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**A G E N D A**

**Call to Order:**

- 1) Flag Salute
- 2) Roll Call

**Consider the Following:**

- 1) APPROVAL OF MINUTES – Approval of minutes for the March 22, 2021, Planning Commission/Board of Zoning Appeals meeting.
  - a) Motion, Second, and Vote
- 2) APPROVAL OF MINUTES – Approval of minutes for the March 25, 2021, Planning Commission/Board of Zoning Appeals Special meeting.
  - a) Motion, Second, and Vote

**Public Hearings:**

- 1) CASE NO. 21-07 – E&J INVESTMENTS – FINAL PLAT – Public Hearing to review a request submitted by E&J Investments of Pittsburg, Kansas, for a Final Plat under the provisions of Article 2 of the Pittsburg Subdivision Regulations for the property located on the North side of the 1900 Block of East Centennial.
  - a) PUBLIC HEARING
    - (1) Open Public Hearing
    - (2) Hear Persons in Favor
    - (3) Hear Persons Opposed
    - (4) Close Public Hearing
  - b) Discussion and Deliberation
  - c) Motion, Second, and Vote

**Adjournment:**

OFFICIAL MINUTES  
OF THE MEETING OF THE  
PLANNING COMMISSION/BOARD OF ZONING APPEALS  
CITY OF PITTSBURG, KANSAS  
March 22, 2021

A Regular Session of The Planning Commission/Board of Zoning Appeals was held at 5:30 p.m. on Monday, March 22, 2021, in the Pittsburg Law Enforcement Center, 201 North Pine, with the following members present: Chairperson Mike Creel, Martin Dickinson, Laura Klusener, Leah Posterick, Derek Heikes, and Mike Wilber. Vice Chairperson Kyle Michael was not present. Mike Creel led the flag salute.

**EXECUTIVE SESSION** – On motion of Klusener, seconded by Wilber, The Planning Commission/Board of Zoning Appeals recessed into Executive Session at 5:32 p.m. to discuss matters deemed privileged in the attorney client relationship pursuant to K.S.A. 75-4319(b)(2), to discuss Kansas Open Meetings Act requirements and procedures. Motion carried. Absent: Michael. The Planning Commission/Board of Zoning Appeals reconvened into Regular Session at 5:47 p.m.

**APPROVAL OF MINUTES** – On motion of Klusener, seconded by Posterick, The Planning Commission/Board of Zoning Appeals approved the minutes of the February 22, 2021, meeting. Motion carried. Absent: Michael.

**PUBLIC HEARING – CASE NO. 21-04 – E&J INVESTMENTS – CHANGE IN ZONING FROM R1-A, SINGLE FAMILY RESIDENTIAL TO CP-2, PLANNED GENERAL COMMERCIAL AND RP-3, PLANNED MEDIUM DENSITY** – Following Public Hearing, on motion of Wilber, seconded by Heikes, The Planning Commission/Board of Zoning Appeals approved the request submitted by E&J Investments of Pittsburg, Kansas, to change the zoning of the property located on the North side of the 1900 Block of East Centennial from R-1A, Single Family Residential to CP-2, Planned General Commercial and RP-3, Planned Medium Density. Motion carried. Absent: Michael.

Eric Bradshaw with E&J Investments stated that half of the development would be commercial and half would be residential, with the commercial portion zoned as CP-2 and the residential portion zoned as RP-3. Bradshaw stated that Earl's Engineering and Inspection was hired to develop the preliminary plat. Bradshaw specified that the first two phases of the project will be commercial, and that phase three will be residential.

Klusener asked why RP-3 was the chosen zoning for the residential portion of the development.

Bradshaw said that RP-3 would allow for different types of residential lots, including triplexes and apartment complexes, compared to RP-2 which only allows for duplexes.

Creel asked about plans for the streets in the development.

Bradshaw responded and stated that further street development would have to wait until they see how the project is developed. Bradshaw stated that they would not be building the houses, only selling the lots.

Creel asked if this is the first development that has been zoned in this specific combination.

Dexter Neisler, Zoning Administrator, discussed the following Zoning Criteria:

**Character of the neighborhood.** This parcel is currently surrounded by a mix of mostly commercial uses with Via Christi Hospital and Summerfield Apartments directly south of it and undeveloped property to the West of it. The parcel is currently vacant and has not been developed.

OFFICIAL MINUTES  
OF THE MEETING OF THE  
PLANNING COMMISSION/BOARD OF ZONING APPEALS  
CITY OF PITTSBURG, KANSAS  
March 22, 2021

**Zoning and uses of nearby properties.** Zoning in the area contains mostly commercial uses with an area west of it zoned light industrial.

**Suitability of the subject property for the uses to which it is being considered.** The property by default when annexed into the City limits is R-1A. Its currently surrounded by a mix of zoning as stated above.

**Length of time the subject property has remained vacant as zoned.** The property has been vacant since the annexation into City limits and has never been developed.

**The extent to which removal of the restrictions will detrimentally affect the nearby property.** Rezoning the property should not have a detrimental effect to the area. There are other properties located directly adjacent to this property that are zoned commercial.

**Relative gain to public health, safety, & welfare.** Health, safety, & welfare should not be adversely affected by the rezoning of the property.

**Conformance to Master Plan.** The properties around this parcel are currently zoned commercial and light industrial which is in line with the City's Master Plan and is an acceptable use if rezoned.

**Staff Recommendation:** Approve. This area has developed into a commercial area due to its location and close proximity to the intersection of Centennial and Rouse.

PUBLIC HEARING – CASE NO. 21-05 – E&J INVESTMENTS – APPROVAL OF A PRELIMINARY PLAT – Following Public Hearing, on motion of Klusener, seconded by Posterick, The Planning Commission/Board of Zoning Appeals approved the Preliminary Plat submitted by E&J Investments of Pittsburg, Kansas, under the provisions of Article 2 of the Pittsburg Subdivision Regulations. Motion carried. Absent: Michael.

Neisler reviewed and discussed the preliminary plat and preliminary plat check list.

Heikes expressed concerns about frequent flooding on 240<sup>th</sup>, and expressed that the development should utilize curbs with gutters to avoid the issue of flooding.

ADJOURNMENT – On motion of Wilber, seconded by Posterick, the Planning Commission/Board of Zoning Appeals adjourned the meeting at 6:10 p.m. Motion carried. Absent: Michael.

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Mike Creel, Chairperson

ATTEST:

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Jess Frasher, Secretary

OFFICIAL MINUTES  
OF THE SPECIAL MEETING OF THE  
PLANNING COMMISSION/BOARD OF ZONING APPEALS  
CITY OF PITTSBURG, KANSAS  
March 25, 2021

A Special Session of The Planning Commission/Board of Zoning Appeals was held at 5:30 p.m. on Thursday, March 25, 2021, in the Pittsburg Law Enforcement Center, 201 North Pine, with the following members present: Vice Chairperson Kyle Michael, Martin Dickinson, Laura Klusener, Leah Posterick. Chairperson Mike Creel, Derek Heikes, and Mike Wilber were not present. Kyle Michael led the flag salute.

**PUBLIC HEARING – CASE NO. 21-03 – 3P DEVELOPMENT GROUP, LLC – APPROVAL OF A PRELIMINARY PLAT** – Following Public Hearing, on motion of Dickinson, seconded by Michael, The Planning Commission/Board of Zoning Appeals approved the Preliminary Plat submitted by 3P Development Group, LLC, of Bryant, Arkansas, under the provisions of Article 2 of the Pittsburg Subdivision Regulations. Motion carried. Absent: Creel, Heikes, and Wilber.

Quentin Holmes, Director of Housing and Community Development, explained the reason that this special meeting had been called.

Dexter Peterson, Washing DC, with 3P Development Group, LLC, discussed the development Villas at Creekside and reviewed the different phases that would compose the development. Peterson stated that this development will include worry-free high-end amenities, and that the targeted clientele are people who are interested in relocating back to Pittsburg. Peterson stated that no steps will be in the villas and that the villas will be combination of different layouts. Peterson stated they conducted a survey which indicated this would be a viable project and that they expect breaking ground to begin in April. Peterson stated that construction will begin as soon as infrastructure will allow. Peterson discussed some of the benefits of this project, which included an increase in population within the City Limits, an increase in tax revenue, 36 full time jobs and local contractor opportunities. Peterson stated that marketing for this development will be nationwide.

Holmes discussed and reviewed the checklist for the preliminary plat.

**PUBLIC HEARING – CASE NO. 21-06 – 3P DEVELOPMENT GROUP, LLC – APPROVAL OF A FINAL PLAT** – Following Public Hearing, on motion of Klusener seconded by Posterick, The Planning Commission/Board of Zoning Appeals approved the Final Plat submitted by 3P Development Group, LLC, of Bryant, Arkansas, under the provisions of Article 2 of the Pittsburg Subdivision Regulations. Motion carried. Absent: Creel, Heikes, and Wilber.

Holmes discussed and reviewed the Final Plat checklist.

Klusener asked about drainage for Phase One.

Garret Rich of Bryant, Arkansas, responding to the question posed by Klusener said that ponds would be constructed to allow for drainage and to prevent flooding.

**ADJOURNMENT** – On motion of Dickinson seconded by Posterick, The Planning Commission/Board of Zoning Appeals adjourned the meeting at 5:46 p.m. Motion carried. Absent: Creel, Heikes, and Wilber.

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Mike Creel, Chairperson

ATTEST:

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Jess Frasher, Secretary

## Final Plat Checklist — Task list report

In accordance with Article 2-104 of the Pittsburg Subdivision Regulations, the final plat shall be clearly and legibly drawn at a scale of not less than 1"=100' in India ink upon a 24" x 36" tracing cloth. All information required with submission of the preliminary plat plus the following information shall be included on the final plat:

In addition to the final plat, two (2) copies of separate drawings showing a profile and cross section of all streets, alleys or public ways to be dedicated for public use. The profiles and cross sections shall be drawn to specifications as on file and acceptable to the City Engineer's office.

### Completed Tasks

Task	Start Date	Due Date	Responsible	Created By	Priority	Progress	Status
1. The lines and names of all proposed streets or other ways or easements, and other open spaces intended to be dedicated for public use or granted for use of inhabitants of the subdivision.			Anyone	Matt B.		100%	Completed 05/04/2021 by Matt B.
2. Lines and names of all adjoining streets within 200 feet.			Anyone	Matt B.		100%	Completed 05/04/2021 by Matt B.
3. The length of all straight lines, deflection angles, and radii, arcs and central angles of all curves, along the center line and the property lines of each street. All dimensions along the lines of each lot with the true bearings and angles of intersection which they make with each other, and also any other data necessary for the location of any lot line in the field. If more convenient, calculated bearings may be used instead of angles.			Anyone	Matt B.		100%	Completed 05/04/2021 by Matt B.
4. The location of all building setback lines.			Anyone	Matt B.		100%	Completed 05/04/2021 by Matt B.
5. Suitable primary control points, approved by the City Engineer, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings, and similar data given on the plat shall be referred. All dimensions shall be shown in feet and decimals of a foot.			Anyone	Matt B.		100%	Completed 05/04/2021 by Matt B.
6. Location and elevation of a permanent bench mark.			Anyone	Matt B.		100%	Completed 05/04/2021 by Matt B.
7. The location of all permanent monuments with the distance between them, and sufficient curve data plainly marked. These monuments shall be			Anyone	Matt B.		100%	Completed 05/04/2021



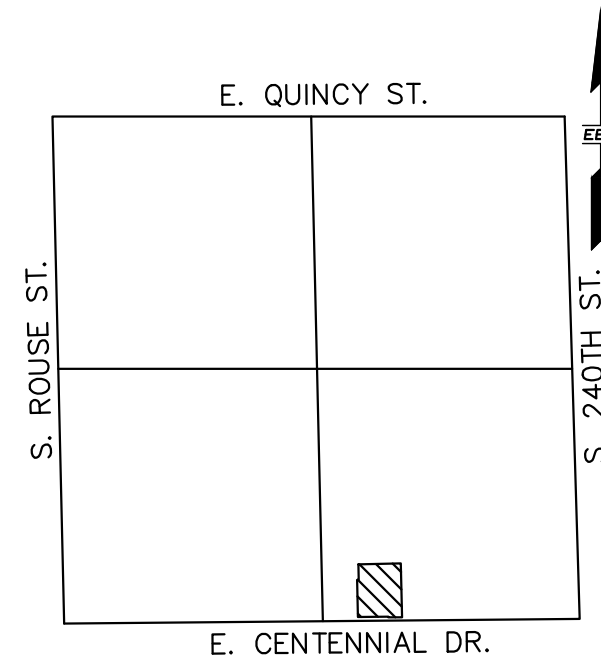
20. Marginal lines encircling the sheet. All lettering, signatures and seals shall be within this margin.			Anyone	Matt B.		100%	Completed 05/04/2021 by Matt B.
21. Legal description of the subdivision.			Anyone	Matt B.		100%	Completed 05/04/2021 by Matt B.
22. In the event the proposed subdivision is outside the city limits of the City of Pittsburg, but within the three (3) mile limit of jurisdiction, it will also be required to include a certificate showing the approval of the Board of County Commissioners of Crawford County, Kansas.			Anyone	Matt B.		100%	Completed 05/04/2021 by Matt B.

Generated for Jess Frasher at 10:51 05/10/2021

# FINAL PLAT OF WELLINGTON SPRINGS TO THE CITY OF PITTSBURG

## A SUBDIVISION IN A PORTION OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 25 EAST OF THE 6TH P.M. CRAWFORD COUNTY, KANSAS

South 1/4 corner  
Sec. 33-30-25  
PK nail over mag marker  
This corner has also been extensively used  
as North 1/4 of Sec. 4-31-25.  
Past acceptance as N 1/4 of Sec. 4 by LS  
1393 LS 569 LS1144 LS 823 (Surveys on  
file in office of PEC, Pittsburg Ks.



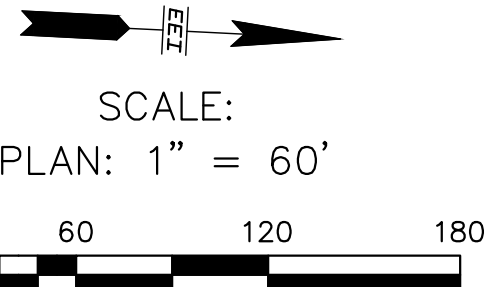
Owner/Developer:  
E&J Investments  
970 S 240th  
Pittsburg, KS 66762

Licensed Surveyor:  
Ron Albertini, PLS 803 KS  
502 E. Leighton St.  
Frontenac, KS 66763  
PH: 620-704-6558

**LEGEND:**

- EXISTING SURVEY MONUMENT
- SET 1/2"x24" IRON ROD/CAP (SET PREVIOUSLY OR TO BE SET)
- △ SECTION CORNER ORIGIN UNKNOWN (UNLESS NOTED)
- BOUNDARY LINE
- - - SETBACK LINE (SEE NOTE FOR DISTANCES)
- · - · - EASEMENT LINE
- · - · - D/E DRAINAGE EASEMENT
- · - · - U/E UTILITY EASEMENT

NOTE: ZONING COMMERCIAL(C2) & MIXED USE RESIDENTIAL(R3)  
FRONT BUILDING SETBACK: 30 FEET  
SIDE YARD SETBACK: 10 FEET  
REAR YARD SETBACK: 20 FEET



West 1/4 Cor.  
Sec. 33-30-25  
1"x3" oval rod  
unknown origin  
Ref. by LS1393

1" pipe found ±1'  
West of old cor. post  
unknown origin  
not on 1/4 to 1/4 tangent lines

As recorded by LS 1393 and LS 568  
in county survey reference reports.  
SE corner of Sec. 33-30-25  
Mag. Marker found  
±11" deep  
Unknown origin

**BOUNDARY DESCRIPTION:**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 25 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CRAWFORD COUNTY, KANSAS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON A BEARING OF NORTH 02 DEGREES 53 MINUTES 56 SECONDS WEST (KANSAS COORDINATE SYSTEM, 1983, SOUTH ZONE) ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST 530TH AVENUE; THENCE ON A BEARING OF NORTH 87 DEGREES 58 MINUTES 09 SECONDS EAST ALONG SAID RIGHT OF WAY AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 365.07 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE ON A BEARING OF NORTH 02 DEGREES 53 MINUTES 56 SECONDS WEST AND PARALLEL WITH SAID WEST LINE A DISTANCE OF 386.72 FEET; THENCE ON A BEARING OF NORTH 87 DEGREES 06 MINUTES 04 SECONDS EAST A DISTANCE OF 17.50 FEET; THENCE ON A BEARING OF NORTH 02 DEGREES 53 MINUTES 56 SECONDS WEST AND PARALLEL WITH SAID WEST LINE A DISTANCE OF 160.00 FEET; THENCE ON A BEARING OF NORTH 87 DEGREES 06 MINUTES 04 SECONDS EAST A DISTANCE OF 442.47 FEET; THENCE ON A BEARING OF SOUTH 02 DEGREES 53 MINUTES 56 SECONDS EAST A DISTANCE OF 560.70 FEET TO SAID NORTH RIGHT OF WAY LINE OF EAST 530TH AVENUE; THENCE ON A BEARING OF SOUTH 87 DEGREES 58 MINUTES 09 SECONDS WEST ALONG SAID RIGHT OF WAY AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 144.15 FEET; THENCE ON A BEARING OF NORTH 01 DEGREES 40 MINUTES 16 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 7.00 FEET; THENCE ON A BEARING OF SOUTH 87 DEGREES 58 MINUTES 09 SECONDS WEST A DISTANCE OF 316.02 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 5.77 ACRES.

**SURVEYOR'S NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE KANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- THIS SURVEY DOES NOT REFLECT ANY EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS OF RECORD WHICH MAY ENCUMBER THIS PROPERTY PER AGREEMENT WITH CLIENT.
- TOTAL ACREAGE: 251,287 SQ. FT. OR 5.77 ACRES.
- BOUNDARY CLOSURE: EXACT

**OWNER'S CERTIFICATE:**

STATE OF KANSAS  
COUNTY OF CRAWFORD

I/WE, THE UNDERSIGNED, HEREBY CERTIFIES THAT THEY ARE THE OWNER OF THE LAND DESCRIBED ON THIS FINAL PLAT OF "WELLINGTON SPRINGS", AN ADDITION TO THE CITY OF PITTSBURG, CRAWFORD COUNTY, KANSAS AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THIS FINAL PLAT, WHICH PLAT REPRESENTS A CORRECT SURVEY OF ALL PROPERTY INCLUDED THEREIN AND BEING A PART OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 25 EAST OF THE 6TH PRINCIPAL MERIDIAN, CRAWFORD COUNTY, KANSAS.

THEY FURTHER CERTIFY THAT THEY DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC FOREVER, AND HAVE CAUSED THE SAME BE RELEASED FROM ALL ENCUMBRANCES.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER: E&J INVESTMENTS  
970 S. 240TH  
PITTSBURG, KANSAS 66762

**NOTARY CERTIFICATE:**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED

\_\_\_\_\_, OWNER FOR WELLINGTON SPRINGS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THIS INSTRUMENT AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE:**

STATE OF KANSAS  
COUNTY OF CRAWFORD

THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE PLANNING COMMISSION THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**CERTIFICATE OF CITY COMMISSION:**

STATE OF KANSAS  
COUNTY OF CRAWFORD

THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE CITY COMMISSION OF

PITTSBURG, KANSAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR: \_\_\_\_\_

CITY CLERK: \_\_\_\_\_

**COUNTY TREASURER CERTIFICATE:**

STATE OF KANSAS  
COUNTY OF CRAWFORD

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CRAWFORD COUNTY TREASURER  
JOE GRISOLANO

**CERTIFICATE OF REGISTER OF DEEDS:**

STATE OF KANSAS  
COUNTY OF CRAWFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT

\_\_\_\_\_ A.M. - P.M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND IS DULY RECORDED IN BOOK

\_\_\_\_\_ AT PAGE \_\_\_\_\_ FEE: \_\_\_\_\_

REGISTER OF DEEDS  
SANDY CASEY

**CERTIFICATE OF TITLE:**

STATE OF KANSAS  
COUNTY OF CRAWFORD

BE IT KNOWN THAT THIS PLAT HAS BEEN SUBMITTED TO ME, AND THE SUB-DIVIDER,

\_\_\_\_\_ OWNS

ALL OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PLAT IN FEE.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
DAVID J. SAIA, PRESIDENT  
THE CRAWFORD COUNTY ABSTRACT COMPANY, INC.

**SURVEY REVIEW:**

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR FILING PURSUANT TO AND IN COMPLIANCE WITH K.S.A. 58-2005 AND WITH THE REQUIREMENTS OF CRAWFORD COUNTY. NO OTHER WARRANTIES ARE EXTENDED OR APPLIED.

GIVEN UNDER MY HAND AND SEAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

GREGORY E. MCDOWELL, LS 1393

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT I, RONALD K. ALBERTINI, A DULY LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HAVE SURVEYED THE HERETOFORE DESCRIBED PROPERTY, AS SHOWN BY THE PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS. I FURTHER CERTIFY THAT I AM AUTHORIZED BY LAW TO MAKE THIS CERTIFICATION.

RONALD K. ALBERTINI, PLS 823 KS

**ENGINEER'S CERTIFICATION:**

THIS IS TO CERTIFY THAT I, PETER W. EARLES, A LICENSED ENGINEER IN THE STATE OF KANSAS, CERTIFY THAT ALL SUBDIVISION REGULATIONS OF THE CITY OF PITTSBURG, KANSAS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT I AM AUTHORIZED BY LAW TO MAKE THIS CERTIFICATION.

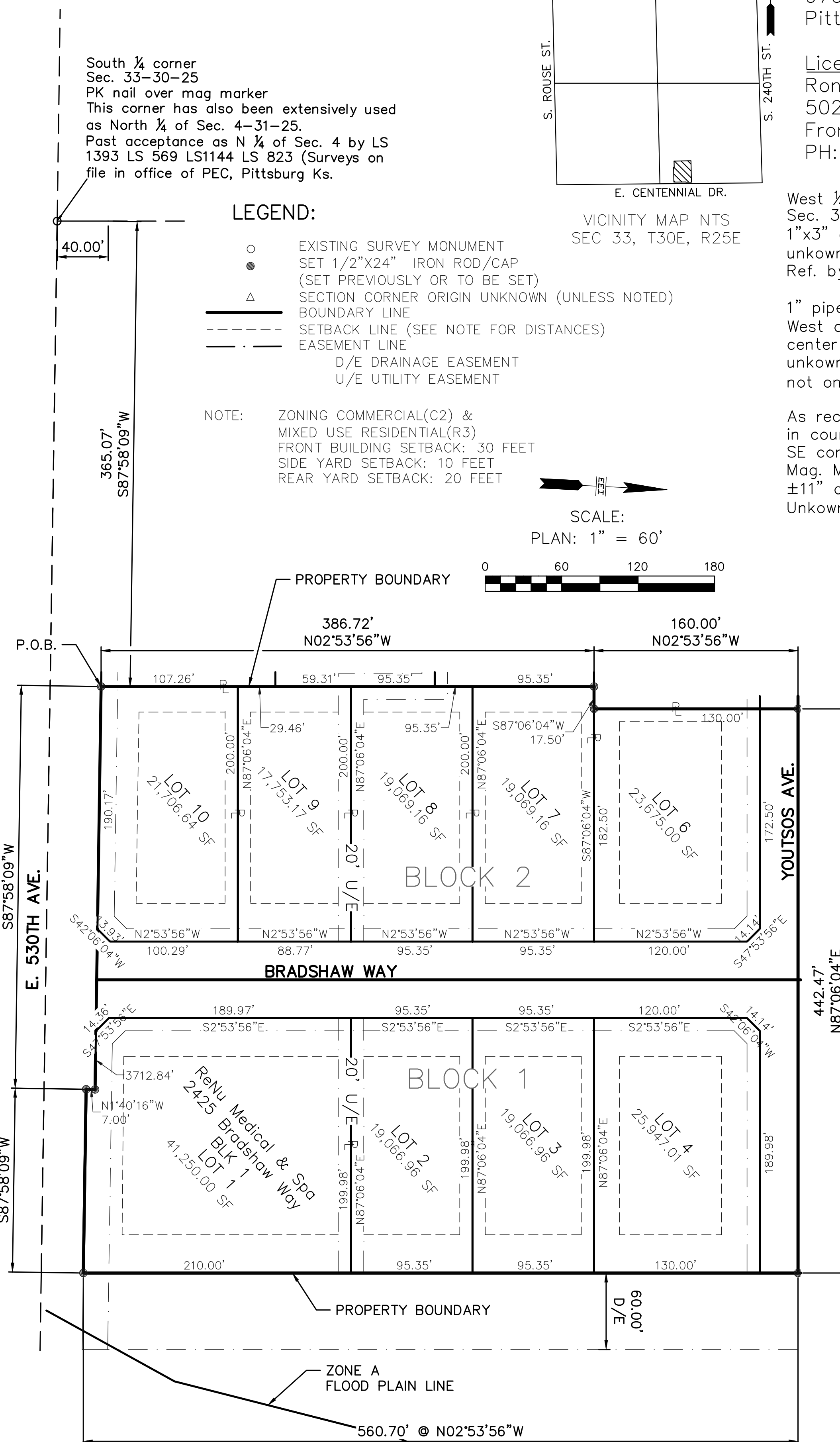
PETER W. EARLES, PE 10393

**FINAL PLAT PREPARED APRIL 21, 2021**

OWNER: E&J INVESTMENTS, LLC.  
970 S. 240TH ST.  
PITTSBURG, KS 66762  
620-249-4673  
CONTACT: ERIC BRADSHAW

DEVELOPER: E&J INVESTMENTS, LLC.  
970 S. 240TH ST.  
PITTSBURG, KS 66762  
620-249-4673  
CONTACT: ERIC BRADSHAW

SURVEYOR: RON ALBERTINI, PLS 803 KS  
620-704-6558  
CONTACT: RON ALBERTINI, SURVEYRKA@CKT.NET  
REFERENCE JOB NO. 20-25FINALPLAT



Reviewed By: BSEINERT  
 Plotted: 4/21/2021 9:15 AM  
 File Name: 20-25\_01\_FINAL\_PLAT\_PLAN\_SHEET.DWG  
 File Location: F:\V-Drive\2020\20-25 E&J Pitts Plat\CADD\Plans

NO.	DATE	REVISIONS DESCRIPTION

EARLES ENGINEERING & INSPECTION, INC.  
 Civil & Structural Engineers-Construction Inspectors-Surveyors  
115 W. 10th, Suite 100, Pittsburg, Kansas 67060  
 620-704-6558  
 Email: earlesinc@earthlink.net

WELLINGTON SPRINGS SUBDIVISION  
 FINAL PLAT

KANSAS  
 CITY OF PITTSBURG

ENGINEER:	PWE
CHECKED BY:	PWE
DRAWN BY:	DRB/BFS
DATE:	04-21-2021
PROJECT NO:	20-25
SHEET:	1 of 1