

PLAT NO. S/D 68-10 MAP NO. 6247

NAME Park Village

LOCATION Bounded by Douglas, Waterman,  
Greenwich Rd and Zelta Drive

OWNER Charles & Almeron W. Stillwell

APPLICATION FILED 2-1-68

SKETCH PLAT FILED 2-1-68

PRELIMINARY FILED 2-26-68

S/D ACTION 3-7-68 *approve*

FINAL FILED 3-25-68

S/D ACTION 4-4-68 *Approve*

MAPC ACTION 4/11/68 *approve*

BCC ACTION 4-23-68 *approve, subject to restrictive covenants*

RECORDED 5-1-68

REMARKS \_\_\_\_\_

S/D 68-10 - Park Village, bounded by  
Douglas, Waterman, Greenwich Rd &  
Zelta Drive, Charles N. Stillwell

POSTED  
2-5-68

**ACTION**

S/D COMMITTEE

S/D

M.A.P.C.

~~Proposed~~ Approved 7-6-8  
~~Final~~ Approved 4-4-68

4/4/68

4-23-68

B.C.C.A.

~~Approved~~ Approved

Map No. 6247  
Sec. No. 22  
Twp. No. 27  
Range 2E

Subdivision Report and Progress  
S/D No.: 68-10

Name: Park Village

General Location: Bounded north by Douglas, south by Waterman, west by Greenwich Rd and east by Zelta Drive

Owner: Charles N. and Almeron W. Stillwell

Address: c/o H.C. Brady, Inc. 1002 Bitting Bldg. Phone: AM 4-0394

Subdivider: V. B. Likens

Address: Box 2445, Okla City, Okla Phone: ME 4-5413

Engineer/Surveyor: K. O. Taylor

Address: 567 W. Douglas Phone: AM 4-4072

Application Received 2-1-68  
Conf. with Applicant \_\_\_\_\_  
Sketch Plat Received 2-1-68  
Present Zoning AA  
Proposed Zoning G  
Letter of Intent \_\_\_\_\_

FINAL PLAT RECEIVED 3-25-68  
Tracing Received 4-16-68  
S/D Report #2 Prepared 3-28-68  
S/D Comm. Action 4-4-68  
(approve)  
Dept. Report on Final 4-5-68

PREL. PLAT RECEIVED 2-26-68  
S/D Report #1 Prepared 2-27-68  
S/D Comm. Action 3-7-68  
Approve  
Dept. Report on Prel. 3-11-68

M.A.P.C. ACTION 4/11/68  
approve  
Dept. Report on Final 4-12-68  
Letter on Irons Received 4-17-68  
Title/Taxes Rec'd & Reviewed 4-8-68  
Final Review 4-17-68  
Letter to B.C.C. 4-18-68

TRACING PROGRESS:  
Received 4-16-68  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_

B.C.C. ACTION 4-23-68 approve  
Recorded 5-1-68  
Annexed \_\_\_\_\_

Comments:

All Correspondence to:  
Robert H. Nelson  
816 Union Center Bldg  
Wichita 67202

4-29-68 called & left message for Bob Nelson that  
the plat tracing not ready for  
recording.

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS  
PARK VILLAGE

ADDITION WAS  
FILED FOR RECORD ON May 1, 1968  
Drawer M-1 8-18

*Rufus L. Hering*  
REGISTER OF DEEDS

T9-328

RESTRICTIVE COVENANTS

We, the undersigned, V. B. Likins, Warren Sanders and Fred A. England, the owners of the following described property, to-wit:

The north half of the southwest quarter of  
Section 22, Township 27 South, Range 2 East,  
Sedgwick County, Kansas,

do hereby make this declaration, this 29th day of March,  
1968:

WITNESSETH:

WHEREAS, the above-described property has been heretofore annexed to the City of Wichita and is in the process of being platted and

WHEREAS, the City Commission of the City of Wichita has heretofore approved the above-described property for a zoning classification of G (mobile home park) and

WHEREAS, the undersigned contemplate the construction, maintenance and operation of said property under said G. classification as a mobile home park and

WHEREAS, the undersigned, in connection therewith, desire to make the following declarations as to the limitations, restrictions and uses to which said lots and tracts constituting said area may be put, hereby specifying that the said declarations, restrictions and uses shall constitute covenants running with the land as provided by law, and this declaration of restrictions and covenants is for the purpose of setting forth the requirements upon the undersigned and their successors in title which requirements, limitations, restrictions and uses shall be for the benefit of the City of Wichita,

NOW, THEREFORE, the undersigned do hereby declare that the following, setting forth the manner and extent of construction, will be complied with by the undersigned and will continue so long as the said property shall be used for a mobile home park, to-wit:

1. All streets shall be constructed with a minimum of 26 feet face to face of curbs with curb and gutter of concrete and street asphalt.

2. On each lot the following:

- a. 18 by 18 feet of off-street concrete parking slab.
- b. A concrete patio 10 by 20 feet.
- c. Two concrete strips 18 inches by 50 feet.
- d. Furnish a 4 by 6 steel painted white storage shed.
- e. Concrete sidewalks from parking facility to patio.
- f. Make available all utilities including municipal

sewer and water, a franchise gas, electricity and telephone.

3. Construct a swimming pool of minimum size of 20' by 40'.

4. Construct a storm shelter underground, minimum size 35 by 40.

5. All utilities shall be underground.

6. Install fire hydrants, location to be approved by the Wichita Fire Department.

7. All electrical outlets shall furnish both 120 and 240 volts.

8. In connection with the operation and maintenance of said mobile home park, the following shall constitute a covenant to run with the land so long as said land shall be used for the purposes of a mobile home park, to-wit:

All mobile homes must connect and use municipal sewer and water, the franchise gas and/or electricity.

9. Minimum size of lots shall be 3600 square feet except there shall not be more than 9 lots of less than 3200 square feet.

10. The area shall be limited to mobile homes as defined by the ordinances of the City of Wichita.

11. Minimum length and width of mobile homes permitted in said park to be 10 feet by 50 feet.

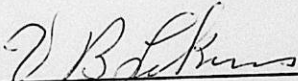
12. Provide a 10 foot minimum planting area around the perimeter of the mobile home park consisting mainly of coniferous and deciduous plant material.

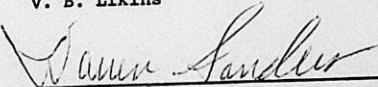
The above covenants, conditions and limitations shall run with the land and be binding upon the present owners, their successors, trustees and assigns and all parties claiming by, through or under

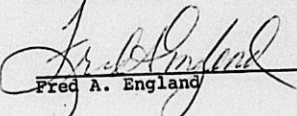
them so long as the said property shall continue to be used for the purposes of a mobile home park; provided, however, that these protective covenants may be altered, modified or changed only by action of the Board of City Commissioners of the City of Wichita upon a proper hearing therefor and a copy of this instrument shall be filed in the office of the Register of Deeds of Sedgwick County, Kansas.

In the event the owners of said property as above set forth or their successors in interest or assigns shall violate or attempt to violate any of the conditions, covenants and limitations as above set forth, it shall be lawful for the City of Wichita to prosecute any proceeding at law or in equity against said party or parties violating or attempting to violate any such covenant, limitation or condition either to prevent them from doing so or to compel compliance therewith; provided, however, that a failure to prosecute for such violation shall not constitute a waiver of any rights under this declaration.

IN WITNESS WHEREOF, the said owners and grantors of this limitations, conditions, covenants and restrictions have executed this declaration on the day and year above written in Wichita, Sedgwick County, Kansas.

  
\_\_\_\_\_  
V. B. Likins

  
\_\_\_\_\_  
Warren Sanders

  
\_\_\_\_\_  
Fred A. England

STATE OF KANSAS )  
                  )  
SEDGWICK COUNTY )

BE IT REMEMBERED that on this 29th day of March, 1968, before me, a Notary Public in and for said county and state, personally appeared V. B. Likins, Warren Sanders and Fred A. England, known to me to be the persons who executed the foregoing instrument designated as Restrictive Covenants and acknowledged severally that they each executed the same of their free and voluntary will.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my notarial seal the date last above written.



Ramona R. Cox  
Notary Public

Expires:

September 2, 1970

## SUBDIVISION REPORT

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

## Subdivision Approval

S/D Number	<b>68-10</b>	Name:	<b>Park Village</b>	
Application Filed:	2-1-68	Sketch Filed:		2-1-68
Preliminary Plat Filed:	2-26-68	Approved by S/D:		3-7-68
Final Plat Filed:	3-25-68	Approved by S/D:		4-4-68
Approved by Metropolitan Area Planning Commission:				4-11-68

DESCRIPTION

General Location: **Bounded by Douglas, Waterman, Greenwich Road and Zelta Drive**

Surveyor or Engineer: **K. O. Taylor**  
 Owner: **Charles N. and Almeron W. Stillwell**  
 Address: **c/o H. C. Brady, Inc., 1002 Bitting Building**

1. Gross Acreage of Plat	<u>81.1</u>	5. Lineal Feet of New Streets:	
2. Number of Lots:		(a) <u>40</u> R/W	<u>1517</u> ft.
Residential		(b) <u>30</u> R/W	<u>2560</u> ft.
Commercial		(c) <u>60</u> R/W	<u>290</u> ft.
Industrial		(d) Total	<u>7457</u> ft.
Other	<u>1</u>	Total Area of New Streets:	
Total	<u>1</u>	R/W	Sq. Ft.
3. Minimum Lot Area	<u>81.1 acres</u>	6. Existing Zoning	<u>"AA"</u>
4. Minimum Lot Frontage	<u>1257.5 FT</u>	7. Lot Area Required by zoning	<u>N/A</u> Sq. Ft.

Petitions have been submitted guaranteeing the installation of sanitary sewer, paving of Waterman Street and for sidewalks adjacent to each perimeter street. A certificate has also been submitted certifying the above-mentioned petitions.

## Planning Commission Recommendation:

**KRATZER** moved and **BLEDSE** seconded that the Planning Commission recommend to the Board of City Commissioners that this plat be approved, subject to the following:

1. The mobile home park shall be developed in accordance with the mobile home layout for Park Village as approved by Jim Aiken of the Health Department on March 22, 1968.
2. No mobile home shall have direct access to a public street.
3. The applicant's voluntary restrictive covenants shall be properly executed and submitted to the Planning Department for forwarding with the plat to the Board of City Commissioners.
4. Recording within 30 days after approval by the Board of City Commissioners.

Associated zone case: Z-0944, "AA" to "G"

Vote of Planning Commission: **Unanimous**

**ACTION:** Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate and restrictive covenants with the Register of Deeds, the publication and filing of which shall be without cost to the City; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

KENNETH O. TAYLOR  
Consulting Engineer

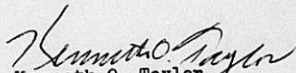
~~1542 So. St. Francis~~  
WICHITA, KANSAS 67213

April 17, 1968

Wichita-Sedgwick County MAPC  
City Building Annex  
Wichita, Kansas

Gentlemen:

This is to certify that irons have been set at all block corners  
in "PARK VILLAGE", Wichita, Sedgwick County, Kansas.

  
Kenneth O. Taylor  
Consulting Engineer

April 15, 1968

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 68-10 - Final Plat of  
Park Village

Dear Mr. Taylor:

At its regular meeting on April 11, 1968, the Metropolitan Area Planning Commission considered the Final Plat of Park Village. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee subject to the 12 conditions as stated in our letter of April 5, 1968, and subject to the following condition.

1. The mobile home park shall be developed in accordance with the mobile home layout for Park Village as approved by Jim Aiken of the Health Department on March 22, 1968.

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 its consideration.

1. Compliance with the requirements of the Metropolitan Area Planning Commission.

OK. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

OK. certification by an attorney that fee title is vested in the plattor.

OK. certification that all taxes due and payable have been paid.

Mr. K. O. Taylor  
April 15, 1968  
Page 2

**OK** Certification that the irons have been set as required  
by the Subdivision Rules and Regulations of the Metro-  
politan Area Planning Commission.

If you have any questions concerning this matter, please call  
our office.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:js

cc: Robert H. Nelson  
816 Union Center Bldg.  
Wichita, Kansas 67202

V. B. Likens,  
P. O. Box 2445  
Oklahoma City, Oklahoma

Charles & Almeron Stillwell  
c/o H. C. Brady Inc.  
1002 Bitting Bldg.  
Wichita, Kansas 67202

CERTIFICATE

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

I, Fred A. England of an undivided  
V. B. Likins, Warren Sanders and, owner and plat-  
tor of Park Village 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. Sidewalks for Zelta Street
2. Sidewalks for Douglas Street
3. Sidewalks for Waterman
4. Sidewalks for Greenwich Road
5. Sewers
6. Paving of Waterman Street
- 7.

As a result of the above-mentioned petitions for im-  
provements, lots within Park Village Addition  
may be subject to special assessments assessed thereto for the  
cost of constructing the above-described improvements.

Signed this \_\_\_\_\_ day of April, 1968.

\_\_\_\_\_  
V. B. Likins

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

Be it remembered that on this \_\_\_\_\_ day of April,  
1968, before me, a notary public in and for said County and State,  
came V. B. Likins, Warren Sanders and Fred A. England, to me personally  
known to be the same person who executed the fore-going 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.

\_\_\_\_\_  
Notary Public Ernest E. Tremble



Expires: \_\_\_\_\_



KAHRS, NELSON, FANNING & HITE  
ATTORNEYS AT LAW

UNION CENTER BUILDING

WICHITA, KANSAS 67202

April 6, 1968

TELEPHONE  
AMHERST 2-3777

AUSTIN M. COWAN (1888-1948)  
W. A. KAHRS  
ROBERT H. NELSON  
H. W. FANNING  
RICHARD C. HITE  
DARRELL D. KELLOGG  
ROGER M. SHERWOOD  
RICHARD L. HONEYMAN

Metropolitan Area Planning Commission  
and  
Board of Commissioners, City of Wichita,  
Wichita, Kansas.

Gentlemen:

This is to certify that I have examined the title to  
the following described real property, to-wit:

The North Half (N $\frac{1}{2}$ ) of the Southwest  
Quarter (SW $\frac{1}{4}$ ) of Section 22, Township  
27 South, Range 2 East of the 6th P.M.,  
Sedgwick County, Kansas,

as shown by the accompanying abstract of title, containing 75  
entries, together with proceedings had in the Probate Court of  
Sedgwick County, Kansas, in

Case No. 42910, In the Matter of the  
Estate of Willis M. Stillwell, deceased,

all as last certified to by The Security Abstract and Title Co., Inc.  
on April 4th, 1968 at 7:00 o'clock P. M., and from my examination,  
based upon the correctness of the abstract submitted, I find the  
fee simple title to the above described property to be vested in

V. B. Likins, an undivided one-half interest;  
Warren Sanders, an undivided one-fourth interest;  
Fred A. England, an undivided one-fourth interest;

as shown at entry #74, subject, nevertheless to the following:

1. At entry #75, I find a mortgage dated March 29,  
1968 between V. B. Likins and Alice L. Likins, his wife, Warren  
Sanders and Evelyn Sanders, his wife; and Fred A. England and Catherine  
M. England, his wife, as mortgagors and Almeron W. Stillwell and

Charles N. Stillwell, as mortgagees covering the North one-half of the Southwest Quarter, Section 22, Township 27 South, Range 2 East, containing 80 acres more or less, except the east 660 feet of the West 1,056.5 feet thereof, which exception is understood to contain 20 acres more or less, to secure the sum of \$88,000.00 which was recorded in the office of the Register of Deeds of Sedgwick County, Kansas.

2. Restrictions- None
3. At entries #70 and 73, the West 20 feet of the above described property has been taken for highway purposes by the Board of County Commissioners of Sedgwick County, Kansas.
4. At entry #71 I find a pole line easement in favor of The Kansas Gas & Electric Company, granting unto said Company an easement 3 feet wide, from 40 to 43 feet East of the West line of the real property first above described.
5. Taxes for the year 1967 and prior years are shown paid.
6. Inquiry should be made to ascertain whether or not there have been any unpaid bills for labor performed or material furnished upon the above described property within the past four months, which might become the basis for a lien thereon.
7. Ascertain the rights of parties in possession, if any.
8. Ascertain the correct boundaries of the above described property by survey or otherwise.

Respectfully submitted,

*Robert H. Nelson*

OF KAHR, NELSON, FANNING & HITE

RHN:CEM:hm

April 5, 1968

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 68-10 - Final Plat of  
PARK VILLAGE

Mr. K. O. Taylor:

At its regular meeting on April 4, 1968, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above-captioned plat. The action of the Committee was to recommend this plat be approved subject to the following:

1. No mobile home shall have direct access to a public street.
2. The applicant shall provide sidewalks adjacent to all streets.
3. The applicant shall comply with one of the five adopted methods of guaranteeing the installation and financing of sidewalks; the total construction cost to be in the amount of \$15,280.
4. The applicant shall install or guarantee the installation of sanitary sewer to serve subject property and for the paving of Waterman Street.

*petition forwarded to Eng. Div. 4-8-68*

*pet. forwarded to Eng. 4-8-68*

**OK**  
**OK**

The applicant's voluntary restrictive covenants shall be properly executed and submitted to the Planning Department for forwarding with the plat to the Board of City Commissioners.

Indicating the lot dimensions for the north, south and west lines of the plat.

Mr. K. O. Taylor  
April 5, 1968  
Page -2-

**OK** 9. Completing the name on the plat tracing for the Chairman of the Metropolitan Area Planning Commission, as W. Harold Mooney.

**OK** 10. Deleting the name "Clarence E. Vollmer" from beneath the line provision for the Mayor of the City of Wichita, and provide for the appropriate signature.

~~11.~~ Prior to development occurring on subject property, the applicant shall contact the Water Department, Gas Service, Kansas Gas & Electric and Southwestern Bell Telephone Co. relative to making satisfactory arrangements for their respective utilities.

~~10.~~ Prior to the installation of sanitary sewer to serve subject property, it will be necessary that the applicant submit his sewer plans to the Engineering Division of the Department of Public Works for their approval, and the applicant should be aware that sewer easements will possibly be needed as a result of said review which would need to be granted in the form of separate instruments.

**OK** 11. The applicant and/or his engineer shall contact M.S. Mitchell of the Maintenance Div. of the Department of Public Works, regarding the need for a drainage easement which is to be indicated on the plat.

~~12.~~ Recording within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Metropolitan Area Planning Commission for its consideration on April 11, 1968, at 1:45 P.M. If you have any questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith  
Senior Planner

JHG:JDG:sa  
Enclosure

cc: Charles & Almeron Stillwell, c/o H.C. Brady Inc., 1002 Bitting Bldg.  
V.B. Likens, P.O. Box 2445, Oklahoma City, Oklahoma  
Robert E. Nelson, 816 Union Center Bldg., Wichita, Kansas 67202  
Mrs. L. E. Hisken, 11416 East Douglas, Wichita, Kansas 67206

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 68-10 Name PARK VILLAGE  
Date Application Rec'd. 2-1-68 Preliminary Approval 3-7-68  
Scheduled S/D Meeting 4-4-68

DESCRIPTION

General Location Bounded north by Douglas, south by Waterman, west by Greenwich Road, and east by Zelta Drive.  
Owner Charles N. and Almeron W. Stillwell, BY: H.C. Brady, Inc.  
Surveyor/Engineer K. O. Taylor  
Address 1542 South St. Francis 67211 Phone AM 4-4072

1. Gross Acreage of Plat 81.1 acres
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 1
  - Total Number of Lots 1
3. Minimum Lot Frontage \_\_\_\_\_ ft.
4. Minimum Lot Area 81.1 acres ft.
5. Existing Zoning "AA"
6. Proposed Zoning "G"
7. Lineal Feet of New Streets:
  - a. 50 R/W 1617 ft.
  - b. 40 R/W 3430 ft.
  - c. 30 R/W 2560 ft.
  - d. 60 R/W 290 ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 7457 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita (Yes-No)
11. Health Department Approval (where applicable) \_\_\_\_\_
12. City of Wichita Yes: Three-Mile Area \_\_\_\_\_

ASSOCIATED ZONE CASE NO. Z-0944 "AA" to "G"

STAFF COMMENTS:

1. No mobile home shall have direct access to a public street.
2. The applicant shall provide sidewalks adjacent to all streets.
3. The applicant shall comply with one of the five adopted methods of guaranteeing the installation and financing of sidewalks; the total construction cost to be in the amount of \$15,280.
4. The applicant shall install or guarantee the installation of sanitary sewer to serve subject property and for the paving of Waterman Street.
5. The applicant should be aware that an alternate alignment for the Northeast Circumferential has been proposed through the northeast corner of this plat.
6. The applicant's voluntary restrictive covenants shall be properly executed and submitted to the Planning Department for forwarding with the plat to the Board of City Commissioners.
7. Indicating the lot dimensions for the north, south and west lines of the plat.
8. Completing the name on the plat tracing for the Chairman of the Metropolitan Area Planning Commission, as W. Harold Mooney.
9. Deleting the name "Clarence E. Vollmer" from beneath the line provision for the Mayor of the City of Wichita, and provide for the appropriate signature.
10. Recording within 30 days after approval by the Board of City Commissioners.

KAHRS, NELSON, FANNING & HITE

ATTORNEYS AT LAW

UNION CENTER BUILDING  
WICHITA, KANSAS 67202

TELEPHONE  
AMHERST 2-3777

AUSTIN M. COWAN (1888-1949)  
W. A. KAHRS  
ROBERT H. NELSON  
H. W. FANNING  
RICHARD C. HITE  
DARRELL D. KELLOGG  
ROGER M. SHERWOOD  
RICHARD L. HONEYMAN

March 25, 1968

Metropolitan Area Planning Commission  
City Building Annex  
104 South Main Street  
Wichita, Kansas, 67202

Attn: Mr. Galbraith

Re: North Half of the Southwest Quarter of  
Section 22, Township 27 South, Range 2  
East, Sedgwick County, Kansas

Gentlemen:

Enclosed herewith is check payable to Wichita -  
Sedgwick County, Kansas in the amount of \$1910.78 which  
is in payment of the charges on the above described prop-  
erty for Submain 13 and its associated pumping station.  
This is, of course, in lieu of the guarantee heretofore  
submitted and I would appreciate it if you would return  
said guarantee to this office.

Very truly yours,

*Robert H. Nelson*

OF KAHRS, NELSON, FANNING & HITE

RHN:lt  
Enclosure

*3-25-68*  
*The check given to Dean Sellers*  
*of Eng. Division for*  
*proper handling of*  
*processing*



ELEVENTH & MINCO VALLEY EXPRESSWAY • P. O. BOX 26  
TULSA, OKLAHOMA 74101 • • PHONE (918) TE 8-9941

November 20, 1967

Wichita-Sedgwich County  
Metropolitan Planning Department  
and City Engineer  
104 South Main Street  
Wichita, Kansas 67202

Gentlemen:

Re: Mr. Warren Sanders and  
Mr. V. B. Liken  
Mobile Home Park

Mr. Warren Sanders has requested this bank to execute a letter of guaranty covering monies due on the use of submain 13 and a pumping station in a twenty acre development in your city. The amount due as stated in your letter of November 13, 1967 being \$944.09 and \$966.69 respectively for a total due of \$1,910.78.

You are hereby advised that the above captioned parties have tendered consideration to this bank and said bank hereby executes this letter and guarantees that should you make demand on the principals by draft in the above amount of \$1,910.78, this draft will be honored. This guaranty to expire six months from date first written.

Guaranty National Bank

By: Dale Giesel  
Vice President and Cashier

Subscribed and sworn to me this 20th day of November, 1967.  
Tulsa County  
State of Oklahoma  
My Commission expires December 14, 1970

Alma Barrer  
Notary Public

Accepted by:

\_\_\_\_\_  
Title

*3-25-68*  
*Original bond released to Robert H. Nelson as per submission of \$1,910.78 Nelson dated 11-25-68.*

DRAFT COPY

3/7/68

RESTRICTIVE COVENANTS

I, the undersigned, V. B. Likins, Warren Sanders and Fred A. E. [unclear], the owners of the following described property, to-wit:

The north half of the southwest quarter of Section 22, Township 27 South, Range 2 East, Sedgwick County, Kansas,

do hereby make this declaration, this \_\_\_\_ day of \_\_\_\_\_, 1968:

WITNESSETH,

WHEREAS, the above-described property has been heretofore annexed to the City of Wichita and is in the process of being platted and

WHEREAS, the City Commission of the City of Wichita has heretofore approved the above-described property for a zoning classification of G (mobile home park) and

WHEREAS, the undersigned contemplate the construction, maintenance and operation of said property under said G classification as a mobile home park and

WHEREAS, the undersigned, in connection therewith, desire to make the following declarations as to the limitations, restrictions and uses to which said lots and tracts constituting said area may be put, hereby specifying that the said declarations, restrictions and uses shall constitute covenants running with the land as provided by law, and this declaration of restrictions and covenants is for the purpose of setting forth the requirements upon the undersigned and their successors in title which requirements, limitations, restrictions and uses shall be for the benefit of the City of Wichita,

NOW, THEREFORE, the undersigned do hereby declare that the following, setting forth the manner and extent of construction, will be complied with by the undersigned and will continue so long as the said property shall be <sup>used</sup> under a G classification for <sup>a</sup> mobile home parks, to-wit:

1. All streets shall be constructed with a minimum of 26 feet face to face of curbs with curb and gutter of concrete and street asphalt.

2. On each lot the following:

a. 18 by 18 feet of off-street concrete parking slab.

b. A concrete patio 10 by 20 feet.

c. Two concrete strips 18 inches by 50 feet.

d. Furnish a 4 by 6 steel painted white storage shed.

e. Concrete sidewalks from parking facility to patio.

f. Make available all utilities including sewer, water,

gas, electricity and telephone.

3. Construct a swimming pool of minimum size of \_\_\_\_\_ by \_\_\_\_\_

4. Construct a storm shelter under ground, minimum size 35 by 40.

5. All utilities shall be under ground.

6. Install fire hydrants, location to be approved by the Wichita Fire Department.

7. All electrical outlets shall furnish both 120 and 240 volts.

8. In connection with the operation and maintenance of said mobile home park, the following shall constitute a covenant to run with the land <sup>so</sup> as long as the G classification is in existence,

to-wit: <sup>said land shall be used for the purposes of a mobile home park,</sup>  
All mobile homes must connect and use sewer, water, gas and/ or electricity.

9. Minimum size of lot shall be 3600 square feet.

10. The area shall be limited to mobile homes as defined by the ordinances of the City of Wichita.

11. Minimum length and width of mobile homes permitted in said park to be 10 feet by 50 feet.

The above covenants, conditions and limitations shall run with the land and be binding upon the present owners, their successors, trustees and assigns and all parties claiming by, through or under

March 11, 1968

Mr. K. O. Taylor  
1542 S. St. Francis  
Wichita, Kansas 67211

Subject: S/D 68-10 - Preliminary Plat of  
PARK VILLAGE

Dear Mr. Taylor:

At its regular meeting on March 7, 1968, the Subdivision Committee of the Metropolitan Area Planning Commission considered the preliminary plat of PARK VILLAGE. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

1. No mobile home shall have direct access to a public street.
2. The applicants' mobile home layout shall be submitted to the Traffic Engineering Division and to M.S. Mitchell of the Maintenance Division of the Department of Public Works, prior to the preparation of the final plat.
3. The applicant shall submit his mobile home layout to the Wichita-Sedgwick County Health Department for their approval prior to the preparation of the final plat. Fifteen (15) copies of the approved plan shall then be submitted to the Planning Department along with the submission of the final plat.
4. The applicant shall provide sidewalks adjacent to all streets.
5. The applicant shall comply with one of the five adopted methods of guaranteeing the installation and financing of sidewalks; the total construction cost to be in the amount of \$15,280.

K. O. Taylor  
March 11, 1968  
Page -2-

6. The applicant shall install or guarantee the installation of sanitary sewer to serve subject property and for the paving of Waterman Street.
- OK 7. The applicant shall pay his prorated share of sewer assessment, assessed on subject property for being a part of a benefit district for Submain 13 War Industries Sewer and the construction of a pump station associated therewith. Said assessments to be paid or guaranteed in the amount of \$1,910.78, prior to forwarding of the plat to the Board of City Commissioners.
8. Indicating "access control except for 2 openings" adjacent to the east line of Greenwich Road, both on the face of the plat and in the plat's text.
9. Indicating a 25 foot building setback line adjacent to all streets.
10. The applicant should be aware that an alternate alignment for the Northeast Circumferential has been proposed through the northeast corner of this plat.
11. Indicating the street adjacent to the east line of the plat as Zelta Drive.
12. The applicants' voluntary restrictive covenants shall be approved as to form by the Department of Law, and shall be properly executed and forwarded with the plat to the Board of City Commissioners.
13. Requirements for a final plat (see pages 4, 5 and Section XV of the Subdivision Rules and Regulations).

Enclosed herewith is the marked copy of the preliminary plat for your information and files. If you have any questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith  
Senior Planner

JHG:JDG:sa  
Enclosure

cc: V.B. Likens, Box 2445, Oklahoma City, Oklahoma  
Mrs. L.E. Hicken, 11416 E. Douglas, Wichita, Kansas 67206  
Charles & Almeron Stillwell, c/o H.C. Brady, Inc.  
1002 Bitting Building, Wichita, Kansas 67202

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 68-10 Name PARK VILLAGE  
Date Application Rec'd. 2-1-68 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-7-68

DESCRIPTION

General Location Bounded north by Douglas, south by Waterman, west by Greenwich Road and east by Zelta Drive.  
Owner Charles N. and Almeron W. Stillwell  
Surveyor/Engineer K. O. Taylor Phone AM 4-4072  
Address 1542 S. St. Francis 67211

1. Gross Acreage of Plat 81.1
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 1Total Number of Lots 1
3. Minimum Lot Frontage \_\_\_\_\_ ft.
4. Minimum Lot Area 81.1 acres
5. Existing Zoning "AA"
6. Proposed Zoning "G"
7. Lineal Feet of New Streets:
  - a. 50 R/W 1617 ft.
  - b. 40 R/W 3430 ft.
  - c. 30 R/W 2560 ft.
  - d. 60 R/W 290 ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 7457 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita Yes: Three-Mile Area \_\_\_\_\_

ASSOCIATED ZONE CASE NO. ~~2-0944~~ 2-0944 "AA" to "G"  
STAFF COMMENTS:

1. No mobile home shall have direct access to a public street.
2. The applicant shall submit his mobile home layout to the Wichita-Sedgwick County Health Department for their approval prior to the preparation of the final plat. Copies of the approved plan shall be submitted to the Planning Department along with the final plat.
3. The applicant shall provide sidewalks adjacent to all streets.
4. The applicant shall comply with one of the five adopted methods of guaranteeing the installation and financing of sidewalks; the total construction cost to be in the amount of \$15,280.
5. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Section XV of the Subdivision Rules and Regulations.
6. Access control will be discussed at the Subdivision Committee meeting.
7. Indicating a 25 foot building setback line adjacent to all streets.
8. The applicant should be aware that an alternate alignment for the northeast circumferential has been proposed through the northeast corner of this plat.
9. Indicating the street adjacent to the east line of the plat as Zelta Dr.
10. Requirements for a final plat (see pages 4, 5 and Section XV of the Subdivision Rules and Regulations).

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY BUILDING ANNEX, 104 South Main  
Wichita, Kansas

February 28, 1968

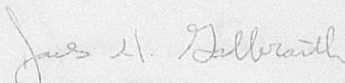
NOTICE OF PUBLIC HEARING TO ADJOINING PROPERTY OWNERS

S/D 68-10 - Park Village Addition

As you may recall, the Board of City Commissioners at its regular meeting on January 30, 1968 considered and approved a request for a change of zoning from "AA" Single Family to "G" Mobile Home for the north one-half of the southwest quarter of Section 22, Township 27S, Range 2 east, generally located on the east side of Greenwich Road between Douglas and Waterman. The commission also directed at such time as the plat was filed that the Planning Department notify adjacent property owners.

This is to advise you that the Subdivision Committee of the Metropolitan Area Planning Commission will consider a one lot 80 acre plat (S/D 68-10 Park Village Addition) at their regular meeting on Thursday, March 7, 1968 at 2:00 p.m., City Building Annex, 104 South Main.

If you have any questions concerning this matter, please contact our office.

  
Jack H. Galbraith  
Senior Planner

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY BUILDING ANNEX, 104 South Main  
Wichita, Kansas

February 28, 1968

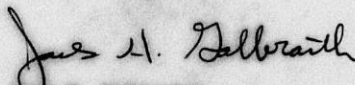
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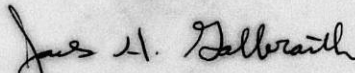
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Jack H. Galbraith  
Senior Planner

S/D No. 68-10

Map No.: 6247  
Section No.: 22  
Twp. No.: 27S  
Range: 2E

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Park Village

General Location: ~~Charles N. Stillwell~~ BOUNDED NORTH BY DOUGLAS,  
SOUTH BY WATERMAN, WEST BY GREENWICH AND EAST BY ZELTA DRIVE

Name of Property Owner: Charles N. Stillwell + Almeron W. Stillwell  
Address: 401 C Brady, Inc 1007 Bittling Phone: AM 40 394

Name of Subdivider: V.B. LIKENS Phone: ME 45413

Address: Box 2445 Oklahoma City

Name of Agent/Surveyor: K.O. Taylor Phone: AM 4-4072

Address: 567 W. Douglas

Date of Application: \_\_\_\_\_

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 81.1

2. Number of Lots:  
Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other 1

Total Number of Lots 1

3. Minimum Lot Frontage \_\_\_\_\_ ft.

4. Minimum Lot Area \_\_\_\_\_ ft.

5. Existing Zoning A-A

6. Proposed Zoning G

7. Lineal Feet of New Streets:

- a. 50 ft R/W 777 ft.
- b. 40 ft R/W 3430 ft.
- c. 30 ft R/W 2860 ft.
- d. 60 ft R/W 290 ft.
- e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
- TOTAL 7457 ft.

8. Sidewalk adjacent to all streets? yes  no

- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) No (Yes-No)
- 12. City of Wichita  Three-Mile Area

The owner herein agrees to comply with the Subdivision Rules and Regulations for the Wichita-Sedgwick County Metropolitan Area, as amended, 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 including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Engineer's Signature: K.O. Taylor

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by \_\_\_\_\_  
Date 2-1-68  
Fee Submitted 50.00

OWNERSHIP LIST

Lot	Addition	Property owner
1	Linwood Acres	Marie L. Reed Address unknown <i>no address found</i>
2	"	Willoughby H. Freeman and Melba E. Freeman 11921 E. Waterman 67207
3	"	James W. Dansby and Joan M. Dansby 11816 E. Lewis 67207
4	"	Norman Nichols 11721 E. Waterman 67207
5	"	Joan M. Dansby 11816 E. Lewis 67207
6	"	Adnan J. Timsah 11604 E. Lewis 67207
7	"	"
8	"	"
9	"	"
10	"	"
11	"	Sas-Nak Enterprises, Inc. Address unknown <i>no address found</i>
12	"	"
13	"	William F. Burns and Sylvia O. Burns 1017 S. Millwood 67213
14	"	Walter Kuhn 5 Colonial Ct. 67207
15 exc. E. 120'	"	Homer W. Blocker 11325 E. Waterman 67207
E. 120' of 15	"	Lester Beals and Elizabeth Beals 11407 E. Waterman 67207
16	"	Alice E. Blocker and Homer W. Blocker 11325 E. Waterman
17	"	Adnan J. Timsah 11604 E. Lewis
18	"	"
19	"	"
20	"	"



Continued page 2

Lot	Block	Addition	Property Owner
10	G	Gott Addition	✓ Emmett L. McEwen and Lorene McEwen 1259 Wellington Place 67203
11	"	"	E. L. McEwen and D Lorene McEwen 1259 Wellington Place
12	"	"	✓ Ronald K. Knepp and Judy D. Knepp 11818 E. Douglas 67206
13	"	"	"
14	"	"	✓ Floyd Cline and Winona Cline 11816 E. Douglas 67206
15	"	"	✓ Frank S. F. Mar and Wah Mar 11716 E. Douglas 67206
5	H	"	"
6	H	"	"
7	"	"	"
8	"	"	"
9	"	"	✓ Frank S. F. Mar and Aileen M. Mar 11716 E. Douglas 67206
4	A	Brown & Cummin Addition	✓ Ralph D. Johnson 16128 E. Central 67230
5	"	"	✓ Robert D. Johnston and Bernice M. Johnston 120 N. Greenwich Road 67206
6	"	"	✓ Elliotte Jones and Cecil C. Jones 425 University 67213
7	"	"	✓ Roy A. Hedden and Bertha M. Hedden 11300 E. Douglas 67206
8	"	"	✓ John Jasper Fry and Brenda Fry Address unknown no address found
9	"	"	"
4	B	"	✓ Donald Paul Branine and Norma Lee Branine 67110 9 Lake Drive, Mulvane, Kans
5	"	"	✓ Lawrence E. Hisken and Fonda M. Hisken 11416 E. Douglas 67206

Continued page 3

Lot	Block	Addition	Property Owner
6	B	Brown and Cummin Addition	David C. Burnham and Judith A. Burnham 11425 E. Douglas 67207
7	"	"	Robert L. Kinkaid and Vivia K. Kinkaid 11516 E. Douglas 67206
8	"	"	"
9	"	"	Clarence E. Kennedy, Jr and Frieda M. Kennedy 135 N. Ellson 67206
W 64' of 19		Gilders Replat of lot 19 20, 34 & 35, Gilders Gardens	Harold R. Day and Wilma Jean Day 12002 E. Douglas 67206
E 77' of W. 141' of 19		"	William L. Stewart and Doris Maxine Stewart Address unknown <i>no address found</i>
E 118.5' of W 259.5' of 19		"	Wendell R. Prather Address unknown
S $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec. 21-27-2E, exc. W. 818' thereof			Beech Aircraft Corp. 9709 E. Central 67206
SE $\frac{1}{4}$ of Sec. 21-27-2E, except beginning at the SW corner of the SE $\frac{1}{4}$ thence N 32 rods, thence E. 15 rods, thence S. 32 rods, thence W. 15 Rod to beg. and except the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$			"
The E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ , of Sec 21-27-2E exc. the S. 296.3' of the E. 250' thereof			Greenwich Investment Co, Inc. <i>no address found</i>
The N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 22-27-2E, except the W. 50' for road			Willis M. Stillwell Address unknown <i>no address found</i>
The SE $\frac{1}{4}$ of Sec. 22-27-2E, except the W. 726' of the S. 1320' and except that part condemned for Turnpike			F. C. McMaster 67208 116 N. Terrace Drive
Beginning at the SW corner of the SE $\frac{1}{4}$ of Sec. 22-27-2E, thence E. 330', thence N 1320' thence W. 330', thence S. to beginning except the E. 130' and except the S $\frac{1}{2}$ thereof			Ethel B. Dawson 626 S. Bluff 67218

We, The Security Abstract and Title Company, Inc., hereby certify the foregoing to be a true and correct list of property owners within a 200 foot radius of the following property to-wit

The North one-half of the Southwest Quarter of Section 22, Township 27 South Range 2 East of the 6th P. M.  
as shown by the deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 6th day of February, 1968 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Lucille Schneider*

Vice-President

Order No. 150638

Form 223-021

PAYMENT NOTICE  
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	License	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

*\$50.00*

DESCRIPTION AMOUNT

*Subdivision Assn.*

*Park Village Hill*

Name *(S) Taylor*

Address *267 St. Douglas*

Type *R-71-c* Date *2-26-68*

Comments:

Date *2-26-68* *August*