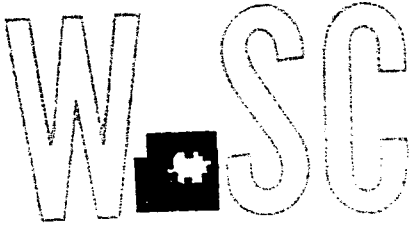


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 21, 1990

Air Capital Land Surveyors
Attn: Bob Previtera
2160 W. 21st St.
Wichita, KS 67203

Re: S/D 90-55 (Final Plat) Parkersville Addition

Dear Bob:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 20, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Petitions have been submitted to City Engineering for the extension of water. A notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- B. The applicant shall delineate a 32 foot utility and drainage easement across Lots 2 and 3 and along 38th Street South on the face of the plat and in the plattor's text.
- C. The applicant shall indicate in the plattor's text a private, temporary ingress-egress easement along 38th St. South. A copy of this easement shall be provided MAPD and the easement shall be delineated by the film and page number on the face of the plat. This private easement shall terminate at the time the northern half of 38th St. is dedicated.
- D. The applicant shall provide an affidavit or other instrument, of agreement to City Engineering for recording, indicating his willingness to participate in any future guarantees for the paving of both 38th Street South and Tami. This agreement shall specify that the agreement runs with the land and is binding on future owners and assigns. The dedication of right-of-way for 38th St. South will be contingent upon the future dedication of the northern half of 38th Street, and shall be granted on the face of the plat and in the plattor's text.

- E. The final plat tracing shall show the new lot line between Lots 1 and 4, as well as the required 6 foot side yard setback.
- F. The applicant is advised that the platting of lots requiring access off of MacArthur Road may obligate these properties to participate in any future costs involved in improvements to MacArthur Road.
- G. On the face of the plat the word "Complete" shall be dropped from the area indicating "Access Control except for one opening per lot."
- H. On the final plat tracing the centerline of 38th St. S. shall be labeled.
- I. The applicant is advised that the MAPC will at its Sept. 27, 1990 meeting appoint new officers. The final plat tracing shall indicate the Chairman as appointed at that meeting.
- J. On the final plat tracing, the City's signature block shall be amended to indicate Bob Knight, Mayor and Pat Burnett, Deputy City Clerk.
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

S/D 90-55 Parkerville Addition
Page 3

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 27, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Kandace A. Jones

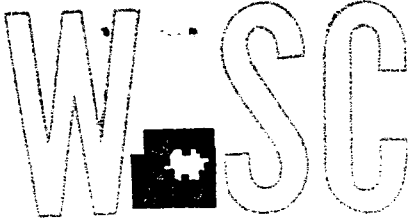
Kandace A. Jones
Associate Planner

KJ:sm

Enclosure

cc: Thomas Parker, 1612 W. MacArthur, Wichita, KS 67217
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 28, 1990

Air Capital Land Surveyors
Attn: Bob Previtera
2160 W. 21st St.
Wichita, KS 67203

Re: S/D 90-55 - Parkersville Addition

Dear Bob:

At the regular meeting of the Metropolitan Area Planning Commission on September 27, 1990, 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 21, 1990.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sg

cc: Thomas Parker, 1612 W. MacArthur, Wichita, KS 67217
Mike Lindebak, City Engineer

DEDICATION

BOOK 13 PAGE 215

APR 4 1972

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Manaca Construction Co., Inc.

by C. J. Mendenhall, President

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The east eighteen (18) feet of the west nine hundred forty-eight and three hundredths (948.03) feet of the north four hundred twenty-six and sixty-nine hundredths (426.69) feet of the south four hundred sixty-six and sixty-nine hundredths (466.69) feet of the Southwest Quarter of the Southeast Quarter of Section 7, Township 28 North, Range 1 east of the 5th P.M.

ENTERED ON TRANSFER RECORD
APR 24 1972
MARIE WARDEN
COUNTY CLERK

do hereby dedicate the above described real estate to the public for street purposes.

Executed this 25th day of February, 19 72.

[Handwritten signatures and stamps]
APR 24 1972
1 1110
JOHN HALE
STATE OF KANSAS)
SEDGWICK COUNTY)

BE IT REMEMBERED that on this 25th day of February, 1972
came Manaca Construction Co., Inc. by C. J. Mendenhall, President

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.
IN WITNESS whereof I have hereunto subscribed my name and affixed my official seal of office as set forth above written.

Submitted to the Board of Sedgwick County Commissioners and the Board of Commissioners of the City of Wichita, Kansas, and approved by the Board of Commissioners of the City of Wichita, Kansas.
this _____ day of _____, 1972
[Signature]
City Clerk

[Signature]
County Public
my Commission Expires: Apr 30 1973
SEDGWICK COUNTY KANSAS
APR 24 1972
MARIE WARDEN
COUNTY CLERK

URBAN EASEMENT GRANT

The undersigned as grantor(s) do(es) hereby grant and convey to KANSAS GAS AND ELECTRIC COMPANY, a corporation, its successors and assigns, as grantee, the right to construct, operate, maintain, repair, rebuild, alter and remove electric utility lines and such appurtenances as are necessary to it, with the rights of ingress and egress to and from same on a tract of land in SE 1/4, Section 7, Township 28 South, Range 1 East, Sedgwick County, Kansas, as follows:

A 10 foot easement 5 feet right and left of the following described line: Beginning at a point 930.03 feet east and 439.69 feet north of the southwest corner of the Southeast Quarter, Section 7, Township 28 South, Range 1 East, thence west 93.34 feet.

Grantor(s), heirs or assigns to fully use and enjoy the said premises except for and subject to the rights of grantee for the purposes hereinbefore granted to said grantee, its successors or assigns, who by its acceptance hereof and entry upon the premises for the use thereof hereby agrees to pay any damages which may be caused to existing vegetation, fences and surface or underground improvements, caused by the construction, operation, maintenance, repair, rebuilding, altering or removal of the above stated equipment or its appurtenances.

Grantor(s) agree that they will not locate or permit to be located any trees, shrubbery or vines under or near enough to said line to endanger same. Grantor(s) further agree that in the event that any such trees, shrubbery or vines does become so located, the grantee may trim or remove them at its discretion. Receipt of payment of one dollar and other good and valuable considerations herefor is hereby acknowledged.

Dated this 3 day of September, 1989

Thomas A. Parker
Patricia A. Parker

STATE OF KANSAS)
) SS:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 3 day of September 1989 by,
FOR AN INDIVIDUAL ACTING IN HIS OR HER RIGHT:

Thomas A. or Patricia A. Parker
(Name of person or persons acknowledged)

(Seal) MARVIN N. FLATER
NOTARY
My Commission Expires: 8/28/1992
SEDGWICK COUNTY

Marvin N. Flater
Notary Public

DRAINAGE EASEMENT

THIS EASEMENT made this 10th day of May, 19 88,
by and between Kerry R. Feagan and Julia M. Feagan, husband and wife of the first part
and the City of Wichita of the second part.

WITNESSETH: That the said first part ies, in consideration of the sum of One Dollar
(\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do
hereby grant and convey unto the said second party a perpetual right-of-way and easement
for the purpose of constructing, maintaining and repairing a drainage system, over, along
and under the following described real estate situated in Sedgwick County, Kansas; to wit:

The north 32 feet of the east 93.34 feet of the west 930.03 of the south 466.69
feet of the southwest quarter of the southeast quarter of Section 7, Township
28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

And said second party is hereby granted the right to enter upon said premises at any
time for the purpose of constructing, operating, maintaining and repairing such drainage
system.

IN WITNESS WHEREOF: The said first part ies ha ve signed these presents the
day and year first written.

Kerry R. Feagan
Kerry R. Feagan

Julia M. Feagan
Julia M. Feagan

STATE OF KANSAS) SS
SEDGWICK COUNTY)

Personally appeared before me a notary public in and for the County and State afore-
said Kerry R. Feagan and Julia M. Feagan

to me personally known to be the same person who executed the foregoing instrument of
writing and said person duly acknowledged the execution thereof for and on behalf of and as
the act of _____

Dated at Wichita, Kansas, this 11th day of MAY, 19 88.

[Signature]
NOTARY PUBLIC
My Appl. Exp. 1-20-90
NOTARY PUBLIC
STATE OF KANSAS

Commission Expires JANUARY 20, 1990

**TO AVOID DELAY
PLEASE APPROVE AND
RETURN TWO COPIES
OF THIS MAP
IMMEDIATELY**

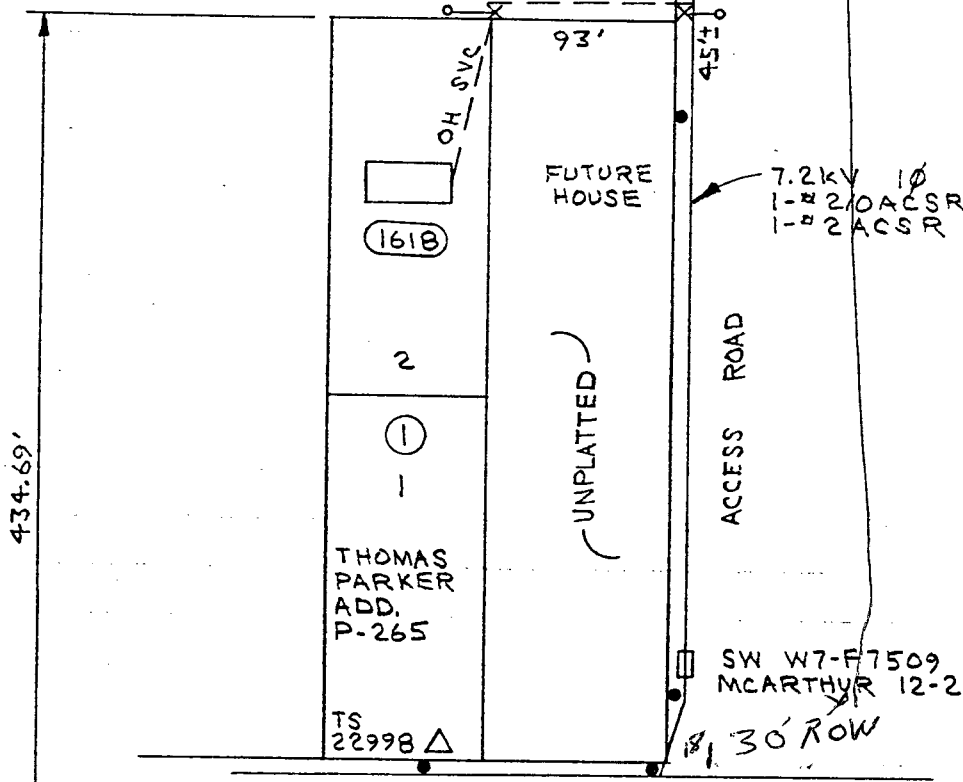
INSTALL 2-#2ACSR 7.2kv 1Ø
OH PRI SEMI-TIGHT 93'

INSTALL 1-40' POLE, 1-25kVA
7.2kv 120/240V STD XFMR PER
LCS 6-170.1, 9-260.1, TS*36380
USE SHORT LEAD GUY

INSTALL 1-40' POLE INLINE,
1-10M 8" SIDEWALK GUY PER
LCS 6-170.1, 6-450.1, 5-140.1.

38TH ST S
(NOT OPEN)

KGE TO
OBTAIN
10' ESMT



THOMAS
PARKER
ADD.
P-265

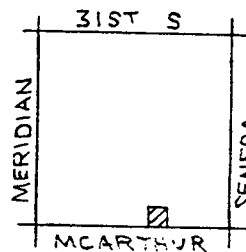
TS
22998 Δ

SW W7-F7509
MCARTHUR 12-2

30' ROW

MCARTHUR RD

930.03'



SE 1/4 SEC 7
T28S R1E

1 REVISED 8-23-89

FORM 402 REV. 9-66

K.G. & E. FACILITIES ON PRIVATE
PROPERTY APPROVED BY

Thomas Q. Parker

TITLE THOMAS PARKER 1618 W MCARTHUR

BY	KDM	DATE	8-10-89	SCALE	1"=100'
ID. NO.	N90857	TEL. APPL.	REC-C 6262	SH.	1 OF 1 SHTS.
DIV.	9	CKT. MAP	K-5	ATLAS PAGE	5343

TITLE _____ DATE 9/3/89