

PLAT. NO. S/D 81-24 MAP NO. 5849A

NAME G. P-S. SECOND ADDITION

LOCATION: Southeast corner 21st Street North and
Beaumont Street

ENGINEER Baughman Co., P.A.

OWNER Slawson Investments, Inc. Att: Larry C. Chambers

APPLICATION FILED 3-6-81

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 3-6-81

S/D ACTION 3-19-81 approve

MAPC ACTION 3-26-81 approve

BCC ACTION 4-7-81 Approved

RECORDED 4/10/81

REMARKS Assoc. DP-35

S/D 81-24 - G. P-8; SECOND ADD. N.
Southeast corner 21st St. North &
Seamont St., Beaumont Col., P.A.

Handwritten signature and date: 3-19-81

ACTION

	DATE
S/R COMMITTEE Handwritten	3-19-81
M.A.P.C. Handwritten	3-24-81
B.C.C./B.C.C.G. Handwritten	4-7-81

SLAWSON INVESTMENT CORPORATION
200 DOUGLAS BUILDING, WICHITA, KANSAS 67202
316 / 263-3201

RECEIVED

APR 20 1981

METROPOLITAN PLANNING

ROUTE Louise

April 16, 1981

Mrs. Louise Olivarez
Senior Planner
Metropolitan Area Planning Department
10th Floor - City Hall
Wichita, Kansas 67202

RE: G.P.-S. 2ND ADDITION

Dear Louise:

Pursuant to your request, I am enclosing copies of the recorded drainage easement and cross easement recently filed in connection with the referenced replat. I really appreciate your cooperation and patience in this matter.

Sincerely,

Ron

Ron H. Harnden

RHH:ghj
Enclosures

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Slawson Investment Corporation, a Kansas corporation, GRANTOR hereof, is the record title owner of the following-described real property, to-wit:

Lots One (1) and Two (2), G.P.-S First Addition Wichita, Sedgwick County, Kansas;

which Lots are contiguous to and lie directly south of Twenty First Street, Wichita, Kansas; and

WHEREAS, Grantor desires to sell Lot 1 to a purchaser requiring a larger lot than Lot 1 is as now platted;

WHEREAS, said Lots 1 and 2 are presently subject to a Cross-Easement dated December 13, 1979, recorded on Film 399 at Page 1311 of the office of the Sedgwick County Register of Deeds (hereinafter called the "Original Cross-Easement");

WHEREAS, Grantor desires to replat said Lots 1 and 2 G.P.-S First Addition to extend the frontage of Lot 1 from 110 feet to 133 feet and to reduce the frontage of Lot 2 accordingly, which replat shall be referred to as G.P.-S Second Addition;

WHEREAS, said replat requires vacation of the Original Cross-Easement referred to above and relocation of access at the boundary line of Lots 1 and 2, G.P.-S Second Addition.

NOW, THEREFORE, in consideration of the premises:

1. Grantor hereby vacates in its entirety the Original Cross-Easement.
2. Grantor hereby subjects Lots 1 and 2 G.P.-S Second Addition to the following easements:
 - (a) The north forty (40) feet of the east fifteen (15) feet of Lot 1 is subjected to an easement, the purpose of which is and shall be to provide ingress to and egress from Lot 2 to Twenty First Street by the owners and lawful occupiers thereof, and their respective guests, invitees, patrons, agents, and employees;
 - (b) The north forty (40) feet of the west fifteen (15) feet of Lot 2 is subject to an easement, the purpose of which is and shall be to provide ingress to and egress from Lot 1 to Twenty First Street by the owners and lawful occupiers thereof, and their respective guests, invitees, patrons, agents, and employees;

to the end that the owners and occupiers, and their respective guests, invitees, patrons, agents, and employees of both Lots may properly gain access to their respective Lots from Twenty First Street by means of the single thirty (30) foot driveway approach.

3. The easements hereby established shall run with the land and shall be binding upon and inure to the benefit of Grantor and all subsequent owners and occupiers of the two Lots above described.

MICROFILMED
OF RECORD

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
... ..M

MAR 27 1981
5 31647

NO.
BETTE F. McCART
REGISTER OF DEEDS

YTIC #3287 accomo
6.00

Sat Kettler
Deputy

IN WITNESS WHEREOF, this Cross-Easement is executed this 27th day of March, 1981.

SLAWSON INVESTMENT CORPORATION

Larry A. Chambers
By Vice president
Larry A. Chambers

3/17/490D

STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK

Before me, the undersigned, a Notary Public, within and for said county and state, on this 27th day of March, 1981, personally appeared Larry A. Chambers, to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires:

5/6/81

Sally J. Fisher
Notary Public



PRIVATE DRAINAGE/EASEMENT

THIS EASEMENT made this 27th day of March, 1981, by Slawson Investment Corporation (hereafter called "Slawson").

WHEREAS, S&M Land Enterprises, a Kansas partnership composed of Slawson and Hal W. McCoy, acquired certain real estate, a part of which is presently platted and described as Lots 2 and 3 G.P.-S First Addition, Wichita, Kansas;

WHEREAS, on August 27, 1980, Slawson acquired all of said McCoy's partnership interest in and to S&M Land Enterprises so that Slawson thereby owned 100% of said partnership (thereby dissolving said partnership);

WHEREAS, a portion of said Lot 2 G.P.-S. Second Addition must be utilized in order to provide proper water drainage from said Lot 3 G.P.-S. First Addition;

WHEREAS, Slawson intends to convey Lot 3, G.P.-S. First Addition and Lot 2 G.P.-S. Second Addition at some time to unrelated parties and, in connection with the present replatting, desires to subject Lot 2 G.P.-S. Second Addition to a drainage easement for the benefit of Lot 3, G.P.-S. First Addition.

NOW, THEREFORE, in consideration of the premises, Slawson hereby grants and conveys unto itself and for the benefit of its successors, grantees, and transferees, as owner of Lot 3, G.P.-S. First Addition, a perpetual easement and right-of-way for the purpose of surface drainage and/or installation, maintenance and repair of a drainage system over, along, and under the east 20 feet of Lot 2, G.P.-S. Second Addition, Wichita, Kansas.

Slawson as owner of Lot 2, G.P.-S. Second Addition, for itself, its successors, grantees and transferees hereby covenants to maintain the surface of said easement free from all obstructions which materially interfere with the drainage of water from said Lot 3, G.P.-S. First Addition over, along and under said easement area.

IN WITNESS WHEREOF, Slawson Investment has signed these presents the day and year first above written.

SLAWSON INVESTMENT CORPORATION

MICROFILMED OF RECORD

STATE OF KANSAS }
SEDGWICK COUNTY }
FILED FOR RECORD AS
MAR 27 1981

STATE OF KANSAS
COUNTY OF SEDGWICK

NO. 5 31648
BETTE F. Mc CART
REGISTER OF DEEDS

By Larry A. Chambers
Its Vice President
Larry A. Chambers

Pat Kattler
Deputy

On this 27th day of March, 1981, before me, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared Larry A. Chambers, to me personally known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires:

May 6, 1981
SALLY J. FISHER
NOTARY PUBLIC
State of Kansas
My Comm. Exp. 5/6/81

Sally J. Fisher
Notary Public

WP/623D

YITC 3287 Account 5⁰⁰

REC'D W/1
APR 2 1981

APR 20 1981
METROPOLITAN PLANNING
ROUTE 1

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 81-24 Name G.P.-S. Second Addition
Application & Sketch Filed: 3-6-81
Preliminary Plat Filed: N.A. Approved by S/D: N.A.
Final Plat Filed: 3-6-81 Approved by S/D: 3-19-81
Approved by Metropolitan Area Planning Commission: 3-26-81

DESCRIPTION

General Location: Southeast corner of 21st Street North and Beaumont

Surveyor or Engineer: Baughman Company, P.A.
Owner: Slawson Investment Corporation
Address: 104 S. Broadway, Suite 200, 67202

1. Gross Acreage of Plat <u>1.38</u>	6. Access Control	
2. Number of Lots	St. <u>21st</u>	No. Openings <u>2</u>
Residential _____	St. _____	No. Openings _____
Commercial <u>2</u>	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving _____	Water _____
Total Number of Lots: <u>2</u>	Sidewalk _____	Drainage _____
3. Minimum Lot Area: <u>29,260</u> sq. ft.	Sewer _____	Other _____
4. Existing Zoning: <u>LC with DP-35</u>		
5. Special Problems Discussed: _____		

This replat is for the purpose of increasing the size of the original Lot 1 in G.P.-S. First Addition and relocating the common access point and utility easement accordingly.

Planning Commission Recommendation: That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Martens moved, Lofton seconded and it carried unanimously. Hennessy and Jones were absent. Bayouth not present for this vote. One vacancy.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

SLAWSON INVESTMENT CORPORATION
200 DOUGLAS BUILDING, WICHITA, KANSAS 67202
316 / 263-3201

RECEIVED

APR 6 1981

METROPOLITAN PLANNING
ROUTE 1000

April 3, 1981

Ms. Louise Olivarez
Senior Planner
Wichita-Sedgwick County Metropolitan Area Planning Department
City-Hall,
Tenth Floor
455 North Main
Wichita, Kansas 67202

Re: S/D 8-24 - Final Plat of G.P.-S Second Addition
Your letter dated March 27, 1981

Dear Louise:

I am enclosing a copy of receipts evidencing the fact that we paid the ad valorem taxes due in connection with the referenced property on April 1, 1981.

I believe we have supplied you with all documentation necessary to finalize the referenced plat, however, if there is anything further that is necessary, please give me a call.

Thanks very much for your cooperation.

Sincerely,

Ron

Ron H. Harnden

RHH/ar

cc: Keith Parker, 239 Pattie, 67211
Bill Korber, Baughman & Co, 330 Laura, 67211

SEDGWICK COUNTY TREASURER,
COURTHOUSE, WICHITA, KS. 67203

TAX RECEIPT

THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW:
1. INFORMATION ON ITEMS TAXED

VALUATION	MILL LEVY	GENERAL TAX	OTHER TAX	TOTAL TAX	AMOUNT PAID			
1,110	108.450	120.38	184.64	305.02	152.51			
1.67	18.54	54.51	.14	43.85	1.67			
STATE	COUNTY	COUNTY FIRE DISTRICT	SCHOOL	OLD SCHOOL BOND	CITY	TOWNSHIP	OTHER LEVIES	BREAK DOWN

LOT 2

1980 REAL ESTATE

TAXED ITEMS

G.P-S. FIRST ADDITION

2. RECEIPT VALIDATION 3222 GHS C345 C698844 2K 04-01-81 152.51 .00

80-0- -C -41252- - 6702
S. & M. LAND ENTERPRISES
200 DOUGLAS BLDG.
104 S BROADWAY
WICHITA KS 67202

SEDGWICK COUNTY TREASURER,
COURTHOUSE, WICHITA, KS. 67203

TAX RECEIPT

THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW:
1. INFORMATION ON ITEMS TAXED

VALUATION	MILL LEVY	GENERAL TAX	OTHER TAX	TOTAL TAX	AMOUNT PAID			
740	108.450	80.25	123.65	203.90	101.95			
1.11	12.36	36.35	.09	29.23	1.11			
STATE	COUNTY	COUNTY FIRE DISTRICT	SCHOOL	OLD SCHOOL BOND	CITY	TOWNSHIP	OTHER LEVIES	BREAK DOWN

LOT 1

1980 REAL ESTATE

TAXED ITEMS

G.P-S. FIRST ADDITION

2. RECEIPT VALIDATION 3222 GHS C345 C698843 2K 04-01-81 101.95 .00

80-0- -C -41251- - 6702
S. & M. LAND ENTERPRISES
200 DOUGLAS BLDG.
104 S BROADWAY
WICHITA KS 67202

COMMITMENT:

1 Office Location
2 Date Income Reported
3 Case Number
4 Transaction Code
5 Liability
6 Charge
7 Endorsement Code
8 Endorsement Charge
9 Total Revenue
10 State Code
11 County Code
12 Property type
13 Source of Business
14 Commission/Retention

5-27-81

1	2	3	4	5	6	7	8	9	10	11	12	13	14
			0	0	0					11	13		
2			M	M	M		M						

Lawyers Title Insurance Corporation

A STOCK COMPANY
Home Office—Richmond, Virginia

PLATTING COMMITMENT

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

1. Effective Date March 27, 1981 Case No. _____

2. Policy or policies to be issued: Amount \$ NONE

(a) ALTA Owner's Policy—Form B-1970 (Rev. 10-17-70)
Proposed insured:

Wichita - Sedgwick County Metropolitan Area Planning Commission

Amount \$ NONE

(b) ALTA Loan Policy, 1970 (Rev. 10-17-70)
Proposed insured:

NONE

Amount \$ NONE

(c)
Proposed insured:

NONE

3. Title to the FEE SIMPLE estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

Slawson Investment Corporation

4. The land referred to in this Commitment is described as follows:

✓ Lots 1 and 2, G. P-S First Addition, Wichita, Sedgwick County, Kansas.

Countersigned at WICHITA, KANSAS

J. Edward Taylor
Authorized Officer or Agent

Form No. 91-88 (SCH. A)
035-1-088-0001/2

Commitment No. _____
Schedule A—Page 1

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

ORIGINAL

Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office—Richmond, Virginia

SCHEDULE B—Section 1

Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Item (c) Payment of taxes for the year 1980 in the original amount of \$80.25 General and \$123.65 Specials. First half \$101.95 Paid, second half \$101.95 Unpaid (Key No. C-4125, Lot 1).

Item (d) Payment of taxes for the year 1980 in the original amount of \$120.38 General and \$184.64 Specials. First half \$152.51 Paid, second half \$152.51 Unpaid (Key No. C-41252, Lot 2).



This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Form No. 91-88 (B-1)
035-1-088-0003/2

Schedule B-Section 1-Page 1-Commitment No. _____

ORIGINAL

Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office — Richmond, Virginia

SCHEDULE B—Section 2

Exceptions

The policy or policies to be issued will contain exceptions to the following 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. General taxes and special assessments for 1981 and subsequent years, not yet due nor payable.
3. Encroachments, overlaps, overhangs, unrecorded easements or claims to easements, violated restrictive covenants, deficiency in quantity of ground or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
4. Easement over the rear 10 feet and East 10 feet of Lot 2 of captioned premises for public utilities as shown on plat.
5. Easement over the East 10 feet of Lot 1 and West 10 feet of Lot 2 of captioned premises for public utilities as shown on plat.
6. A ten foot private drainage easement adjacent to 10 foot utility easement along East side of Lot 2.
7. All abutters rights of access as restricted in dedication on recorded plat.
8. Cross-Easement recorded in Film 399, page 1311.

Replaced by
new easmt.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Form No. 91-88 (B-2)
035-1-088-0004/1

Schedule B-Section 2-Page 1-Commitment No. _____

ORIGINAL

G.P.-S Second

CROSS-EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, S&M Land Enterprises, a Kansas corporation, GRANTOR hereof, is the record title owner of the following-described real property, to-wit:

Lots One (1) and Two (2), G.P.-S First Addition Wichita, Sedgwick County, Kansas;

which Lots are contiguous to and lie directly south of Twenty First Street, Wichita, Kansas; and

WHEREAS, Grantor desires to sell Lot 1 to a purchaser requiring a larger lot than Lot 1 is as now platted;

WHEREAS, said Lots 1 and 2 are presently subject to a Cross-Easement dated December 13, 1979, recorded on Film 399 at Page 1311 of the office of the Sedgwick County Register of Deeds (hereinafter called the "Original Cross-Easement"), and as depicted on the plat referred to as G.P.-S First Addition, Wichita, Kansas, recorded February 5, 1980 at said office;

WHEREAS, Grantor desires to replat said Lots 1 and 2 G.P.-S First Addition to extend the frontage of Lot 1 from 110 feet to 133 feet and to reduce the frontage of Lot 2 accordingly, which replat shall be referred to as G.P.-S Second Addition;

WHEREAS, said replat requires vacation of the Original Cross-Easement referred to above and designation of a new cross-easement at the boundary line of Lots 1 and 2, G.P.-S Second Addition.

NOW, THEREFORE, in consideration of the premises:

1. Grantor hereby vacates in its entirety the Original Cross-Easement.
2. Grantor hereby subjects Lots 1 and 2 G.P.-S Second Addition to the following easements:
 - (a) The north forty (40) feet of the east fifteen (15) feet of Lot 1 is subjected to an easement, the purpose of which is and shall be to provide ingress to and egress from Lot 2 to Twenty First Street by the owners and lawful occupiers thereof, and their respective guests, invitees, patrons, agents, and employees;
 - (b) The north forty (40) feet of the west fifteen (15) feet of Lot 2 as replatted is subject to an easement, the purpose of which is and shall be to provide ingress to and egress from Lot 1 to Twenty First Street by the owners and lawful occupiers thereof, and their respective guests, invitees, patrons, agents, and employees;

to the end that the owners and occupiers, and their respective guests, invitees, patrons, agents, and employees of both Lots may properly gain access to their respective Lots from Twenty First Street by means of the single thirty (30) foot driveway approach.

3. The easements hereby established shall run with the land and shall be binding upon and inure to the benefit of Grantor and all subsequent owners and occupiers of the two Lots above described.

draft submitted March 13, 1981 (1)
Approved with deletion of references to the original cross easement being depicted on the plat

IN WITNESS WHEREOF, this Cross-Easement is executed this ____ day
of _____, 1981.

S&M LAND ENTERPRISES

By _____

3/17/4900

STATE OF KANSAS

COUNTY OF SEDGWICK

)
) ss.
)

Before me, the undersigned, a Notary Public, within and for said
county and state, on this ____ day of _____, 1981, personally
appeared _____, to me personally known to be the
identical person who executed the within and foregoing instrument and
acknowledged to me that he executed the same as his free and voluntary act and
deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the
day and year last above written.

My commission expires:

Notary Public

March 27, 1981

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

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

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, March 26, 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 March 20, 1981.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that the title is vested in the platlor.
3. Certification that all taxes due and payable for 1980 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivares
Senior Planner

LO:bh

cc: Slawson Investment, Inc. Attention: Larry Chambers, 104 S. Broadway,
67202
Keith Parker, 239 Pattie, 67211

3-27

need
second
tracing

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 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
Mike Lindebak, City Engineering

Final
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-24 Name G.P.-S. Second Addition
Date Application Rec'd. 3-6-81 Preliminary Approval
Scheduled S/D Meeting 3-19-81

DESCRIPTION

General Location Southeast corner 21st St. North and Beaumont Street

Owner Slawson Investments, Inc., Atten: Larry C. Chambers
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- | | | | |
|--|---------------------------|---|--|
| 1. Gross Acreage of Plat | <u>1.384 acres</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u> </u> R/W <u> </u> ft. | |
| Residential | <u> </u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u>2</u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>2</u> | TOTAL <u>None</u> <u> </u> ft. | |
| 3. Minimum Lot Frontage | <u>133</u> ft. | 8. Sidewalk adjacent to all streets? <u> </u> yes <u> </u> no | |
| 4. Minimum Lot Area | <u>29,260,000 sq. ft.</u> | | |
| 5. Existing Zoning | <u>LC (DP-35)</u> | | |
| 6. Proposed Zoning | <u>LC (DP-35)</u> | | |
| 9. Public Water Supply <u>Yes</u> (Yes-No). Name <u>City of Wichita</u> | | | |
| 10. Public Sanitary Sewer <u>Yes</u> (Yes-No). Name <u>City of Wichita</u> | | | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | | | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | | | |

STAFF COMMENTS:

Note: This plat is a replat of Lots 1 and 2, of the recently platted G.P.-S. First Addition (recorded 2-5-80).

- A. The representative from the Department of Engineering should be prepared to comment on the status of the applicant's drainage plan and state whether or not any drainage improvements are necessary.
- B. 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 shall be drafted and submitted for Planning Department review and approval. The separate instrument shall reference that it replaces the earlier document and, after Planning Department approval, it shall be recorded so the easement may be shown on the face of the plat along with the recording data.
- C. A requirement of the platting of G.P.-S. 1st Addition was the labeling of a 10-foot private drainage easement adjacent to the 10-foot utility easement along 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.
- 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 the various improvements, or discuss the feasibility of the applicant extending or installing same.

Map No.: 5849 A
Section: NE 1/4 12
Twp.: 27-S
Range: 1-E

263-2421

S/D No. 81-24

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: G. P-S. SECOND ADDITION
General Location: S.E. CORNER 21ST. ST. NO. & BEALMONT ST.
Name of Property Owner: SLAWSON INVESTMENTS, INC. Atty: Larry C. Chambers
Address: 200 # Douglas Bldg. ← Zip Code: Phone: 263-3201
Name of Subdivider: Keith Parker → 184 S. Broadway
Address: Architect 239 PATTIE Zip Code: 67211 Phone: 263-8261
Name of Engineer/Surveyor: BALGHAMIAN COMPANY, P.A.
Address: 330 LAURA Zip Code: 67211 Phone: 262-7271
Date of Application: MARCH 8, 1981

SUBDIVISION INFORMATION:

- 1. Gross Acreage of Plat 1.384 Acres
- 2. Number of Lots:
 - Residential _____
 - Commercial 2
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 133 ft.
- 4. Minimum Lot Area 29,260.000 sq. ft.
- 5. Existing Zoning LC (DP-35)
- 6. Proposed Zoning LC (DP-35)
- 7. Lineal Feet of New Streets:
 - a. R/W _____ ft.
 - b. R/W _____ ft.
 - c. R/W _____ ft.
 - d. R/W _____ ft.
 - e. R/W _____ ft.
 - TOTAL NONE ft.
- 8. Are Sidewalks existing? Yes _____ No X
- 9. Is a public water supply available? X Yes No, Name City of Wichita
- 10. Is a sanitary sewer available? X Yes No, Name City of Wichita
- 11. Has Health Department approval been obtained (where applicable) Yes _____ No _____
- 12. 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: Slawson Investment Corporation
by: Larry C. Chambers, Vice President

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

Received by L.C.
Date 3-6-81
Fee Submitted 210.00

FORM 29

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
Subdivision application	211.00
G.P.-S. Second	
NAME <i>Keith Parker Associates</i>	
ADDRESS <i>239 Patton</i>	
FUND <i>110-1071-103-000-000</i>	DUE DATE <i>3-1-81</i>
COMMENTS	
DATE <i>3-1-81</i>	BY <i>LD</i>