

PRIVATE  
DRAINAGE EASEMENT

Whereas, the undersigned, Slawson Investment Corporation, is the owner of certain land being platted as Lots 3, 4 and 5, Block 1, G.P-S. 3rd Addition;

and

Whereas, it is desirable to create a private drainage easement for the use and benefit of all of said lots;

Now therefore, Slawson Investment Corporation, hereby grants and conveys a perpetual right-of-way and easement across the south ten feet (10') of the North 20' of Lots 3, 4 and 5, Block 1, G.P-S. 3rd Addition, to and for the benefit of any and all current and future owners of said lots for the purpose of allowing surface drainage from said lots to drain across said lots within said ten-foot drainage easement.

Each lot owner shall maintain the private drainage easement in such a manner as to not materially interfere with the drainage of water from adjacent lots.

IN WITNESS WHEREOF, this instrument is executed this 3rd day of August, 1981.

STATE OF KANSAS }  
SEDGWICK COUNTY }  
FILED FOR RECORD AT  
..... 2:30 PM

AUG 4 1981

Slawson Investment Corporation

5 49384

NO. BETTE F. McCART  
REGISTER OF DEEDS

*Ed Pessa* By *John F. Rossillon*  
Deputy John F. Rossillon, President

STATE OF KANSAS )  
                          ) ss.  
COUNTY OF SEDGWICK)

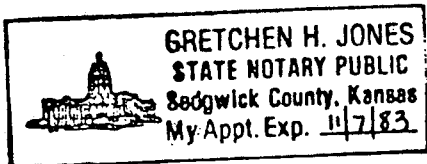
Personally appeared before me a Notary Public in and for the County and State aforesaid, John F. Rossillon, President of Slawson Investment Corporation, a Kansas corporation, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof, for and on behalf of said corporation.

Dated at Wichita, Kansas, this 3rd day of August, 1981.

My appointment expires:

NOVEMBER 7, 1983

*Gretchen H. Jones*  
Notary Public



5.00

ATTN: RON HARNDEN

1513

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Slawson Investment Corporation

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By John F. Rossillon  
John F. Rossillon, President

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Gretchen H. Jones  
Notary Public



5.00  
KCC

ATTN: RON HARNDEN

11513

S/D No. 81-56 Name G.P-S 3rd Addition  
Date Application Rec'd. May 14, 1981 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting June 11, 1981

DESCRIPTION

General Location West of Woodlawn in an area south of 21st Street

Owner Slawson Investment Corporation (Larry Chambers)  
Surveyor/Engineer Professional Engineering Consultants, P.A., (G. Wiley)  
Address 1440 E. English Zip Code 67211 Phone 263-1107

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Gross Acreage of Plat <u>9.5+</u></p> <p>2. Number of Lots :<br/> Residential _____<br/> Commercial <u>8</u><br/> Industrial _____<br/> Other _____<br/> Total Number of Lots <u>8</u></p> <p>3. Minimum Lot Frontage <u>136+</u></p> <p>4. Minimum Lot Area <u>22,000 sq. ft. +</u></p> <p>5. Existing Zoning _____</p> <p>6. Proposed Zoning _____</p> <p>9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No</p> <p>12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>a. <u>70'</u> R/W <u>853</u> ft.</p> <p>b. _____ R/W _____ ft.</p> <p>c. _____ R/W _____ ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets _____ yes _____ no</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

STAFF COMMENTS:

Note: An amendment to the existing Community Unit Plan (DP-35) has been filed and will be considered by the M.A.P.C. on July 2, 1981. This amendment is necessary in order to permit the proposed lotting arrangement.

- A. Since the C.U.P. amendment must be approved to allow the proposed lotting shown on this preliminary plat, a final plat shall not be submitted until the C.U.P. amendment has been approved.
- B. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of Shadybrook, including a sidewalk on both sides (commercial zoning).
- E. The applicant shall guarantee the extension of City water to serve each lot not already served.
- F. The applicant shall guarantee the extension of sanitary sewer to each lot not already served.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The following access control is recommended for those lots adjacent to Woodlawn:
  - 1. Lot 3, Block 2 - "Access control except 1 opening."
  - 2. Lot 2, Block 2 - "complete access control."
  - 3. Lot 5, Block 1 - "complete access control."

(Over)

- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 5, Article 4 of the MAPC Subdivision Regulations).

S/D No. 81-56 Name G. P- S. 3rd Addition  
Date Application Rec'd. May 14, 1981 Preliminary Approval 6-11-81  
Scheduled S/D Meeting 7-9-81

DESCRIPTION

General Location West of Woodlawn in an area south of 21st Street

Owner Slawson Investment Corporation (Larry Chambers)  
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English Zip Code 67211 Phone 263-1107

- |                                                                                    |                                                          |
|------------------------------------------------------------------------------------|----------------------------------------------------------|
| 1. Gross Acreage of Plat <u>9.5+</u>                                               | 7. Lineal Feet of New Street                             |
| 2. Number of Lots :                                                                | a. <u>70'</u> R/W <u>853</u> ft.                         |
| Residential _____                                                                  | b. _____ R/W _____ ft.                                   |
| Commercial <u>8</u>                                                                | c. _____ R/W _____ ft.                                   |
| Industrial _____                                                                   | d. _____ R/W _____ ft.                                   |
| Other _____                                                                        | e. _____ R/W _____ ft.                                   |
| 3. Total Number of Lots <u>8</u>                                                   | TOTAL <u>853</u> ft.                                     |
| 4. Minimum Lot Frontage <u>136+</u>                                                | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 5. Minimum Lot Area <u>22,000 sq. ft. +</u>                                        |                                                          |
| 6. Existing Zoning <u>LC</u>                                                       |                                                          |
| 6. Proposed Zoning <u>LC</u>                                                       |                                                          |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>    |                                                          |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> |                                                          |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No  |                                                          |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |                                                          |

STAFF COMMENTS:

- A. The associated C.U.P. amendment which would allow the division of the land as proposed by this plat is scheduled for Planning Commission review July 2, 1981. Their action will be pointed out by planning staff at the Subdivision Committee meeting. Approval of this plat shall be subject to approval of the C.U.P. amendment.
- B. The applicant shall guarantee all storm sewers necessary to adequately drain this property.
- C. The applicant shall guarantee the paving of Shadybrook including a sidewalk on both sides.
- D. The applicant shall guarantee construction of a decel lane adjacent to the east line of this plat.
- E. The applicant shall guarantee the extension of City water to serve each lot not already served.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot not already served.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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.