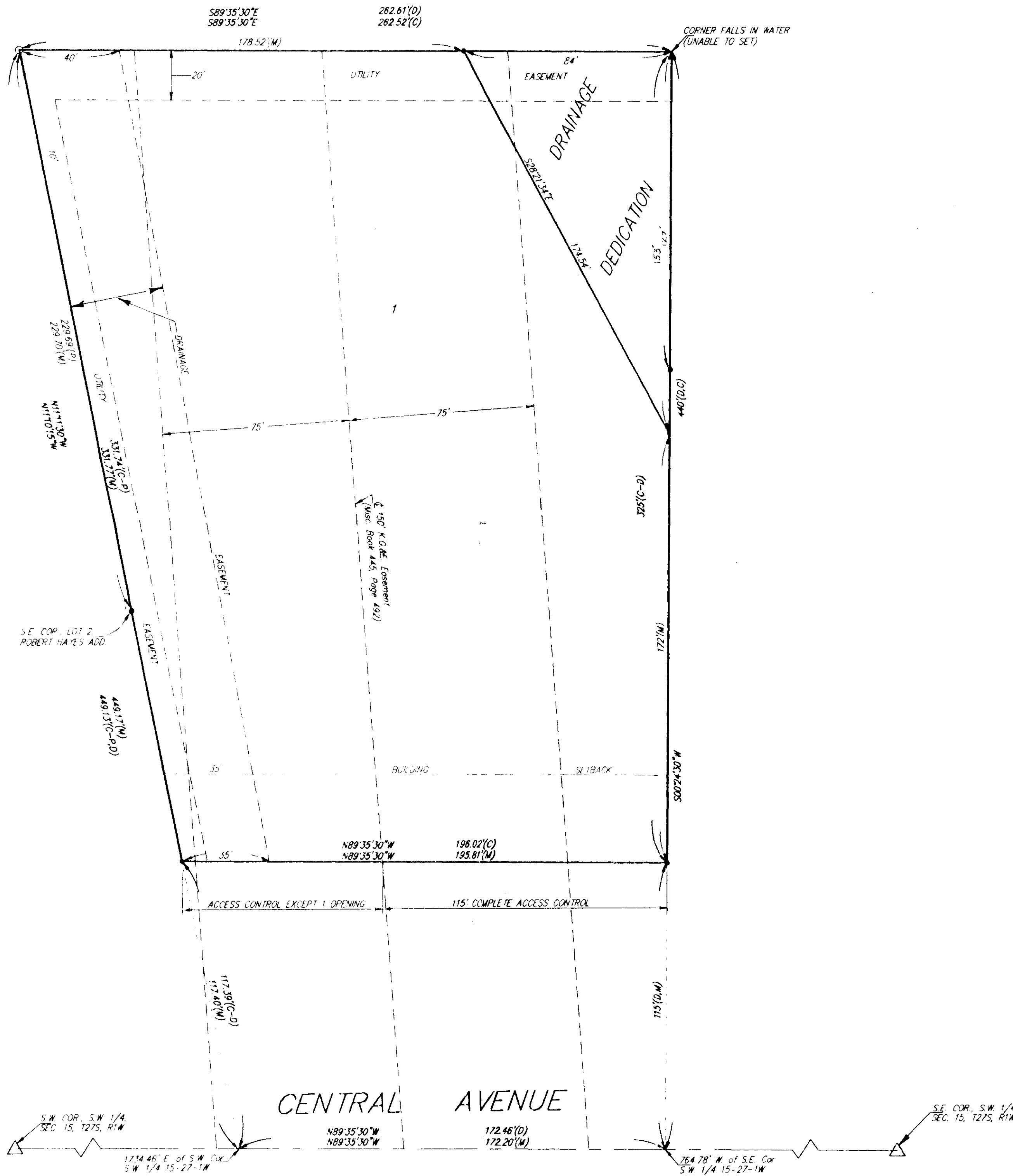


# HOSKINSON ADDITION

## 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 "HOSKINSON ADDITION", Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit  
of the property surveyed, described as follows: A tract in the S.W. 1/4  
of Sec. 15, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County,  
Kansas, described as beginning at a point 764.78 feet west of the  
S.E. Corner thereof; thence N89°35'30"W along the south line of  
S.W. 1/4, 172.46 feet to a point 1734.46 feet east of the S.W. Corner  
of said S.W. 1/4; thence N11°10'15"W, 449.13 feet; thence S89°35'30"E,  
262.61 feet to a point north of beginning as measured at right angles to  
the south line of said S.W. 1/4; thence S00°24'30"W, 440 feet to  
beginning, except the south 115 feet deeded for street.

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

Baughman Company, P.A.



*Gregory F. Severns*  
Gregory F. Severns Surveyor

Know all men by these presents that we, the  
undersigned, have caused the land in the surveyors certificate to be platted  
into a Lot to be known as "HOSKINSON ADDITION", Wichita, Sedgwick County,  
Kansas. The utility easements are hereby granted as indicated for the con-  
struction and maintenance of all public utilities. The drainage easement is  
hereby granted as indicated for drainage purposes. The drainage dedication is  
hereby dedicated for drainage purposes and other public uses. All abutters  
rights of access to or from Central Avenue over and across the south line of  
Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that  
Lot 1 shall have access to Central Avenue at one location over all except  
the east 115 feet thereof as shall be determined by the City Engineer of  
the City of Wichita, Kansas. The Minimum Building Pad Elevation for  
lowest floor shall be 126.0 City Datum (1313.4 M.S.L.).

Owner

*Richard D. Hoskinson* *Verda M. Hoskinson*  
Richard D. Hoskinson Verda M. Hoskinson

Equitable Trust

*Salah Jamaledine* *Wissam Jamaledine*  
Salah Jamaledine Wissam Jamaledine

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 21<sup>st</sup> day of DECEMBER, 1994, by Richard D.  
Hoskinson and Verda M. Hoskinson, husband and wife.

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

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 21<sup>st</sup> day of DECEMBER, 1994, by Salah  
Jamaledine and Wissam Jamaledine, husband and wife.

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

*Philip J. Meyer*  
Philip J. Meyer Notary Public

PHILIP J. MEYER  
NOTARY PUBLIC  
STATE OF KANSAS

MINIMUM BUILDING PAD ELEVATION = 126.0 CITY DATUM (1313.4 M.S.L.) LOWEST FLOOR

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

BENCHMARK:  
DISC ON N.E. END OF BRIDGE OVER BIG SLOUGH ON CENTRAL  
AVENUE = 1317.50 M.S.L. (130.10 CITY DATUM)

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
• = NAIL IN CAP (FOUND)  
○ = 1/2" IRON (FOUND)

This plat of "HOSKINSON ADDITION", on  
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 \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_\_  
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 \_\_\_\_\_, 199\_\_\_\_\_  
\_\_\_\_\_ Mayor

\_\_\_\_\_  
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  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 199\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_  
Pat Kettler Register of Deeds

\_\_\_\_\_  
Ed Resa Deputy

# SEDGWICK COUNTY



## METROPOLITAN AREA PLANNING DEPARTMENT

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

June 17, 1994

Baughman Company, P.A.  
c/o Phil Meyer  
990 N. Westlink  
Wichita, KS 67212

Re: S/D 94-39 HOSKINSON ADDITION - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on June 16, 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 June 10, 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: Dick and Verda Hoskinson, 990 N. Westlink, Wichita, KS 67212  
Mike Lindebak, City Engineer

1994 JUN 21 11:11 AM

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 9, 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. As indicated by Traffic Engineering, the applicant shall guarantee an accel/decel lane to serve this site's entrance from Central and also needed modifications to the medial in Central.
- ☒ C. If improvements are guaranteed by petition, ~~a notarized certificate listing the petitions~~ shall be submitted to the Planning Department for recording.
- ☒ D. Also as indicated by Traffic Engineering, access control shall be limited to one opening, located toward the west line of this site. Complete access control shall be shown to Central except for the area of this entrance.
- ☒ E. Since this plat will vacate easements being shown on the sketch plat or noted in the platting binder, proper indication of such vacations shall be noted in the surveyor's text.
- ☒ F. Prior to this plat being submitted to the City Council for review, the billboard shown as being located in street right-of-way shall be removed. A letter shall be submitted to Planning indicating that the billboard has been removed.
- ☒ G. As indicated by the platting binder, a mortgage is being held on this project and this interest either needs to be a signatory of the plat or proof needs to be provided that the mortgage has been released.

- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. The final plat tracing shall label the 35-foot building setback to Central.
- J. Based on the platting binder, numerous easements created by separate instrument are shown as possibly involving this site. The applicants shall submit a letter and/or marked copy of this plat explaining if these easements are being replatted, vacated, or are not actually located within this Addition.
- K. As indicated by City Engineering, the final plat tracing needs to indicate more of a drainage easement at this site's Northeast corner, that is, the replatting of this site shall not vacate the drainage area corresponding to the bank in this area.
- L. As offered by the applicant, a public access easement needs to be provided in the area of this plat's east line. Such easement may be granted on the final plat tracing or if granted by separate instrument shown on the plat tracing while referencing that the easement has been "granted by separate instrument".
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. 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, June 16, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*Don Losew*

Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Dick and Verda Hoskinson, 990 N. Westlink, Wichita, KS 67212

Mike Lindebak, City Engineer

# SEDGWICK COUNTY



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CITY HALL — TENTH FLOOR  
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Mike Lindebak, City Engineer

RECEIVED  
JUN 20 1994



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

June 16, 1994

STAFF REPORT

(Final Plat Approved 6/9/94)

**CASE NUMBER:** S/D 94-39 HOSKINSON ADDITION  
**OWNER/APPLICANT:** Dick and Verda Hoskinson, 990 N. Westlink, Wichita, KS 67212  
**SURVEYOR/ENGINEER:** Baughman Company, P.A., c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

**LOCATION:** East of Ridge and north of Central

**SITE SIZE:** 1.7 Acres

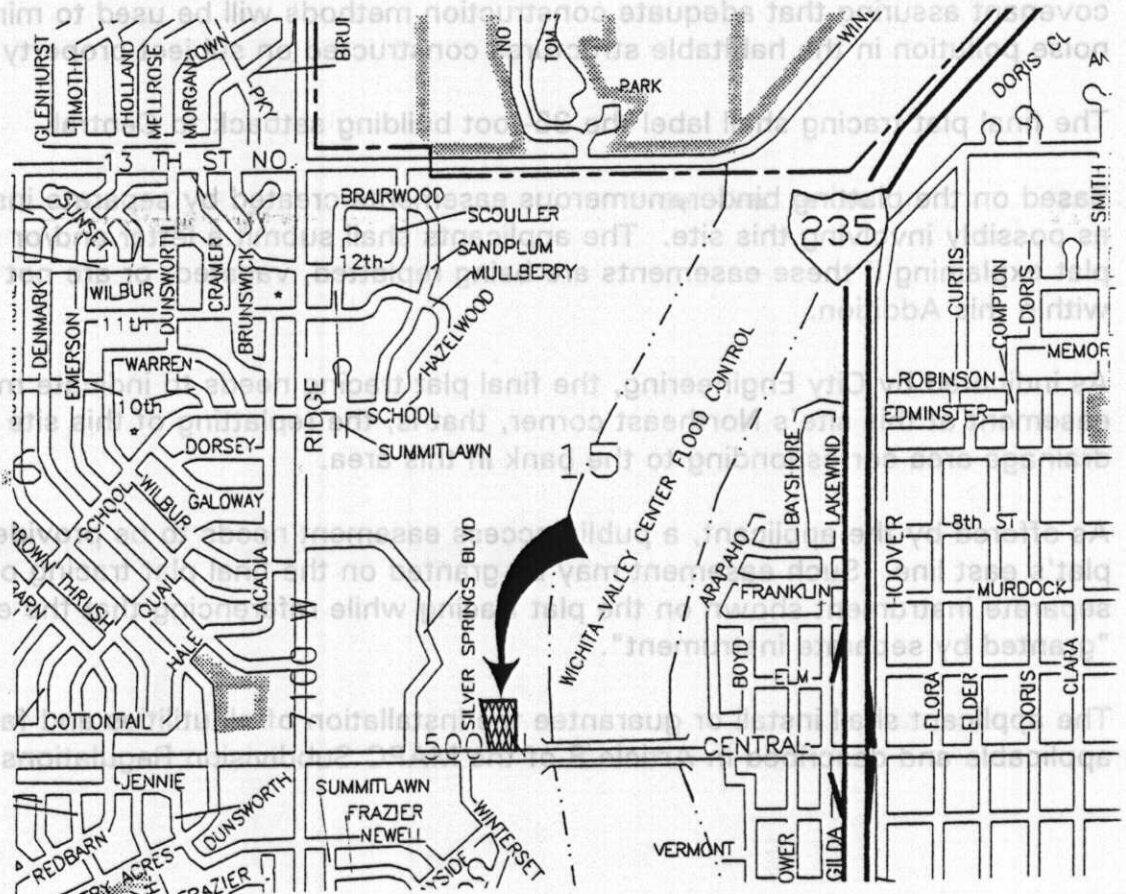
**NUMBER OF LOTS**

Residential:  
Office:  
Commercial: 1  
Industrial:  
Total: 1

**MINIMUM LOT AREA:** 1.7 Acres

**CURRENT ZONING:** "LC"

**VICINITY MAP:**





STAFF COMMENTS:

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S/D 94-39 - HOSKINSON ADD    ON Final Plat

June 16, 1994 - Page 3

- N.     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.
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