

# LARK ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed  
and platted "LARK ADDITION", Wichita, Sedgwick County, Kansas and  
that the accompanying plat is a true and correct exhibit of the  
property surveyed, described as follows: A parcel of land lying in the  
N.W. 1/4 of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick  
County, Kansas, more particularly described as follows: Beginning at  
the S.W. Corner of said N.W. 1/4; thence N89°43'07"E, along the south  
line of said N.W. 1/4, 390.16 feet; thence N01°20'46"E, parallel with the west  
line of said N.W. 1/4, 410.17 feet; thence N89°43'07"E, parallel with the south  
line of said N.W. 1/4, 10 feet to the P.C. of a curve; thence along a curve to the  
left having a central angle of 36°44'04", a radius of 500 feet, a length  
of 320.57 feet, and a chord length of 315.11 feet bearing N71°21'05"E;  
thence along a curve to the right having a central angle of 66°41'39",  
a radius of 450 feet, a length of 523.81 feet, and a chord length of  
494.74 feet bearing N86°19'52"E; thence along a curve to the left having  
a central angle of 16°00'04", a radius of 500 feet, a length of 139.64 feet,  
and a chord length of 139.18 feet bearing S68°19'20"E; thence N01°20'46"E,  
parallel with the west line of said N.W. 1/4, 393.33 feet; thence N66°05'46"E,  
176.90 feet; thence N01°20'46"E, parallel with the west line of said N.W. 1/4,  
189.08 feet; thence N63°24'14"W, 176.90 feet; thence N13°07'10"W,  
230 feet; thence N58°07'10"W, 107.56 feet to the southeasterly right-of-way  
of the Atchison, Topeka, and Sante Fe Railroad; thence S76°52'50"W,  
along said southeasterly right-of-way, 542.81 feet to a deflection point  
in said southeasterly right-of-way; thence S76°54'55"W, along said  
southeasterly right-of-way, 664.94 feet to the west line of said N.W. 1/4;  
thence S01°20'46"W, along the west line of said N.W. 1/4, 1233.59 feet  
to the point of beginning, TOGETHER with a parcel of land lying in the  
N.W. 1/4 of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick  
County, Kansas, more particularly described as follows: Commencing at  
the S.W. Corner of said N.W. 1/4; thence N89°43'07"E, along the south  
line of said N.W. 1/4, 390.16 feet; thence N01°20'46"E, parallel with the west  
line of said N.W. 1/4, 410.17 feet; thence N89°43'07"E, parallel with the south  
line of said N.W. 1/4, 10 feet to the P.C. of a curve to the left; thence along said  
curve having a central angle of 36°44'04", a radius of 500 feet, a length  
of 320.57 feet, and a chord length of 315.11 feet bearing N71°21'05"E;  
thence along a curve to the right having a central angle of 66°41'39",  
a radius of 450 feet, a length of 523.81 feet, and a chord length of  
494.74 feet bearing N86°19'52"E; thence along a curve to the left having  
a central angle of 16°00'04", a radius of 500 feet, a length of 139.64 feet,  
and a chord length of 139.18 feet bearing S68°19'20"E; thence N01°20'46"E,  
parallel with the west line of said N.W. 1/4, 325.52 feet;  
thence N66°05'46"E, 176.90 feet; thence N01°20'46"E, parallel with the west line of  
said N.W. 1/4, 189.08 feet; thence N63°24'14"W, 176.90 feet; thence N13°07'10"W,  
230 feet; thence N58°07'10"W, 107.56 feet to the southeasterly right-of-way  
of the Atchison, Topeka, and Sante Fe Railroad; thence N76°52'50"E,  
along said southeasterly right-of-way, 540.53 feet; thence S13°07'10"E,  
286.98 feet; thence S63°27'48"W, 53.54 feet; thence S46°20'46"W, 108.50 feet;  
thence S01°20'46"W parallel with the west line of said N.W. 1/4, 184.18 feet;  
thence S43°39'14"E, 63.64 feet; thence S01°20'46"W parallel with the  
west line of said N.W. 1/4, 230.18 feet; thence S44°28'04"E, 135.39 feet;  
thence N89°43'07"E parallel with the south line of said N.W. 1/4, 167.83 feet;  
thence S00°23'43"E, 35.56 feet; thence S89°43'07"W parallel with the  
south line of said N.W. 1/4, 587.16 feet; thence S01°20'46"W parallel with the  
west line of said N.W. 1/4, 124.64 feet to the P.C. of a curve to the right;  
thence along said curve having a central angle of 05°15'29", a radius of  
434 feet, a length of 39.83 feet, and a chord length of 39.82 feet bearing  
N77°02'23"W, to the point of beginning.

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

State Bank of Colwich

*Frank A. Sublentrop* President  
FRANK A. SUBLENTROP (Title)

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 9th day of DECEMBER, 1994, by  
FRANK A. SUBLENTROP, PRESIDENT of the State Bank of Colwich, on  
behalf of the bank.

My App'l. Exp. 5/5/97 *Philip J. Meyer* Notary Public  
PHILIP J. MEYER  
NOTARY PUBLIC  
STATE OF KANSAS

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

Dated this 22nd day of SEPTEMBER, 1994.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

James D. Miner Chairman

Marvin S. Krout Secretary

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

Elma Broadfoot Mayor

Pat Burnett City Clerk

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

Susan E. Crockett-Spoon County Clerk

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

Pat Kettler Register of Deeds

Ed Reso Deputy

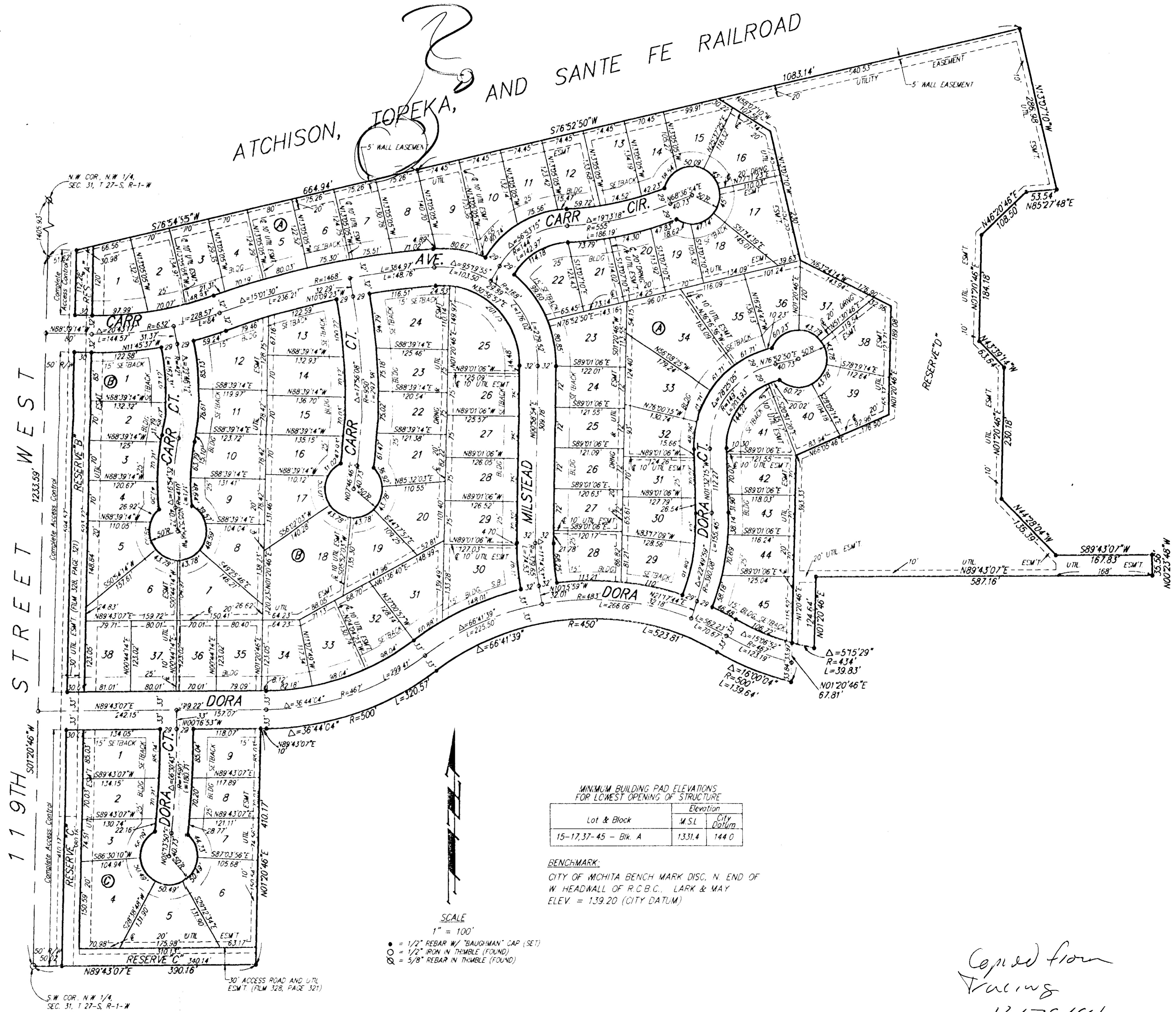
State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 2nd day of DECEMBER, 1994, by Paul Kelsey,  
President of Kelsey Investments, on behalf of Kelsey Investments.

*Mildred E. Franz* Notary Public  
MILDRED E. FRANZ

My App'l. Exp. 2-3-95

*Paul E. Kelsey* President  
Paul E. Kelsey

Kelsey Investments



Copied from  
Tracing  
12/29/94

# SEDGWICK COUNTY



## METROPOLITAN AREA PLANNING DEPARTMENT

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

September 23, 1994

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 94-45 LARK ADDITION - (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 22, 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 September 16, 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 developments.

Please call if you have any questions.

Sincerely,

  
Louise Olivarez  
Principal Planner

LO:rh

cc: Kelsey Investments, 11535 14th Street Circle N, Wichita, KS 67212  
Mike Lindebak, City Engineer

REC'D

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 16, 1994

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 94-45 LARK ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 15, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

*(SA reading = 1/20/95)*

*(A) not until end of Jan '95*  
Since urban size lots with City sewer and water are being proposed, the applicant shall request and receive approval of annexation into Wichita prior to this plat being scheduled for City Council review. Not only the lots, streets, reserves, etc. in this plat but also the off-site utility easements will need to be annexed.

~~B.~~ The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

~~C.~~ The applicant shall guarantee the extension of City water to serve the lots being platted.

~~D.~~ The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalks. Sidewalks shall be provided along both sides of Dora, a collector street, and along one side of Carr/Milstead.

~~E.~~ As indicated by Traffic Engineering at the time of preliminary plat review, the applicant shall submit a City guarantee for the future installation of left-turn improvements in 119th Street West to serve the site's entrance at Dora.

~~F.~~ Reserve A as shown on the preliminary plat (east of Block A) shall be included in this final plat.

~~G.~~ The applicant is advised that if any drainage from this site is directed to the adjacent railroad tracks (A. T. & S.F. R.R.), a letter needs to be submitted to Planning from this railroad indicating their acceptance of such drainage.

~~H.~~ The applicant shall guarantee all drainage improvements, including storm sewers, required

by the platting of this property.

- ~~T.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ~~J.~~ 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 provide that the homeowners' association will maintain the "parking strip" areas located between the reserves and the paved or driving surface of 119th Street West.
- 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.
- ~~K.~~ 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.
- ~~L.~~ 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.
- ~~M.~~ 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.
- ~~N.~~ 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.
- ~~O.~~ As requested by K.G.&E., a 10-foot utility easement shall be granted between Lots 32 and 33, Block B, for street light purposes.
- ~~P.~~ Off-site utility easements will be needed to provide sewer and water to this plat. Such easements shall be created by separate instrument and shall be submitted to Planning for recording. To assist in the review of these easements, the applicant's agent shall provide a drawing which depicts the locations of these easements with relation to existing sewer and water lines to which this plat will be connected.
- ~~Q.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S/D 94 - 45 LARK ADDITION Final Plat  
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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, September 22, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Principal Planner

LO:rh

Enclosure: Marked Copy of plat

cc: Kelsey Investments, 11535 14th Street Circle N, Wichita, KS 67212  
Mike Lindebak, City Engineer

September 22, 1994

STAFF REPORT

(Final Plat Approved 9/15/94, Preliminary Plat Approved 8/4/94)

CASE NUMBER: S/D 94-45 LARK ADDITION

OWNER/APPLICANT: Kelsey Investments, 11535 14th Street Circle, Wichita, KS 67212

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

LOCATION: South of Kellogg on the east side of 119th Street West

SITE SIZE: 30.03 Acres

NUMBER OF LOTS

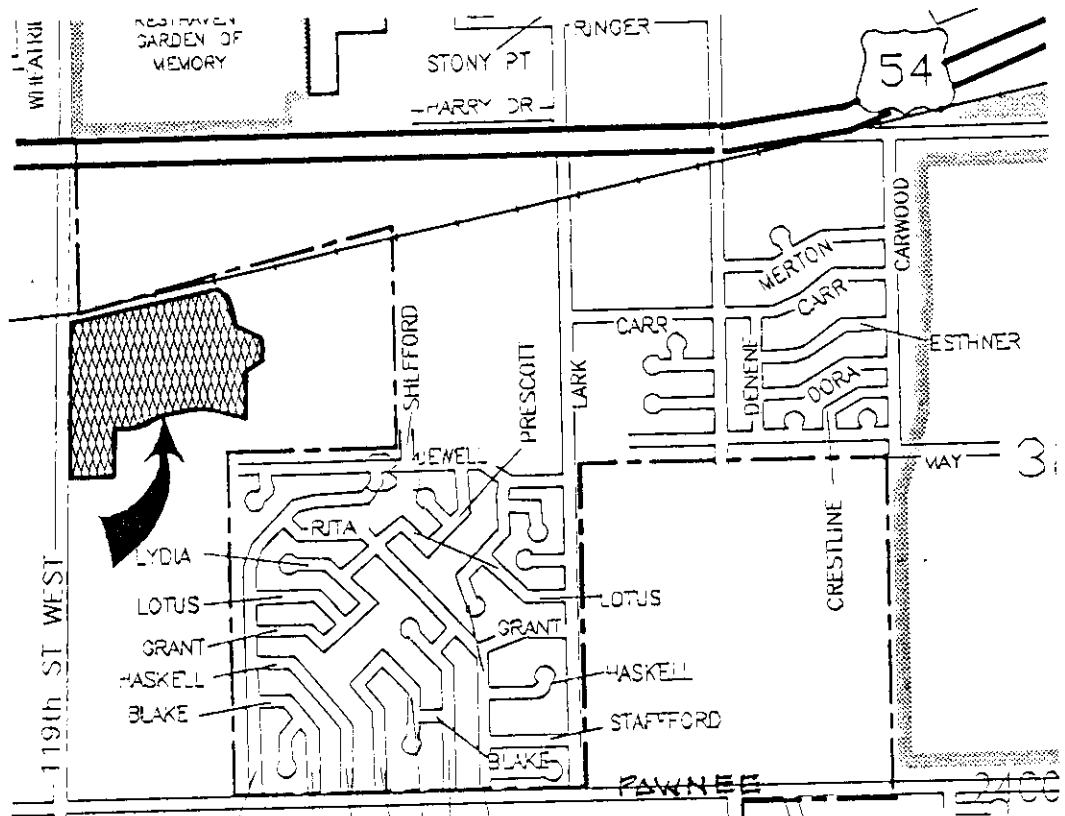
Residential:	92
Office:	
Commercial:	
Industrial:	
Total:	<u>92</u>

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "R-1" County Suburban Residential

PROPOSED ZONING: "AA" City One-Family Dwelling

VICINITY MAP:



NOTE: The preliminary plat approved August 4, 1994, consisted of 158 acres with 456 lots between 119th Street and Lark Lane. This first final plat is for the west 30 acres only.

STAFF COMMENTS:

- A. Since urban size lots with City sewer and water are being proposed, the applicant shall request and receive approval of annexation into Wichita prior to this plat being scheduled for City Council review. Not only the lots, streets, reserves, etc. in this plat but also the off-site utility easements will need to be annexed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalks. Sidewalks shall be provided along both sides of Dora, a collector street, and along one side of Carr/Milstead.
- E. As indicated by Traffic Engineering at the time of preliminary plat review, the applicant shall submit a City guarantee for the future installation of left-turn improvements in 119th Street West to serve the site's entrance at Dora.
- F. Reserve A as shown on the preliminary plat (east of Block A) shall be included in this final plat.
- G. The applicant is advised that if any drainage from this site is directed to the adjacent railroad tracks (A. T. & S.F. R.R.), a letter needs to be submitted to Planning from this railroad indicating their acceptance of such drainage.
- H. The applicant shall guarantee all drainage improvements, including storm sewers, required by the platting of this property.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. 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 provide that the homeowners' association will maintain the "parking strip" areas located between the reserves and the paved or driving surface of 119th Street West.

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.

- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. As requested by K.G.&E., a 10-foot utility easement shall be granted between Lots 32 and 33, Block B, for street light purposes.
- P. Off-site utility easements will be needed to provide sewer and water to this plat. Such easements shall be created by separate instrument and shall be submitted to Planning for recording. To assist in the review of these easements, the applicant's agent shall provide a drawing which depicts the locations of these easements with relation to existing sewer and water lines to which this plat will be connected.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).