

PLAT. NO. S/D 81-43 MAP NO. 5247D

NAME TWIN OAKS ADDITION

LOCATION: Between 2nd & 3rd, in an area west of Knight.

ENGINEER Baughman Company, P.A.

OWNER Peter G. Pankratz

APPLICATION FILED 4-17-81

SKETCH PLAT FILED 4-17-81

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 4-17-81

S/D ACTION 4-30-81 *approve*

MAPC ACTION 5-7-81 *approve*

BCC ACTION 5-19-81 *Approved*

RECORDED 6/10/81

REMARKS Associated Case Z-2333

P
POSTED
4-30-81

ACTION

S/D COMMITTEE *(Final Approval)* DATE *4-30-81*

M.A.P.C. *Aggravate* *5-2-81*

B.C.C./B.C.C.C. *Aggravate* *5-19-81*

S/D 81-43 TWIN OAKS ADDITION -
Between 2nd & 3rd, in an area west
of Knight. By: Baughman Co., P.A.

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

S/D 81-43 ^
map: 5247D
Code: 2-2333 ^

TWIN OAKS ADDITION was
filed for record on June 10, 1981

Barbara J. McCall
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

X T9-328

June 22, 1981

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-2333 - Zone change from "AA" to "R-5"; and
S/D 81-43 - Twin Oaks Addition

At the regular meeting of the Board of City Commissioners on May 5, 1981, the above captioned request for zone change was considered and approved, subject to replatting - access control to 3rd, and the City Clerk was instructed to withhold publication of the ordinance establishing the zone change until such time as the plat has been recorded. The associated plat was approved by the Board of City Commissioners on May 19, 1981.

This is to advise you that the final plat of Twin Oaks Addition was recorded with the Register of Deeds on June 10, 1981 and, therefore, the ordinance establishing the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 81-43 Name Twin Oaks Addition
Application & Sketch Filed: 4-17-81
Preliminary Plat Filed: N.A. Approved by S/D: N.A.
Final Plat Filed: 4-17-81 Approved by S/D: 4-30-81
Approved by Metropolitan Area Planning Commission: 5-7-81

DESCRIPTION

General Location: Between 2nd and 3rd in an area west of Knight

Surveyor or Engineer: Baughman Company
Owner: Peter G. Pankratz
Address: 327 Wind Rows Lake Drive, Goddard, 67052

1. Gross Acreage of Plat <u>2.94</u>	6. Access Control	
2. Number of Lots	St. <u>3rd</u>	No. Openings <u>None</u>
Residential <u>1</u>	St. _____	No. Openings _____
Commercial _____	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving _____	Water _____
Total Number of Lots: <u>1</u>	Sidewalk <u>X</u>	Drainage _____
3. Minimum Lot Area: <u>120,258</u> sq.ft.	Sewer _____	Other _____
4. Existing Zoning: <u>AA</u>		
5. Special Problems Discussed: _____		

Associated zone case Z-2333 "AA" to "R-5" has been approved subject to replatting. Complete access control to 3rd Street has been granted. A certificate guaranteeing sidewalk construction on 2nd Street at the time of development has been submitted for recording.

PLANNING COMMISSION RECOMMENDATIONS: Approve the plat subject to recording within thirty (30) days after approval by the Board of City Commissioners.

Bayouth moved, Gardner seconded and it carried unanimously. Goebel, Jones and Shook were absent. One vacancy.

ACTION: Instruct the City Clerk to file the sidewalk certificate with the Register of Deeds, the recording cost of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

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 Application & Sketch Filed: 4-17-81
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- | | | |
|--|-----------------------|--------------------------|
| 1. Gross Acreage of Plat <u>2.94</u> | 6. Access Control | |
| 2. Number of Lots | St. <u>3rd</u> | No. Openings <u>None</u> |
| Residential <u>1</u> | St. _____ | No. Openings _____ |
| Commercial _____ | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving _____ | Water _____ |
| Total Number of Lots: <u>1</u> | Sidewalk <u>X</u> | Drainage _____ |
| 3. Minimum Lot Area: <u>120,258</u> sq.ft. | Sewer _____ | Other _____ |
| 4. Existing Zoning: <u>AA</u> | | |
| 5. Special Problems Discussed: _____ | | |

Associated zone case Z-2333 "AA" to "R-5" has been approved subject to replatting. Complete access control to 3rd Street has been granted. A certificate guaranteeing sidewalk construction on 2nd Street at the time of development has been submitted for recording.

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STATE OF KANSAS
 SEDGWICK COUNTY
 FILED FOR RECORD AT
 2:28 P.M.
 MAY 20 1981

MICROFILMED
 OF RECORD

5 38642
 NO. BETTE F. McCART
 REGISTER OF DEEDS

File Kottler's Request

RESTRICTIVE COVENANTS FOR
 LOT 1, TWIN OAKS ADDITION, TO THE
 CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

RESTRICTIVE COVENANTS applying to all of the following described real estate, to-wit:

Lot 1, Twin Oaks Addition, to the City of Wichita, Sedgwick County, Kansas.

The restrictions hereinafter set forth shall be filed in the Office of the Register of Deeds of Sedgwick County, Kansas, and shall be applied in full to all lots and/or building sites lying and situated in said aforescribed real property, and all deeds to said real property that shall be given shall be subject to the provisions hereof.

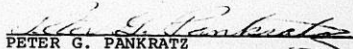
1. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 2001.
2. It is understood and acknowledged by the undersigned that the consideration given for these restrictive covenants is a compromise agreement and stipulation made in settlement of a rezoning dispute by and between the majority of the landowners adjacent to and within two hundred (200) feet of the aforescribed premises, and the undersigned, owner of said premises.
3. In the event of the violation or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision, or any owner or owners of real property situated within two hundred (200) feet adjacent to said real property, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.
4. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
5. Said aforescribed real estate shall be developed into not more than twelve (12) four-plex units having not more than forty-eight (48) total living units in all.
6. Drainage of all improved areas in and upon the premises shall run south to Second Street.
7. Construction shall equal or exceed quality of the surrounding neighborhood.
 - (a) Minimum of 750 square feet for two (2) bedroom units and 600 square feet for one (1) bedroom units.
 - (b) All material used in construction shall be new and not previously used.

Buighman Co.
 330 Kanka
 67211 (File "H")

7.00

- (c) No previously-owned building shall be moved onto the site.
 - (d) No trailer house or temporary housing shall be permitted except as a construction office during construction.
 - (e) Each building unit shall have at least twenty-five percent (25%) brick or stone on the exterior front walls.
 - (f) Siding to be wood, masonite or equal. No asbestos shingle siding.
 - (g) All construction to conform to city code and zoning regulations.
8. No building unit shall be more than two (2) stories high. Maximum height - twenty-eight (28) feet.
9. Each unit shall be equipped with a mechanical garbage disposal unit, if same are available.
10. Trash recepticals will be supplied and area residents will be expected to use them and keep area neat and orderly.
11. No activity which may be or may become an annoyance or nuisance to the neighborhood shall be carried on upon the premises or in any structure or unit erected thereon.
12. No poultry or animals except usual household pets shall be permitted in the area. Any permitted household pet shall not become a neighborhood nuisance.
13. The aforedescribed premises shall be enclosed except for the south boundary thereof, with a six (6) foot wood screening fence upon completion of all construction work and such fencing shall be kept in good repair. No additional fencing shall be permitted except as approved by the developer or a control committee appointed by him or his representative.
14. No signs, except normal real estate "for sale" or "for rent" signs, advertisements, billboards or advertising structures shall be erected within the area except the name of the complex.
15. Access to and from the premises shall be limited to the southwest corner of said real property and along the west boundary thereof and no access or ingress and egress shall be permitted to said premises on or over the north boundary thereof or to and from the north of said premises.

DATED this 7th day of May, 1981.


PETER G. PANKRATZ
d/b/a PETER G. PANKRATZ CONSTRUCTION CO.

"OWNER"

Commitment No. Y-97,515

St. Paul Title Insurance Corporation

ST. PAUL TITLE INSURANCE CORPORATION, a Missouri corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate SIX MONTHS after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, ST. PAUL TITLE INSURANCE CORPORATION has caused this commitment to be signed and sealed by its duly authorized officers, the commitment to become valid when countersigned by an authorized signatory as of Effective Date shown in Schedule A.



ST. PAUL TITLE INSURANCE CORPORATION

COUNTERSIGNED:

BY *[Signature]*
AUTHORIZED SIGNATURE

BY:

[Signature]
CHAIRMAN OF THE BOARD

ATTEST:

[Signature]
SECRETARY



The City of Wichita
Peter G. and Elfriede H. Pankratz, h/w

ALTA COMMITMENT - 1966

SCHEDULE A

Commitment No. Y-97,515

1. Effective date: May 18, 1981 at 7:00 A.M. Amount Limited to \$ 250.00
2. Policy or Policies to be issued:
_____ ALTA Owner's Policy Form A-1970 (Amended 10-17-70)
(a) ALTA Owner's Policy Form B-1970 (Amended 10-17-70)
_____ Proposed Insured: The City of Wichita, a Municipal Corporation

- _____ ALTA Loan Policy (Amended 10-17-70)
(b) _____
_____ Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple.
4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in:
Peter G. Pankratz and Elfriede H. Pankratz, husband and wife
5. The land referred to in this Commitment is situated in the County of Sedgwick, State of Kansas, and is described as follows:

Lot 43, KNIGHT ACRES,
Sedgwick County, Kansas

TO BE PLATTED AS: TWIN OAKS ADDITION, Wichita,
Sedgwick County, Kansas

FIDELITY TITLE COMPANY, INC.

Schedule A consists of 1 pages.
TSP-113A:9/77



SCHEDULE B
(REQUIREMENTS)

Commitment No. Y-97,515

1. The following are the requirements to be complied with:

A. Payment to, or for the account of, of the sellers or mortgagors of the full consideration for the estate or interest to be insured.

B. Instruments in insurable form which must be executed, delivered and duly filed for record.

- (1) Procure and file and record a properly approved and satisfactorily executed Plat of TWIN OAKS ADDITION, Wichita, Sedgwick County, Kansas, executed by Peter G. Pankratz and Elfriede H. Pankratz, husband and wife, as fee owners.
- (2) 1980 real estate taxes show paid in the amount of \$157.25; Key #D-9111.
- (3) Company has been furnished with a copy of proposed plat, which includes dedications for utility easement, building setback lines and access control.

(EXCEPTIONS)

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. (A) Rights of dower, curtesy, homestead or other marital rights of spouse, if any, of any individual insured. (B) Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished imposed by law and not shown by the public records. (C) Survey: Any encroachments, measurements, party walls, or other facts which a correct survey of the premises would show. (D) Easements, or claims of easements, not shown by the public records. (E) Rights or claims of parties in possession not shown by the public records.
3. All assessments and taxes for the year 1981 and all subsequent years.
4. Any restrictions, covenants and conditions to be imposed subsequent to the recordation of the title.
5. Any easements, streets or right-of-ways to be dedicated to the public including but not limited to all abutter's rights or access to any streets, drainage rights of way, public utilities, approval of elevation or other restrictive matters that may be reserved, dedicated or granted in the recorded Plat.
6. Dedication to the public for street purposes recorded in Misc. Book 418 at page 502 over the North 30 feet of Lot 43, Knight Acres.
7. Described property may be and/or is subject to Special Assessments as disclosed by Resolution recorded in Film 158 at page 1416.

FIDELITY TITLE COMPANY, INC.

Schedule B of this Commitment consists of 1 pages.

44-043



Conditions and Stipulations

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to Paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations, and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest or the lien of the insured mortgage covered hereby or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this commitment.

May 12, 1981

Jim Jorgensen, Plans Examiner

Louise Olivarez, Senior Planner

Development of Twin Oaks Addition (a replat of Lot 43, Knight Acres). Between 2nd and 3rd in an area west of Knight

During review of the above-referenced plat, the Engineering Department stated they had approved the drainage concept but would like the opportunity to review the drainage plan when it is submitted with the building plans. This plat is scheduled for approval by the City Commission on May 19, 1981, and after recording will be zoned R-5. If you could remember to consult with City Engineering about the drainage when the building plans are submitted, it would be appreciated.

Louise Olivarez
Senior Planner

LO:bh

CERTIFICATE OF SIDEWALK

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, Peter G. Pankratz, owner of
Twin Oaks Addition, Wichita, Kansas

do hereby acknowledge that in accordance with the sidewalk ordinance of the City of Wichita, construction of sidewalks is required on the following streets within the addition:

1. North side of Second
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

This is to place on notice all owners of lots and subsequent owners thereof within said addition that as a result of the above cited ordinance, said owners and subsequent owners thereof are responsible for seeing that sidewalks are installed or guaranteed by cash or other acceptable financial means as a precondition of the issuance of a building permit for all development occurring on lots or portions thereof within

Twin Oaks Addition.

Signed this 7th day of May, 1981.

Peter G. Pankratz
Peter G. Pankratz

City of Wichita)
Sedgwick County) ss
State of Kansas)

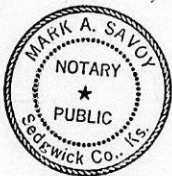
Be it remembered that on this 7th day of May, 1981, before me, a notary public in and for said County and State, came Peter G. Pankratz, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Mark A. Savoy
Notary Public

My Commission Expires:

5/12/84



May 8, 1981

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 81-43 - Final Plat of Twin
Oaks Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, May 7, 1981, 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 May 1, 1981.

We have received the plat tracing, sidewalk certificate, and proof of ~~ownership~~ and will schedule this plat for City Commission review on May 19, 1981.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

L0:jps

cc: Peter Pankratz, 327 Wind Rows Lake Drive, Goddard, 67052

May 1, 1981

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 81-43 - Final plat of Twin Oaks Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 30, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant's lot grading concept has been approved. The City Engineer's office has requested a review of the lot grading plan prior to the issuance of a building permit.
- 5-7 B. Since 2nd Street is classified as a collector street, the City sidewalk ordinance requires that the applicant submit a notarized sidewalk certificate which states that a sidewalk will be constructed on 2nd Street at the time of lot development.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 May 7, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bb

cc: Peter Pankratz, 327 Wind Rows Lake Drive, Goddard, Ks. 67052
Mike Lindebak, City Engineer

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE April 30, 1981

TO Jack Galbraith, Chief Planner

FROM Chris Breitenstein, Drainage & Flood Control Engineer

SUBJECT Subdivision Agenda - April 30
Approval of Plans OR
Approval Subject to Various
Stipulations

Cedar Lakes Plaza 2nd Addition--Site Grading Plan - Entire lot
should be graded to above 171.6, such that it will drain
when Harry Street is improved to arterial standards;
otherwise there needs to be a private storm water sewer.


Willo-Esque 5th Addition

Northwest Village 3rd Addition

Twin Oaks Addition - Site Grading Plan should be submitted to
Engineering before obtaining building permit.

Green Addition

Caliendo 7th Addition


Chris Breitenstein
Drainage & Flood Control
Engineer

CJB:md

cc: Louise Olivarez
Mike Lindebak

RECEIVED

MAY 1 1981

METROPOLITAN PLANNING

ROUTE

April 23, 1981

Mr. Russell Grant
Attorney
116 W. Main
Mulvane, Ks. 67110

Re: S/D 81-43 - Town Oaks Addition

Dear Mr. Grant:

This letter is to advise you that a plat has been submitted for the property between 2nd and 3rd Streets west of Knight which was recently approved for R-5 zoning (Z-2333). The plat will be reviewed by the Subdivision Committee at their meeting of April 30th, beginning at 1:00 p.m., in the Planning Conference Room, 10th floor, City Hall.

You may attend this meeting if you wish, or if you want to see or discuss the plat prior to the meeting, please call me at 268-4406.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

April 23, 1981

Rev. Ted Swope
Bethel Baptist Church
3600 W. 2nd
Wichita, Kansas 67203

Re: S/D 81-43 - Twin Oaks Addition

Dear Rev. Swope:

This letter is to advise you that a plat has been submitted for the property between 2nd and 3rd Streets west of Knight which was recently approved for R-5 zoning (Z-2333). The plat will be reviewed by the Subdivision Committee at their meeting of April 30th, beginning at 1:00 p.m., in the Planning Conference Room, 10th floor, City Hall.

You may attend this meeting if you wish, or if you want to see or discuss the plat prior to the meeting, please call me at 268-4406.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-43 Name Twin Oaks Addition
Date Application Rec'd. 4-17-81 Preliminary Approval
Scheduled S/D Meeting 4-30-81

DESCRIPTION

General Location Between 2nd and 3rd in an area west of Knight

Owner Peter G. Pankratz
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- | | | | |
|---|---|--------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>2.94 acres</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>30</u> R/W <u>193</u> ft. | |
| Residential | <u>1</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL | <u>193</u> ft. |
| 3. Minimum Lot Frontage | <u>193</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area | <u>120,258 sq. ft.</u> | | |
| 5. Existing Zoning | <u>"AA"</u> | | |
| 6. Proposed Zoning | <u>"R-5" (Z-2333)</u> | | |
| 9. Public Water Supply | <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers | <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | _____ | | (Yes-No) |
| 12. City of Wichita | <u>X</u> : Three-Mile Area | | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2333) requesting "AA" to "R-5" is scheduled for review by the Board of City Commissioners on 5-5-81.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- B. Since 2nd Street is classified as a collector street, the City sidewalk ordinance requires that the applicant submit a notarized sidewalk certificate which states that a sidewalk will be constructed on 2nd Street at the time of lot development.
- C. A requirement of the associated zone case is the platting of "complete access control" from this property to 3rd Street. This zone case requirement has been indicated on this final plat. The attorney for the opposition requested that access to 2nd Street not be adjacent to the east property line. The Committee may desire to require access control to 2nd Street except for the west 30 feet.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Turn Oaks Add

D-4083 (City Clerk's #)

indenture of conveyance for portion
of $5\frac{1}{2}$ 3rd bet McComas & Knight
for water main

E 50' of N 30' Lot 42 Knight Aves

D-4108

N 30' Lot 43 Knight Aves
for $5\frac{1}{2}$ 3rd St.

Map No.: _____
Section: 24
Twp.: 27
Range: 1W

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Twin Oaks Addition

General Location: North side and between West and Knight

Name of Property Owner: Peter G. Pankratz
Address: 327 Wind Rows Lake Dr., Wichita, KS Zip Code: _____ Phone: 722-2092
Name of Subdivider: _____ Zip Code: _____ Phone: _____
Address: _____ Zip Code: _____ Phone: _____
Name of Engineer/Surveyor: Baughman Company, P.A.
Address: 330 Laura, Wichita, KS Zip Code: 67211 Phone: 262-7271
Date of Application: April 17, 1981

SUBDIVISION INFORMATION:

- | | |
|--|--------------------------------|
| 1. Gross Acreage of Plat <u>2.94 Acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential <u>1</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>193</u> ft. | 8. Are Sidewalks existing? |
| 4. Minimum Lot Area <u>120,258 Sq. Ft.</u> | Yes _____ No <u>X</u> |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"R-5"</u> | |
| 9. Is a public water supply available? <u>X</u> Yes _____ No, Name City of Wichita _____ | |
| 10. Is a sanitary sewer available? <u>X</u> Yes _____ No, Name City of Wichita _____ | |
| 11. Has Health Department approval been obtained (where applicable) _____ Yes _____ No _____ | |
| 12. City of Wichita <u>X</u> _____ Three Mile Area _____ Outside of Wichita _____ | |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Peter G. Pankratz

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202

Received by _____
Date _____
Fee Submitted _____

T9-301B
(7-79)

No.: 5247D
tion: 24
.: 27
ge: 1W

S/D No. 81-43

APPLICATION FOR SUBDIVISION APPROVAL

ne of Subdivision: Twin Oaks Addition

eral Location: North side and between West and Knight
Between 2nd & 3rd in an area west of Knight

ie of Property Owner: Peter G. Pankratz
ress: 327 Wind Rows Lake Dr., Wichita, Zip Code: 67052 Phone: 122-2092
ie of Subdivider: Coddish KS. Zip Code: _____ Phone: _____
ress: _____ Zip Code: _____ Phone: _____
ie of Engineer/Surveyor: Baughman Company, P.A.
ress: 330 Laura, Wichita, KS. Zip Code: 67211 Phone: 262-7271
e of Application: April 17, 1981

DIVISION INFORMATION:

Gross Acreage of Plat 2.94 Acres
Number of Lots:
Residential 1
Commercial _____
Industrial _____
Other _____

Total Number of Lots 1
Minimum Lot Frontage 193 ft.
Minimum Lot Area 120,258 Sq. Ft.
Existing Zoning "AA"
Proposed Zoning "R-5" / 2-3333

7. Lineal Feet of New Streets:
a. 30 R/W 193 ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 193 ft.

8. Are Sidewalks existing?
Yes _____ No X

Is a public water supply available? X Yes _____ No, Name City of Wichita
Is a sanitary sewer available? X Yes _____ No, Name City of Wichita
Has Health Department approval been obtained (where applicable) _____ Yes _____ No
City of Wichita X Three Mile Area _____ Outside of Wichita _____

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: _____
Signature of Peter G. Pankratz
Signature of Sedgwick County
to his matter

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
5 North Main, Wichita, Kansas 67202

Received by L.O.
Date 4-17-81
Fee Submitted 50.00

FORM 2021

PAYMENT NOTICE
City of Wichita

Eldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
-------------	--------

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY