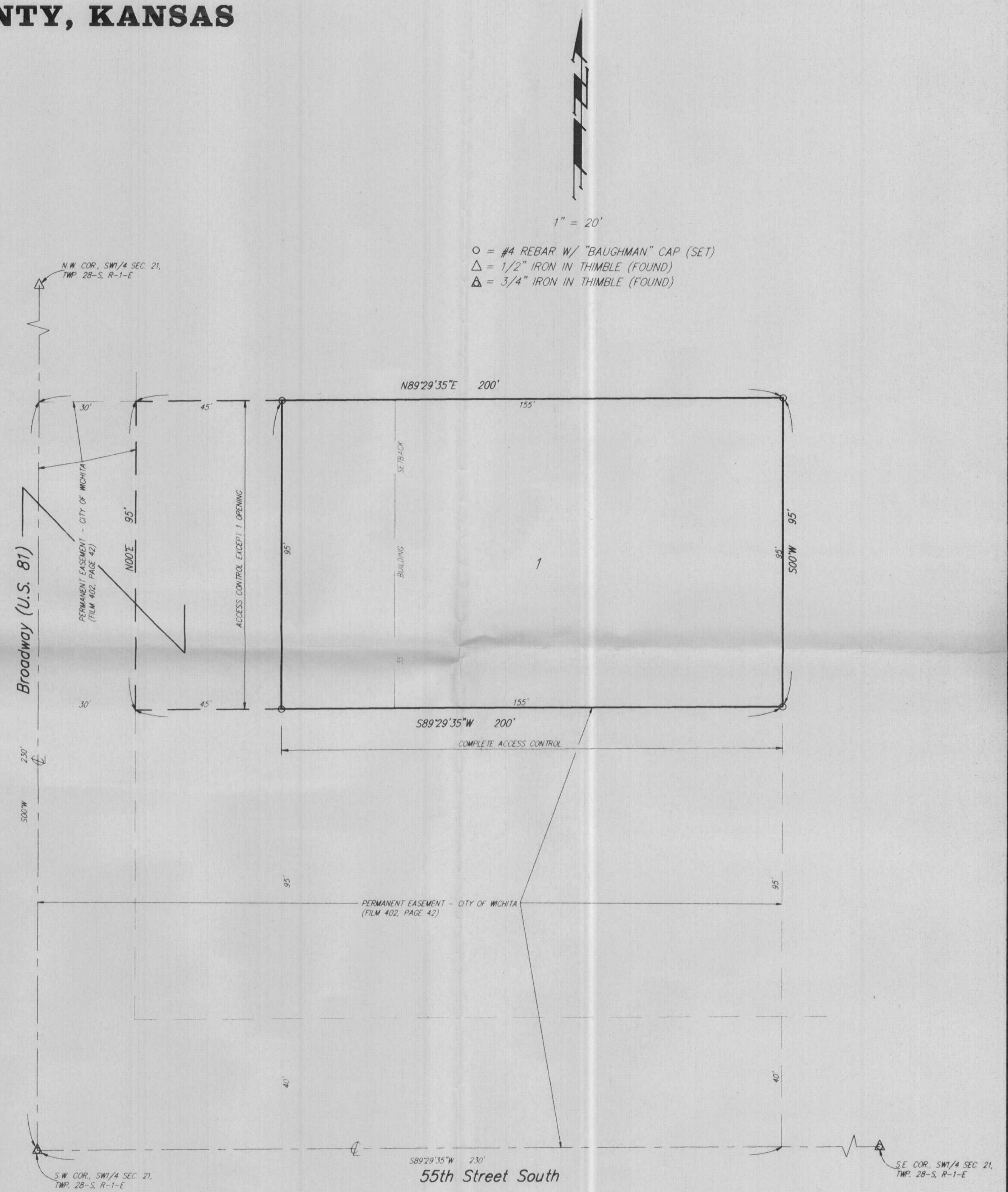
Philip J. Meyer Notary Public
PHILIP J. MEYER

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



State of Kansas) SS This is to certify that this plat has been
Sedgwick County) 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 Reso





METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316) 268-4421
FAX (316) 268-4390

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

February 23, 1995

Re: S/D 95-10 - LEAR ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 23, 1995, 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 16, 1995.

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 developments.

Please call if you have any questions.

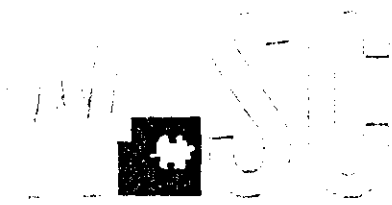
Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Stanley R. Lear (Contract Purchaser), 6401 N. Jefferson, Hutchinson, KS 67502
Harley Voth, 3837 W. Douglas, Wichita, KS 67213
Mike Lindebak, City Engineer

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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

February 16, 1995

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

Re: S/D 95-10 LEAR ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 16, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Drainage improvements may be provided at the time of site development. However, as requested by City Engineering, a revised drainage plan shall be submitted showing the needed private storm sewer improvements.
- B. While a 35-foot building setback is the standard requirement from adjacent mile line arterials such as Broadway and 55th Street South, this site's situation in regard to 55th Street and the drainage area along the plat's south line, make a 35-foot setback unnecessary along the site's south line. If no setback is shown along the south line, setback requirements will be determined based on the City's zoning ordinance.
- C. As is indicated in the platting binder, taxes are apparently delinquent since 1992. Prior to this plat being released for recording, the applicant shall provide proof that all such taxes have been paid.
- D. 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.)
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).

S/D 95 -10 LEAR ADDITION, Final Plat
February 16, 1995
Page 2

G. 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, February 23, 1995 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: Stanley R. Lear (Contract Purchaser), 6401 N. Jefferson, Hutchinson, KS 67502
Harley Voth, 3837 W. Douglas, Wichita, KS 67213
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

February 23, 1995

STAFF REPORT
(Final Plat Approved 2/16/95)

STAFF COMMENTS

CASE NUMBER: S/D 95-10 LEAR ADDITION

OWNER/APPLICANT: Stanley R. Lear (Contract Purchaser), 6401 N. Jefferson, Hutchinson, KS 67502

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

OTHER: Harley Voth, 3837 W. Douglas, Wichita, KS 67213

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

SITE SIZE: 1.2 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

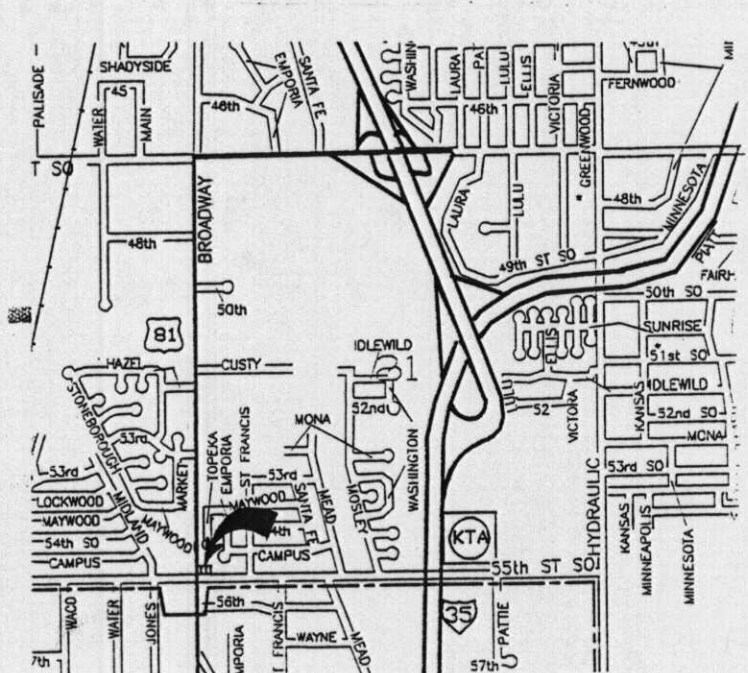
MINIMUM LOT AREA: 14,725 sq. ft.

CURRENT ZONING: "C"

PROPOSED ZONING:

VICINITY MAP:

FILE COPY



STAFF COMMENTS:

- A. Drainage improvements may be provided at the time of site development. However, as requested by City Engineering, a revised drainage plan shall be submitted showing the needed private storm sewer improvements.
- B. While a 35-foot building setback is the standard requirement from adjacent mile line arterials such as Broadway and 55th Street South, this site's situation in regard to 55th Street and the drainage area along the plat's south line, make a 35-foot setback unnecessary along the site's south line. If no setback is shown along the south line, setback requirements will be determined based on the City's zoning ordinance.
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- D. 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.)
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.