

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSIONS/D No. 82-61 Name Lancaster AdditionDate Application Rec'd. 10-15-82Preliminary Approval 10-28-82Scheduled S/D Meeting 11-22-82DESCRIPTIONGeneral Location East side of Hillside Avenue between Country Club
Place and Orchard AvenueOwner Lancaster Properties, Ltd., a limited partnershipSurveyor/Engineer Baughman Company, P.A.Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>1.92 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u>195.78</u> ft. |
| Residential <u>1</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>1</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>2</u> | TOTAL <u>195.78</u> ft. |
| 3. Minimum Lot Frontage <u>53.69</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>5,022.16</u> | streets <u>x</u> yes <u> </u> no |
| 5. Existing Zoning <u>A and B</u> | |
| 6. Proposed Zoning <u>A and BB (Z-2467)</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 | |
| 12. City of Wichita <u>x</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. A copy of the private sewer easement which provides Lot 2 access to a public sanitary sewer line shall be provided to the Planning Department.
- B. Approval of the final plat shall be subject to approval of vacation case V-1163 which vacates the balance of the east-west alley in this block.
- C. The applicant shall guarantee the closure or reconstruction of the vacated alley returns on Orchard and Country Club Place.
- D. The applicant shall submit a guarantee for the removal of the retaining wall within the right-of-way being dedicated for Orchard Avenue. The City Engineer's office shall be contacted in this regard for the appropriate dollar amount for the guarantee.
- E. A guarantee shall be submitted for closing the five driveways on Country Club Place existing within the area of complete access control.
- F. Existing (or remaining) half-street rights-of-way for Country Club Place, Holyoke Avenue and Orchard Avenue shall be shown on the final plat tracing.
- G. A reference tie to a previous platted lot corner or to a section corner shall be shown on the final plat tracing.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

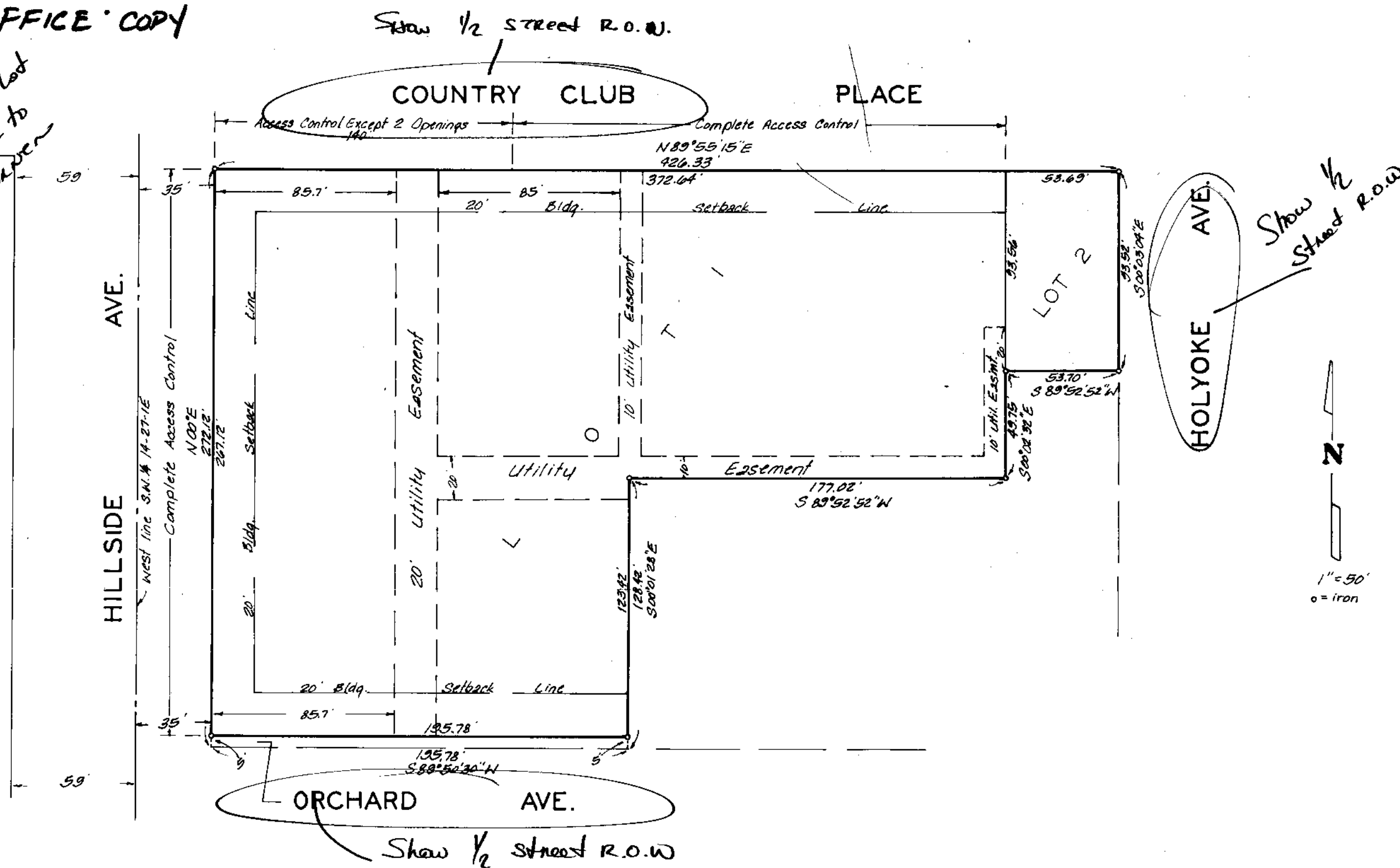
FINAL PLAT

OFFICE COPY

Reference 1/2 to parcels platted on corner of section corner

This plat approved by the S/D Comm on 11/22/82 sub. to LANCASTER ADDITION letter dated 11/23/82.

WICHITA, KANSAS



State of Kansas } ss. We, Baughman Company, P.A.,
Sedgwick County } Surveyors in aforesaid county and state do hereby
certify that we have surveyed and platted "LANCASTER
ADDITION," Wichita, Kansas and that the accompanying
plat is a true and correct exhibit of the property sur-
veyed, described as and being a replat of Lots 1, 2, 3,
4, 5, 6, 7, 8, 9, and 10 on Hillside, except the west 35
feet thereof, and Lots 21, 22, 23, and 24 on Country
Club Place, and Lots 25, 26, 27, and 28 on Orchard,
all in Myers Subdivision of Lots 1 and 3 in Block 4,
of Frisco Heights Addition to Wichita, Sedgwick
County, Kansas, together with all of the Alley lying
between said Lots, and together with the south 15
feet of Country Club Place adjacent thereto on the
north, and all of Lots 1, 3, 5, 7, 9, 11, and 13, and Lot 15
except the south 44.75 feet of the east 23 feet thereof,
all on Country Club Place, in The Grandview Subdivision
of Lots 2 and 4 in Block 6, of Frisco Heights Addition
to Wichita, Sedgwick County, Kansas, together with
the south 15 feet of Country Club Place adjacent
thereto on the north, and together with the N. 1/2 of
the Alley adjacent thereto on the south. Said street
and alley right-of-ways being vacated by virtue of
K.S.A. 12-512 (b). Being situated in the S.W. 1/4 of Sec.
14, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County,
Kansas.

Baughman Company, P.A.

Date _____ Surveyor

This plat of "LANCASTER 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

David Bayouth Chairman
Robert A. Lakin Secretary

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

Albert J. Kirk Mayor
Donald C. Gierke City Clerk

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

Jack Spratt Chairman
Tom Scott Commissioner
Donald E. Shapp Commissioner
Dorothy K. White County Clerk

Entered on transfer record this
_____ day of _____, 198__.

Dorothy K. White County Clerk

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

Bette F. McCart Register of Deeds
Pat Kettler Deputy

We, the undersigned, holders of 2
mortgage on a portion of the above described property,
do hereby consent to this plat of "LANCASTER ADDITION,"
Wichita, Kansas.

United Savings and Loan Association

State of Kansas } ss. The foregoing instrument was
Sedgwick County } acknowledged before me this _____ day of _____
198__, by _____ of
United Savings and Loan Association.

My App. Exp. _____ Notary Public

We, the undersigned, holders of 2
mortgage on a portion of the above described property do
hereby consent to this plat of "LANCASTER ADDITION," Wichita, Kansas.

Mid Kansas Federal Savings and Loan Association of Wichita

State of Kansas } ss. The foregoing instrument was acknow-
Sedgwick County } ledged before me this _____ day of _____, 198__,
by _____ of
Mid Kansas Federal Savings and Loan Association of Wichita.

My App. Exp. _____ Notary Public

We, the undersigned, holders of 2
mortgage on a portion of the above described property, do
hereby consent to this plat of "LANCASTER ADDITION,"
Wichita, Kansas.

Central Bank and Trust

State of Kansas } ss. The foregoing instrument was acknow-
Sedgwick County } ledged before me this _____ day of _____, 198__,
by _____ of
Central Bank and Trust.

My App. Exp. _____ Notary Public

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 "LANCASTER ADDI-
TION," Wichita, Kansas. The street is hereby dedicated
to and for the use of the public. The utility easements
are hereby granted as indicated for the construction
and maintenance of all public utilities. All abutters
rights of access to or from Hillside Ave. over and across
the west line of Lot 1, and to or from Country Club
Place over and across the north line of Lot 1, are
hereby granted to the City of Wichita, provided
however, that Lot 1 shall have access to Country Club
Place at 2 points over the west 140 feet thereof, as
shall be determined by the City Engineer of the City of
Wichita, Kansas.

Lancaster Properties Ltd, a limited partnership

By: Lancaster Ventures Inc., General Partner

Joe W. Carmichael President

Dean H. Parker Christy L. Parker

State of Kansas } ss. The foregoing instrument was acknow-
Sedgwick County } ledged before me this _____ day of _____, 198__,
by Joe W. Carmichael, President of Lancaster Ventures
Inc., General Partner of Lancaster Properties Ltd., a
limited partnership.

My App. Exp. _____ Notary Public

State of Kansas } ss. The foregoing instrument was acknow-
Sedgwick County } ledged before me this _____ day of _____, 198__,
by Dean H. Parker and Christy L. Parker, his wife.

My App. Exp. _____ Notary Public

December 2, 1982

**Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211**

Re: S/D 82-61 - Final plat of Lancaster Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, December 2, 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 November 23, 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 platlor.**
- 3. Certification that all taxes due and payable for 1982 and prior years have been paid.**

Please call if you have any questions.

Very truly yours,

**Louise Olivarez
Senior Planner**

LO:bb

**cc: Lancaster Properties, Ltd., a limited partnership, 2911 E.
Douglas, 67211**