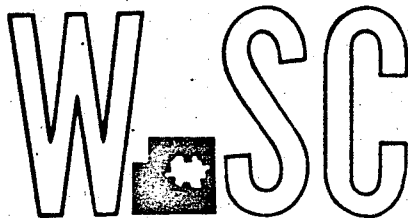
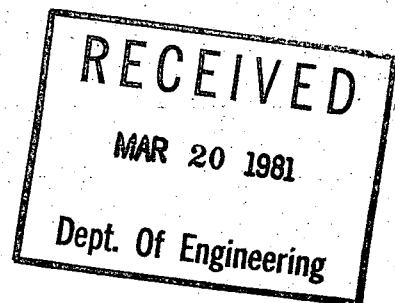


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



March 20, 1981

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

Re: S/D 81-24 - Final plat of G. P.-S. Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 19, 1981, the above-captioned plat was considered. The action of the Committee was to to recommend that this plat be approved subject to:

- A. At the time G.P.-S. 1st Addition was platted, a 30 foot ingress/egress easement was recorded in order to assure that Lots 1 and 2 had access to 21st Street at the one permitted joint location. Since the joint access to this street is being moved 23 feet to the east, a new joint ingress/egress easement has been drafted by the applicant and approved by the Planning Department. The applicant shall record the approved access easement so the easement may be shown on the final plat tracing along with the recorded film and page number. A copy of the recorded instrument shall be provided to the Planning Department.
- B. A requirement of the platting of G.P.-S. 1st Addition was the labeling of a 20-foot private drainage easement adjacent to the east line of Lot 2. Not only should this private easement be shown on the final plat tracing, but it should also be established by separate instrument in order to clearly state who the easement benefits and that it shall not be obstructed. The document shall be drafted and submitted to the Planning Department for review and approval. It will then be returned to the applicant for recording so the recording data may be indicated on the final plat tracing.
- C. The final plat tracing shall indicate a 20-foot utility easement on the west 20 feet of Lot 2.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company, P.A.  
3-20-81  
Page 2

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 March 26, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Slawson Inv., Inc. - Attention: Larry Chambers, 104 S. Broadway,  
67202  
Keith Parker, 239 Pattie, 67211  
X Mike Lindebak, City Engineering