

PLAT NO. S/D 69-22 MAP NO. 5542

NAME LAKEVIEW MOBILE HOME PARK ADDITION

LOCATION Southeast corner of Alfalfa & MacArthur Rd.

ENGINEER: Reiss & Goodness

OWNER Consolidated Realty, Inc.

APPLICATION FILED ~~2-25-69~~ 2-25-69

SKETCH PLAT FILED

FRELIMINARY FILED 2-24-69

S/D ACTION 3-6-69 Approve

FINAL FILED 5-26-69

S/D ACTION 6-5-69 Approve

MAP RECORD 6-12-69 Approve

ECC ACTION 9-30-69 Approve


RECORDED 10-16-69

REMARKS

S/D 69-22 - LAKEVIEW MOBILE HOME
PARK - SE corner of Alfalfa and
McArthur Rd. Reiss & Goodness

PORTED
7/25/69

ACTION

S/D COMMITTEE	<i>Public</i>	Approval	DATE	<i>3-6-69</i>
S/R Com.	<i>(Final)</i>	Approval		<i>6-5-69</i>
M.A.P.C.		Approval		<i>6-12-69</i>
B.C.C.A.		Approval as recommended		<i>9-30-69</i>

Map No. 5542
Sec. No. 16
Twp. No. 28S
Range 1E

Subdivision Report and Progress

S/D No.: 69-22

Name: LAKEVIEW MOBILE HOME PARK

General Location: Southeast corner of MacArthur Road and Alfalfa

~~Owner:~~ AGENT Consolidated Realty, Inc.

Address: 2311-A Amidon Phone: _____

OWNER

Subdivider: W.E. Clarkson

Address: 4133 Gardner, Kansas City, Mo Phone: 316 H4 3-8800

Engineer/Surveyor: Reiss & Goodness

Address: 2160 E. Douglas Phone: AM 41391

Application Received 2-25-69
Conf. with Applicant none
Sketch Plat Received 7-17-68
Present Zoning AA
Proposed Zoning LC & G
Letter of Intent 7-5-68

PREL. PLAT RECEIVED 2-24-69
S/D Comm. Action 3-6-69 Approve

Dept. Report on Prel. 3-7-69

TRACING PROGRESS:

Received 3-26-69
Released 10-10-69
Received _____
Released _____

FINAL PLAT RECEIVED 5-26-69
S/D Comm. Action 6-5-69 Approve

Dept. Report on Final 6-7-69

M.A.P.C. ACTION 6-12-69 Approve

Dept. Report on Final 6-18-69

Letter on Irons Received 5-26-69

Title/Taxes Rec'd & Reviewed 5-26-69

* Final Review 9-24-69

Referral to B.C.C. 9-25-69

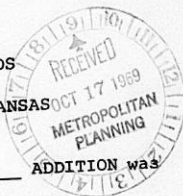
B.C.C. ACTION 9-30-69 Approve

Recorded 10-16-69

Comments:

* 5-26-69 Restrictive Covenants received
6-5-69 Tracing requested
10-10-69 Called Reiss & Goodness to pick up tracing for recording

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS



Lakeview Mobile Home Park _____ ADDITION was
filed for record on October 16, 1969 .

R-1 4-19
Oct. 16, 1969
sl

John Hale
Register Of Deeds

T9-328

MINIMUM
PROPERTY STANDARDS
for
MOBILE HOME COURTS

11 #12.17³; M 71/82



FEDERAL HOUSING ADMINISTRATION

AUGUST 1962

PAVEMENT:
SEC. 5-407-13
3407-1-

wall or cribbing (2420-3) or by an earth slope (2416 and 2421). Where the patio is higher than the mobile home stand, adequate surface drainage of the mobile home stand shall be provided across the other side or ends of the stand (2416).

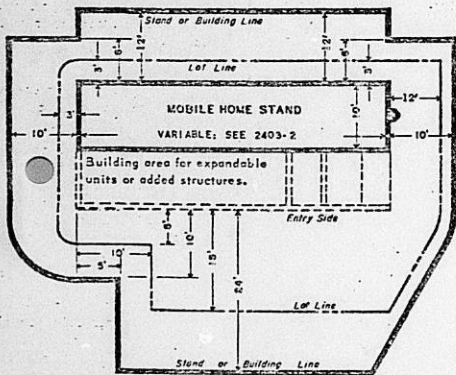
2405-4.2 Adequate crown or cross-gradient for surface drainage.

2405-5 Construction

2405-5.1 Subgrade: well-drained, uniformly graded, and compacted.

2405-5.2 Provide a useful out door surface constructed or formed either monolithically or in movable units with weather resistant materials placed sufficiently close together to create a paved area.

FIGURE 2404-6. REQUIRED MINIMUM DISTANCES FROM A MOBILE HOME STAND TO ITS LOT LINES AND TO OTHER STANDS AND BUILDINGS



2406 TENANT STORAGE

2406-1 Objective

The objectives of the requirements for tenant storage are to provide adequate storage facilities on or conveniently near each mobile home lot (1) for the active storage of outdoor equipment, furniture and tools, (2) for the inactive storage of such other material as is used only seasonally or infrequently by the typical tenant and cannot be conveniently stored in the typical mobile home,

2406-2 Size

Minimum 90 cubic feet for general storage for each mobile home lot, when required.

2406-3 Design and Location of Storage Facilities

Unless provided in current mobile home models, storage facilities shall be provided on the lot, or in compounds located within a reasonable distance, generally not more than 100' from each stand. Storage facilities shall be designed in a manner that will enhance the appearance of the court and shall be constructed of suitable weather resistant materials appropriate under the use and maintenance contemplated. Comply with Par: 2601, 2602, 2604 and 2607.

2406-4 Fuel Oil Storage

In areas where oil heating of a mobile home is customary a 50 gallon fuel storage facility shall be provided in each mobile home lot in an inconspicuous location or manner.

2407 STREETS

2407-1 General

Streets shall be provided on the site where necessary to furnish principal traffic-ways for convenient access to the mobile home stands and other important facilities on the property. Streets shall be privately owned.

2407-2 Recognition of Existing Facilities

The street system shall be designed (a) to recognize existing easements, utility lines, etc., which are to be preserved, and (b) to permit connection to existing facilities where necessary for the proper functioning of the drainage and utility systems.

2407-3 Block Size and Shape

The street system shall be designed with blocks of proper size and shape to provide desirable mobile home lots and to reduce excessive length of street construction without impairing convenient circulation and access.

2407-4 Circulation

The street system shall provide convenient circulation by means of minor streets and properly located collector streets. Closed ends of dead-end streets shall be provided with adequate paved vehicular turning or backing space. A turning circle shall be at least 80 feet diameter.

2407-5 Pavement Widths

Pavements shall be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street with 10 feet minimum moving lanes for collector streets, 9 feet minimum moving lanes for minor streets, 7 feet minimum lane for parallel guest parking and 2 feet additional width for pedestrian use where adjacent sidewalk is not provided.

- a. All entrance streets and other collector streets with guest parking both sides . . . 36' minimum*
- b. Collector street with no parking . . . 22' minimum*
- c. Minor or cul-de-sac street with no parking 20' minimum*
- d. One-way minor street with no parking (acceptable only if less than 500' total length and serving less than 25 mobile home stands). . . . 11' minimum*

* Reduce by 2' if adjacent sidewalk is provided.

2407-6 Alignment and Gradient

Streets shall be adapted to the topography and shall have suitable alignment and gradient for safety of traffic, satisfactory surface and ground water drainage, and proper functioning of sanitary and storm sewer systems.

2407-7 Intersections

Street intersections shall generally be at right angles. Off-sets at intersections and intersections of more than two streets at one point shall be avoided.

2407-8 Extent of Improvements

The street improvements shall extend continuously from the existing improved street system to provide suitable access to the mobile home stands and other important facilities on the property, to provide adequate connections to existing or future streets at the boundaries of the property and to provide convenient circulation for vehicles.

2407-9 Grading

Graded for their full width to provide suitable finish grades for pavement and any sidewalks with adequate surface drainage and convenient access to the mobile home stands and other important facilities on the property.

2407-10 Drainage Structures

Comply with 2419.

2407-11 Edging

Pavements and surfacings other than cement concrete shall be protected at the edges by curbs, gutters or other suitable edging where necessary to prevent raveling of the wearing surface and shifting of the pavement base.

2407-12 Subgrade

Well-drained, uniformly graded, and compacted.

2407-13 Flexible Pavement

2407-13.1 Base: minimum 4 inches thick, crushed stone, gravel or other appropriate durable material compacted to maximum practical density.

2407-13.2 Wearing surface: bituminous concrete, minimum 1 1/2 inches thick compacted to maximum practical density.

2407-14 Rigid Pavement

Portland cement concrete, minimum 5" thick on a prepared subgrade constructed in accordance with accepted practices, with expansion joints where driveways and walk abut each other or curb.

2407-15 Other Pavement

Appropriate local road material properly placed and compacted so as to be impervious and durable under the use and maintenance contemplated.

2407-16 Seasonal limits

During favorable weather conditions; subgrade and base frost-free.

2408 ACCESSWAY TO MOBILE HOME STAND

2408-1 Objective

Convenient access shall be provided to each mobile home stand by means of an accessway reserved for maneuvering mobile home into position and kept free from trees and other immovable obstructions.

2408-2 Width

Minimum width of accessway shall be 12 feet, plus extra width as necessary for maneuvering a mobile home on a curve, and as required by newer mobile home models.

2408-3 Alignment and Gradient

Accessway shall have safe alignment and gradients adequate to prevent contact of the undercarriage of the mobile home.

2408-4 Surface

Pavement of the reserved accessway is not required; use of planks, steel mats, or other means during placement of a mobile home is considered satisfactory for the infrequent moves occurring with non-transient occupancy.

2409 DRIVEWAYS

2409-1 Extent

Driveways shall be provided on the site where necessary for convenient access to service entrances of buildings, to delivery and collection points for coal, refuse and other material, and elsewhere as needed.

2409-2 Recognition of Existing Facilities

Comply with 2407-2.

2409-3 Width

2409-3.1 Driveway serving a single facility or single mobile home lot:

a. Full-width driveway, minimum 8 feet; where used as walk, minimum 10 feet.

2409-3.2 Other driveway or street: comply with 2407-5.

2409-4 Entrance

Flare or radii adequate for safe and convenient ingress and egress.

4. Amending the access controls adjacent to West Street to "access control except for 4 openings". It is also necessary that the south limit of the access control be moved 150 feet to the north.
 5. The applicant and/or his engineer shall contact M. S. Mitchell of the Maintenance Division of the Department of Public Works, relative to increasing the width and slightly altering the boundaries of the relocated drainage channel. The applicant shall also be responsible for creating a 10-foot minimum bottom in such channel.
 6. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
-
10. S/D 69-22 - Preliminary Plat of LAKEVIEW MOBILE HOME PARK, generally located on the southeast corner of Alfalfa and MacArthur Road.

GIST outlined the area on the map, reviewed the staff comments and pointed out that the fences which were located in street right of way being dedicated on the plat, would need to be removed by the applicant.

TED HILL, attorney for the applicant, stated that the applicant objected to the requirement of paving their private streets and sidewalks to City standards and requested that the applicant be allowed to use 28-foot streets with rolled curbs and that sidewalks be required only on one side of the internal streets. HILL added that he had talked to Mr. Hess in the Water Department and Hess had suggested that water lines be placed in the streets, and either be 4 or 6-inch lines.

Discussion followed concerning the applicant's requests for narrower streets.

JIM SMITH, Traffic Engineering, felt that parking on the private interior streets should be prohibited because of the lack of curb space, due to numerous driveways side by side in mobile home parks.

M. S. MITCHELL, Maintenance-Flood Control, stated that the applicant's engineer had submitted a letter which suggested that access to serve the proposed development could temporarily be limited to the northern portion of Alfalfa, and that the balance of the street not be opened until improvements could be

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Discussion followed concerning the applicant's requests for narrower streets.

JIM SMITH, Traffic Engineering, felt that parking on the private interior streets should be prohibited because of the lack of curb space, due to numerous driveways side by side in mobile home parks.

M. S. MITCHELL, Maintenance-Flood Control, stated that the applicant's engineer had submitted a letter which suggested that access to serve the proposed development could temporarily be limited to the northern portion of Alfalfa, and that the balance of the street not be opened until improvements could be

made at a later date. He was concerned about the possibility of his division having to maintain that portion of an unimproved street.

GIST pointed out that, according to the Subdivision Regulations, the applicant would be required to install or guarantee the improvement of the streets.

SMITH pointed out that the closing off of Sunflower would cause difficulty to the other residents of the area because of the existing highway to the west.

HAROLD DAVIS, Kansas Gas and Electric Company, requested that the record show that when the location of the utilities is determined by the developer that he shall provide the necessary easements.

GIST pointed out that arrangements had already been made with the water department, but a letter was still needed from the Health Department approving the applicant's proposed sewage treatment plant.

AL REISS, engineer for the applicant, stated that the applicant had a contract with the City to operate their sewage treatment plant once it had been installed and inspected.

MOTION: It was moved, seconded, and carried unanimously that the Subdivision Committee approve the preliminary plat and authorize preparation of the final plat, subject to:

1. It is necessary that three copies of the final mobile home development plan, which have been approved by the Wichita-Sedgwick County Health Department, be submitted to the Planning Department with the submission of the final plat.
2. The applicant shall submit three copies of the proposed restrictive covenants with the final plat which guarantee and assure the type of development proposed, the minimum size mobile home space, and the proposed density. The applicant shall also guarantee the paving of all private streets and associated sidewalks to City standards.
3. The applicant shall install or guarantee installation of sidewalks adjacent to all public streets; the total estimated construction cost to be determined upon submission of the final plat.

4. Amending the legal tie to refer to a specific quarter section corner.
5. All lot lines shall be dimensioned.
6. No mobile home shall have direct access to a public street.
7. The existing fences located within the street right-of-way for Alfalfa and Sunflower Streets, shall be removed. Prior to releasing the plat tracing for recording, the applicant shall submit a letter to the Planning Department stating that said fence has been removed.
8. The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements for the paving of Alfalfa and Sunflower.
9. The applicant shall make satisfactory arrangements with the Water Department for the extension of City water to serve subject property.
10. It will be necessary for the applicant to contact the Wichita-Sedgwick County Health Department and obtain a letter stating that the use of the proposed package treatment plant is permissible to serve subject property, a copy of which shall be submitted to the Planning Department. A letter shall also be submitted which indicates that the Water Pollution Control Division of the Wichita Water Department has agreed to the operational maintenance of the treatment plant.
11. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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11. S/D 69-24 - Preliminary Plat of RUBY J. ADDITION, generally located on the west side of Rock Road in an area north of 13th Street.

GIST outlined the area on the map and reviewed the staff comments, pointing out the associated zone case for "LC" Light Commercial zoning. Gist also pointed out that a letter should be submitted from the Health Department regarding the approval of private water supply and septic tank systems.

1. Provision for the acceptance of the dedication shown on the plat by the Board of County Commissioners and their respective signature lines, have been omitted and need to be added to the written texts of the plat.
2. The Wichita-Valley Center flood control and the Chicago Rock Island Railroad right of way which is adjacent to subject property, shall be labeled on the face of the plat.
3. A legend for the designation of irons shall be indicated on the face of the plat.
4. Delete from the face of the plat the word existing, from the labeling of utility easements.
5. Provide for the continuation of the 12-foot utility easement around the perimeter of the plat, except for adjacent to Broadway Avenue.
6. Recording within 30 days after approval by the Board of City Commissioners.

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6. S/D 69-22 - Final Plat of LAKEVIEW MOBILE HOME PARK, generally located on the southeast corner of Alfalfa and MacArthur Road.

GIST outlined the area on the map and reviewed the staff comments pointing out the associated zone case, Z-0996 "AA" to "LC" and "C".

M. S. MITCHELL, Maintenance-Flood Control, stated that in October of 1968 his division had reviewed a plan for drainage and found that the City Engineer's office was not in a position to determine or establish street grades. He continued that he later had received a letter from the State Highway Commission refusing to grant the applicant permission for drainage into the highway ditches and that he, therefore, had approved a plan, which provided for drainage into the lake.

HAROLD DAVIS, Kansas Gas and Electric, pointed out that the developers or owners should provide the necessary easements when the location of the utilities was determined.

MOTION: It was moved, seconded and carried unanimously that the Subdivision Committee recommend to the Planning Commission that this plat be approved, subject to:

1. A notation for the symbol designating irons shall be indicated on the face of the plat.
2. Amending the plattor's text as follows: "... to be platted into lots, blocks and streets to be known.... the use of the public. All abutter's rights of access to and from MacArthur Road over and across the north line of Lot 1, Block 1 and Lot 1, Block 2 are hereby granted to the City of Wichita, provided, however, that Lot 1, Block 2 shall have access to MacArthur Road at two locations to be established by the City Engineer of the City of Wichita, Kansas."
3. William J. Goebel and C. Bickley Foster shall be lettered beneath the signature line provisions for the Chairman and Secretary of the MAPC text.
4. The text and signature provisions for the acceptance of dedications by the Board of County Commissioners shall be added to the plat.
5. Georgia Street shall be labeled as being adjacent to subject plat.
6. The applicant should proceed to develop subject property in accordance with the suggestions and recommendations provided by the Soil Conservation Service, which have been forwarded to the applicant's engineer.
7. No mobile home shall have direct access to a public street.
8. The applicant's final mobile home development plan which has been approved by the Environmental Health Department, is to be forwarded to the Planning Commission for approval as required by the associated zone case.
9. The applicant shall meet with the Planning Department regarding the restrictive covenants required by the associated zone case. Said covenants are to assure proper development of the park and are to be forwarded to the City Commission along with the plat.

10. The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements for the paving of Alfalfa and Sunflower.
11. The applicant shall install or guarantee the installation of sidewalks adjacent to all public streets; the total estimated construction cost to be in the amount of \$17,465.
12. At the time of development, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.
13. Recording within 30 days after approval by the Board of City Commissioners.

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7. S/D 69-34 - Final Plat of WILLOW PARK ESTATES, generally located on the south side of 21st Street in an area west of Hood.

GIST outlined the area on the map and reviewed the staff comments.

M. S. MITCHELL, Maintenance-Flood Control, requested that the applicant's attorney check the legal description of the property being platted to be sure that the applicants entire ownership, as it relates to the river, is included within the plat.

ROBERT A. BLASE, attorney for the applicant, stated that he would check the legal description as requested.

BLEDSON questioned the submission of restrictive covenants for residential use only as required on the associated zone case.

BLASE stated that he would prepare and submit the covenants.

HAROLD DAVIS, Kansas Gas and Electric Company, requested that the applicant provide the proper easements when the location of the utilities was determined.

3. A legend for the designation of irons shall be indicated on the face of the plat.
4. Delete from the face of the plat the word existing, from the labeling of utility easements.
5. Provide for the continuation of the 12-foot utility easement around the perimeter of the plat, except for adjacent to Broadway Avenue.
6. Recording within 30 days after approval by the Board of City Commissioners.

MAPC Minutes 6-12-69-----

14. S/D 69-22 - Final Plat of LAKEVIEW MOBILE HOME PARK, generally located on the southeast corner of Alfalfa and MacArthur Road.

MOTION: BLEDSOE moved, WILKINSON seconded and it carried unanimously that the Planning Commission recommend to the City Commission that this plat be approved, subject to:

1. A notation for the symbol designating irons shall be indicated on the face of the plat.
2. Amending the plat's text as follows: "...to be platted into lots, blocks and streets to be known.... the use of the public. All abutter's rights of access to and from MacArthur Road over and across the north line of Lot 1, Block 1 and Lot 1, Block 2 are hereby granted to the City of Wichita, provided, however, that Lot 1, Block 2 shall have access to MacArthur Road at two locations to be established by the City Engineer of the City of Wichita, Kansas."
3. William J. Goebel and C. Bickley Foster shall be lettered beneath the signature line provisions for the Chairman and Secretary of the MAPC Text.
4. The text and signature provisions for the acceptance of dedications by the Board of County Commissioners shall be added to the plat.
5. Georgia Street shall be labeled as being adjacent to subject plat.

6. The applicant should proceed to develop subject property in accordance with the suggestions and recommendations provided by the Soil Conservation Service, which have been forwarded to the applicant's engineer.
 7. No mobile home shall have direct access to a public street.
 8. The applicant's final mobile home development plan which has been approved by the Environmental Health Department, is to be forwarded to the Planning Commission for approval as required by the associated zone case.
 9. The applicant shall meet with the Planning Department regarding the restrictive covenants required by the associated zone case. Said covenants are to assure proper development of the park and are to be forward to the City Commission along with the plat.
 10. The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements for the paving of Alfalfa and Sunflower.
 11. The applicant shall install or guarantee the installation of sidewalks adjacent to all public streets; the total estimated construction cost to be in the amount of \$17,465.
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 13. Recording within 30 days after approval by the Board of City Commissioners.
-
15. S/D 69-34 - Final Plat of WILLOW PARK ESTATES, generally located on the south side of 21st Street in an area west of Hood.

For Clerk's Use Only

SUBPOENA DNCAS TECUM

The State of Kansas }
Sedgwick County } stc Case Number C-26196
THE STATE OF KANSAS

Mr. Jack Galbraith
c/o Metropolitan Area Planning Department
City Building Annex, 104 S. Main
Wichita, Kansas

RECEIVED
SHERIFF'S DEPARTMENT
Sedgwick County, Kansas
JAN 30 10 47 AM '73

Bring all subdivision reports, minutes and records pertaining to
the development of the Lakeside Development, Inc.

(Witness fee of \$5.00 attached)

*Returned to
Jan. Kelly on 1/30/73*

WE COMMAND YOU to be and appear in your own proper person before the Judge of Division No. 2, of the District Court of the County of Sedgwick, at the Court House in Wichita, County of Sedgwick, on the 1st day of February, 1973, at 9:00 o'clock A.M., of that day, then and there to testify on behalf of the plaintiff in a certain controversy now pending and undetermined in said court, wherein Lakeside Development is plaintiff and City of Wichita, et al defendant, and this do you in nowise omit under the penalty of the law.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at my office in Wichita, this 30 day of January, A. D. 1973.



DOROTHY I. VAN ARSDALE
Clerk

Marle D. Mason Atty. for Attorney for Plaintiff *Bertina Williams*
Deputy Clerk.

SHERIFF'S RETURN

Received this writ _____, 19____. Served the same by delivering a certified copy to each person named personally, at the times following, to-wit:

_____	19____	_____	19____
_____	19____	_____	19____
_____	19____	_____	19____
_____	19____	_____	19____

Served the same by leaving a copy thereof at the usual place of residence, at the times following, to-wit:

_____	19____	_____	19____
_____	19____	_____	19____
_____	19____	_____	19____

The following persons not found in Sedgwick County:

_____	19____	_____	19____
_____	19____	_____	19____

Serving first person \$	_____
Serving _____ copies	_____
Not found	_____
Mileage _____ at 9c	_____
TOTAL.....\$	_____

SHERIFF

DEPUTY

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	69-22	Name	LAKEVIEW MOBILE HOME PARK ADDITION
Application Filed:	2-24-69	Sketch Filed:	July, 1968
Preliminary Plat Filed:	2-24-69	Approved by S/D:	3-6-69
Final Plat Filed:	5-26-69	Approved by S/D:	6-5-69
Approved by Metropolitan Area Planning Commission:			6-12-69

DESCRIPTION

General Location: Southeast corner of Alfalfa and MacArthur Road

Surveyor or Engineer: Reiss and Goodness

Owner: W. E. Clarkson
Address: 4133 Gardner, Kansas City, Missouri

- | | | |
|--------------------------|-------------------|--|
| 1. Gross Acreage of Plat | <u>70 acres</u> | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | <u>3</u> | a. <u>12</u> R/W <u>5,536.66</u> ft. |
| Residential | <u> </u> | b. <u>20</u> R/W <u>883.80</u> ft. |
| Commercial | <u>2</u> | c. <u>35</u> R/W <u>629.09</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>5</u> | TOTAL <u>7,049.55</u> ft. |
| 3. Minimum Lot Frontage: | <u>188.15</u> ft. | 6. Existing Zoning: <u>"AA"</u> |
| 4. Minimum Lot Area | <u>N/A</u> sq.ft. | |

Petitions have been submitted guaranteeing the paving of Alfalfa and Sunflower, and for the construction of sidewalks adjacent to McArthur Road, 43rd Street South, Alfalfa and Sunflower Streets. The applicant has made satisfactory arrangements with the Water Department for the extension of City water, and has also submitted a "certificate" certifying the petitions.

Planning Commission Recommendation:

BLEDSOE moved and WILKINSON seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to being recorded within 30 days after approval by the City Commission.

Associated zone case: Z-0996 - "AA" to "LC" and "G"
Approved by City Commission July 2, 1968

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 with the Register of Deeds, the publication and filing costs of which shall be paid by the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission, and authorize the Mayor to sign.

CERTIFICATE

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

I, W. E. Clarkson owner and platfor
of Lakeview Mobile Home Park Addition, do hereby certify
that petitions for the following improvements have been submitted
to the Board of Commissioners of the City of Wichita, Kansas,
and said petitions have been approved and initiating resolutions
adopted for each of the following projects:

STREET PAVING:

1. Alfalfa Street from the south line of Lot 1, Block 3, Lakeview Mobile Home Park to the south line of Lot 1, Block 1, Lakeview Mobile Home Park.
2. Alfalfa Street from the south line of Lot 1, Block 1, Lakeview Mobile Home Park to the south line of Mac Arthur Road.
3. Sunflower Street from the north line of 43rd Street South to the south line of Mac Arthur Road.
4. Sidewalk construction on the north side of 43rd Street South from the west line of Lot 3, Block 2, Lakeview Mobile Home Park to Sunflower Street.
- 5.

As result of the above petitions for improvements land
within Lakeview Mobile Home Park Addition may be libel
for special assessments against said land for making the above
improvements.

Signed this 18th day of July, 1969.

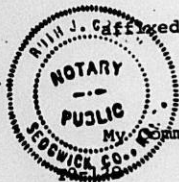
W. E. Clarkson

W. E. Clarkson, Pres.
CLARKSON CONSTRUCTION COMPANY

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

Be it remembered that on this 18th day of July,
1969, before me, a notary public in and for said County and State,
came W. E. Clarkson
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.



Ruth J. Green
Notary Public

Commission Expires: Aug 4, 1969

CERTIFICATE

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

I, W. E. Clarkson, owner and plattor
of Lakeview Mobile Home Park Addition, do hereby certify
that petitions for the following improvements have been submitted
to the Board of Commissioners of the City of Wichita, Kansas,
and said petitions have been approved and initiating resolutions
adopted for each of the following projects:

Construction of sidewalk:

1. East side of Alfalfa Street from south line of Lakeview Mobile Home Park to 647.83 ft. south of Mac Arthur Road.
 2. Both sides of Alfalfa Street from the south line of Lot 1, Block 1, Lakeview Mobile Home Park to Mac Arthur Road.
 3. West side of Alfalfa Street from the south line of Lot 1, Block 3, Lakeview Mobile Home Park to north line of Lot 1, Block 3, Lakeview Mobile Home Park.
 4. West side of Sunflower Street from 43rd St. South to north line of Lot 3, Block 2, Lakeview Mobile Home Park.
 5. South side of Mac Arthur Road from west line of Lot 1, Block 1, Lakeview Mobile Home Park to east line of Lot 1, Block 2, Lakeview Mobile Home Park.
- As result of the above petitions for improvements land

within Lakeview Mobile Home Park Addition may be libel
for special assessments against said land for making the above
improvements.

Signed this 18th day of July, 1969.

W. E. Clarkson
W. E. Clarkson
CLARKSON CONSTRUCTION COMPANY

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

Be it remembered that on this 18th day of July,
1969, before me, a notary public in and for said County and State,
came W. E. Clarkson
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
my notarial seal the day and year above written.



Ruth J. Green
Notary Public

My Commission Expires: Aug 4, 1969

9-30-69

these covenants were presented to the BCC on this date along with their consideration of the final plat S/D 69-22, Lebeniew Mobile Home Park Addition.

It was determined that the covenants would not be required & are not now needed since the applicant will have to develop his park in accordance with the new Mobile Home code TITLE 7/6 effective on Sept. 20, 1969.

RESTRICTIVE COVENANTS

I, W. E. Clarkson, an individual, and Clarkson Construction Co., Inc., a Missouri corporation, by its President, W. E. Clarkson and its Assistant, Secretary, Robert B. Snapp, Jr., the owners of the following described property, to-wit:

Lots 5, 6, 7, 10, 11 and 12, the south $\frac{1}{2}$ of Lot 9; the east 218 feet of Lot 1; the east portion of Lot 3, Riverside Gardens, Sedgwick County, Kansas, more particularly described as follows: Beginning at the northeast corner of the NW $\frac{1}{4}$ of Section 16, T 28 S, R 1 E, of the 6th P.M., and running west 882.20 feet more or less to the east highway right of way; thence south along said right of way to the south line of Lot 1, Riverside Gardens; thence east to the west line of Alfalfa Street; thence south to the north line of Lot 3, said addition; thence west to the highway right of way; thence southerly to the south line of Lot 3, Riverside Gardens; thence east to the southeast corner of Lot 7, Riverside Gardens; thence south to the center of Section 16; thence east to the center line of Sunflower Street; thence north to the north line of the south $\frac{1}{2}$ of Lot 9, Riverside Gardens extended; thence west 660.3 feet; thence north to the place of beginning, containing 71.2 acres more or less;

do hereby make this declaration, this 1st day of August, 1969:

WITNESSETH:

WHEREAS, the above-described property is in the process of being platted as Lakeview Mobile Home Park, an Addition to the City of Wichita; and

WHEREAS, the Board of City Commissioners have approved the above described land in part for mobile home use; and

WHEREAS, the undersigned contemplates the construction, maintenance and operation of Lot 1, Block 1, and Lot 3, Block 2 of said Subdivision as a mobile home park and in accordance with plans approved by the Metropolitan Area Planning Commission on June 12, 1969; and

WHEREAS, the undersigned, in connection therewith, desire to make the following declarations as to the limitations, restrictions, and uses to which said mobile home park and mobile home spaces 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 his successors in title which requirements, limitations, restrictions and uses shall be for the benefit of the governing body having jurisdiction.

NOW, THEREFORE, the undersigned does hereby declare that the following will be complied with by the undersigned, and his successors in title so long as the said property shall be used for a mobile home park, to-wit:

1. All private streets shall be constructed at least 24 feet wide with concrete curb and gutter and constructed of asphalt or other hard surface material with 3 feet wide concrete or asphalt sidewalks on both sides of the streets.

2. Each mobile home space shall consist of at least the following:

- a. An 18 foot by 18 foot off street, asphalt or other hard surface material, parking slab.
- B. All utilities including municipal sewer, water, gas, electricity and telephone will be made available.
- c. Gas or electrical outdoor post lighting will be provided.

3. All utilities shall be underground except for electric primary lines.

4. Fire hydrants will be installed.

5. Electrical outlets shall furnish both 120 and 240 volts.

6. In connection with the operation and maintenance of said mobile home park, the following shall constitute a covenant to run with the land as long as said land shall be used for the purposes of a mobile home park. Such covenants running with the land are as follows, to-wit:

- a. All mobile homes must connect and use municipal sewer and water, or be connected to a private

system approved by the Wichita Sedgwick County Health Department; and franchise gas and/or electricity.


- b. The number of mobile homes shall not exceed the equivalent of a gross density of six units per acre.
- c. The minimum size lot for each mobile home site shall be 4,000 square feet.
- d. The area shall be limited to mobile homes as defined by Chapter 26 of the Code of the City of Wichita, Kansas.
- e. Minimum length and width of mobile homes permitted in said park to be 50 feet by 10 feet.
- f. The Grantor will provide and make provisions for community facilities and that the tenants will be required to provide utility storage buildings in which all outside storage, such as lawn mowers, wheel barrels and so forth shall be stored inside on all lots.

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 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 contained herein, 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.

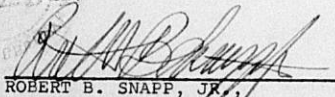
IN WITNESS WHEREOF, the said owners and grantors of this limitations, conditions, covenants, or restrictions have executed this declaration on the day and year above written in Wichita, Sedgwick County, Kansas.


W. E. CLARKSON - An individual

CLARKSON CONSTRUCTION COMPANY, INC.


W. E. CLARKSON - President

ATTEST:


ROBERT B. SNAPP, JR.
Assistant Secretary

(SEAL)

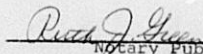
STATE OF KANSAS)
SEDGWICK) ss:
WICHITA COUNTY)

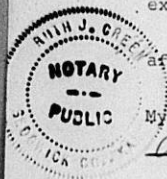
BE IT REMEMBERED, that on this 17 day of August, 1969, before me, a Notary Public, in and for said county and state, personally appeared W. E. Clarkson, an individual, and Clarkson Construction Company, Inc., by its President, W. E. Clarkson, and Assistant Secretary, Robert B. Snapp, Jr., known to me to be the same persons who executed the foregoing instrument designated as Restrictive Covenants and acknowledged that they executed the same as their free and voluntary will.

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

My commission expires:

Aug 4, 1969


Notary Public



July 28, 1969

Ted Hill
Attorney at Law
810 West Douglas
Wichita, Kansas 67203

Subject: Restrictive covenants required
as a condition of approval of
Z-0996 and S/D 69-22 - Lakeview
Mobile Home Park Addition

Dear Mr. Hill:

We have reviewed the covenants submitted, and there are certain comments and suggestions which we would like to make regarding their content. There are specific guarantees which are needed to assure the proper development of any mobile home park, and there are other items which are being proposed in a new Mobile Home Code for the City of Wichita which we feel are warranted, and ask that they be considered in the applicant's covenants.

OK
The legal description of the property involved as shown on the covenant, contains certain discrepancies in dimensions versus that shown in the engineer's certificate on the final plat. There is reference to the land being zoned for light commercial and mobile home use. Since the legal on the covenant applies to the entire area being platted and the intent of the covenants is to assure the proper development of the area to be used as a mobile home park, we suggest a change in wording similar to the following: "WHEREAS, the Board of City Commissioners have approved the above described land in par. for mobile home use; and". The one reference to the plans approved by the Metropolitan Area Planning Commission should indicate the approval date of June 12, 1969.

OK
OK

Page 2 - Z-0996 & S/D 69-22
Ted Hill
July 28, 1969

OK
lowered the covenant permits asphalt sidewalks?

In item #1 on the first page regarding the improvement of the private streets, provisions should be included for the construction of at least 3-foot sidewalks adjacent to each side of said streets. It should be pointed out that if the applicant feels a lesser street width is necessary in order to have a sidewalk on each side, the proposed new code is calling for streets 24 feet in width. It is our hope that the new code will be approved to require 2 off-street parking spaces per mobile home, and we question whether the 18' x 18' parking slab called for in the covenant is sufficient in size to accommodate this need, and perhaps a 20' x 20' area would be better. Item number 6-d. should refer to the appropriate City ordinance "Chapter 26 of the Code of the City of Wichita", rather than the County Trailer Code.

made no change

The proposed new code also calls for each mobile home space being provided with a paved patio of at least 200 square feet, and a storage locker of at least 120 cubic feet which should be constructed of suitable weather resistant materials such as prefinished metal. These are also the type of things which have been included in restrictive covenants by other developers of mobile home parks, as well as other common community facilities such as swimming pools, storm shelters, etc. for the benefit, use and enjoyment of the occupants of the park.

did not include
covenant requires tenant to furnish

Of course, such things as the swimming pool, storm shelter, patio size, etc. are still at the discretion of the developer, but have been placed in other covenants to assure the governing bodies of good quality development. We are enclosing a marked copy of your submitted covenants which we hope, together with the above mentioned comments, reflects what we feel the City Commission has approved in other instances.

Please excuse our delay in forwarding this information to you, and if we can be of any further assistance in this matter or anything else in connection with the above captioned cases, please call.

Very truly yours,

John D. Gist
Planner III

JEG:vjp
Enclosure

this original is
marked same as
copy which was
returned to Ted
Hill along with
accompanying letter

J. D.

RESTRICTIVE COVENANTS

I, W. E. Clarkson, an individual, and Clarkson Construction Co., Inc., a Missouri corporation, by its President, W. E. Clarkson and its Assistant Secretary, Robert B. Snapp, Jr., the owners of the following described property, to-wit:

882.20
Lots 5, 6, 7, 10, 11 and 12; the south $\frac{1}{2}$ of Lot 9; the east 218 feet of Lot 1; the east portion of Lot 3, Riverside Gardens, Sedgwick County, Kansas more particularly described as follows: Beginning at the north-east corner of the NW $\frac{1}{4}$ of Section 16, T 28 S, R 1 E of the 6th P.M. and running west 882.65 feet more or less to the east highway right of way; thence south along said right of way to the south line of Lot 1, Riverside Gardens; thence east to the west line of Alfalfa Street; thence south to the north line of Lot 3, said addition; thence west to the highway right of way; thence southerly to the south line of Lot 3, Riverside Gardens; thence east to the southeast corner of Lot 7, Riverside Gardens; thence south to the center of Section 16; thence east to the center line of Sunflower Street; thence north to the north line of the south $\frac{1}{2}$ of Lot 9, Riverside Gardens extended; thence west 660.5 feet; thence north 660.3 to the place of beginning, containing 70.0 acres more or less do hereby

make this declaration, this 22 day of May, 1969:

WITNESSETH:

WHEREAS, the above-described property is in the process of being platted as Lakeview Mobile Home Park, an Addition to the City of Wichita; and *REC have approved the above described land in part for*
WHEREAS, the ~~land has been zoned for light commercial and mobile home~~ use; and

WHEREAS, the undersigned contemplates the construction, maintenance and operation of Lot 1, Block 1 and Lot 3, Block 2 of said Subdivision as a mobile home park and in accordance with plans approved by the Metropolitan Area Planning Commission on June 12, 1969; and

WHEREAS, the undersigned, in connection therewith, desire to make the following declarations as to the limitations, restrictions and uses to which said park and mobile home spaces 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 his successors in title which requirements, limitations, restrictions and uses shall be for the benefit of the governing body having jurisdiction.

NOW, THEREFORE, the undersigned does hereby declare that the following will be complied with by the undersigned, and his successors in title so long as the said property shall be used for a mobile home park, to-wit:

1. All private streets shall be constructed at least 28 ft. wide with concrete curb and gutter and constructed of asphalt or other hard surface material with 3 ft. wide concrete sidewalks on one side of the street.

> should provide sidewalk on both sides of streets (proposed new codes call for street 24' wide)

2. Each mobile home space shall consist of at least the following:

*new proposed
code calls
for 2 spaces,
is this size ok?*

- a. An 18 foot by 18 foot off street, asphalt or other hard surface material, parking slab.
- b. All utilities including municipal sewer, water, gas, electricity and telephone will be made available.
- c. Gas or electrical outdoor post lighting will be provided.

3. All utilities shall be underground except for electric primary lines.

4. Fire hydrants will be installed.

5. Electrical outlets shall furnish both 120 and 240 volts.

6. In connection with the operation and maintenance of said mobile home park, the following shall constitute a covenant to run with the land as long as said land shall be used for the purposes of a mobile home park. Such covenants running with the land are as follows, to-wit:

- a. All mobile homes must connect and use municipal sewer and water, or be connected to a private system approved by the Wichita Sedgwick County Health Department; and franchise gas and/or electricity.
- b. The number of mobile homes shall not exceed the equivalent of a gross density of six units per acre.
- c. The minimum size lot for each mobile home site shall be 4,000 square feet.

*Chapter 26 of the
Code of the City of Wichita*

x d. The area shall be limited to mobile homes as defined by the ~~the~~ County Trailer Code.

e. Minimum length and width of mobile homes permitted in said park to be 50 feet by 10 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 them so long as 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.

x No mention is made of restriction on accessory structures, 1 mobile home per mobile home space, community facilities, access to lake area pointed out by Sedgwick Co. Health Dept., concrete patios, storage sheds.

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 contained herein, 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 or restrictions have executed this declaration on the day and year above written in _____, Wyandotte County, Kansas.

W. E. Clarkson
W. E. Clarkson - An individual

CLARKSON CONSTRUCTION COMPANY, INC.

W. E. Clarkson
President - W. E. Clarkson

Attest:

Robert B. Snapp, Jr.
Assistant Secretary - Robert B. Snapp, Jr.

(SEAL)

STATE OF KANSAS)
) ss.
WYANDOTTE COUNTY)

BE IT REMEMBERED that on this 22 day of May, 1969, before me, a Notary Public in and for said county and state, personally, appeared W. E. Clarkson, an individual, and Clarkson Construction Company, Inc. by its President, W. E. Clarkson and Assistant Secretary, Robert B. Snapp, Jr., known to me to be the same persons who executed the foregoing instrument designated as Restrictive Covenants and acknowledged that they executed the same as their free and voluntary will.

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

Robert B. Castor
Notary Public - Robert B. Castor

My Commission Expires:

Oct 5, 1970

(SEAL)

June 13, 1969

Reiss and Goodness
2160 East Douglas
Wichita, Kansas 67214

Subject: S/D 69-22 - Final Plat of
LAKEVIEW MOBILE HOME PARK

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 1969, the above captioned plat was considered. The action of the Planning Commission was to recommend approval of the mobile home park development plan and the plat subject to the conditions stated in our letter of June 9, 1969.

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.

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

Very truly yours,

Jack E. Galbraith
Senior Planner

JRG:vjp

Page 2 - S/D 69-22
Reiss and Goodness
June 13, 1969

cc: W. E. Clarkson
4311 Gardner
Kansas City, Missouri

Consolidated Realty, Inc.
2311-A Amidon
Wichita, Kansas 67203

Ted Hill
Attorney at Law
810 West Douglas
Wichita, Kansas 67203

June 9, 1969

Reiss and Goodness
2160 East Douglas
Wichita, Kansas 67214

Subject: S/D 69-22 - Final Plat of
LAKEVIEW MOBILE HOME PARK

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 5, 1969, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

OK A notation for the symbol designating the irons shall be indicated on the face of the plat.

OK Amending the plat's text as follows: ".....to be platted into Lots, Blocks and Streets to be known. r.....the use of the public. All abutters rights of access to and from MacArthur Road over and across the north line of Lot 1, Block 1 and Lot 1, Block 2 are hereby granted to the City of Wichita, provided however, that Lot 1, Block 2 shall have access to MacArthur Road at two locations to be established by the City Engineer of the City of Wichita, Kansas."

OK William J. Geibel and C. Bickley Foster shall be lettered beneath the signature line provisions for the Chairman and Secretary of the MAPC text.

OK The text and signature provisions for the acceptance of dedications by the Board of County Commissioners shall be added to the plat.

OK Georgia Street shall be labeled as being adjacent to subject plat.

Page 2 - S/D 69-22
Reiss and Goodness
June 9, 1969

6. The applicant should proceed to develop subject property in accordance with the suggestions and recommendations provided by the Soil Conservation Service, which have been forwarded to the applicant's engineer.
7. No mobile home shall have direct access to a public street.
8. The applicant's final mobile home development plan, which has been approved by the Environmental Health Department, is to be forwarded to the Planning Commission for approval as required by the associated zone case.
9. The applicant shall meet with the Planning Department regarding the restrictive covenants required by the associated zone case. Said covenants are to assure proper development of the park and are to be forwarded to the City Commission along with the plat.
10. The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements for the paving of Alfalfa and Sunflower.
11. ^{submitted petitions} The applicant shall install or guarantee the installation of sidewalks adjacent to all public streets; the total estimated construction cost to be in the amount of \$17,465.
12. At the time of development, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.
13. 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 Planning Commission for its consideration on Thursday, June 12, 1969, at 1:45 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Page 3 - S/D 69-22
Reiss and Goodness
June 9, 1969

Enclosure

cc: W. E. Clarkson
4133 Gardner
Kansas City, Missouri

Consolidated Realty, Inc.
2311-A Amidon
Wichita, Kansas 67203

Ted Hill
Attorney at Law
810 West Douglas
Wichita, Kansas 67203

THEODORE H. HILL
MEARLE D. MASON
ASSOCIATE
THOMAS H. GRABER
JAMES L. PINKERTON

HILL & MASON
ATTORNEYS AT LAW
810 WEST DOUGLAS - SUITE D
SOUTHWEST CITIZENS FEDERAL BUILDING
WICHITA, KANSAS 67203

TELEPHONE AM 5-3247

June 5, 1969

Planning Commission
City of Wichita
MAPD

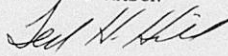
RE: N. Ray s/d No. 69-22
Lakeview Mobile Home Park

Dear Sir:

This is to advise you that the applicant in the above-filed matter has as per the request of the subdivision committee removed the fences within the street right of way for Alfalfa and Sunflower Streets per the requirement of the Subdivision Committee No. 11.

Sincerely,

HILL AND MASON



Ted H. Hill
Attorney for the Applicant

THH:jb1

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 69-22 Name LAKEVIEW MOBILE HOME PARK
Date Application Rec'd. 2-25-69 Preliminary Approval 3-6-69
Scheduled S/D Meeting 6-5-69

DESCRIPTION

General Location Southeast corner of MacArthur Road and Alfalfa

Owner W. E. Clarkson
Surveyor/Engineer Reiss and Goodness
Address 2160 East Douglas Phone MU 4-1391

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>70</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>3</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>2</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>5</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>N/A</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>N/A</u> ft. | streets? <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>LC & G</u> | |
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers No (Yes-No), Name
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita Yes: Three-Mile Area

STAFF COMMENTS:

ASSOCIATED ZONE CASE:: Z-0996 "AA" TO "LC" AND "G"

1. A notation for the symbol designating irons shall be indicated on the face of the plat.
2. Amending the plat's text as follows: ".....to be platted into Lots, Blocks and streets to be known.....the use of the public. All abutters rights of access to and from MacArthur Road over and across the north line of Lot 1, Block 1 and Lot 1, Block 2 are hereby granted to the City of Wichita, provided however, that Lot 1, Block 2 shall have access to MacArthur Road at two locations to be established by the City Engineer of the City of Wichita, Kansas."
3. William J. Goebel and C. Bickley Foster shall be lettered beneath the signature line provisions for the Chairman and Secretary of the MAPC text.
4. The text and signature provisions for the acceptance of dedications by the Board of County Commissioners shall be added to the plat.
5. Georgia Street shall be labeled as being adjacent to subject plat.
6. The applicant should proceed to develop subject property in accordance with the suggestions and recommendations provided by the Soil Conservation Service, which have been forwarded to the applicant's engineer.
7. No mobile home shall have direct access to a public street.
8. Three copies of the final mobile home development plan which has been approved by the Environmental Health Department shall be submitted to the Planning Department prior to the Subdivision Committee meeting. Said plans are to be reviewed and approved by the Planning Commission as required by the associated zone case.

(OVER)

Supplemental

ABSTRACT OF TITLE

TO THE FOLLOWING DESCRIBED REAL ESTATE

Lot 1, lying East of State Highway ~~in Riverside~~ Right of Way
in Riverside Gardens, Sedgwick County, Kansas, and
The South Half of Lot 3, and All of Lots 6 and 7, in Riverside
Gardens, Sedgwick County, Kansas, and
Lots 9, 10, 11 and 12, in Riverside Gardens, in Sedgwick County,
Kansas

*incomplete as to
entire area being
platted, but property
is sufficiently covered
within test of this abstract*

- ✓* - S 1/2 lot 9
- ✓* - NE 1/4 lot 11
- ✓* - lot 10
- ✓* - NW 1/4 lot 11
- ✓* - lot 12
- ✓* - S 1/2 lot 11
- ✓* - lot 1 E. of Highway
- ✓* - lot 3 E. of Highway
- ✓* - N 1/2 lot 5
- ✓* - S 1/2 lot 5
- ✓* - lot 6
- ✓* - lot 7

COMPILED BY



ABSTRACTS - TITLE INSURANCE - ESCROW CLOSINGS
WICHITA, KANSAS



WHEREAS, the Clarkson Construction Company, 4133 Gardner Avenue, Station "F", Kansas City 20, Missouri, by Lester Wilkinson, Attorney, 3521 West 21st Street, Wichita, Kansas, pursuant to Section 2.12.590.2, Code of the City of Wichita, has applied for a variance from the strict application of the enforcement provisions of the Zoning Ordinance, to use property as a borrow pit in the construction of Highway I-35W, said property being generally located in an area south of McArthur Road and east of Broadway between McArthur Road and 43rd Street South, and legally described as:

The South half of Lot 9, all of Lots 10 and 11, Riverside Gardens, in the City of Wichita, Sedgwick County, Kansas; and

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, at the special meeting of September 8, 1964, the Secretary observed that a quorum of the members of the Board of Zoning Appeals was not present, and declared the public hearing continued until Wednesday, September 9, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of September 9, 1964, consider said application; and

WHEREAS, the Board of Zoning Appeals determined that it had proper jurisdiction to consider said variance request, under the provisions of Section 2.12.590.2, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has determined that the variance desired arises from some condition which is unique and which is not ordinarily found in the same zoning district in that this area is known to be underlaid with gravel, whereas many areas throughout the city do not possess such a characteristic, and further, the application area adjoins an existing borrow pit and would amount to an extension or continuation of an existing lake, and further, the application area is in close proximity to the proposed route of the new highway (Canal Route - I-35W), and will result in less burden, not only to the contractor in less hauling distance, but less burden to the general public at large in controlling the transportation of this fill material to the site of construction; and

WHEREAS, the Board of Zoning Appeals has determined that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents, provided that proper conditions are instituted and respected against the proposed use and provided adequate controls are exercised; and

WHEREAS, the Board of Zoning Appeals has determined that the strict application of the enforcement provisions of the Zoning Ordinance will constitute unnecessary hardship upon the property owner represented in the appeal, due to the fact that according to the evidence submitted there is not a sufficient demand to utilize this area for single family development at this time; and

WHEREAS, the Board of Zoning Appeals has determined that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare inasmuch as not to grant the request could very possibly adversely affect certain portions of the public interest; and

WHEREAS, as shown above, each of the four conditions required by Section 2.12.590.2, Code of the City of Wichita to be present before a variance can be granted, has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that the Superintendent of Central Inspection be and is hereby authorized and directed to issue the appropriate permit for the operation and maintenance of a borrow pit on the tract of land specifically described as follows:

The south half of Lot 9, all of Lots 10 and 11, Riverside Gardens, in the City of Wichita, Sedgwick County, Kansas. Generally located in an area south of McArthur Road and east of Broadway between McArthur Road and 43rd Street South,

subject to the following conditions:

1. The earth should be extracted to a minimum depth of two (2) feet below the normal water table, as determined by the Wichita-Sedgwick County Health Department.
2. A 42" to 48" v-mesh wire or chain link fence of a minimum height of 58", and topped by two strands of barbed wire, (as required in Ordinance No. 27-273 of the Code of the City of Wichita), shall be erected along the north, east, south and west property lines and may provide for reasonable access gates installed at the height of the fence, which gates shall be locked at all times except during working hours when the pit is being used for the removal of sand, gravel or filling material or other business activity, and further provided that in no case shall the fence be erected closer than 15 feet to the actual excavation. Said fence shall be kept in good repair. However, in the event it should be the desire of the applicant to join the borrow pit west of the west property line (See Conditional Use CU-35), to subject borrow pit, said fence shall be erected so as to completely enclose both borrow pits.
3. Excavation shall not approach any closer than 200 feet of the east and south property lines, nor any closer than 25 feet to the north or west property lines, as set forth in the application, except that no excavation shall approach nearer than sixty (60) feet to the center line of any platted street. However, in the event it should be the desire of the applicant to join the borrow pit to the west of the west property line (See Conditional Use CU-35), to subject borrow pit, then the west excavation setback requirement shall not be required.

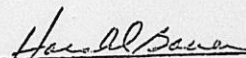
 Security
INSURANCE AND FINANCIAL SERVICES

-continued- 3

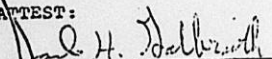
Misc. 547 Page 175

4. The side slope of the excavation shall be no more steep than five horizontal to one vertical.
5. Vegetative cover for slopes shall consist of a short, perennial drought resistant grass or combination of grasses, which permit the establishment of a good sod cover, planted and maintained in accordance with a high standard of maintenance.
6. Conditions 1 through 4 above shall be made subject of the performance bond presented by the contractor to the State Highway Commission, and a copy of said performance bond shall be filed with the City Clerk's office to ensure proper conformance to conditions as established in items 1 through 4 above.
7. A further separate performance bond shall be filed in the office of the City Clerk to cover separately and apart, the erection and maintenance of the fence as required in condition #2 above, and vegetative cover for slopes and maintenance of such vegetative cover as required in #5 above. Said bond shall be in the amount of \$2,000 and shall run in the favor of the City of Wichita. Said bond shall remain on file in the office of the City Clerk for a term of five years subsequent to the time the borrow pit operation has been completed.
8. A restrictive covenant running with the land for 25 years should be made a part of the deed from the present owner to Clarkson Construction Company, the purchaser, which covenant shall restrict the future use of the borrow pit area from use in the future as a sand pit, sanitary landfill, and trash dumping (after the present borrow operation has ceased.) If this is not made a part of the deed, then a contract should be prepared between the present owner, the purchaser, and the governing body of the City of Wichita, setting forth the above restrictions, which restrictions are made for the benefit of the public generally, and adjoining property owners, and filed of record at the time the deed is recorded and before the permit for the borrow pit is issued.

ADOPTED AT WICHITA, KANSAS, this 9th day of September,
1964.


Harold Bauer, Chairman

ATTEST:


Jack H. Galbraith
Secretary

FILED FOR RECORD October 23, 1964 at 12:05 p.m.

Rufus E. Deering, Register of Deeds
P. B. Gilbert

No. 2 WARRANTY DEED-General

Book 1359 Page 34

Marguerite Lohkamp, a
single woman,

Dated Oct. 19, 1964

Ack'd Oct. 19, 1964

GRANTOR

Filed Oct. 19, 1964
at 2:45 p.m.

To

Clarkson Construction
Company,

Consideration: \$1.00
and other good and
valuable consideration.

GRANTEE

I.R.S. \$2.20 Cancelled

DESCRIPTION:

The South Half (S 1/2) of Lot 9 and the North-east One-fourth (NE 1/4) of Lot 11, Riverside Gardens, Sedgwick County, Kansas, subject to restrictions imposed by Paragraph 8 of Resolution No. BZA 36-64 adopted September 9, 1964, by the Board of Zoning Appeals of the City of Wichita, Kansas, which the grantee herein for itself, and its successors and assigns, agrees to observe, keep and perform for a period of twenty-five (25) years from the date hereof or so long as the same shall remain in force, whichever period shall be the lesser.

ACKNOWLEDGED:

Before Lester Wilkinson, Notary Public (Seal)
for Sedgwick County, Kansas.

RECITAL:

xx except easements and restrictions of record xx

-kg-

- S 1/2 lot 9
- NE 1/4 lot 11

No. 3

WARRANTY DEED-General

Book 1359 Page 32

Herman Lohkamp and Cecelia
Lohkamp, husband and wife,

Dated Oct. 19, 1964

GRANTORS

Ack'd Oct. 19, 1964

To

Filed Oct. 19, 1964
at 2:45 p.m.



Clarkson Construction
Company,

Consideration: \$1.00
and other good and
valuable considerations.

GRANTEE

I.R.S. \$2.20 Cancelled

DESCRIPTION:

Lot 10 and the Northwest one-fourth (NW 1/4)
of Lot 11, Riverside Gardens, Sedgwick County,
Kansas, subject to restrictions imposed by
Paragraph 8 of Resolution No. BZA 36-64
adopted September 9, 1964, by the Board of
Zoning Appeals of the City of Wichita, Kansas,
which the grantee herein for itself, and its
successors and assigns agrees to observe,
keep and perform for a period of twenty-five
(25) years from the date hereof or so long as
the same shall remain in force, whichever
period shall be the lesser.

ACKNOWLEDGED:

Before Lester Wilkinson, Notary Public (Seal)
for Sedgwick County, Kansas.

RECITAL:

xx except easements and restrictions of record xx

-kg-

- Lot 10
- NW 1/4 Lot 11

No. 4

WARRANTY DEED-General

Book 1364 Page 212

Gertrude Lipke and George
T. Lipke, wife and husband,

Dated Oct. 16, 1964

Ack'd Oct. 16, 1964

GRANTORS

Filed Dec. 30, 1964

To

at 11:30 a.m.

Clarkson Construction
Company,

Consideration: \$1.00
and other good and
valuable considerations.

GRANTEE

DESCRIPTION:

Lot 12 and the South Half of Lot 11, Riverside
Gardens, Sedgwick County, Kansas, subject to
restrictions imposed by Paragraph 8 of Resolu-
tion No. BZA 36-64 adopted September 9, 1964
by the Board of Zoning Appeals of the City of
Wichita, Kansas, which the grantee herein for
itself, and its successors and assigns agrees
to observe, keep and perform for a period of
twenty-five (25) years from the date hereof or
so long as the same shall remain in force,
whichever period shall be the lesser.

ACKNOWLEDGED:

Before Dulcie W. Carlson, Notary Public (Seal)
for Sedgwick County, Kansas.

RECITAL:

xx except easements and restrictions of record xx

-kg-

- Lot 12
- 1/2 Lot 11

No. 5 DEED-GENERAL WARRANTY
JOINT TENANCY

Marguerite Lohkamp,
a single woman,

Book 1363 Page 573

Dated Dec. 18, 1964

Ack'd Dec. 18, 1964

Filed Dec. 22, 1964

at 9:00 A. M.

Consideration: \$1.00
and other valuable
considerations.

Security

GRANTOR

To

Robert P. Martin and Joan C.
Martin, husband and wife, as
joint tenants with the right
of survivorship and not as
tenants in common

GRANTEES

DESCRIPTION: The following tract of land in Lot 9,
Riverside Gardens, Sedgwick County,
Kansas: Beginning 98 feet East of the
Northwest Corner of said Lot 9, thence
East 111 feet; thence South 145 feet;
thence West 111 feet; thence North 145
feet to place of beginning.

(Love and affection - No Revenue Stamps
necessary.)

ACKNOWLEDGED: Before Celestence Benway, Notary Public
(Seal) for Sedgwick County, Kansas.

RECITAL: xx except easements of record xx

--lw--

area not in plat

No. 6

DEED-General Warranty
Joint Tenancy

Book 1363 Page 574

Marguerite Lohkamp, a
single woman,

Dated Dec. 18, 1964

Ack'd Dec. 18, 1964

GRANTOR

Filed Dec. 22, 1964

To

at 9:00 a.m.

Bernard J. Lohkamp, Jr.
and Eileen R. Lohkamp,
husband and wife, as joint
tenents with the right of
survivorship and not as
tenants in common,

Consideration: \$1.00
and other valuable
considerations.

 Security
Notary Public

GRANTEES

DESCRIPTION:

The following tract of land in Lot 9 of
Riverside Gardens, Sedgwick County,
Kansas: Beginning at the Northwest Corner
of said Lot 9, thence East 98 feet; thence
South 145 feet; thence West 98 feet; thence
North 145 feet to place of beginning.

(Love and affection - No Revenue Stamps
necessary.)

ACKNOWLEDGED:

Before Celestence Benway, Notary Public
(Seal) for Sedgwick County, Kansas.

RECITAL:

xx except easements of record xx

-kg-

Area not in plat

No. 7

DEED-General Warranty
Joint Tenancy

Book 1393 Page 528

Marguerite Lohkamp, a
single woman,

Dated Dec. 24, 1965

Ack'd Dec. 24, 1965

GRANTOR

Filed Dec. 28, 1965

To

at 10:00 a.m.

Security
INSURANCE AND TRUST CO.

Bernard J. Lohkamp, Jr. and
Eileen R. Lohkamp, husband
and wife, as joint tenants
with the right of survivor-
ship and not as tenants in
common,

Consideration: \$1.00
and other good and
valuable considerations.

GRANTEES

DESCRIPTION:

The following tract of land in Lot 9 of
Riverside Gardens, Sedgwick County, Kansas:
Beginning 145 feet South of the Northwest
Corner of Lot 9, thence East 98 feet;
thence South 179.5 feet; thence West 98
feet; thence North 179.5 feet to place of
beginning.

(Love and affection - No Revenue Stamps
necessary.)

ACKNOWLEDGED:

Before Eleanor McMillen, Notary Public (Seal)
for Sedgwick County, Kansas.

RECITAL:

xx except easements of record xx

-kg-

Area not in plat

*145
179.5
324.5*

No. 8

WARRANTY DEED-GENERAL

Book 1482 Page 437

Marguerite Lohkamp,
a single woman

Dated May 15, 1969

GRANTOR

Ack'd May 15, 1969

To

Filed May 16, 1969

Robert P. Martin and Joan C.
Martin, husband and wife,

at 3:00 P. M.

Consideration: \$1.00
and other valuable
considerations.

Security

GRANTEES

DESCRIPTION: The following tract of land in Lot Nine (9)
Riverside Gardens, Sedgwick County, Kansas:
Beginning 98 feet east and 145 feet south
of the Northwest corner of said Lot 9,
thence East 111 feet, thence South 179½
feet, thence West 111 feet, thence North 179½
feet to the place of beginning.

ACKNOWLEDGED: Before Helen L. Jason, Notary Public (Seal)
for Sedgwick County, Kansas.

RECITAL: xx except easements of record xx

--LW--

Area not in plat

No. 9 KANSAS WARRANTY DEED Book 1372 Page 451
Marguerite Lohkamp,
a single person,
GRANTOR
To
Clarkson Construction
Company,
GRANTEE
Dated Apr. 14, 1965
Ack'd Apr. 14, 1965
Filed Apr. 14, 1965
at 3:00 P. M.
Consideration: \$10.00
and other valuable
considerations.
I.R.S. \$6.60 Cancelled

DESCRIPTION: All that part of Lot 1, lying East of State
Highway Right-of-Way in Riverside Gardens,
Sedgwick County, Kansas,

subject, however, to:

- a) Oil and Gas Lease dated October 3, 1947,
executed by Bernard Lohkamp and Marguerite
Lohkamp, his wife, et al., to The E. B.
Shawver Petroleum Corporation, filed for
record August 5, 1949, and recorded in Book
Misc. 248, Page 304, of the records of
Sedgwick County, Kansas, under Affidavit
of Production and an Agreement for Unitization
of Royalty under said Lease.
- b) Right of Way Contract to Cities Service Gas
Company over and across captioned property
as created by Right of Way Contract filed for
record July 29, 1927, and recorded in Book
Misc. 42, Page 182 of the records of Sedgwick
County, Kansas, to construct, maintain, operate,
alter, repair and remove telegraph and tele-
phone lines with all the necessary poles,
fixtures, wires, and guy and brace poles.
- c) Legal effects and consequences of Abutter's
Rights granted to the State of Kansas by
deed dated September 15, 1960, filed for
record February 11, 1961, and recorded in
Book 1236, Page 29, of the records of
Sedgwick County, Kansas.

ACKNOWLEDGED: Before Jacqueline Wassall, Notary Public
(Seal) for Sedgwick County, Kansas.

- Lot 1 E of Highway



No. 10 CORPORATION WARRANTY DEED

Book 1400 Page 59

Clarkson Development
Company, a Missouri
corporation,

Dated March 7, 1966

Ack'd March 7, 1966

GRANTOR

Filed March 18, 1966

To

at 9:00 A. M.

William E. Clarkson,

Consideration: see below

Security

GRANTEE

DESCRIPTION: xx in consideration of the premises and the receipt by party of the first part from party of the second part of all shares of common capital stock in the Corporation belonging to party of the second part, and as part of the property and assets of the Corporation distributable by party of the first part to party of the second part, in complete cancellation and redemption of such shares pursuant to and in accordance with said plan of liquidation, party of the first part does by these presents grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, all of the following described real estate, situated in the County of Sedgwick and State of Kansas, to-wit:

TRACT 1:

Lot 3, RIVERSIDE GARDENS, being in the East half of the Northwest Quarter of Section 16, Township 28 South, Range 1 East of the 6th Principal Meridian, excepting that portion thereof conveyed to the State of Kansas for controlled access highway purposes and described as follows: Beginning at the Northwest corner of said Lot 3; First Course, thence South along the West line of said Lot to the Southwest corner thereof; Second Course, thence East along the South line of said Lot to a point 41.2 feet West of the Southeast corner thereof; Third Course, thence Northwesterly to a point on the North line of said lot 139.2 feet West of the Northeast corner thereof; Fourth Course, thence West along said north line to the place of beginning.

Subject to the right-of-way for highway purposes condemned by the State of Kansas in Case No. A-76777 in the District Court of Sedgwick County, Kansas.

Subject to all oil and gas leases, easements, railroad and utilities rights-of-way, restrictions, covenants and agreements now of record.

Lot 3 E. of Highway

TRACT 2:

The North half of Lot 5, RIVERSIDE GARDENS, being in the East half of the Northwest quarter of Section 16, Township 28 South, Range 1 East of the 6th Principal Meridian.

Subject to all oil and gas leases and to all easements, railroad and utilities rights-of-way, restrictions, covenants and agreements now of record.

TRACT 3:

The South half of Lot 5 and all of lot 6 and all of Lot 7, Riverside Gardens, being in the East half of the Northwest Quarter of Section 16, Township 28 South, Range 1 East of the 6th Principal Meridian.

Subject to oil and gas leases, if any, and to easements, railroad and utilities rights-of way, restrictions, covenants and agreements now of record.

Subject to restrictions imposed by resolution adopted by the County Commissioners of Sedgwick County, Kansas on the 26th day of May, 1960 which said restrictions the grantee herein, for himself and his heirs and assigns, agrees to observe, keep and perform so long as the same shall remain in force.

ACKNOWLEDGED: Before Alice Vanderlinde, Notary Public (Seal) for Jackson County, Missouri xx came Mary L. Clarkson, Vice-President of Clarkson Development Company, a corporation duly organized, incorporated and existing under and by virtue of the laws of Missouri and Elbert Heitschmidt, Assistant-Secretary of said corporation, who are personally known to me to be such Officers and who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said corporation.

RECITAL: xx WHEREAS, at a special joint meeting of the directors and stockholders of the Corporation duly called and held on this 7th day of March, 1966 all shares of outstanding capital stock of the Corporation (there being at the time 1500 shares of common stock and no shares of any class of preferred stock outstanding) were voted in favor of the dissolution and liquidation of the Corporation; and

Security

N 1/2 lot 5
- 1/2 lot 5
- lot 6
- lot 7

-continued- 3

Book 1400 Page 59

WHEREAS, pursuant to the plan of liquidation adopted by the stockholders at their said meeting, the Corporation is required to distribute all its property and assets, in kind, to and among its stockholders, in complete cancellation and redemption of all outstanding shares of capital stock; and

WHEREAS, party of the second part was owner of shares of common stock outstanding in the Corporation at the time said plan of liquidation was adopted; and

WHEREAS, among the property and assets of the Corporation distributable to party of the second part under said plan of liquidation is the real estate herein described.

Security

SIGNED:

CLARKSON DEVELOPMENT COMPANY
By Mary L. Clarkson, Vice-President
(Corporate Seal)
ATTEST: Elbert Heitschmidt, Assistant Secretary.

--LW--

Abstracter's Certificate

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

The Security Abstract and Title Co., Inc. hereby certifies that the foregoing is a true and correct abstract of all conveyances and other instruments of writing, including Federal Tax Liens, filed for record or recorded in the office of Register of Deeds of Sedgwick County together with all instruments filed under the Uniform Commercial Code except chattel mortgages or filings under UCC not indexed in the Receiving Book and not recorded in the Miscellaneous Records of said office affecting the title to the following described real estate in the County of Sedgwick, State of Kansas, to-wit:

Lot 1, lying East of State Highway Right of Way, ~~in Riverside Right of Way~~
in Riverside Gardens, Sedgwick County, Kansas, and
The South Half of Lot 5, and all of Lots 6 and 7, in Riverside Gardens, Sedgwick
County, Kansas and
Lots 9, 10, 11 and 12, in Riverside Gardens, in Sedgwick County, Kansas.

That the records in the office of the County Treasurer of said county, on the date of this certificate, show taxes for (See Note Below), the Year 1968 & prior years paid Key Nos. B-12464, 12469, 12470, 12471, 12473-12473-1, 12473-2 & 12473-3 & 12474, 12475 & 12475-1, 12475-2 & 12475-3 & 12476. (Year 1968 amount of \$1920.07)

Security

That the acknowledgments to the various instruments abstracted herein are regular and the signatures are of record as shown and so appear in the acknowledgment, except as otherwise noted in the within abstract.

That all judgments and transcripts of judgments, State Income Tax liens, mechanics' liens, personal property tax liens, executions and foreign executions, attachments and suits pending on file or of record in the District Court and the Court of Common Pleas in and for said county and state, and all liens, proceedings in bankruptcy, judgments against, or suits pending in the office of the clerk of the United States District Court for the District of Kansas at Wichita, Kansas, in which any of the persons as named in the within abstracts are parties, which in any way constitute a lien on the real estate above described, are referred to within the abstract, except as shown below:

That there is no County Court in Sedgwick County, Kansas.

That all proceedings in the Probate Court of said County and State by or against any of the persons named in the within abstract which in any way affects the title to the above described real estate, are referred to within the abstract, except as shown below:

This certificate covers a period of time from the 13th day of January, 1965, at 7:00 o'clock A.M. as to No. (1); and from the 13th day of July, 1961, at 7:00 o'clock A.M. as to S $\frac{1}{2}$ of Lot 5, and all of Lots 6 & 7 as to (2) and from the 7th day of October, 1964, at 7 o'clock A.M. as to Lots 9, 10, 11 & 12, to this 23rd day of May 19 69, at 7:00 o'clock A.M. Transfers¹ to 10 inclusive.

IN TESTIMONY WHEREOF, we have hereunto set our hand and affixed our corporate seal at Wichita, Kansas,

THE SECURITY ABSTRACT AND TITLE CO., Inc.

No. 163367
1s

By Lucille Schroeder
Vice-President

The above Certificate is hereby extended from _____ day of _____ 19 _____, at _____ o'clock M. to this _____ day of _____ 19 _____, at _____ o'clock M. Transfers inclusive.

IN TESTIMONY WHEREOF, we have hereunto set our hand and affixed our corporate seal at Wichita, Kansas.

THE SECURITY ABSTRACT AND TITLE CO., Inc.

No.

By _____
Vice-President

NOTE: Because of possible change in tax rolls always confirm both the above legal description and the Key Number when contacting the Treasurer's office.

REGISTERED PROFESSIONAL ENGINEERS:
CHARLES M. GOODNESS
AL E. REISS

PHONE (316) 264.1391

REISS & GOODNESS ENGINEERS

Consulting Engineers

2160 E. DOUGLAS AVE.
WICHITA, KANSAS 67214

May 26, 1969

Mr. Jack Galbraith, Senior Planner
Wichita-Sedgwick County Metropolitan
Area Planning Department
104 S. Main Street
Wichita, Kansas

Re: S/D 69-22 - Final Plat of
Lakeview Mobile Home Park

Dear Mr. Galbraith:

Under separate cover we are submitting the final plat of Lakeview Mobile Home Park, an addition to Wichita, Sedgwick County, Kansas together with 29 prints thereof, Engineer's certification, traverse closure calculations, the original and two copies of the proposed restrictive covenants, proof of payment of taxes and a title report.

Very truly yours,

Charles M. Goodness
Charles M. Goodness, P. E.

CMG:h
Encls.



REISS & GOODNESS ENGINEERS

Consulting Engineers

2160 E. DOUGLAS AVE.
WICHITA, KANSAS 67214

STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

I, Charles M. Goodness, Professional Engineer in said county and state, do hereby certify this 22nd day of May, 1969 that iron pins have been set in Lakeview Mobile Home Park an Addition to Wichita, Sedgwick County, Kansas as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

Charles M. Goodness
Charles M. Goodness, P. E.



TRANSVERSE COMPUTATIONS
LAKEVIEW MOBILE HOME PARK

± Sunflower St. assumed North-South

4-30-69

LINE	DIST.	BR.	Cos.	Sin.	LAT		PER		DMD	Σ X Area.
					+	-	+	-		
A-B	2303.28	North	1.00000	0.00000	2303.28					
B-C	660.30	S 89° 58' W	0.00058	1.00000	0.38			660.30	-660.30	+ 250.91
C-D	374.35	N 0° 02' E	1.00000	0.00058	374.35		0.22		-1320.38	- 494,284.25
D-E	882.20	S 89° 42' W	0.00524	0.99999	4.62			882.19	-2202.35	+ 10,174.86
E-F	697.50	S 1° 52' W	0.99947	0.03257	697.13			22.72	-3107.26	+ 2,166,164.16
F-G	221.41	N 09° 55' E	0.00145	1.00000	0.32		221.41		-2908.57	- 930.74
G-H	647.70	S 0° 02' E	1.00000	0.00058	647.70		0.38		-2686.78	+ 1,740,227.41
H-I	139.86	S 89° 55' W	0.00145	1.00000	0.20			139.86	-2826.26	+ 565.25
I-J	669.52	S 8° 26' E	0.98919	0.14666	662.28		98.19		-2867.93	+ 1,899,372.69
J-K	722.94	S 89° 54' E	0.00175	1.00000	1.27		722.94		-2046.80	+ 2,599,44
K-L	664.00	S 0° 02' E	1.00000	0.00058	664.00		0.39		-1323.47	+ 878,794.05
L-A	661.11	S 89° 57' E	0.00087	1.00000	0.58		661.11		-661.11	+ 383,44
	8644.17				2677.95	2678.16	1704.64	1705.07	26,203,307.24	
					(0.21)		(0.43)			3,101,653.6254
										= 7120 Acres



E. of C. = $\sqrt{0.225} = 0.48$
 Degree of Closure = $\frac{0.48}{8644.17} = \frac{1}{18,000}$ ✓

RESTRICTIVE COVENANTS

I, W. E. Clarkson, an individual, and Clarkson Construction Co., Inc., a Missouri corporation, by its President, W. E. Clarkson and its Assistant Secretary, Robert B. Snapp, Jr., the owners of the following described property, to-wit:

Lots 5, 6, 7, 10, 11 and 12; the south $\frac{1}{2}$ of Lot 9; the east 218 feet of Lot 4; and the east portion of Lot 3, Riverside Gardens, Sedgwick County, Kansas more particularly described as follows: Beginning at the north-east corner of the NW $\frac{1}{4}$ of Section 16, T 28 S, R 1 E of the 6th P.M. and running west 882.65 feet more or less to the east highway right of way, thence south along said right of way to the south line of Lot 1, Riverside Gardens; thence east to the west line of Alfalfa Street; thence south to the north line of Lot 3, said addition; thence west to the highway right of way; thence southerly to the south line of Lot 3, Riverside Gardens; thence east to the southeast corner of Lot 7, Riverside Gardens; thence south to the center of Section 16; thence east to the center line of Sunflower Street; thence north to the north line of the south $\frac{1}{2}$ of Lot 9, Riverside Gardens extended; thence west 660.5 feet; thence north to the place of beginning, containing 70.0 acres more or less do hereby

make this declaration, this 22 day of May, 1969:

WITNESSETH:

WHEREAS, the above-described property is in the process of being platted as Lakeview Mobile Home Park, an Addition to the City of Wichita; and

WHEREAS, the land has been zoned for light commercial and mobile home use; and

WHEREAS, the undersigned contemplates the construction, maintenance and operation of Lot 1, Block 1 and Lot 3, Block 2 of said Subdivision as a mobile home park and in accordance with plans approved by the Metropolitan Area Planning Commission on _____, 1969; and

WHEREAS, the undersigned, in connection therewith, desire to make the following declarations as to the limitations, restrictions and uses to which said park and mobile home spaces 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 his successors in title which requirements, limitations, restrictions and uses shall be for the benefit of the governing body having jurisdiction.

NOW, THEREFORE, the undersigned does hereby declare that the following will be complied with by the undersigned, and his successors in title so long as the said property shall be used for a mobile home park, to-wit:

1. All private streets shall be constructed at least 28 ft. wide with concrete curb and gutter and constructed of asphalt or other hard surface material with 3 ft. wide concrete sidewalks on one side of street.



2. Each mobile home space shall consist of at least the following:
 - a. An 18 foot by 18 foot off street, asphalt or other hard surface material, parking slab.
 - b. All utilities including municipal sewer, water, gas, electricity and telephone will be made available.
 - c. Gas or electrical outdoor post lighting will be provided.
3. All utilities shall be underground except for electric primary lines.
4. Fire hydrants will be installed.
5. Electrical outlets shall furnish both 120 and 240 volts.
6. In connection with the operation and maintenance of said mobile home park, the following shall constitute a covenant to run with the land as long as said land shall be used for the purposes of a mobile home park. Such covenants running with the land are as follows, to-wit:
 - a. All mobile homes must connect and use municipal sewer and water, or be connected to a private system approved by the Wichita Sedgwick County Health Department; and franchise gas and/or electricity.
 - b. The number of mobile homes shall not exceed the equivalent of a gross density of six units per acre.
 - c. The minimum size lot for each mobile home site shall be 4,000 square feet.
 - d. The area shall be limited to mobile homes as defined by the County Trailer Code.
 - e. Minimum length and width of mobile homes permitted in said park to be 50 feet by 10 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 them so long as 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 contained herein, 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 or restrictions have executed this declaration on the day and year above written in _____, _____ County, Kansas.

W. E. Clarkson
W. E. Clarkson - An individual

CLARKSON CONSTRUCTION COMPANY, INC.

W. E. Clarkson
President - W. E. Clarkson

Attest: Robert B. Snapp, Jr.
Assistant Secretary - Robert B. Snapp, Jr.

(SEAL)

STATE OF KANSAS }
WYANDOTTE COUNTY } ss.

BE IT REMEMBERED that on this 22 day of May, 1969, before me, a Notary Public in and for said county and state, personally, appeared W. E. Clarkson, an individual, and Clarkson Construction Company, Inc. by its President, W. E. Clarkson and Assistant Secretary, Robert B. Snapp, Jr., known to me to be the same persons who executed the foregoing instrument designated as Restrictive Covenants and acknowledged that they executed the same as their free and voluntary will.

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

Robert B. Castor
Notary Public - Robert B. Castor

My Commission Expires:

Oct 5, 1970

(SEAL)

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1968
 FIRST HALF DELINQUENT DEC. 21, 1968 SECOND HALF DELINQUENT
 JUNE 21, 1969 WITH INTEREST AT 10% PER ANNUM

1968 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

Ronald G. Miller COUNTY TREASURER
Marie Warden COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

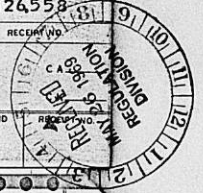
VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
220	24.15		12.08	12.07	24.15
B-12475-1 CLARKSON CONSTRUCTION CO 4133 GARDNER KANSAS CITY MO					
RD NW 1/4 OF LOT 11 RIVERSIDE GARDENS					
10					INTEREST
JAN 9 69	24.15		24.15		326558

MAKE CHECKS PAYABLE TO
 RONALD G. MILLER
 COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

CONTACT ASSESSOR FOR INFORMATION ABOUT VALUATION

SE 06 05 04 03 02 01 00 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0



PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1968
 FIRST HALF DELINQUENT DEC. 21, 1968 SECOND HALF DELINQUENT
 JUNE 21, 1969 WITH INTEREST AT 10% PER ANNUM

1968 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

Ronald G. Miller COUNTY TREASURER
Marie Warden COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
220	24.15		12.08	12.07	24.15
B-12475 CLARKSON CONSTR CO 4133 GARDNER KANSAS CITY MO					
RD NE 1/4 OF LOT 11 RIVERSIDE GARDENS					
10					INTEREST
JAN 9 69	24.15		24.15		326557

MAKE CHECKS PAYABLE TO
 RONALD G. MILLER
 COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

CONTACT ASSESSOR FOR INFORMATION ABOUT VALUATION

SE 06 05 04 03 02 01 00 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0

PLEASE RETURN ALL COPIES OF THIS STATEMENT DUE NOV. 1, 1968
 FIRST HALF DELINQUENT DEC. 31, 1968 SECOND HALF DELINQUENT
 JUNE 21, 1969 WITH INTEREST AT 10% PER ANNUM

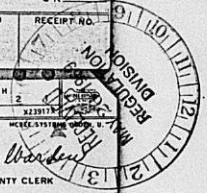
1968 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

Ronald G. Miller County Treasurer
Marie Warden County Clerk

PLEASE INDICATE AN CHANGE OF ADDRESS		VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
					FIRST	SECOND	
B-12175-3 CLARKSON CONSTR CO 4133 GARDNER AVE KANSAS CITY MO	10	220	24.15		12.08	12.07	24.15
SW 1/4 OF LOT 11 RIVERSIDE GARDENS		JAN 9 69	24.15		24.15		326560
MAKE CHECKS PAYABLE TO RONALD G. MILLER COUNTY TREASURER		INTEREST		PAID		RECEIPT NO.	
		THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE		C A		C K	

PLEASE CONTACT CITY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

VALIDATION NUMBER		DISTRICT		INTEREST	TOTAL PAID	RECEIPT NO.
SW 1/4 - 5/11	GNRM	FROM	TO			
02 06 02 000	1 2 7 4	1 2 7 4	1 2 7 4			



PLEASE RETURN ALL COPIES OF THIS STATEMENT DUE NOV. 1, 1968
 FIRST HALF DELINQUENT DEC. 31, 1968 SECOND HALF DELINQUENT
 JUNE 21, 1969 WITH INTEREST AT 10% PER ANNUM

1968 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

Ronald G. Miller County Treasurer
Marie Warden County Clerk

PLEASE INDICATE AN CHANGE OF ADDRESS		VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
					FIRST	SECOND	
B-12175-2 CLARKSON CONSTR CO 4133 GARDNER AVE KANSAS CITY MO	10	220	24.15		12.08	12.07	24.15
SE 1/4 OF LOT 11 RIVERSIDE GARDENS		JAN 9 69	24.15		24.15		326559
MAKE CHECKS PAYABLE TO RONALD G. MILLER COUNTY TREASURER		INTEREST		PAID		RECEIPT NO.	
		THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE		C A		C K	

PLEASE CONTACT CITY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

VALIDATION NUMBER		DISTRICT		INTEREST	TOTAL PAID	RECEIPT NO.
SW 1/4 - 5/11	GNRM	FROM	TO			
02 06 02 000	1 2 7 4	1 2 7 4	1 2 7 4			

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FIRST HALF DELINQUENT DEC. 21, 1968 SECOND HALF DELINQUENT
JUNE 21, 1969 WITH INTEREST AT 10% PER ANNUM

1968 REAL ESTATE TAX
SEDGWICK COUNTY
WICHITA, KANSAS 67203

Ronald S. Miller
COUNTY TREASURER

Marie Warden
COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

B-12468 10
WILLIAM E. CLARKSON
4133 GARDNER
KANSAS CITY MO. 64120

RD
LOT 5 EXC S¹/₂
RIVERSIDE GARDENS

JAN 8 69

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
3,750	411.69		205.85	205.84	411.69

RONALD G. MILLER
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST

INTEREST	PAID	RECEIPT NO.
4 11.69	4 11.69	641,919

MAKE CHECKS PAYABLE TO
RONALD S. MILLER
COUNTY TREASURER

THIS BECOMES YOUR
TAX RECEIPT WHEN
VALIDATED HERE

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C K



SEE COUNTY
CLERK'S OFFICE FOR
INSTRUCTIONS ABOUT
VALUATION

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PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1968
FIRST HALF DELINQUENT DEC. 21, 1968 SECOND HALF DELINQUENT
JUNE 21, 1969 WITH INTEREST AT 10% PER ANNUM

1968 REAL ESTATE TAX
SEDGWICK COUNTY
WICHITA, KANSAS 67203

Ronald S. Miller
COUNTY TREASURER

Marie Warden
COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

B-12466 10
WILLIAM E. CLARKSON
4133 GARDNER
KANSAS CITY MO 64120

RD
LOT 3 RIVERSIDE GARDENS EXC PT JAN
LY W OF LI 139.2 FT W NE COR
SE TO PT 41.2 FT W SE COR HY
CCA 76777

JAN 8 69

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
120	13.17		6.59	6.59	13.17

RONALD G. MILLER
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST

INTEREST	PAID	RECEIPT NO.
13.17	13.17	641,918

MAKE CHECKS PAYABLE TO
RONALD S. MILLER
COUNTY TREASURER

THIS BECOMES YOUR
TAX RECEIPT WHEN
VALIDATED HERE

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C K

SEE COUNTY
CLERK'S OFFICE FOR
INSTRUCTIONS ABOUT
VALUATION

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PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1968
 FIRST HALF DELINQUENT DEC. 21, 1968 SECOND HALF DELINQUENT
 JUNE 21, 1969 WITH INTEREST AT 10% PER ANNUM

1968 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

Ronald G. Miller COUNTY TREASURER
 Marie Warden COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

B-12470 10
 WILLIAM E. CLARKSON
 4133 GARDNER
 KANSAS CITY MO. 64120

RD
 LOT 6
 RIVERSIDE GARDENS

JAN 8 69

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
860	94.41		47.21	47.20	94.41
					INTEREST
RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203					
94.41	94.41		94.41		641,921
INTEREST		PAID		RECEIPT NO.	

MAKE CHECKS PAYABLE TO:
 RONALD G. MILLER
 COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

CA
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CONTACT CITY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION



PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1968
 FIRST HALF DELINQUENT DEC. 21, 1968 SECOND HALF DELINQUENT
 JUNE 21, 1969 WITH INTEREST AT 10% PER ANNUM

1968 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

Ronald G. Miller COUNTY TREASURER
 Marie Warden COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

B-12469 10
 WILLIAM E. CLARKSON
 4133 GARDNER
 KANSAS CITY MO. 64120

RD
 S1 LOT 5
 RIVERSIDE GARDENS

JAN 8 69

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
720	79.04		39.52	39.52	79.94
					INTEREST
RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203					
79.94	79.94		79.94		641,920
INTEREST		PAID		RECEIPT NO.	

MAKE CHECKS PAYABLE TO:
 RONALD G. MILLER
 COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

CA
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CONTACT CITY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION



PLEASE RETURN ALL COPIES OF THIS STATEMENT DUE NOV. 1, 1968 FIRST HALF DELINQUENT DEC. 21, 1968 SECOND HALF DELINQUENT JUNE 21, 1969 WITH INTEREST AT 10% PER ANNUM										1968 REAL ESTATE TAX										<i>Ronald G. Miller</i> COUNTY TREASURER <i>Mavis Warden</i> COUNTY CLERK																																																																																									
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PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1968
FIRST HALF DELINQUENT DEC. 21, 1968 SECOND HALF DELINQUENT
JUNE 21, 1969.

1968 PERSONAL TAX
SEDGWICK COUNTY
WICHITA, KANSAS 67203

Ronald G. Miller *Maris Wardlaw*
COUNTY TREASURER COUNTY CLERK

WILLIAM E CLARKSON WI 88-12
4133 GARDNER LOHKAMP
KANSAS CITY MO "A"
64120

HALF PAYMENTS NOT ACCEPTED AFTER
DEC. 20, 1968

PLEASE INDICATE ANY CHANGE OF ADDRESS

VALUATION	GENERAL TAX	INTANGIBLE OR GRAIN	H A L F		TOTAL TAX
			FIRST	SECOND	
975	107.04		53.52	53.52	107.04

RONALD G. MILLER
COUNTY TREASURER SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST

107.04 JAN 17 '69 107.04 * 4,335.39

CHECKS PAYABLE TO:

RONALD G. MILLER
COUNTY TREASURER

PLEASE BRING YOUR PAID
RECEIPT TO BUY YOUR AUTO
LICENSE.

THIS BECOMES YOUR
TAX RECEIPT WHEN
VALIDATED HERE.

CA
46204

COPIES DUE AND PAYABLE. INTEREST
DUES PER ANNUM.

PLEASE CONTACT
COUNTY ASSESSOR ON
QUESTIONS ABOUT
ASSESSED VALUATION

DISTRICT 5 4 3 2 1 2 3 4 5 6 7 8 9 10 11 12
TOWNSHIP 7 4 2 1
VALUATION NUMBERS
THOUSANDS 1 2 3 4 5 6 7 8 9 0
HUNDREDS 1 2 3 4 5 6 7 8 9 0
UNITS & TENTHS 5 2 1 0

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE April 29, 1969

TO Jack Gailbreth, Senior Planner
FROM Bill H. Otten, Supt. of Design & Planning

THE
ROAD TO
SAFETY



SUBJECT Lakeview Mobile Home Park

The plattors of the Lakeview Mobile Home Park have made satisfactory arrangements with the Water Department for a water main extension to serve this plat.

Bill H. Otten
Bill H. Otten
Supt. of Design & Planning

BHO:lh

cc: John D. Wynkoop, Operations Chief Engineer

Al E. Reiss
2160 E. Douglas
Wichita, Kansas 67214



THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE April 11, 1969

TO John Gist, Planner III, Regulations Division

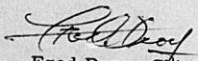
FROM Fred Deay, Chief, Public Health Engineering Services

SUBJECT Lakeview Mobile Home Park
S/D 69-22

The Health Department has reviewed and approved the final plans for Lakeview Mobile Home Park subject to the following specifications:

1. The owner and/or manager of Lakeview Mobile Home Park shall be responsible for and indeed provide for the bi-weekly collection of refuse generated from the park.
2. The owner and/or manager of Lakeview Mobile Home Park shall be responsible for and indeed provide access control to the adjacent sand pit to limit the possibility of accidental drownings.

In addition, the owner and/or manager of said park should become familiar with the City of Wichita's Mobile Home Ordinance No. 27-552.


Fred Deay, Chief
Public Health Engineering Services

FD:pp

cc Charles Goodness



March 7, 1969

Reiss and Goodness
Engineers
2160 East Douglas
Wichita, Kansas 67214

Subject: S/D 69-22 - Preliminary Plat of
LAKEVIEW MOBILE HOME PARK

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 6, 1969, 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:

1. It is necessary that three copies of the final mobile home development plan, which have been approved by the Wichita-Sedgwick County Health Department, be submitted to the Planning Department with the submission of the final plat.
2. The applicant shall submit three copies of the proposed restrictive covenants with the final plat which guarantee and assure the type of development proposed, the minimum size mobile home space, and the proposed density. The applicant shall also guarantee the paving of all private streets and associated sidewalks to City standards.
3. The applicant shall install or guarantee installation of sidewalks adjacent to all public streets; the total estimated construction cost to be determined upon submission of the final plat.

Page 2 - S/D 69-22
Reiss and Goodness
March 7, 1969

4. Amending the legal tie to refer to a specific quarter section corner.
5. All lot lines shall be dimensioned.
6. No mobile home shall have direct access to a public street.
7. The existing fences located within the street right-of-way for Alfalfa and Sunflower Streets, shall be removed. Prior to releasing the plat tracing for recording, the applicant shall submit a letter to the Planning Department stating that said fence has been removed.
8. The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements for the paving of alfalfa and Sunflower.
9. The applicant shall make satisfactory arrangements with the Water Department for the extension of City water to serve subject property.
10. *for letter from Health Dept*
It will be necessary for the applicant to contact the Wichita-Sedgwick County Health Department and obtain a letter stating that the use of the proposed package treatment plant is permissible to serve subject property, a copy of which shall be submitted to the Planning Department. A letter shall also be submitted which indicates that the Water Pollution Control Division of the Wichita Water Department has agreed to the operational maintenance of the treatment plant.
11. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

It should be pointed out that the recommendation which was received from Soil Conservation Service regarding subject plat was discussed at the meeting. Attached is a copy of the letter containing said recommendation, and it is strongly urged that the applicant make every attempt to cooperate in the manner suggested therein.

Page 3 - S/D 69-22
Reiss and Goodness
March 7, 1969

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.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

cc: W. E. Clarkson
4133 Gardner
Kansas City, Missouri

Consolidated Realty, Inc.
2311-A Amidon
Wichita, Kansas 67203

Ted Hill
810 West Douglas
Wichita, Kansas 67203

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

C. Bickley Foster
Wichita- Sedwick
County
Metropolitan Area
Planning Department
104 S. Main Street
Wichita, Kansas
67202

Dear Mr Foster:

I am sorry that I shall be out of town thursday afternoon on March 6 and cannot attend the regular meeting of the Metropolitan Area Planning Commission Subdivision Committee.

Reference is made to the preliminary plats for commerce and Industrial Park Addition, West and 32nd Street South and Lakeview Mobil Home Park, Alfalfa and Macarthur Road.

The soils involved here are quite sandy and very susceptible to blowing. This is especially true at West and 11st where fence row deposits of sand and silt at this site are significant.

I recommend that a vegetative cover of sudangrass or drilled low-growing sorghum or equivalent be established and surface cover be maintained to protect as much of the ground as possible during construction. Subsequently a permanent grass cover should be established as quickly as possible to protect areas not otherwise protected.

This recommendation applies to both areas to be platted.

If there are questions, please contact me.

Very Truly Yours

Ouy Moorefield
District Conservationist



MICROFILMED
FROM THE BEST
AVAILABLE COPY

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 69-22 Name LAKEVIEW MOBILE HOME PARK
Date Application Rec'd. 2-25-69 Preliminary Approval _____
Scheduled S/D Meeting 3-6-69

DESCRIPTION

General Location Southeast corner of MacArthur Road and Alfalfa

Owner W. E. Clarkson
Surveyor/Engineer Reiss and Goodness
Address 2160 East Douglas Phone MU 4-1391

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>70</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>3</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>2</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>5</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>N/A</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>N/A</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>LC & C</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

1. The applicant's engineer has submitted copies of their proposed mobile home development plan which have been distributed to the Subdivision Committee and Utility Advisory Committee members for review and recommendation. It is necessary, however, that three copies of the final development plan, which have been approved by the Wichita-Sedgwick County Health Department, be submitted to the Planning Department with the submission of the final plat.
2. The applicant shall submit three copies of the proposed restrictive covenants with the final plat which guarantee and assure the type of development proposed, the minimum size mobile home space, and the proposed density. The applicant shall also guarantee the paving of all private streets and associated sidewalks to City standards.
3. The applicant shall install or guarantee installation of sidewalks adjacent to all public dedicated streets; the total estimated construction cost to be determined upon submission of the final plat.
4. Amending the legal tie to refer to a specific quarter section corner.
5. All lot lines shall be dimensioned.
6. No mobile home shall have direct access to a public street.
7. 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.
8. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

THE CITY OF WICHITA

OFFICE OF Asst. Supt. Public
Works Maintenance

DATE Feb. 27, 1969

THE
ROAD TO
SAFETY



TO Jack Galbraith, Senior Planner

FROM M. S. Mitchell, Asst. Supt. Public
Works Maintenance

SUBJECT Preliminary Plat Lakeview
Mobile Home Park (Riverside
Garden Addition)

Reference is made to my memorandum of October 4, 1968 in which we reviewed the drainage plan presented by the Consulting Engineers for the applicant. On November 4, 1968, Mr. Charles Goodness furnished me a letter answering questions proposed by my October 4 memorandum stating that the City Engineering Department is not in a position to establish street grades and that the Highway Commission would not allow concentrated drainage to enter ditches along I35W.

Because of this the consultants redesigned the interior street grades so that the entire plat now drains to the lake. This plat is satisfactory and we trust this information is sufficient to permit final processing of the plat.

A handwritten signature in cursive script that reads "M. S. Mitchell".

M. S. Mitchell
Asst. Supt. Public
Works Maintenance

MSM/cs

cc: G. H. Wilton
Reiss & Goodness Engineers
Riverside Gardens Addition Plat File



S/D No. _____

Map No.: _____
Section No.: 16
Twp. No.: 28S
Range: 1E

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Lakeview Mobile Home Park

General Location: Bounded by McArthur on the north, 43rd Street South on the south, Sunflower on the east and Highway By-Pass on the west.

Name of Property Owner: W. E. Clarkson
Address: 4133 Gardner Ave., Kansas City, Mo. Phone: 316 HU 3-8800

Name of Subdivider: Same as Owner
Address: _____ Phone: _____

Name of Agent/Surveyor: Reiss & Goodness Engineers
Address: 2160 E. Douglas Ave., Wichita, Kansas Phone: AM 4-1391

Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 70 acres

2. Number of Lots:
Residential 3
Commercial 2
Industrial _____
Other _____

Total Number of Lots 5

3. Minimum Lot Frontage N/A ft.

4. Minimum Lot Area N/A ft.

5. Existing Zoning L.C.; G; AA

6. Proposed Zoning _____

7. Lineal Feet of New Streets:

a. _____ R/W _____ ft.

b. _____ R/W _____ ft.

c. _____ R/W _____ ft.

d. _____ R/W _____ ft.

e. _____ R/W _____ ft.

TOTAL _____ ft.

8. Sidewalk adjacent to all streets? yes no

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

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 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.

W. E. Clarkson

Owner's Signature: By: W. E. Clarkson
AGENT

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

Received by Hallworth
Date 2-24-69
Fee Submitted 62.00

REGISTERED PROFESSIONAL ENGINEERS:
CHARLES M. GOODNESS
AL. E. REISS

PHONE (316) 264-1391

AM 41391

REISS & GOODNESS ENGINEERS

Consulting Engineers

2160 E. DOUGLAS AVE.

WICHITA, KANSAS 67214

Feb. 24, 1969

Mr. Jack H. Galbraith, Senior Planner
Metropolitan Area Planning Department
104 S. Main Street
Wichita, Kansas 67202

Re: Preliminary Plat
Lakeview Mobile Home Park
(Riverside Gardens Addition)

Dear Mr. Galbraith:

We are replying herewith to your letter of July 5, 1968 and have several comments for your consideration.

The oil wells, storage tanks and fences to which you refer have been shown on the preliminary plat. The fence along Alfalfa Street is, as you suspected, in the right of way which we propose to dedicate. As the area to the south which would be served by Alfalfa Street has not been developed to any extent and indications are that it may not develop for some time, we see no urgency in moving the fence at this time, nor for that matter, in improving Alfalfa Street for the entire length along the lake. An agreement can be worked out between the city and the developer of the mobile home park guaranteeing these items at some future date when they become necessary. The same would be true for Sunflower Street.

The owner of the small piece of property along Alfalfa Street which is not included in this plat has been contacted but will not make a firm commitment at this time. The developer of the mobile home park feels that a commitment may be obtained prior to preparing the final plat.

Relative to the drainage plan for the area, we have been forced to revise our thinking. We find that the city does not at present have any designed street grades for that section of the city and can give us no date at which time designed grades will be available. As you know, that area is extremely flat and drainage of the entire area will be a problem.

We have checked with the State Highway Department and find that they will allow only "sheet" water to drain into the ditches along the highway. This effectively rules out drainage in the direction of the highway.

For these reasons we have redesigned the interior drainage of the proposed mobile home park to provide for carrying all interior drainage to the lake.

February 24, 1969

This is not what we desire, however, it seems to be the only solution at the present time. We do not propose to drain Alfalfa Street or Sunflower Street to the lake except for the north portion of Alfalfa Street which passes through the mobile home park. One condition imposed by the developer with respect to drainage is that no drainage from public boundary streets be allowed to enter the lake except as indicated above.

With the redesign of the interior drainage, it does not appear necessary to wait an indefinite period of time for the city to establish street grades in the area. Such grades can be established at any future time providing the drainage does not enter the mobile home park and lake.

With respect to the Daniels Addition south of the lake, the fence is on the property line with the lake and oil storage tanks too near it to allow dedicating any right of way. Right of way at that location would not serve the mobile home park in any way.

The preliminary plat has been prepared according to the conditions listed in your letter. A copy of the revised drainage plan has been submitted to Mr. M. S. Mitchell for his review.

Under separate cover, we are submitting 29 copies of the preliminary plat, 12 copies of the proposed mobile home park layout and one copy of the vicinity map of the area. As we are proposing no changes in the locations of existing dedicated right of way, the vicinity map is a print of a map prepared by your office.

Enclosed herewith is a copy of the proposed restrictive covenants. An agreement has been worked out between the owner-developer and the City of Wichita relative to operation of the sewage plant for the mobile home park. Agreements are also being worked out with the Water Department relative to water supply.

As to the other miscellaneous information requested with the preliminary plat, the proposed improvements will consist of complete sanitary sewerage facilities, water distribution, power, telephone, gas distribution and blacktop paving for the streets. The improvements will be commenced as soon as the final plat is filed and will proceed to completion as rapidly as possible. All improvements will be financed by the owner-developer.

I trust this is the information you need and that we will be able to move ahead with the final plat and the development in the near future.

Very truly yours,

Charles M. Goodness
Charles M. Goodness, P. E.

CMG:h
Encls.
cc-Mr. Howard Scott



February 24, 1969

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Very truly yours,

Charles M. Goodness
Charles M. Goodness, P. E.

CMG:h
Encls.
cc-Mr. Howard Scott



RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

W. E. Clarkson, the owner of the subdivision known as Lakeview Mobile Home Park, an addition to the City of Wichita, for the purpose of establishing uniform usage of the lots in said subdivision hereby declare that the following Restrictive Covenants shall apply to and constitute a restriction as to all of the lots in said subdivision and the same shall constitute covenants running with the land.

1. All lots in said blocks shall be used solely as residential mobile home sites.
2. No more than one (1) mobile home used for residential purposes shall be placed on each lot.
3. No mobile home used for residential purposes or structures approved as hereinafter set forth appurtenant thereto, shall be placed nearer than 15 feet to the front line of any lot nor nearer than 10 feet to any side or rear lot line.
4. Easements for installation and maintenance of utilities have been dedicated as shown on the recorded plat hereof which appears in Book _____ Page _____, and nothing shall be placed upon any part of such easements which shall in any way interfere with the construction, use or maintenance of the utilities or uses for which the easements are given.
5. In locations where utilities are located other than on recorded easements, the mobile home park owners reserves the right to enter upon any portion of such park for utility repair, installation or maintenance. Whenever such entrance is upon an occupied home site the occupant shall be given 24 hours notice of intent except in emergency situations requiring immediate attention. The owner and/or his agents shall exercise reasonable care to disturb no more of the site or improvement thereon than is necessary to accomplish the

necessary work and shall return the site to as nearly the original condition as is practical, but shall not replace shrubs, trees, lawns, or other vegetation if such are disturbed.

Emergency situations shall be deemed those which effect public health or safety.

6. No building, fence, wall or other structure of any kind shall be commenced, erected or maintained nor shall any addition to or change or alteration therein be made until the plans and specifications and photographs where appropriate, showing the nature, kind, shape, height, materials, floor plans, location, and approximate cost of such structure shall be submitted to and approved in writing by owner or his agents, or his successors or assigns. In the event said owner or his agents or his successors or assigns, fails to approve or disapprove such plans and specifications within sixty (60) days after said plans and specifications have been submitted to it, they shall be deemed to have been approved.

7. All lots must be kept clean, mowed, appropriately landscaped, and free of unsightly structures or personal property. In case of failure of any lot occupant to do so the owner reserves the right to enter upon any lot and mow the grass, clean the lot and remove unsightly structures or personal property and charge the occupant for the actual cost of the services performed.

8. All mobile homes must have complete sanitary facilities which must include a lavatory, wash basin, tub, or shower, and kitchen sink and must be connected with approved and available disposal system, water supply, natural gas supply and electric system. All of said connections to be and be maintained leak proof and in the case of natural gas connections to be with underwriter approved gas controls in all portions of the structure connected to said system.

9. No garbage or trash receptacles, or the contents thereof shall be exposed to view on any of said lots and all of said receptacles shall be leak proof and have appropriately fitting tight lids.

10. All mobile homes shall be equipped with approved wooden or metal "skirts" or apron walls around the perimeter of the coach completely enclosing the area under the home. The "skirts" shall be attractive, kept in good repair and shall be rodent proof.

11. No goats, horses, cattle, fowl or other such type of creatures shall be permitted on these lots. House dogs, cats, and pet birds are permitted. However, all household pets must be kept on occupants land or on leashes and if allowed to disturb other park occupants or run at large they will, upon notice by owner, be removed from the premises.

12. The use of this property is restricted to "mobile homes" as such term is defined by the Rules and Regulations of the City of Wichita, Kansas. No mobile home to be used for residential purposes shall be placed on any lot which has a living area of less than 600 square feet.

13. No owner of any lot in said suburban subdivision shall lease said lot for any purpose whatsoever without first obtaining the written consent of owner or his successor in interest thereto.

14. All resales of lots in said suburban subdivision shall be subject to the prior written approval of owner or his successors in interest.

15. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. All home occupations (as defined by City Ordinance) are hereby prohibited.

16. These Restrictive Covenants shall be binding on each and every heir, lessee, successor, legal representative or assign of any lot or lots, blocks, or parcels of this suburban subdivision.

17. No trash or refuse of any type maybe burned at any time on any of the premises covered hereby.

18. No mobile home in this addition may be occupied at any time by more than one (1) family.

19. All improvements and structures placed in this addition shall be maintained in a state of good repair, including the exterior finish thereof.

20. All improvements specified in plans and specifications approved pursuant to Item 5 above, shall be completed within sixty (60) days after occupancy.

21. In the event of any violation hereof these covenants may be enforced by owner, his agent, successors, or assigns, the City of Wichita, Kansas, and the owners of any other lots in Lakeview Mobile Home Park, or any of them, by appropriate proceedings, either legal or equitable, or both. In the event no action is taken with respect to any such violation this shall not constitute a waiver or said violation or of subsequent similar violations.

22. The owner or his successors or assigns, reserve the right to make reasonable modifications to any or all of the foregoing Restrictions consistent with the purposes hereof.

23. Invalidation of any one of these Covenants by Judgment or Court order shall in no wise effect any of the other provisions hereof and such remaining Covenants and Restrictions shall remain in full force and effect.

24. The City of Wichita, Kansas, shall, at all times, have ingress and egress to and from any and all easements, and shall be allowed to repair and maintain said easements and any and all utilities lying within or upon same, without cost or obligation of any kind to the City of Wichita, Kansas.

25. These restrictive covenants can be amended, altered, or rescinded by the majority vote of the owner or owners of record at the time of amendment, alteration, or rescission.

26. The restrictive covenants shall be in full force and effect unless amended, altered, or rescinded by majority of owners or owner of record.

27. All Ordinances of the City of Wichita, Kansas, now or at any time existing shall be complied with in all respects pertaining to mobile homes or mobile home parks.

Dated this _____ day of _____, 1968.

LAKEVIEW MOBILE HOME PARK

BY: _____
OWNER

Dist - File

REISS & GOODNESS ENGINEERS

2160 E. DOUGLAS AVE.
WICHITA, KANSAS 67214

Jan. 13, 1969

Mr. V. W. Pickering,
Superintendent, Water Pollution Control
City Building Annex - 104 S. Main St.
Wichita, Kansas 67202

Re: Lakeview Mobile Home Park

Dear Mr. Pickering:

I am sending you a print of the new location for the proposed temporary extended aeration plant to be located for the Lakeview Mobile Home Park. It is my understanding that this plant will be in use for approximately eighteen months before the city sewers would reach this area.

The sewer system has been revised to tie into the proposed sewer lines when they reach this point.

The sewer plant that we would be using is a plant located at Elwood, Kansas and has been in use by Crouch Brothers Trucking Company at their industrial site for approximately five years. It is my understanding that the plant was designed for an original loading of 600 population equivalent.

Apparently, at this junction we need a contract between the Lakeview Mobile Home Park owners and the City of Wichita to provide for operation of this plant for the said eighteen months.

I am enclosing a maintenance manual published by Smith & Loveless for your use. You requested a manual of this type from me previously when we met in your office.

If you have any questions, please feel free to call me.

Very truly yours,

A. E. Reiss
A. E. Reiss, P. E.

AER:h
Encls.

cc-Mr. Howard Scott
Mr. Jack Galbraith
Mr. F. D. Deay



*Dist
File*

REISS & GOODNESS ENGINEERS

2100 E. DOUGLAS AVE.
WICHITA, KANSAS 67214

Jan. 9, 1969

Mr. F. D. Deay, Chief
Public Health Engineering Services
Wichita-Sedgwick County Department
of Community Health
1900 E. 9th Street
Wichita, Kansas 67214

Re: Lakeview Mobile Home Park

Dear Mr. Deay:


With reference to your letter of December 22, 1968, please be informed that we are presently developing the necessary groundwork for an agreement between the owner of Lakeview Mobile Home Park and the Water Pollution Control Division of the Water Department for maintenance of the package sewage treatment plant.

I am sending you a revised set of sewer prints showing the new location for the sewer plant so that it will tie in with the proposed City of Wichita sewer lines. The sewer lines were revised to fit in with the outfall line that will eventually come up Hydraulic and at that time we can discontinue with the use of this package treatment plant.

Items 2 and 3 have been answered by letter from Mr. Howard B. Scott.

I trust that this will allow you to clear this proposed development through your office. If you have any further questions, please feel free to call me.

Very truly yours,


A. E. Reiss, P. E.

AER:h
cc-Mr. Jack Galbraith, Regulations Division
Mr. Vic Pickering, Water Department
Mr. Howard B. Scott



December 22, 1968

Mr. Charles M. Goodness, P.E.
Reiss and Goodness Engineers
2160 East Douglas
Wichita, Kansas 67214



RE: Lakeview Mobile Home Park

Dear Mr. Goodness:

I have reviewed the preliminary plans for Lakeview Mobile Home Park in Riverside Gardens Addition, Wichita, Kansas.

The general layout and plan is acceptable, however, without any dimensions or details specific item approval cannot be given at this time. As per our conversation, the water and sewerage systems must be designed to meet both the Kansas State Department of Health and the Wichita, Kansas, Mobile Home Ordinance No. 27-552 specifications.

In addition, the following points require consideration as your final plan is developed:

1. An agreement between the owner and/or operator of Lakeview Mobile Home Park and the Water Pollution Control Division of the Wichita Water Department for operational maintenance of the proposed package treatment plant.
2. Access control to the sand pit to limit the possibility of accidental drownings.

Mr. Charles M. Goodness, P. E.
Page Two

3. A provision whereby the owner and/or operator of Lakeview Mobile Home Park shall be responsible for and indeed provide for the bi-weekly collection of refuse generated there from.

In the event you or your clients should have any questions regarding the above, points, please feel free to contact me.

Sincerely,



F. D. Deay, Chief
Public Health Engineering Services

FDD:pp

cc Jack Galbraith, Regulations Division
Vic Pickering, Water Department
Howard E. Scott

THE CITY OF WICHITA

OFFICE OF Asst. Supt. of
Public Works Maint.

DATE October 4, 1968



TO Jack Galbraith, Senior Planner

FROM M. S. Mitchell, Asst. Supt. of Public Works Maint.

SUBJECT Preliminary Plat--Riverside
Gardens Mobile Home Park

Reference is made to your request that we comment on a Sketch Plat of subject tract (July 2, 1968) and to our advice that a drainage plan was needed for the area.

On August 30, 1968, Mr. Charles Goodness of Reiss and Goodness Engineers submitted a letter enclosing a Street Grading Plan, a Preliminary Plat showing a proposed lot layout and a Preliminary Plat showing the location of the lake, fences, zoning request parcels and proposed public street dedications. Information not contained in any of these drawings includes an elevation datum, topography, a site map showing the relationship of this plat and its proposed street system with adjacent plats and streets, a typical section of the streets proposed for interior use and a statement concerning the type of construction planned for the two public streets which form the east and west boundaries of the park.

We have reviewed the drawings and comment on them as follows:

Street Grading Plan--

1. Elevations proposed for Sunflower Street have not been cleared with the City Engineer's office who is responsible for establishing them. At the present time the City Engineer has not established elevations for this street, nor has he run a profile of the existing ground line preparatory to establishing elevations. Without a beginning elevation, checking the proposed street grade for Sunflower Street is not possible; however, grades between intersecting private streets determined by using the spot elevations shown are less than the minimum (0.32%).
2. Elevations proposed for Alfalfa Street are subject to the same comments as Sunflower.
3. Right-of-Way for Sunflower Street is not sufficient to allow it to be opened for public use.

Jack Galbraith
Senior Planner

-2-

October 4, 1968

4. Additional Right-of-Way for Alfalfa Street will have to be acquired before it can be opened for public use.
5. Drain line shown on south edge of Lake is on property not owned by developer and is not a natural drainage course. The developer should advise who will construct and maintain this drain.
6. Drain lines at southwest corner of tract and along south line of Lot 1, Block 1 show discharge into the ditch along the east side of I-35-W. The developer should obtain written permission to discharge into the Highway Department's ditch by installing a culvert leading from Alfalfa Street to the flow line. Mr. A. A. Holmquist, Division Engineer of the Kansas Highway Commission at Hutchinson would be the proper channel for the request.

Copies of the Preliminary and Sketch Plan were also reviewed and there are no additional comments on them.

M. S. Mitchell

M. S. Mitchell
Asst. Supt. of Public Works Maint.

MSM:mpsm

cc: G. H. Wilton, Supt. of Public Works Maint.
Reiss and Goodness Engineers
Mr. Howard Scott
Riverside Gardens Flat File

THEODORE H. HILL
HEARLE D. MASON

ASSOCIATE
THOMAS H. GRABER
JAMES L. PINKERTON

HILL & MASON
ATTORNEYS AT LAW
810 WEST DOUGLAS - SUITE D
SOUTHWEST CITIZENS FEDERAL BUILDING
WICHITA, KANSAS 67203

TELEPHONE AM 5-3247

September 20, 1968

City of Wichita
City Building
Wichita, Kansas 67202

RE: Examination of Abstract

Gentlemen:

This is to certify that I have examined the Abstract of Title to the real property described as follows:

All of that part of Lot 1, lying East of the State Highway Right of Way; all of Lot 3, all of Lot 5, all of Lot 6, the South half of Lot 9, all of Lot 10, all of Lot 11, and all of Lot 12, all in Riverside Gardens, Sedgwick County, Ks.

A portion of the above described property is contained in the property platted as: Riverside Gardens Mobile Home Park; and all of said property included in the plat of Riverside Gardens Mobile Home Park is contained within the above described property.

The last certificate attached to the Abstract of Title shows that the above property is owned as follows: The South half of Lot 9, all of that part of Lot 1, lying East of the State Highway Right of Way, and Lots 10, 11 and 12 are owned by Clarkson Construction Company, Inc. All of Lots 3, 5 and 6 are owned by the Clarkson Development Company, Inc., both Missouri corporations.

Thanking you, we remain

Very sincerely yours,

HILL AND MASON

Thomas H. Graber
Thomas H. Graber

THG:cls



July 5, 1968

Mr. Charles M. Goodness
Reiss and Goodness, Engineers
4005 E. Kellogg
Wichita, Kansas 67218

Subject: Sketch Plat of
Riverside Gardens Addition

Dear Mr. Goodness:

We have reviewed the sketch plat of Riverside Gardens which I discussed with Al Reiss. In view of the new Subdivision Regulations effective July 1, 1968, which apply to all plats being recorded after that date, it is necessary that this plat conform to all requirements of the new regulations.

The plat as submitted generally conforms to our previous discussion, however, recently I reviewed this area when the zoning case was considered and recall seeing oil storage tanks and a fence around the lake which is probably in the right-of-way you are proposing to dedicate for Alfalfa Street. In briefly reviewing this sketch with M. S. Mitchell of the Maintenance Division of the Department of Public Works, he commented that the land is extremely flat and that a drainage plan must be submitted showing how you propose to drain the property.

Recently we approved a preliminary plat of Daniels Addition which lies directly south and which only two lots were finalized out on 43rd Street. A requirement of the Daniels plat was that 50 feet of street right of way be dedicated adjacent to your south property line for an east-west street. It would be desirable that additional right of way be dedicated along your south property line depending on the location of the fence.

Since the paving of Alfalfa must be guaranteed it has been suggested that you contact the property owner between Blocks 1 and 3 to see if

Mr. Charles M. Goodness
July 5, 1968
Page 2

he would be willing to dedicate 12 feet of right-of-way for Alfalfa so that the street could be improved.

Based on these comments we authorize the preparation of the preliminary plat subject to the following conditions.

1. Submission of 29 copies of the preliminary plat along with 12 copies of the proposed mobile home park layout.
2. Indicating a vicinity map showing the proposed street layout as it relates to the section within which said plat is located.
3. Indicating a legal tie to a section or half section corner.
4. Indicating "complete access control" adjacent to the north line of Block 1.
5. Indicating "access control except for 2 openings" adjacent to the north line of Lot 1, Block 2.
6. Indicating the location of the existing fence around the lake and any other existing structures such as oil wells or oil storage tanks.
7. Submitting a drainage plan for subject area to M. S. Mitchell of the Maintenance Division for his review and approval.
8. There is no need to indicate access control adjacent to 43rd, Alfalfa or Sunflower as a condition of approval will be that "no mobile home shall have direct access to a public street".
9. Indicating a 35 foot setback adjacent to MacArthur Road on Lot 1, Block 1.
10. Indicate easements as indicated on the enclosed marked copy.

Mr. Charles M. Goodness
July 5, 1968
Page 3

These are the general comments we have at this time. Enclosed for your files is a marked copy of the sketch plat. If you have any questions on any of our comments, please contact our office.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

cc: Mr. Ted Hill
810 W. Douglas
Wichita, Kansas 67203

Attachment

FORM 223-231

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		<u>62.00</u>

DESCRIPTION	AMOUNT
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<i>Plattings Fabricator</i>	
<i>Mobile Home Park</i>	
Name	<i>Consolidated Realty</i>
Address	<i>2311 Brandon</i>
Type	<i>R 71 C</i>
Due Date	
Comments:	

Date	By
<i>2-24-67</i>	<i>Joyce Smith</i>

PLAT NO. S/D 69-30 MAP NO. 6046

NAME LANKIN ADDITION

LOCATION South side of Kellogg in an area east
of Eastern.

ENGINEER R. S. Delamater

OWNER Arthur Lankin

APPLICATION FILED 3-10-69

SKETCH PLAT FILED None Submitted

PRELIMINARY FILED 3-11-69

S/D ACTION 3-20-69 Approve

FINAL FILED 4-5-69

S/D ACTION 4-17-69 Approve

MAPC ACTION 4-28-69 Approve

BCC ACTION 5-20-69

BCC ACTION Approved as recommended

~~REMARKS~~ specify elimination of access control on face

of plot and guarantee one \$60,000

for the construction of the "Box".

REMARKS NAPC 5/22/69

RECORDED 5-27-69