

**BAUGHMAN COMPANY, P.A.**

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION  
MEMO**

PROJECT P. & L. 3rd Add.

DATE May 30, 1980

JOB NO. \_\_\_\_\_

COPIES TO:

TO Steve Lackey

Louise Olivarez  
Mike Lindebak

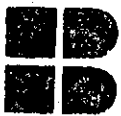
FROM John Lundblade

REFERENCE \_\_\_\_\_

Attached is the lot grading plan  
for the above referenced project.

Plat submitted to planning 5-30-80

To be heard by Subdivision Committee 6-12-80



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION  
MEMO

PROJECT P. & L. 3rd Add.

DATE May 30, 1980

JOB NO. \_\_\_\_\_

COPIES TO:

TO Steve Lackey

Louise Olivarez  
Mike Lindebak ✓

FROM John Lundblade

REFERENCE \_\_\_\_\_

Attached is the lot grading plan  
for the above referenced project.

Plat submitted to planning 5-30-80

To be heard by Subdivision Committee 6-12-80

June 9, 1980

Drainage Plan: ~~Diagram 2~~ P & L 3rd Addition

1. The drainage plan submitted does not show any street elevations, street grades and calculations showing quantity of runoff generated.
2. The drainage plan ~~also~~ shows storm runoff discharging into an arterial street: 31<sup>st</sup> Street South. At the present time the water could discharge into the ditch along 31<sup>st</sup> Street South; but in future when 31<sup>st</sup> ~~South~~ Street is constructed to City Standards, the water would flood 31<sup>st</sup> Street which is contrary to City Criteria.
3. If a storm sewer is constructed in 31<sup>st</sup> Street South it will be a storm sewer serving a number of plats. A storm sewer benefit district will ~~need to be~~ required, ~~if~~ when 31<sup>st</sup> Street South will be improved. The owner ~~of~~ shall guarantee construction of this storm sewer.
4. ~~The drainage of the lot is~~ A survey of the ditch ~~shows that~~ along South line of 31<sup>st</sup> Street South shows that a number ~~of~~ <sup>of</sup> obstructions in the ditch (e.g. 18" ~~at~~ Cross Road Pipe instead of ~~the~~

a minimum 42" pipe equal to that located upstream) exist which will result in poor drainage <sup>in</sup> the subdivision.

5. A storm sewer drains the Navajo Lane ditches into the ditch presently located at the rear of lots facing Navajo Lane. The discharge end of this pipe is not constructed to withstand erosion and the ditches are ~~in~~ ~~poor~~ ~~shape~~ ~~maintenance~~ ~~is~~ maintained. It is not clear if the \$ 50' <sup>drainage</sup> easement is for a public ditch. Actually the amount of storm runoff expected is so little that a storm sewer would serve ~~to~~ ~~purpose~~ for the area better more efficiently. Thus the ditch could be filled. It is also not clear if the ditch to the west of the plat <sup>can</sup> ~~will~~ ~~to~~ handles the runoff shown or will it need to be improved. In either case in its present condition, the ditch ~~is not in any~~ ~~condition~~ ~~fit~~ ~~for~~ <sup>easily</sup> mowed, and ~~also~~ providing additional maintenance, without proper grading is unlikely. If the open ditch concept is acceptable, the owner shall guarantee construction of the ditch along both the south and west side of the plat.

6. The plat comprises 8.0 acres more or less being zoned part commercial and part residential. A lateral storm sewer may not be necessary ~~for~~ to drain the lots; but if the 30" storm sewer in Nevada drains to the ditch and the ditch is not improved, ~~the~~

the aesthetics of the area.

7. Since the soil in the area is ~~extremely~~ fine <sup>powder</sup> ~~sandy~~ dust from the gray and blue shale, <sup>erosion</sup> ~~silt~~, wherever construction removes the protective vegetation cover, extreme care should be taken to restore the protection by new vegetation or rock riprap protection.

**THE CITY OF WICHITA**

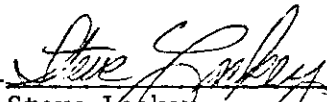
**OFFICE OF** PUBLIC WORKS ENGINEERING      **DATE** June 11, 1980

**TO** Jack Galbraith, Chief Planner

**FROM** Steve Lackey, Design Chief Engineer

**SUBJECT** P & L 3rd Addition

Due to the inadequate drainage facilities in the area of P & L 3rd Addition, I recommend that development not occur in this plat until improvements are made in 31st Street. Currently the ditch in 31st Street is not large enough to carry the existing runoff. If development were allowed, the situation would only worsen. The 1980 C.I.P. indicates improvements to 31st Street South; both storm sewer and paving are scheduled for 1981, therefore relieving the poor drainage problem and allowing development to take place in the plat in question.

  
\_\_\_\_\_  
Steve Lackey  
Design Chief Engineer

SL:md

cc: Baughman & Company

WICHITA - SEDGWICK COUNTY

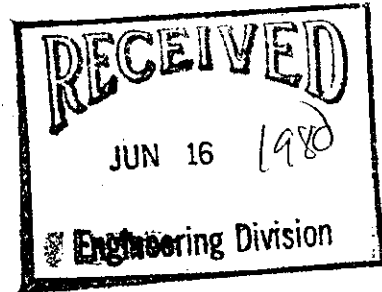


METROPOLITAN AREA PLANNING  
DEPARTMENT

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

June 13, 1980

Baughman Company  
330 Laura  
Wichita, Ks. 67211



Re: S/D 80-39 - Preliminary plat of P and L 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 12, 1980, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant's drainage plan has been approved subject to City Engineering's comments as outlined in Steve Lackey's memorandum dated June 11, 1980.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of Holyoke Circle.
- D. The applicant shall guarantee any drainage improvements required by this plat.
- E. The final plat shall indicate the following access controls:
  1. "Access control except one opening" to 31st Street South across the north line of Lot 2.
  2. "Access control except two openings" to 31st Street South across the north line of Lot 1.
- F. The applicant is proposing to develop Lots 3 through 18 for single-family uses. These properties are currently zoned either "LC" or "R-5". Therefore, the applicant shall request a zone change from "LC" and "R-5" to "AA". Approval of any final plat is subject to approval of this required zone change request.

Baughman Company  
June 13, 1980  
Page 2

G. The following utility easements shall be indicated on the final plat:

1. A 10-foot easement adjacent to the 25-foot drainage and sanitary sewer easement.
2. A 10-foot easement adjacent to the east line of the plat.

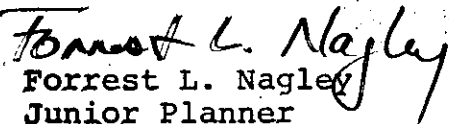
H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

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

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Jack Pearce, P.O. Box 11027, 67211  
Cecil E. Markel, 411 Colorado Derby Bldg., 67202  
Dean Sellers, Acting City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 13, 1981

Keith Parker and Associates  
239 Pattie, Suite 2  
Wichita, Ks. 67211

Re: S/D 80-39 - Revised preliminary plat of P and L 3rd Addition

Gentlemen:

On July 9, 1981, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above-referenced revised preliminary plat. The action of the Committee was to defer consideration of this plat until their next meeting on July 23, 1981.

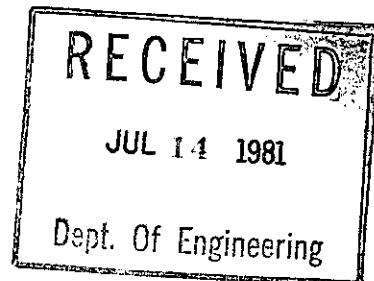
The reason for the deferral was to allow time for you to work with City Engineering regarding needed utility easements on this property. In addition, since it is your intention to construct duplexes on these lots, with a shared driveway to a public street, revised prints should indicate these proposed joint access easements. It is also our position that the rectangular lots should be a minimum of 60 feet wide as required by the Subdivision Regulations. This would require that at least one lot be eliminated.

Revised prints need to be submitted to this office by Thursday, July 16, 1981, in order to be included as part of our mailout to Committee members.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

cc: Jack Pearce, P.O. Box 11027, 67211  
Cecil E. Merkel, 411 Colorado Derby Bldg., 202 W. 1st, 67202  
X Mike Lindebak, City Engineering



RECEIVED

JUL 27 1981

Dept. Of Engineering

July 24, 1981

Keith Parker & Associates  
239 Pattie  
Wichita, Ks. 67211


Re: S/D 80-39 - Revised preliminary plat of P and L 3rd Addition

Dear Mr. Parker:

The Subdivision Committee at their regular meeting on July 23, 1981, recommended an indefinite deferral on the above referenced plat. This item will not be rescheduled until you have met with City Engineering regarding the need for additional utility easements and until revised plat prints are submitted which show larger lot frontages, joint access easements where proposed, and the utility easements necessary for sanitary sewer installation.

If you have any questions regarding these requirements, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Baughman Company, 330 Laura, 67211  
Jack Pearce, P.O. Box 11027, 67211  
X Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 8, 1982

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

Re: S/D 80-39 - Preliminary plat of P and L 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 7, 1982, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat subject to the following conditions:

- 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. The applicant's current drainage concept has been approved subject to guaranteeing construction of a design channel section within the drainage easements west of proposed Lot 8 or guaranteeing a storm sewer at this location. The drainage easement on the rear of Lots 8 thru 11 can then become a private drainage easement.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The Subdivision Committee recommends approval of the reduced setbacks as shown on the plat and the reduced lot frontages.
- 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.
- H. The final plat shall indicate "complete access control" from Holyoke Circle to Lot 1, P and L 2nd Addition which is zoned "LC".

RECEIVED

JAN 12 1982

Dept. Of Engineering

Baughman Company, P.A.  
January 8, 1982  
Page 2

- I. A 10-foot utility easement between Lots 5 and 6, as requested by K.G. and E., shall be shown on the final plat tracing.
- J. The applicant shall make satisfactory arrangements with Gas Service Company for relocation of the gas line in the current Holyoke Circle right-of-way.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

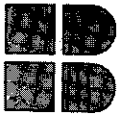
If you have any questions concerning this matter, please call.

Sincerely,

*L.O.*  
Louise Olivarez  
Senior Planner

LO:bh

cc: Jack Pearce, P.O. Box 11027, Wichita, Ks. 67211  
Keith Parker Associates, 239 Pattie, 67211  
X Mike Lindebak, City Engineering



BAUGHMAN COMPANY, P.A.  
SURVEYING & ENGINEERING  
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION  
MEMO

PROJECT Revised P & L 3rd Addition

DATE February 16, 1982

JOB NO.

COPIES TO:

TO Chris Breitenstein

FROM N. B. Wooten

REFERENCE Drainage Plan

AREA A (2.5 AC.) WILL DRAIN TO HOLYOKE CIRCLE PAVEMENT AND NORTH TO AN EXISTING DITCH IN THE SOUTH SIDE OF 31st ST. SO.  $Q = 4$  cfs.

AREA B (1.0 AC) WILL DRAIN SOUTH INTO A 20' PROPOSED DRAINAGE EASEMENT WHICH DRAINS WEST. MAJOR FLO INTO THE 20' EASMT FROM AREA B WILL BE  $Q = 3$  cfs.

AREA C (0.3 AC) WILL DRAIN WEST INTO THE 50' DRAINAGE EASEMENT.  $Q = 1$  cfs.



CONFIRMATION  
MEMO

PROJECT \_\_\_\_\_

DATE \_\_\_\_\_

JOB NO. \_\_\_\_\_

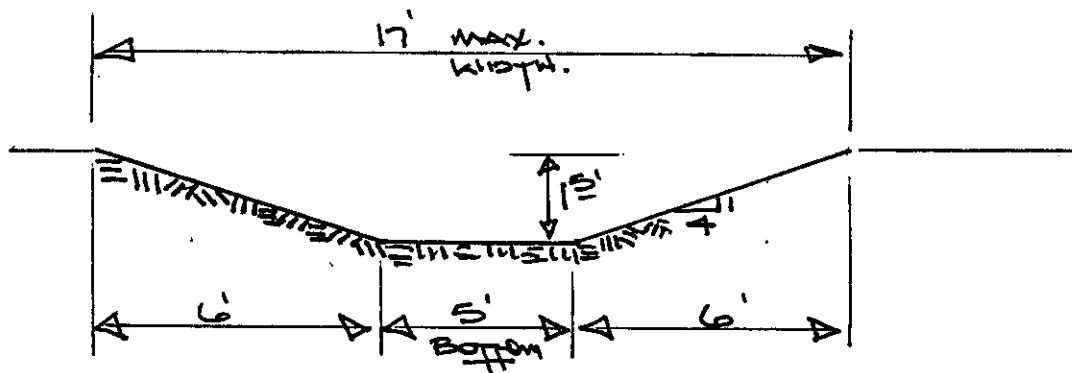
COPIES TO:

TO \_\_\_\_\_

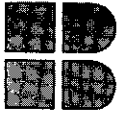
FROM \_\_\_\_\_

REFERENCE \_\_\_\_\_

A PROPOSED DITCH SECTION BELOW WILL ADEQUATELY CONVEY THE MAJOR RUNOFF FROM AREA B. THE DITCH WILL REQUIRE ONLY A 17' WIDTH WITH 4:1 SIDE SLOPES INCLUDED, SO 20' IS ALSO ADEQUATE TO ACCOMMODATE THE DITCH SECTION. PROPOSED  $S = 0.40\%$ . ADEQUATE RIP-RAP NEEDS TO BE PLACED AT THE WEST END OF THE DITCH TO TRANSFER RUNOFF NORTH INTO THE LARGER DRAINAGE WAY WHICH LEADS TO 31<sup>ST</sup> ST. SO.



FLO CAPACITY = 50 CFS.



**BAUGHMAN COMPANY, P.A.**  
 SURVEYING & ENGINEERING  
 316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION  
MEMO**

PROJECT \_\_\_\_\_

DATE \_\_\_\_\_

\_\_\_\_\_ JOB NO. \_\_\_\_\_

COPIES TO:

TO \_\_\_\_\_

FROM \_\_\_\_\_

REFERENCE \_\_\_\_\_

NOTE - APPROXIMATELY 11 ACRES  
 EVENTUALLY DRAINS TO THE SW CORNER  
 OF REVISED P & L 3RD ADDN. THE  
 MAJORITY OF THE RUNOFF CONTRIBUTION IS  
 FROM AREAS TO THE SOUTH & EAST.  
 APPROX. FLO FROM THE TOTAL DRAINAGE  
 AREA WOULD BE  $Q = 35$  CPS. (MAJOR)

THE AFORESAID PROPOSED  
 DITCH SECTION WOULD ADEQUATELY CONVEY  
 THIS RUNOFF.

- 4) water to serve all lots;
  - 5) construction of storm water sewers and the necessary drainage improvements within the reserves.
- E. A notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. A note shall be added to the face of the plat stating that building setbacks shall be in accordance with the C.U.P. It shall also state that no setback from a street on a corner lot shall be less than 10 feet.
- G. Approval of this final plat shall be subject to approval of the associated C.U.P. and zone change by the Board of City Commissioners.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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10. V-1117 - Clarence Hoefler, et. al., request the vacation of certain drainage and utility easements legally described as:

- A. The 20-foot drainage easement lying west of and adjacent to the east line of Lot 5 in P and L 2nd Addition;
- B. The 50-foot drainage and sanitary sewer easement lying 25 feet on either side of the lot line common to Lots 4, 15, and Lots 5 thru 14 in P and L 2nd Addition;
- C. The 30-foot drainage and utility easement lying east of and adjacent to the west line of Lot 14 in P and L 2nd Addition.

Generally located north of Navajo in an area east of Hillside, if extended from the north.

OLIVAREZ reminded the Committee that the case had been considered and denied at a previous meeting. The applicant has appealed that denial. She advised that working in conjunction with representatives of City Engineering it had been determined that it would be necessary to deny the request to vacate any of the easements on Lot 4 and 10 through 15; however, it would be possible to approve the vacation of certain easements or portions thereof of Lots 5 thru 9, which were described as: the drainage easement on the south 98 feet of the east 20 feet of Lot 5, and the drainage and sanitary sewer easement on the north 15 feet of Lots 5 thru 9, except the west 10 feet of lot 9. Lots 4 and 10-15 are in the process of being replatted and any easement alterations on these lots can be part of the replat.

OLIVAREZ continued that the vacation of the 15 feet of the drainage and sanitary sewer easement would be conditioned upon granting, by separate instrument, certain north-south general utility easements which were: the east 5 feet of the north 25 feet of Lot 8; the west 5 feet of the north 25 feet of Lot 7; the east 5 feet of the north 25 feet of Lot 6; and, the west 5 feet of the north 25 feet of Lot 5. These new easements were mainly for the use of K.G. and E. so that parallel lines would not have to be installed to service the property to the north.

OLIVAREZ added that all proceedings in the vacation case should be without cost to the City, County or any utility company.

MIKE LINDEBAK, City Engineering, informed the Committee that these were essentially the requirements which had been stated at the previous meeting and the applicant had objected at that time to them.

CLARENCE HOEFLER, the applicant, was present, and assured the Committee that he agreed with all the staff comments.

Doc. 32-85-1  
37-854

GARDNER asked Hoefler if he had studied the map and understood the dedications being required. HOEFLER indicated that he understood and agreed with the dedications.

There was no further discussion.

MOTION: GARDNER moved, GOEBEL seconded and it carried unanimously that the vacation request be approved subject to:

Deny the request to vacate any of the easements on Lots 4 and 10 thru 15 at this time; approve the vacation of certain easements or portions of easements on Lots 5 thru 9 legally described as:

- a. The drainage easement on the south 98 feet of the east 20 feet of Lot 5; and
- b. The drainage and sanitary sewer easement on the north 15 feet of Lots 5 thru 9, except the west 10 feet of Lot 9.

The vacation of the 15 feet of the drainage and sanitary sewer easement is conditioned upon the granting, by separate instrument, of certain north-south general utility easements described as:

- A. The east 5 feet of the north 25 feet of Lot 8;
- B. The west 5 feet of the north 25 feet of Lot 7;
- C. The east 5 feet of the north 25 feet of Lot 6;
- D. The west 5 feet of the north 25 feet of Lot 5.

All proceedings in this vacation case shall be without cost to the City, County, or any utility company.

-----  
OFF-AGENDA ITEM:

Keeler Addition:

At the conclusion of discussion of the previous item, GARDNER asked the Committee to consider an off-agenda item before considering the matter of the inventory of City-owned property. The Committee agreed.

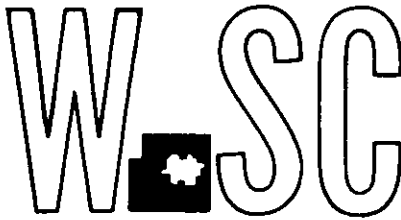
GARDNER informed the Committee that he had been informed that there was a misunderstanding which was reflected on the Subdivision Committee items to the Planning Commission on January 14, 1982. He explained that the misunderstanding centered around the requirement for a covenant to maintain the drainage ditch. He asked OLIVAREZ if she had checked the tape of the January 7th Subdivision Committee meeting to ascertain whether this maintenance covenant had really been a platting requirement.

OLIVAREZ replied that the tape of the meeting had been checked and this requirement was on the tape. The tape revealed that Mike Lindebak had stated that the drainage plan was approved subject to guaranteeing construction of the drainage ditch. LINDEBAK had continued that he understood that a covenant would be submitted providing for maintenance of the ditch. This requirement had been shown in the letter sent to the applicant and his agent, and was one of the requirements which had been forwarded to the Planning Commission.

GARDNER observed that the applicant had not understood this covenant to be a requirement.

LINDEBAK said that Olivarez had correctly summarized the January 7th discussion. The Operations and Maintenance Department had been

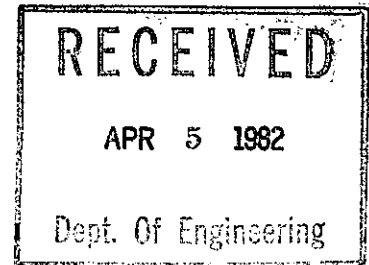
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

April 2, 1982 (316) 268-4561



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

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

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 1, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee extension of sanitary sewer to serve Lots 5-13. Front lot sewer service is being proposed. *OK*
- B. The applicant shall guarantee the paving of Holyoke Circle within this plat and north to 31st Street South. *OK*
- C. A sidewalk shall be guaranteed adjacent to both sides of Holyoke Circle. *OK*
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The private drainage easement on Lots 8 thru 11 shall be granted by separate instrument, recorded (after Planning Department approval), and the recording date shown on the final plat tracing. The private easement document shall provide for each lot to accept drainage from the other lots to the east and shall provide for each lot to maintain its easement in a condition satisfactory for the passage of normal drainage waters.
- F. The applicant shall guarantee construction of the drainage channel on the south side of Lots 4 thru 7 and shall guarantee the cleaning of the existing drainage channel on the west side of Lots 1 thru 4.
- G. A separate document shall be submitted which grants the joint drive easements, defines the construction and maintenance

Baughman Co., P.A.

4-2-82

Page 2

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. The 20-foot utility easement on Lots 4 thru 11 shall be labeled as "overhead" utility easement.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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.

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 April 3, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:hh

cc: Jack Pearce, P.O. Box 11027, 67211  
Keith Parker Associates, 239 Pattie, 67211  
✓ Mike Lindebak, City Engineering

# STATUTORY WARRANTY DEED

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
8:00 A.M.

OCT 3 1983

NO. 6 55208  
BETTE F. MCCARTY  
REGISTER OF DEEDS

This space reserved for Register of Deeds

*Sat Register Deputy*

### THE GRANTOR

BERNARD R. LICKTEIG and MARY ANN LICKTEIG, husband and wife;  
NORMA C. GREEVER and LEDDY L. GREEVER, her husband; JACK  
PEARCE, single; CECIL E. MERKEL, single; F. JOE LARCHER and  
ROBILEE LARCHER, husband and wife

### CONVEY AND WARRANT TO

Francis Joseph Larcher, II

all the following described REAL ESTATE, situated in the County of Sedgwick and State of Kansas, to-wit:

Lot 15, except that part described as beginning at the east corner common to said Lots 15 and 16; thence west, 173.8 feet to the west corner common to said Lots 15 and 16; thence south, along the west line of said Lot 15, 65.09 feet; thence east, parallel with the north line of said Lot 15, 113.84 feet; thence northeasterly, 80.68 feet to a point on the easterly line of said Lot 15, said point being 18.18 feet southerly of and as measured along the easterly line of said Lot 15 from the east corner common to said Lots 15 and 16; thence northerly, along the easterly line of said Lot 15, 18.18 feet to the place of beginning, and except that part described as beginning at the north corner common to Lots 4 and 15; thence south, 114.21 feet to the south corner common to said Lots 4 and 15; thence west, along the south line of said Lot 15, 83.04 feet; thence north with a deflection angle to the right of 91°11'32", 90 feet; thence northeasterly, 67.41 feet to a point on the northeasterly line of said Lot 15, said point being 50.95 feet northwesterly of and as measured along the northeasterly line of said Lot 15 from the north corner common to said Lots 4 and 15; thence southeasterly, along the northeasterly line of said Lot 15, 50.95 feet to the place of beginning, P & L 2nd Addition, Wichita, Kansas, subject to easements and restrictions of record

67206  
8 12 June -

78 54  
60.95  
77 54

ENTERED ON  
TRANSFER RECORD  
OCT 3 1983  
DOROTHY K. WHITE  
COUNTY CLERK

for the sum of One Dollar (\$1.00) and other valuable consideration.

Dated this 28th day of September, 1983

*Bernard R. Lickteig*  
Bernard R. Lickteig  
*Mary Ann Lickteig*  
Mary Ann Lickteig  
*Norma C. Greever*  
Norma C. Greever  
*Ledy L. Greever*  
Leddy L. Greever

*Jack Pearce*  
Jack Pearce  
*Cecil E. Merkel*  
Cecil E. Merkel  
*F. Joe Larcher*  
F. Joe Larcher  
*Robilee Larcher*  
Robilee Larcher, wife of F. Joe Larcher

State of Kansas, Sedgwick County, ss:

BE IT REMEMBERED, That on this 21st day of September, 1983, before me, the under-

signed, a Notary Public in and for the County and State aforesaid, came Bernard R. Lickteig and Mary Ann Lickteig, husband and wife; Norma C. Greever and Leddy L. Greever, her husband; Jack Pearce, single; Cecil E. Merkel, single; F. Joe Larcher and Robilee Larcher, husband and wife; and personally known to me to be the same persons, who executed the within instrument of writing

and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, the day and



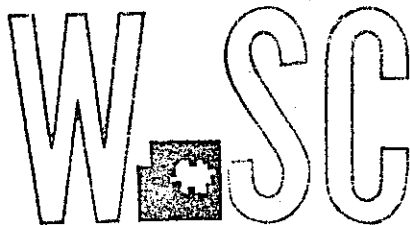
March 11, 1985

*Mary C. Leacy*  
Mary C. Leacy  
Notary Public.

FOR COMPLETE TITLE SERVICE CONTACT THE  
Title Guaranty Company, Inc. 221 North Market Wichita, Kansas 67202 Phone (316) 262-8201

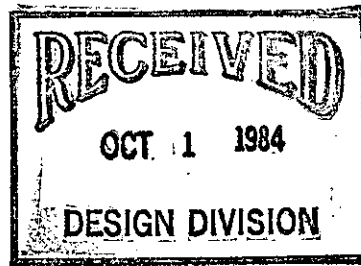
5.00 Cecil E. Merkel, 411 Colorado Street, 67202

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



October 1, 1984

Mr. Bill Korber  
Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: Proposed instrument establishing private access and  
private drainage easements for P&L Third Addition.  
(S/D 80-39).

Dear Bill:

City Engineering and I have completed our review of the above-referenced document. We both agree that language needs to be added which provides for each lot owner to maintain that portion of the private drainage easement, on their lot, in a condition satisfactory for the passage of drainage waters. City Engineering has suggested the following wording:

"The grantors and all of the owners of the lots referred to herein or their successor in interest hereby agree to maintain said private drainage easement in a manner suitable for the passage of drainage water."

This language needs to be worked into either number 4 or 5 of the draft instrument. Recording of the proposed "Easement Grant," with the above-described additional language, will satisfy the requirements for the granting of private access and drainage easements for the P&L Third plat. The recording information of easement will still need to be added to the final plat tracing and a copy of the recorded document submitted for our file.

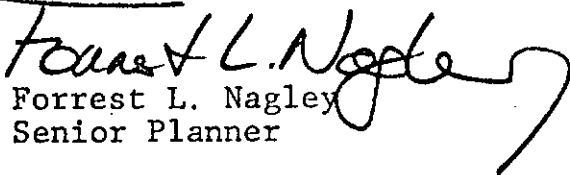
WICHITA - SEDGWICK COUNTY

Mr. Bill Korber  
Baughman Company, P.A.

P & L Third Addition (S/D 80-39)  
October 1, 1984  
Page 2

Should you have any questions, please call me.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Jack Pearce, P.O. Box 11027, Wichita, KS 67211  
Keith Parker Associates, 239 Pattie, Wichita, KS 67211  
Mike Lindebak, City Engineer

**THE CITY OF WICHITA**

**OFFICE OF METROPOLITAN AREA PLANNING  
DEPARTMENT**

**DATE** September 21, 1984



**TO** Mike Lindebak, City Engineer  
**FROM** Forrest L. Nagley, Senior Planner

**SUBJECT** Review of proposed instrument  
establishing a private drainage  
easement for P & L 3rd Addition.  
S/D 80-39

On April 1, 1982, the Subdivision Committee considered the final plat of P & L 3rd Addition. One of the approval conditions concerned the establishment of a private drainage easement as per the drainage plan for this property (see Item "E" on the attached letter).

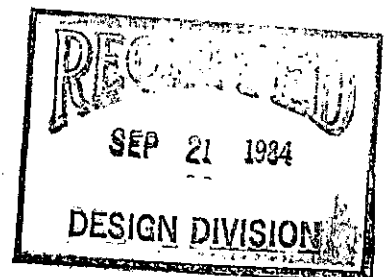
Bill Korber has submitted the attached draft easement in an attempt to satisfy this platting requirement. I have marked that portion of the easement which pertains to the required private drainage easement. I do not think the easement meets the requirement as it does not "provide for each lot to maintain its easement in a condition satisfactory for the passage of normal drainage water."

Please have the easement reviewed relative to the requirements of the drainage plan and let me know if Engineering finds it acceptable. It would be very helpful if you would provide me with language for a revised easement which Engineering finds acceptable relative to owner maintenance of the private easement.

Should you have any questions, please call me.

*Forrest L. Nagley*  
Forrest L. Nagley  
Senior Planner

cc: Baughman Company, P.A., 330 Laura, Wichita, KS 67211



EASEMENT GRANT

For consideration hereby acknowledged and pursuant to the terms hereof the undersigned do hereby on June 3, 1982, make and execute this easement dedication, grant and conveyance. The undersigned, hereinafter referred to as Grantors, consist of the following: Bernard R. Lickteig and Mary Ann Lickteig, his wife; F. Joe Larcher and Robilee Larcher, his wife; Norma C. Greever and Leddy L. Greever, her husband; Jack Pearce, single; and Cecil E. Merkel, single.

The Grantors do hereby grant, agree and acknowledge as follows:

1. The Grantors are the sole and only owners of the following described premises subject only to a mortgage thereof to Farmers and Merchants State Bank, Derby, Kansas:

Lots 1 through 13, inclusive, P & L Third Addition, Wichita, Sedgwick County, Kansas.

2. Grantors hereby grant, dedicate and subject the afore-described premises to the following described easements for the purposes that the owners and successors in interest with their respective guests, invitees, patrons, tenants, agents, and employees of each and both lots described as regards each of such easements may have joint access and egress from such property to Holyoke Circle adjoining and fronting such lots by means of such dedicated easement:

A strip of land 20 feet in width being 10 feet either side of the following described line: Beginning at the front corner common of Lots 1 and 2; thence west along the lot line common to said Lots 1 and 2, 40 feet.

A strip of land 20 feet in width being 10 feet either side of the following described line: Beginning at the front corner common to Lots 3 and 4; thence southwest along the lot line common to said Lots 3 and 4, 40 feet.

A strip of land 20 feet in width being 10 feet either side of the following described line: Beginning at the front corner common to Lots 6 and 7; thence south along the lot line common to said Lots 6 and 7, 40 feet.

A strip of land 20 feet in width being 10 feet either side of the following described line: Beginning at the front corner common to Lots 8 and 9; thence south along the lot line common to said Lots 8 and 9, 40 feet.

A strip of land 20 feet in width being 5 feet right and 15 feet left of the following described line: Beginning at the front corner common to Lots 10 and 11; thence southeasterly along the lot line common to Lots 10 and 11, 40 feet.

A strip of land 20 feet in width being 10 feet either side of the following described line: Beginning at the front corner common to Lots 12 and 13; thence easterly along the lot line common to said Lots 12 and 13, 40 feet.

3. Each of the said easements described in the preceding paragraph shall constitute a joint easement for access and egress over, across and from the properties and two lots described in reference to such particular easement and shall be paved, constructed, maintained, replaced and improved jointly by the owners of the two said lots with the cost thereof to be divided equally, and in the event the owners of one of said lots fails or neglects to pay his share or portion thereof within thirty days after demand therefor then the owners of the other lot may maintain an action and suit for such against the non-paying owners; however, in all events it shall be the obligation to the Grantors of each and all of the owners of the said lots, individually and jointly, to pave, construct, maintain, replace and repair a paved and cement driveway on and over such easement in a reasonable and workmanlike manner in compliance with all laws and in default thereof the Grantors or their successors in interest may maintain an action and suit against the owners of said lots or any of them to require such paving, construction, maintenance, replacement or repair. If the owners of the two lots in question are unable to mutually agree as to what is required to be done to satisfy the requirements hereunder then the Grantors or their successor in interest upon request of any of such owners may determine such.

4. In addition to the aforescribed driveway easements the Grantors do hereby grant, dedicate and convey an easement covering the following described premises for the purposes of drainage of surface water originating from or passing over the aforescribed premises or any portion thereof:

The South 20 feet of said Lot 8, 9, 10, and 11.

5. All of the easements hereby dedicated or established are for the private and limited purposes herein recited and are not for the general public or purposes, but shall run with the land and shall be binding upon and inure to the benefit of the Grantors and all of the owners of the lots referred to herein, as limited herein, or their successors in interest.

*The Grantors and all of the owners of the lots referred to herein or their successor in interest hereby agree to maintain said private drainage easement in a manner suitable for the passage of water.*

April 2, 1982

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

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

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 1, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- 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. The private drainage easement on Lots 8 thru 11 shall be granted by separate instrument, recorded (after Planning Department approval), and the recording date shown on the final plat tracing. The private easement document shall provide for each lot to accept drainage from the other lots to the east and shall provide for each lot to maintain its easement in a condition satisfactory for the passage of normal drainage waters.
- F. The applicant shall guarantee construction of the drainage channel on the south side of Lots 4 thru 7 and shall guarantee the cleaning of the existing drainage channel on the west side of Lots 1 thru 4.
- G. A separate document shall be submitted which grants the joint drive 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. The 20-foot utility easement on Lots 4 thru 11 shall be labeled as "overhead" utility easement.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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.

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 April 8, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez  
Senior Planner

LO:hh

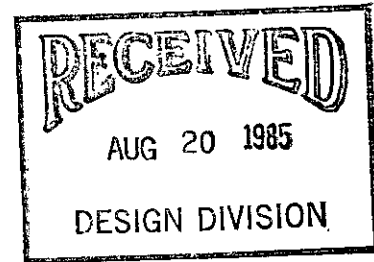
cc: Jack Pearce, P.O. Box 11027, 67211  
Keith Parker Associates, 239 Pattie, 67211  
Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



August 15, 1985

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

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

Gentlemen:

At the August 15, 1985 meeting of the Subdivision Committee, the above-referenced revised plat was considered as an off-agenda item. After considerable discussion, the Subdivision Committee voted to reject the revised plat and uphold the requirement for the 20-foot front lot line utility easement. Also, all other requirements for the original final plat were upheld. Those requirements were first stated in our April 2, 1982 letter to you. They are restated in this letter for your information:

- 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. The private drainage easement on Lots 8 thru 11 shall be granted by separate instrument, recorded (after Planning Department approval), and the recording date shown on the final plat tracing. The private easement document shall provide for each lot to accept drainage from the other lots to the east and shall provide for each lot to maintain its easement in a condition satisfactory for the passage of normal drainage waters.
- F. The applicant shall guarantee construction of the drainage channel on the south side of Lots 4 thru 7 and shall guarantee the cleaning of the existing drainage channel on the west side of Lots 1 thru 4.

C  
O  
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Y

Baughman Company, P.A.

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

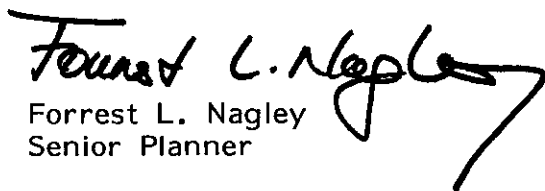
August 15, 1985

Page 2

- G. A separate document shall be submitted which grants the joint drive 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. The 20-foot utility easement on Lots 4 thru 11 shall be labeled as "overhead" utility easement.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Should you have any questions, please call me.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Jack Pearce, P.O. Box 11027, Wichita, KS 67211  
Keith Parker Associates, 239 Pattie, Wichita, KS 67211  
✓ Mike Lindebak, City Engineer

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE October 30, 1985

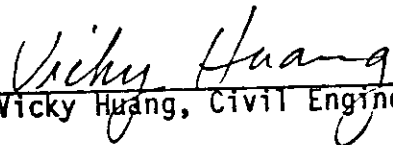
TO Forrest Nagley, Senior Planner

FROM Vicky Huang, Civil Engineer II

SUBJECT Final Plat of P & L 3rd Addition

One of the platting requirements for the subject addition is that the applicant guarantee the construction and cleaning of a drainage channel (Item F in your August 15, 1985 letter). We have been informed by Bob Jennings of the Operations and Maintenance Department that the channel has been constructed and cleaned. With this memo, it may be considered that the applicant has met the requirement of Item F.

Should you have any questions, please call me at Extension 4237.

  
Vicky Huang, Civil Engineer II

VH:gf

cc: Brent Wooten, Baughman Company, P.A.  
Bob Jennings, Flood Control - Operations & Maintenance

0096Gpg32

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE November 7, 1985

TO Forrest Nagley, Senior Planner

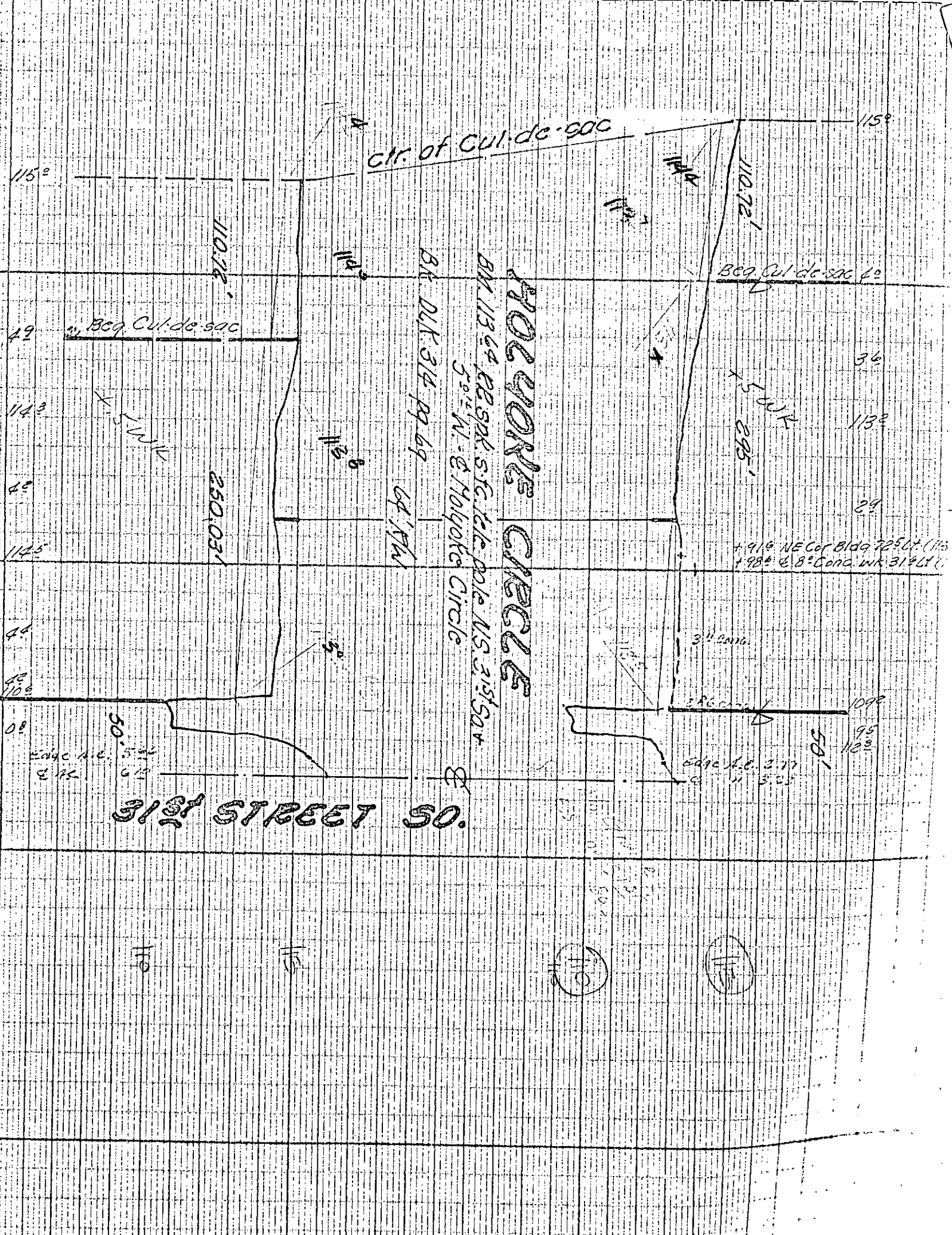
FROM Vicky Huang, Civil Engineer II

SUBJECT Woodbridge 2nd Addition; DePaul  
Addition; P & L 3rd Addition;  
and Carpenter's Local Union No.  
201 Addition

Please be advised that the required petitions for the above-  
referenced additions have been received.

*Vicky Huang*  
Vicky Huang  
Civil Engineer II

VH:mgr



ctr. of Cul-de-sac

HOLYOKE CIRCLE

31st STREET SO.

BM 11364 RE SPK. S.C. TELE POLE N15 315' S04  
50' W. E. HOLYOKE CIRCLE

BM DLT 314 P9 69  
64' NW

+ 916 NE Cor Bldg 7250' (115)  
+ 984 E 8' CONC. WK 31' 6" (115)

31' CONC.

31' CONC.

edge J.C. 3' 11"  
" 5' 25"

115°

115°

49

36

114°

113°

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08

109°

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Edge N.E. 5' 4"  
E 12'

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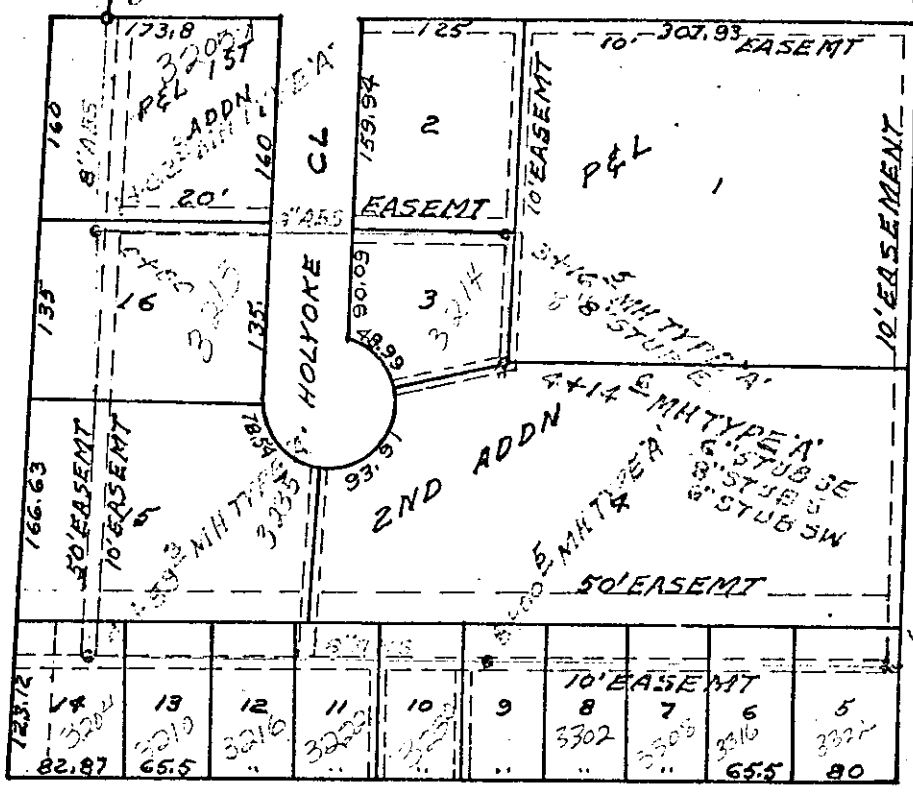
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31ST ST. SO.

0+00 MH EXISTING

WER  
000-001

SCALE 1"=150'



NAVAJ2

11'4" 3" MH TYPE 'A'  
9' STUB N  
4' STUB E