

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 80-39 Name P and L 3rd Addition
Date Application Rec'd. 6-26-81 Preliminary Approval 1-7-82
Scheduled S/D Meeting 4-1-82

DESCRIPTION

General Location South of 31st St. South in an area east of Hillside

Owner Jack Pearce
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>4</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>64</u> R/W <u>435</u> ft. |
| Residential <u>14</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>14</u> | TOTAL <u>435</u> ft. |
| 3. Minimum Lot Frontage <u>27.68 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7,000 sq. ft.</u> | streets <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>R-5</u> | |
| 6. Proposed Zoning <u>R-5</u> | |
| 9. Is public water available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No <u> </u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve Lots 5-13. Front lot sewer service is being proposed.
- B. The applicant shall guarantee the paving of Holyoke Circle within this plat and north to 31st Street South.
- C. A sidewalk shall be guaranteed adjacent to both sides of Holyoke Circle.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. At the time of preliminary plat approval, the Subdivision Committee recommended approval of reduced building setbacks and reduced lot frontages.
- F. The representative from City Engineering should be prepared to comment on the status of the applicant's final drainage plan and state if any drainage guarantees need to be submitted with this plat.
- G. The joint drive easements shall be dimensioned on the final plat. A separate document shall be submitted which grants these easements, defines the construction and maintenance responsibilities and which limits the access of these lots to the one shared drive. After Planning Department review and approval of the document, it shall be recorded and the recording data indicated on the final plat tracing.
- H. The applicant shall make satisfactory arrangements with Gas Service Company for relocation of the gas line in the current Holyoke Circle right-of-way.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

This plat approved by the Subdivision
Committee 4-1-82 subject to conditions
in letter dated 4-2-82.

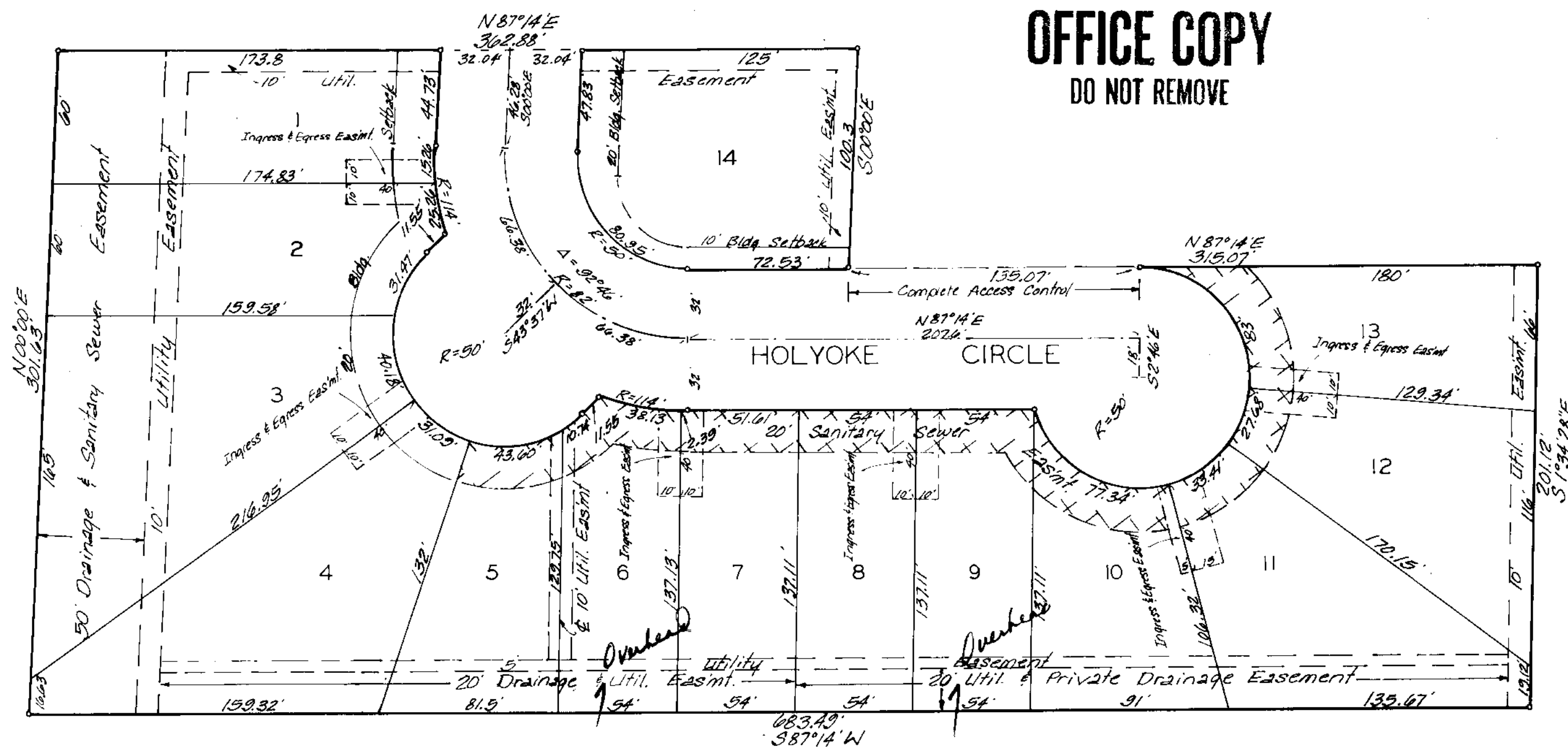
P & L 3RD ADDITION

WICHITA, KANSAS

FINAL PLAT

OFFICE COPY

DO NOT REMOVE



State of Kansas } S.S.
Sedgwick County } We, Baughman Company, P.A.
Surveyors in aforesaid county and state do hereby
certify that we have surveyed and platted "P & L
3RD ADDITION," Wichita, Kansas, and that the
accompanying plat is a true and correct exhibit of
the property surveyed, described as and being a
replat of Lots 3, 4, 13, and 14, P & L 2nd Addition,
Wichita, Kansas and that part of Holyoke Circle
lying between said lots. Being situated in the NW 1/4
of Sec. 11, Twp. 28-S, R-1-E. The street being vacated
by virtue of K.S.A. 1970 Supp. 12-512 (b).

Date

Baughman Company, P.A.

Surveyor

Know all men by these presents
that we, the undersigned, have caused the land de-
scribed in the surveyors certificate to be platted
into lots and a street to be known as "P & L 3RD
ADDITION," Wichita, Kansas. Utility easements are hereby
granted as indicated for the construction and main-
tenance of all public utilities. The street is hereby
dedicated to and for the use of the public. Drainage
easements are hereby granted as indicated for drainage
purposes.

Bernard R. Lickteig

Mary Ann Lickteig

Cecil E. Merkel

F. Joe Larcher

Robilee Larcher

Norma C. Greever

Leddy L. Greever

Jack Pearce

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was
acknowledged before me this _____ day of _____
198__ by Bernard R. Lickteig, Mary Ann Lickteig,
Cecil E. Merkel, F. Joe Larcher, Robilee Larcher,
Norma C. Greever, Leddy L. Greever, and Jack Pearce.
In testimony whereof, I have hereunto set my
hand and affixed my notarial seal the day and
year above written.

My Comm. Exp. _____

Notary Public

We, the undersigned, holders
of a mortgage on the above described property
do hereby consent to this plat of "P & L 3RD
ADDITION," Wichita, Kansas.

Farmers and Merchants State Bank

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was
acknowledged before me this _____ day of _____
198__ by _____
of Farmers and Merchants State Bank. In testimony
whereof, I have hereunto set my hand and affixed
my notarial seal the day and year above written.

My Comm. Exp. _____

Notary Public

Entered on transfer record this

_____ day of _____ 198__.

Dorothy K. White

County Clerk

This plat of "P & L 3RD ADDITION,"
Wichita, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan
Area Planning Commission, Wichita, Kansas. Dated
this _____ day of _____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning
Commission

James L. Gardner, II _____ Chairman

Robert A. Lakin _____ Secretary

This plat approved and all dedi-
cations shown hereon accepted by the Board of
Commissioners of the City of Wichita, Kansas, this
_____ day of _____ 198__.

R.E. Brown _____ Mayor

Donald C. Giszick _____ City Clerk

This plat approved and all dedi-
cations shown hereon accepted by the Board of
Commissioners of Sedgwick County, Kansas, this
_____ day of _____ 198__.

Jack Spratt _____ Chairman

Tom Scott _____ Commissioner

Donald E. Gragg _____ Commissioner

Dorothy K. White _____ County Clerk

State of Kansas } S.S.
Sedgwick County } This is to certify that this
plat has been filed for record in the office of
the Register of Deeds this _____ day of _____
198__, at _____ o'clock _____ M., and is duly recorded.

Ette F. McCort _____ Register of Deeds

Rat Kettler _____ Deputy

April 8, 1982

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 80-39 - Final plat of P & L 3rd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, April 8, 1982, 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 April 2, 1982.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
3. Certification that all taxes due and payable for 1981 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: Jack Pearce, P.O. Box 11027, 67211
Keith Parker Associates, 239 Pattie, 67211