

PLAT. NO. S/D 81-40 MAP NO. 5047C
NAME WILLO-ESQUE 5TH ADDITION

LOCATION: North of Maple, in an area west of
Willo-Esque
ENGINEER Professional Engineering Consultants, P.A. (G. Wiley)
OWNER Donald C. Slawson (Attn: Larry Chambers)
APPLICATION FILED 4-17-81
SKETCH PLAT FILED _____
PRELIMINARY FILED 4-17-81
S/D ACTION 4-30-81 approve
FINAL FILED 5-1-81
S/D ACTION 5-14-81 approve
MAPC ACTION 5-21-81 approve
BCC ACTION 7-28-81 Approved
RECORDED 8-12-81 ll
REMARKS Associated Case DP-42

S/D 81-40 WILLO-ESQUE 5TH ADDITION
North of Maple, in an area west of
Willo-Esque. By: P. E. C., P.A. (Gary
Wiley)

POSTED
4-30-81

ACTION

	DATE
<i>S/D</i> COMMITTEE (<i>Parkin</i>) <i>approved</i>	<i>4-30-81</i>
<i>S/D</i> (<i>Spence</i>) <i>approved</i>	<i>5-14-81</i>
M.A.P.C. <i>approved</i>	<i>5-21-81</i>
B.C.C./B-60-E. <i>Approved</i>	<i>7-28-81</i>

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

S/D 81-40 n
Map. 5047c
Assoc. D.P. 42

WILLOW-ESQUE FIFTH ADDITION was

filed for record on August 12, 1981

Robert J. McCall
Register of Deeds

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

T9-328

x

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 81-40 Name Willo-Esque 5th Addition
Application & Sketch Filed: 4-17-81
Preliminary Plat Filed: 4-17-81 Approved by S/D: 4-30-81
Final Plat Filed: 5-1-81 Approved by S/D: 5-14-81
Approved by Metropolitan Area Planning Commission: 5-21-81

DESCRIPTION

General Location: north of Maple in an area west of Willo-Esque

Surveyor or Engineer: Professional Engineering Consultants
Owner: Donald C. Slawson
Address: 104 S. Broadway, Suite 200, Wichita, Ks. 67202

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>7.1</u> | 6. Access Control |
| 2. Number of Lots | St. _____ No. Openings _____ |
| Residential <u>21</u> | St. _____ No. Openings _____ |
| Commercial _____ | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other _____ | St. Paving <u>x</u> Water <u>x</u> |
| Total Number of Lots: <u>21</u> | Sidewalk _____ Drainage _____ |
| 3. Minimum Lot Area: <u>8,400 sq. ft.</u> | Sewer <u>x</u> Other _____ |
| 4. Existing Zoning: <u>AA with C.U.P.</u> | |
| 5. Special Problems Discussed: _____ | |

The Willo-Esque Community Unit Plan allows duplexes and 4-plexes on the lots being platted. A private sidewalk system exists within the Willo-Esque community. 100% petitions have been submitted for sanitary sewer and water to serve the lots not already served and for paving the two new cul-de-sacs. A certificate confirming the petitions and an avigational easement and restrictive noise covenant have also been submitted.

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

Bayouth moved, Gardner seconded and it carried unanimously. Cazal, Lofton and Shook were absent.

ACTION: Receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; approve the petitions and instruct the Director of Law to prepare the necessary resolutions; accept the avigational easement and instruct the City Clerk to file the easement, restrictive covenant, and certificate of petitions with the Register of Deeds, the recording costs 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.

W110-argue 5th Addition

AMERICAN LAND TITLE ASSOCIATION COMMITMENT - 1966

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, 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 the 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, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) 267-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:
Chester C. McLaughlin
Secretary.

John Ogden
Authorized Signatory



Blinn

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 Exclusion from Coverage and the Conditions and Stipulations 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 action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE A

Number	Effective Date	
298625	May 15, 1981 @ 7:00 A.M.	
1. Owners Policy to be issued:	ALTA Form B - 1970 (Amended 10-17-70)	Amount: Platting
Proposed Insured:		
Metropolitan Area Planning Department		
Loan Policy to be issued:	ALTA Form 1970 (Amended 10-17-70)	Amount:
Proposed Insured:		

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

KS
Donald C. Slawson

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

*Match
engineers lead*

Lot 1, Block A, Willo-Esque Second, Wichita, Sedgwick County, Kansas; except a tract described as follows: Beginning at a point 655.68 feet East and 50.00 feet North of the Southwest Corner of Section 22, Township 27 South, Range 1 West of the 6th P.M., said point being on the Northerly right-of-way line of Maple Street; thence bearing North 90°00'00" East along said right-of-way a distance of 282.00 feet to a point on the Westerly right-of-way line of Willo-Esque Drive; thence bearing North 0°00'00" East along said right-of-way a distance of 270.00 feet to the P.C. of a curve to the right having a radius of 393.10 feet; thence along said curve to the right through a central angle of 0°34'59" an arc distance of 4.00 feet; thence bearing South 90°00'00" West a distance of 91.10 feet; thence bearing South 46°00'12" West a distance of 198.67 feet; thence bearing South 90°00'00" West a distance of 48.00 feet; thence bearing South 0°00'00" West a distance of 136.00 feet to the point of beginning.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. 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.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
- OK 8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): 1980 Taxes half paid, last half \$3,920.07 not paid. Key #D-29821 *Receipt attached*
9. Easements, access controls and building setback lines as shown on the recorded plat of Willo-Esque Second, Wichita, Sedgwick County, Kansas.
10. Easement to the public authority authorized by law to own and operate public-owned airports in Sedgwick County, Kansas for a permanent Avigational Easement over captioned property as created by instrument dated February 23, 1972, filed March 13, 1972, in Book 7, Page 1431.
11. Easement to The Gas Service Company over a portion of Lot 1 for pipeline as created by instrument filed May 13, 1976, on Film 190, Page 533. *released (see attachment)*
12. Easement to Kansas Gas and Electric Company over a portion of Lot 1, as evidenced by affidavit filed July 20, 1976, on Film 201, Page 19. *OK - off the plat (in the margin) see attached doc.*
13. Terms and provisions of Home Owner's Association Agreement dated February 23, 1972, filed March 13, 1972, in Book 7, Page 1439, providing, among other things, for annual maintenance assessments against the subject property which shall be liens thereon. You should ascertain that all assessments against the premises have been paid to date. Our policy when issued will except the lien of any unpaid assessments.

(SEE ADDED PAGE)

ADDED

FORM 3147R-4-67

(Schedule B continued)

Policy Number _____
Owners

Policy Number _____
Loan

14. It is noted for informational purposes only, and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Certificates, Resolutions, Amended Resolutions and Ordinances.

AFFIDAVIT

STATE OF KANSAS)
) SS:
COUNTY OF SEDWICK)

A. H. Voth, Jr., of lawful age, states that he is
Assistant Estimator of Kansas Gas and Electric Company; that pursuant to
(title)
the provisions of the original contract to supply electric service to the property
legally described as:

Southwest 1/4, Section 22, Township 27 South, Range 1 West
lot 1, Block A, Willo-Laque 2nd Addition

In Sedwick County, Kansas,

Kansas Gas and Electric Company acquired the necessary right-of-way easement to
provide such service to said property; that the electric lines were installed under-
ground; and that by agreement locating the lines the right-of-way easements used for
such purposes consists of:

SEE EXHIBIT "A"

STATE OF KANSAS)
SEDWICK COUNTY)
FILED FOR RECORD)
JUL 21 1976

NO. 2 87775
BETTE F. MCCART
NOTARY PUBLIC

Bette F. McCart



affiant saith not.

A. H. Voth, Jr.
Signed A. H. Voth, Jr., Assistant Estimator

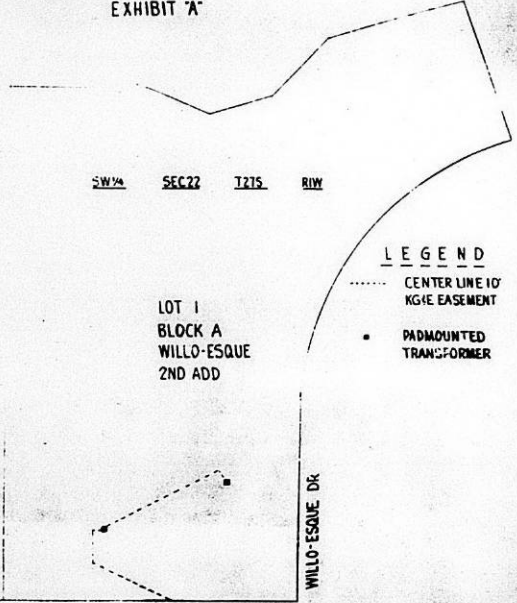
Subscribed and sworn to before me a notary public in and for said County and
State of Kansas on the 9th day of July 19 76

W. H. Schmeesey
Notary Public in & for Kansas

My commission expires September 22, 1978
Geo. Robert Williams, 4812, Box 208

MICROFILMED
FROM THE BEST
AVAILABLE COPY

EXHIBIT 'A'



SW 1/4 SEC 22 T21S R1W

LOT 1
BLOCK A
WILLO-ESQUE
2ND ADD

LEGEND

- CENTER LINE 10' KG&E EASEMENT
- PADMOUNTED TRANSFORMER

WILLO-ESQUE DR

1959 REV. 6-20

K.A. & S. FACILITIES ON PRIVATE PROPERTY APPROVED BY

MAPLE

TITLE	DATE	SCALE
SY	NO. 6-53	
PL	DATE	
REV.	NO. 6-53	

MICROFILMED FROM THE BEST AVAILABLE COPY

RELEASE OF EASEMENT RIGHTS

FILM 479 PAGE 1310

WHEREAS, heretofore certain easement rights affecting real estate located in Sedgwick County, Kansas, were created either by an easement conveyance of record in said County in Book Film 190 at Page 538 said instrument having been executed by Edward R. Johnson Deanna M. Johnson & E. & J. Equities as grantor, and filed for record in said county on the 13th day of May, 1976, or by dedication according to the recorded plat of, a subdivision of land in said County and,

WHEREAS, The Gas Service Company, a Delaware Corporation, whose mailing address is 2460 Pershing Road, Kansas City, Missouri, is the present owner of the easement right created by said easement conveyance either as Grantee named in said conveyance or by mesne assignment thereof, of record in said County in Book, Page and Book, Page or is otherwise the successor in interest to the original Grantee, or as a public utility company is duly authorized to operate a natural gas distribution system in said subdivision and utilize such easement rights as may have been created by dedication in said subdivision and,

WHEREAS, the said Gas Service Company and the present owner of certain real estate affected by said easement conveyance or dedication, mutually desire to modify said easement rights.

NOW THEREFORE, The Gas Service Company, as an accommodation and not for consideration, does by these presents RELEASE and DISCLAIM unto Donald C. Slawson of Wichita, Kansas such easement rights as may have been created by the hereinabove mentioned easement conveyance or dedication, as the case may be, only insofar as said easement rights affect the following described tract of land:

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
JUN 5 1981
5 40796
NO. BETTE F. McCART
REGISTER OF DEEDS

See attached legal description designated Attachment A.

MICROFILMED OF RECORD

IN WITNESS WHEREOF, The Gas Service Company has caused this instrument to be executed at Kansas City, Missouri, this 1st day of June, 1981.

ATTEST
Carol J. Ray
Assistant Secretary
APPROVED
Division Operating Dept.
APPROVED
Chief Engineer's Office

THE GAS SERVICE COMPANY
By: V.E. Percell
Vice President
Legal Dept.

STATE OF MISSOURI
COUNTY OF JACKSON

On this 2nd day of June, 1981, before me appeared V. E. Percell

to me personally known, who being by me duly sworn, did say that he is the Vice President of The Gas Service Company, a Delaware corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said V. E. Percell acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Kansas City, Missouri, the day and year last above written.

MARGUERITE M. JENKINS
Notary Public - State of Missouri
Commissioned in Jackson County
My Commission Expires Sept. 8, 1984
ERICH WENDT
1021 E. 26TH N.
WICHITA, KS 67219

Notary Public

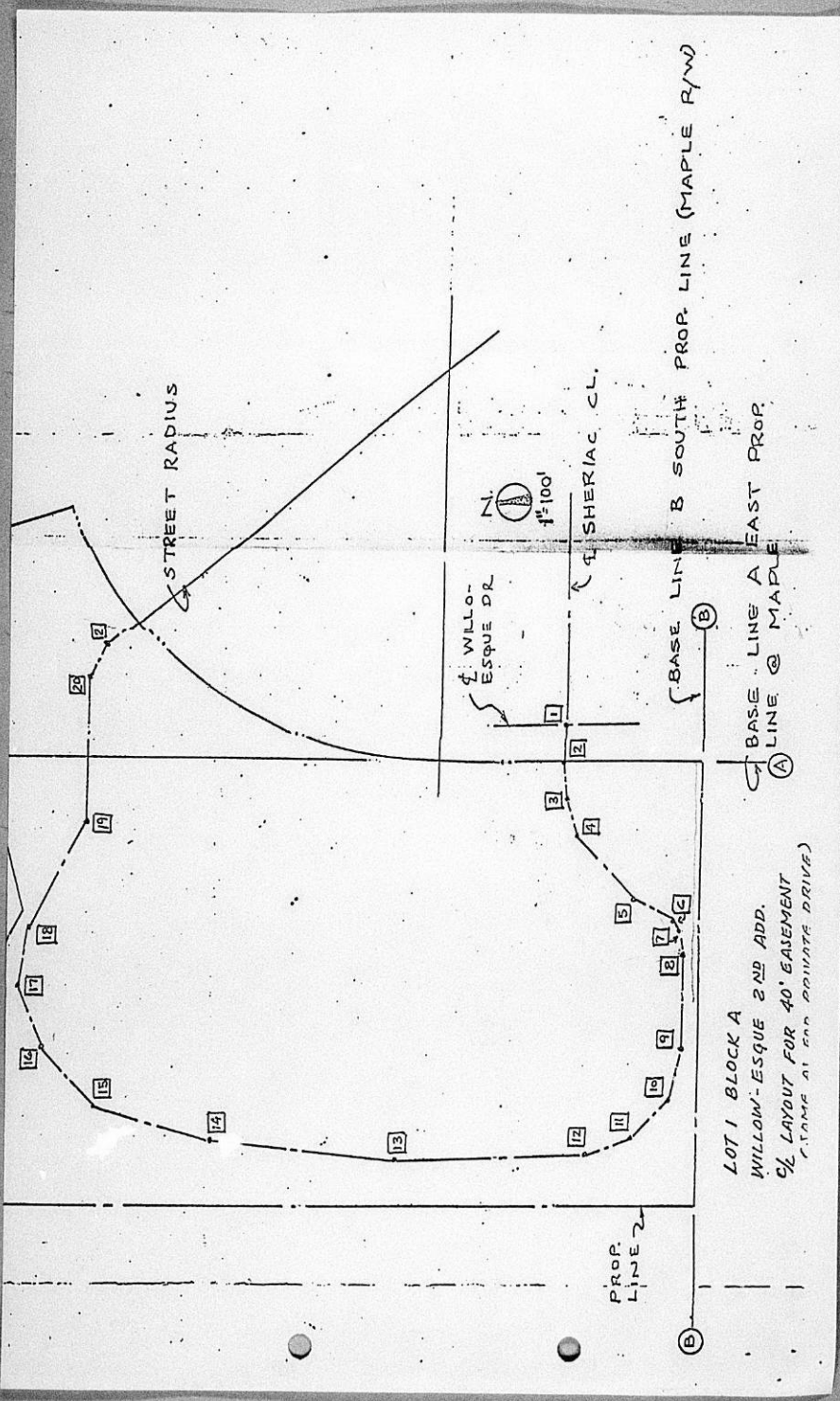
An easement 40 feet in width, being 20 feet on either side of a line described as follows: Commencing 35 feet East and 141 feet North of the Southeast corner of Lot 1, Block A, Willco-Esque Second Addition, said corner being hereinafter referred to as Base Corner; thence West 35 feet to a point on the East line of said lot 141 feet North of the Base Corner; thence Southwesterly to a point 39 feet West and 138 feet North of the Base Corner; thence Southwesterly to a point 73 feet West and 127 feet North of the Base Corner; thence Southwesterly to a point 135 feet West and 65 feet North of the Base Corner; thence Southwesterly to a point 157 feet West and 23 feet North of the Base Corner; thence Southwesterly to a point 168 feet West and 17 feet North of the Base Corner; thence Southwesterly to a point 191 feet West and 14 feet North of the Base Corner; thence West to a point 280 feet West and 14 feet North of the Base Corner; thence Northwesterly to a point 332 feet West and 28 feet North of the Base Corner; thence Northwesterly to a point 370 feet West and 65 feet North of the Base Corner; thence Northwesterly to a point 388 feet West and 115 feet North of the Base Corner; thence Northwesterly to a point 393 feet West and 300 feet North of the Base Corner; thence Northeasterly to a point 373 feet West and 488 feet North of the Base Corner; thence Northeasterly to a point 340 feet West and 600 feet North of the Base Corner; thence Northeasterly to a point 285 feet West and 655 feet North of the Base Corner; thence Northeasterly to a point 224 feet West and 682 feet North of the Base Corner; thence Southeasterly to a point 167 feet West and 673 feet North of the Base Corner; thence Southeasterly to a point 62 feet West and 614 feet North of the Base Corner; thence East to a point 85 feet East and 614 feet North of the Base Corner; thence Southeasterly to a point 118 feet East and 598 feet North of the Base Corner; thence Southeasterly to the nearest point on the East line of said lot.

Attachment "A"

COORDINATES		
PT.	WEST OF A	NORTH OF B
1	-35	141
2	0	141
3	+39	138
4	+73	127
5	+135	65
6	+157	23
7	+168	17
8	+191	14
9	+280	14
10	+332	28
11	+370	65
12	+388	115
13	+393	300
14	+373	488
15	+340	600
16	+285	655
17	+224	682
18	+167	673
19	+62	614
20	-85	614
21	-118	598

SHERIAC CL. & WILLO-ESQUE D

LINE (MAPLE R/W)



LOT 1 BLOCK A
 WILLOW-ESQUE 2ND ADD.
 1/2 LAYOUT FOR 40' EASEMENT
 (SAME AS END PRIVATE DRIVE)

PROP. LINE

(B)

BASE LINE A EAST PROP.
 LINE @ MAPLE

BASE LINE B SOUTH PROP. LINE (MAPLE R/W)

1"=100'

STREET RADIUS

WILLOW-ESQUE DR.

SHERIAC. CL.

Hary Wiley

BEDGWICK 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			
900	108.450	97.61	7,742.54	7,840.15	3,920.08			
1.35	15.03	44.22	.11	35.55	1.35			
STATE	COUNTY	COUNTY FIRE DISTRICT	SCHOOL	OLD SCHOOL BOND	CITY	TOWNSHIP	OTHER LEVIES	BREAK DOWN

1980 REAL ESTATE
 & D-29821-1A
 LOT 1 EXC BEG SE COR W 282 FT N 136 FT E 48 FT NELY 198.67 FT E 91.1 FT
 S 274 FT TO BEG. BLOCK A WILLO-ESQUE 2ND ADD

Maple Ridge Plaza

2. RECEIPT VALIDATION 3253 GHS C345 C740141 2K 06-23-81 3,920.08 .00

80-0 - D-29821- 6705
 SLAWSON, DONALD C.
 200 DOUGLAS BLDG.
 WICHITA KS 67202

Last H&A

CERTIFICATE

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

I, Donald C. Slawson, owner of
(give name of proposed plat, if appropriate) _____
Willo-Esque 5th Addition

do hereby certify that petitions for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

1. Street Paving
2. Sanitary Sewer
3. Water Lines
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within Willo-Esque
5th Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 21st day of May, 19 81.

Donald C. Slawson *pkh*

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

Be it remembered that on this 21st day of May,
19 81, before me, a notary public in and for said County and State,
came Donald C. Slawson, 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.

Gretchen H. Jones
Notary Public Gretchen H. Jones

My Commission Expires:
November 7, 1983

T9-207



RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING Willo-Esque 5th
Addition _____ ADDITION

THIS DECLARATION made this 21st day of May by
Donald C. Slawson, hereinafter called the Grantor.

WITNESSETH

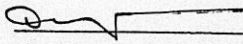
WHEREAS, Grantor is owner of Willo-Esque 5th
Addition to Wichita, which property
is located near Mid-Continent Airport and is accordingly
subject to considerable noise from the operation of aircraft, and
is exposed at times to aircraft noise which may infringe upon a
resident's enjoyment of property and may, depending upon the degree
of accoustical treatment of the dwelling, affect his health and/or
well being, and

WHEREAS, the City of Wichita in connection with approval of
the plat of said addition considers it to be in the public interest
to require any buildings constructed on said addition to be designed
and constructed giving proper consideration to noise pollution in
the area:

NOW THEREFORE, Grantor, hereby declares that Willo-Esque 5th
Addition, shall be and the same is subjected to the following re-
strictive covenant, to-wit:

Any building constructed on the premises
shall be so designed and constructed as
to minimize noise pollution in any such
structure, giving due consideration to
the use for which such structure is de-
signed and built. This covenant is for
the benefit of said property and shall
run with the land and shall inure to the
benefit of and pass with said property
and shall apply to and bind the successors
in interest and any owner thereof.

EXECUTED the date and year first above written.



Donald C. Slawson

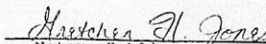
STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the
County and State aforesaid Donald C. Slawson

to me personally known to be the same person(s) who executed the
foregoing instrument of writing and said person(s) duly acknowledged
the execution thereof.

Dated at Wichita, Kansas, this 21st day of May, 1981.




Notary Public Gretchen H. Jones

(SEAL)
(My Appointment expires November 7, 1983)

May 21, 1981

Professional Engineering Consultants
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-40 - Final plat of Willo-Esque 5th Addition

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, May 21, 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 15, 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:

- 7-15 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 7-15 2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
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 Olivarez
Senior Planner .

LO:hh

cc: Donald C. Slawson (Attention: Larry Chambers) Suite 200,
104 S. Broadway, 67202

May 15, 1981

Professional Engineering Consultants
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-40 - Final plat of Willo-Esque 5th Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 14, 1981, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- petition* A. The applicant shall guarantee the paving of the two proposed cul-de-sac streets.
- petition* B. The applicant shall guarantee the extension of sanitary sewer to serve all of the proposed lots. *not already served.*
- petition* C. The applicant shall guarantee the extension of City water to serve each of the lots being platted. *petition for lots 2, 3, 4, 7, 8, 9, 10, 11, 21*
- 7-15 D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 7-15 E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- F. 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.

P.E.C., Gary Wiley
May 15, 1981
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 Thursday, May 21, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Donald C. Slawson - Attention: Larry Chambers, 104 S. Broadway
Suite 200, 67202
Mike Lindebak, City Engineering

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 31-40 Name Willo-Esque 5th Addition
Date Application Rec'd. 4-17-81 Preliminary Approval 4-30-81
Scheduled S/D Meeting 5-14-81

DESCRIPTION

General Location North of Maple in an area west of Willo-Esque

Owner Donald C. Slawson
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 263-1107

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>7.1</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>725</u> ft. |
| Residential <u>21</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </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>21</u> | TOTAL <u>725</u> ft. |
| 3. Minimum Lot Frontage <u>32.18</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8,400</u> sq. ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>AA with C.U.P.</u> | |
| 6. Proposed Zoning <u>AA with C.U.P.</u> | |
| 9. Public Water Supply Yes (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers Yes (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> (Yes-No) | |

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Willo-Esque Community Unit Plan (DP-42). An administrative adjustment permitting duplexes and 4-plexes has been approved.

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan and on the feasibility of the proposed sanitary sewer layout plan that was to have been submitted to Engineering prior to the filing of this final plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of the two proposed cul-de-sac streets.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all of the proposed lots.
- E. The applicant shall guarantee the extension of City water to serve each of the lots being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

May 1, 1981

Professional Engineering Consultants, P.A.
Gary Wiley
1440 E. English
Wichita, Ka. 67211

Re: S/D 81-40 - Preliminary plat of Willo-Esque 5th Addition

Dear Mr. Wiley:

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 approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. The applicant shall guarantee the paving of the two proposed cul-de-sac streets.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all of the proposed lots.
- C. The applicant shall guarantee the extension of City water to serve each of the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- F. The final plat shall indicate the street name change of Willo-Esque Circle to Burton Circle or Sheriac Circle.
- G. Prior to submission of a final plat a proposed sanitary sewer layout plan shall be submitted to City Engineering.
- 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.

P.E.C., P.A.
Gary Wiley
April 30, 1981
Page 2

- 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,

Louise Olivares
Senior Planner

LO:hh

cc: Donald C. Slawson (Attention: Larry Chambers), Suite 200, 104
S. Broadway, 67202
Mike Lindebak, City Engineering

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-40 Name Willo-Esque 5th Addition
Date Application Rec'd. 4-17-81 Preliminary Approval _____
Scheduled S/D Meeting 4-30-81

DESCRIPTION

General Location North of Maple in an area west of Willo-Esque

Owner Donald C. Slawson (Attention: Larry Chambers)
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, 67211 Phone 263-1107

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>7.1 AC ±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64'</u> R/W <u>725</u> ft. |
| Residential <u>21</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>21</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>30</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>8400 sq. ft.</u> | |
| 5. Existing Zoning <u>CUP DP-42</u> | |
| 6. Proposed Zoning <u>CUP DP-42</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), 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: This property is subject to the provisions of the Willo-Esque Community Unit Plan (DP-42). An administrative adjustment permitting duplexes and 4-plexes has been approved.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of the two proposed cul-de-sac streets.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all of the proposed lots.
- E. The applicant shall guarantee the extension of City water to serve each of the lots being plattd.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- H. This property is already a part of the overall Willo-Esque Homeowners Association.
- I. The final plat shall indicate the street name change of Willo-Esque Circle to Burton Circle.

(Over)

J. 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.

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



MEMO

TO: Chris Breitenstein, P.E. PROJECT NO. 36-81096-1254

Drainage and Flood Control Eng. PROJECT: Willow -Esque 5th

City Hall - 7th Floor Addition

ATTN: DATE: April 15, 1981

COPIES TO:

Louise Olivarez

Mike Lindebak

Dick Linn

FROM: Kristen Hart, E.I.T.

REFERENCE: Willow-Esque 5th Addition

Drainage Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed find a copy of the Drainage Concept/Plan for Willow Esque 5th Addition. Due to the simplicity of the proposed improvements, (i.e. no storm sewer, inlets or drainage swales), we feel the enclosed plan should be sufficient as both Concept and Plan. Street grades will be shown on the construction plans.

We will be filing the preliminary plat Friday April 17 to be heard by the Subdivision Committee on April 23, 1981.

Should you have any questions, please feel free to contact me.

Map No.: 5047C
Section: 22
Twp.: 27
Range: 1W

S/D No. 87-40

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Willo - Esque 5th Addition
General Location: North ~~corner~~ of Maple ^{in an area west of} ~~and~~ Willow - Esque
Name of Property Owner: Donald C. Slawson (Attn: Larry Chambers)
Address: 104 S. ~~Beaumont~~ ^{200 Douglas Building} Building 200 Zip Code: 67202 Phone: 263-3201
Name of Subdivider: Same Zip Code: _____ Phone: _____
Address: _____ Zip Code: _____ Phone: _____
Name of Engineer/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)
Address: 1440 E. English Zip Code: 67211 Phone: 263-1107
Date of Application: April 17, 1981

SUBDIVISION INFORMATION:

- | | | | |
|---|---|-----------------------------------|------------|
| 1. Gross Acreage of Plat | <u>7.1 Ac. ±</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>64'</u> R/W <u>725'</u> ft. | |
| Residential | <u>21</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>21</u> | TOTAL | <u>ft.</u> |
| 3. Minimum Lot Frontage | <u>60' @ Setback 20 ft.</u> | 8. Are Sidewalks existing? | |
| 4. Minimum Lot Area | <u>8400 Sq. Ft.</u> | Yes _____ No <u>X</u> | |
| 5. Existing Zoning | <u>C.U.P. DP-42</u> | | |
| 6. Proposed Zoning | <u>C.U.P. DP-42</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 <u>N</u> | | |
| 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: Donald C. Slawson, by Larry A. Chambers

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

Received by L.O.
Date 4-17-81
Fee Submitted 305.00

FORM 29-02

PAYMENT NOTICE
City of Wichita

		Code Bks	Copies
Bldg.	Use of Str.		
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 _____