

S/D No. 80-39 Name P and L 3rd Addition
 Date Application Rec'd. 6-26-81 Preliminary Approval 1-7-82
 Scheduled S/D Meeting 4-1-82

DESCRIPTION

General Location South of 31st St. South in an area east of Hillside

Owner Jack Pearce
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat	<u>4</u>	7. Lineal Feet of New Street	
2. Number of Lots :		a. <u>64</u> R/W <u>435</u> ft.	
Residential	<u>14</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>14</u>	TOTAL	<u>435</u> ft.
3. Minimum Lot Frontage	<u>27.68 ft.</u>	8. Sidewalk adjacent to all	
4. Minimum Lot Area	<u>7,000 sq. ft.</u>	streets	<u>yes</u> <u>X</u> no
5. Existing Zoning	<u>R-5</u>		
6. Proposed Zoning	<u>R-5</u>		
9. Is public water available	<u>X</u> Yes _____ No, Name <u>City of Wichita</u>		
10. Is sanitary sewer available	<u>X</u> Yes _____ No, Name <u>City of Wichita</u>		
11. Has Health Dept. approval been obtained (where applicable)	_____ Yes _____ No		
12. City of Wichita	<u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____		

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve Lots 5-13. Front lot sewer service is being proposed.
- B. The applicant shall guarantee the paving of Holyoke Circle within this plat and north to 31st Street South.
- C. A sidewalk shall be guaranteed adjacent to both sides of Holyoke Circle.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. At the time of preliminary plat approval, the Subdivision Committee recommended approval of reduced building setbacks and reduced lot frontages.
- F. The representative from City Engineering should be prepared to comment on the status of the applicant's final drainage plan and state if any drainage guarantees need to be submitted with this plat.
- G. The joint drive easements shall be dimensioned on the final plat. A separate document shall be submitted which grants these easements, defines the construction and maintenance responsibilities and which limits the access of these lots to the one shared drive. After Planning Department review and approval of the document, it shall be recorded and the recording data indicated on the final plat tracing.
- H. The applicant shall make satisfactory arrangements with Gas Service Company for relocation of the gas line in the current Holyoke Circle right-of-way.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.*

This plat approved by the Subdivision Committee 4-1-82 subject to conditions in letter dated 4-2-82.

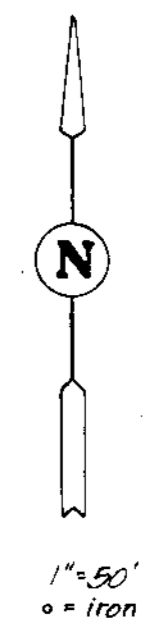
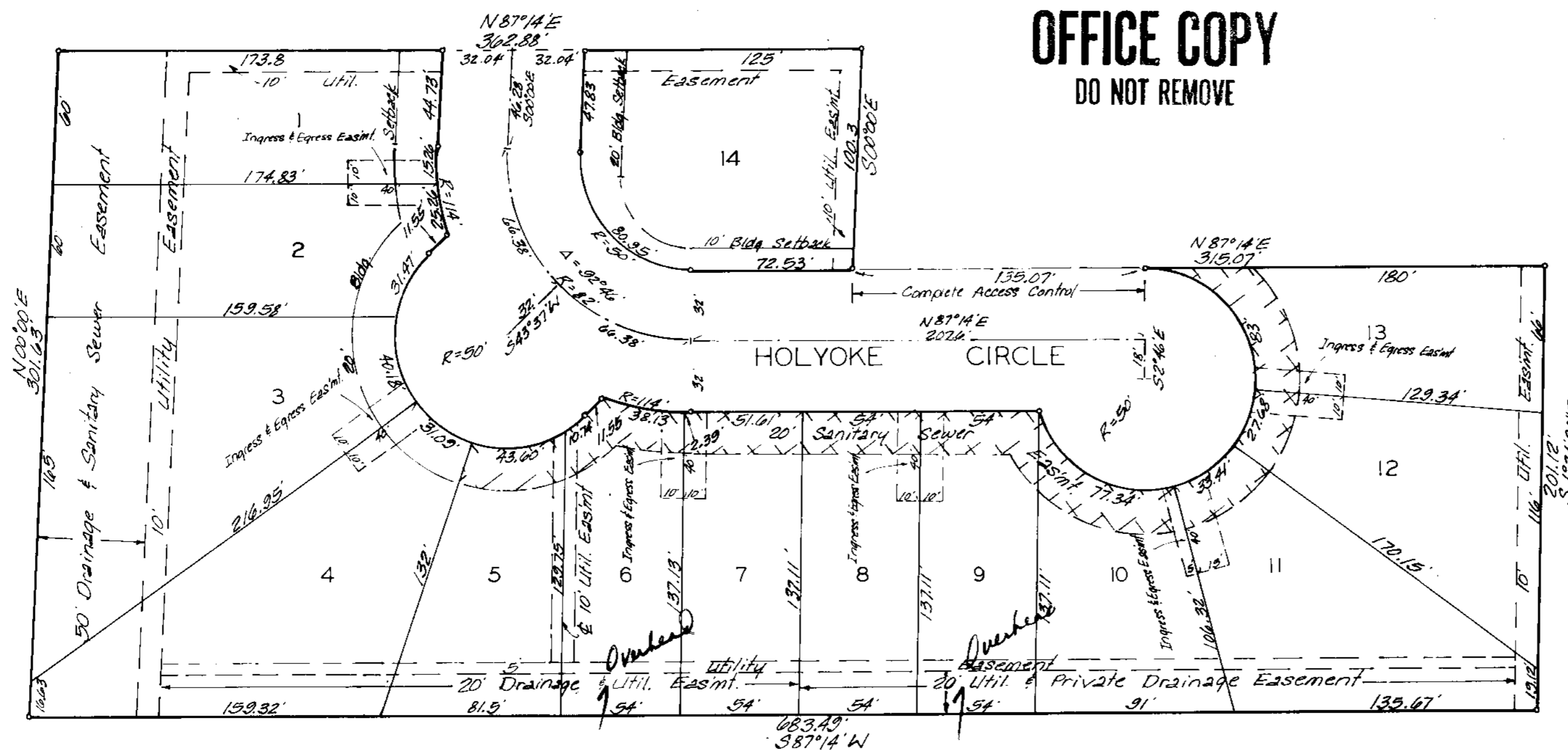
P & L 3RD ADDITION

WICHITA, KANSAS

FINAL PLAT

OFFICE COPY

DO NOT REMOVE



State of Kansas } S.S.
Sedgwick County } We, Baughman Company, P.A.
Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "P & L 3RD ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 3, 4, 15, and 16, P & L 2nd Addition, Wichita, Kansas and that part of Holyoke Circle lying between said lots. Being situated in the NW 1/4 of Sec. 11, Twp. 28-S, R-1-E. The street being vacated by virtue of K.S.A. 1970 Supp. 12-512 (b).

and previously platted easements, setbacks, etc. are
Baughman Company, P.A.
Surveyor

Date _____

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was acknowledged before me this _____ day of _____, 198____, by Bernard R. Lickteig, Mary Ann Lickteig, Cecil E. Merkel, F. Joe Larcher, Robilee Larcher, Norma C. Greever, Leddy L. Greever, and Jack Pearce. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Comm. Exp. _____ Notary Public

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "P & L 3RD ADDITION," Wichita, Kansas.

Farmers and Merchants State Bank

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and a street to be known as "P & L 3RD ADDITION," Wichita, Kansas. Utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Drainage easements are hereby granted as indicated for drainage purposes.

and reference to ingress, egress easements

_____	_____
Bernard R. Lickteig	Mary Ann Lickteig
_____	_____
Cecil E. Merkel	
_____	_____
F. Joe Larcher	Robilee Larcher
_____	_____
Norma C. Greever	Leddy L. Greever
_____	_____
Jack Pearce	

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was acknowledged before me this _____ day of _____, 198____, by _____ of Farmers and Merchants State Bank. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Comm. Exp. _____ Notary Public

Entered on transfer record this _____ day of _____, 198____.
Dorothy K. White
County Clerk

This plat of "P & L 3RD ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 198____.

Wichita-Sedgwick County Metropolitan Area Planning Commission
Chairman: James L. Gardner, II
Secretary: Robert A. Lakin

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, 198____.

Mayor: R.E. Brown
City Clerk: Donald C. Giszick
may change 4-13-82

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 198____.

Chairman: Jack Spratt
Commissioner: Tom Scott
Commissioner: Donald E. Gragg
County Clerk: Dorothy K. White

State of Kansas } S.S.
Sedgwick County } This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 198____, at _____ o'clock _____ M., and is duly recorded.

Register of Deeds: Etta F. McCort
Deputy: Pat Kettler

April 8, 1982

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

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

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, April 8, 1982, 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 April 2, 1982.

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 fee title is vested in the plattor.
3. Certification that all taxes due and payable for 1981 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

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