

PLAT NO. S/D 75-92 MAP NO. 5642

NAME RIVERSIDE MOBILE HOME PARK

LOCATION: on the east side of Hydraulic in an area
3/8 of a mile north of 47th St. south

ENGINEER Delamater, Freund and Scherer, P.A.

OWNER Hughie James Haley & Lois E. Haley

APPLICATION FILED 10-6-75

SKETCH PLAT FILED 10-6-75

PRELIMINARY FILED 10-6-75

S/D ACTION 10-16-75 approve

FINAL FILED 12-27-75

S/D ACTION 11-6-75 (final) approve

MAPC ACTION 11-13-75 approved

BCC ACTION 12-27-75 approved as recommended

RECORDED December 24, 1975

REMARKS _____

M. H. P.

105120
10-14-75
4

S/D 15-92 - RIVERSIDE MOBILE HOME PARK - on the east side of Hydraulic in an area 3/8 of a mile north of 47th St. south

ACTION

	DATE
S/D COMMITTEE (Julian) <u>approve</u>	<u>10-16-75</u>
S/D (James) <u>approve</u>	<u>11-6-75</u>
M.A.P.C. <u>Approved</u>	<u>11-13-75</u>
B.C.C./ ECPC <u>Approved as recommended</u>	<u>12-23-75</u>

November 29, 1976

Don Gisick, City Clerk

Jack H. Galbraith, Chief Planner

S/D 75-92 - Riverside Mobile Home Park -
Letter of Credit Guarantee

On December 23, 1975, the above referred to plat was approved by the Board of City Commissioners. One of the approval conditions was that the applicant guarantee construction of drainage improvements and a fire access ditch crossing. The applicant submitted an irrevocable letter of credit in the amount of \$11,200.00 from Reserve Savings and Loan Association guaranteeing the construction of the improvements.

We have been advised by memo from M. S. Mitchell of the Maintenance Division of the Department of Public Works that the drainage construction and the fire access ditch crossing have been completed in accordance with the plan and the letter of credit may now be released. Your office is holding said letter of credit and it now may be released to the applicant, Riverside Mobile Home Park, Inc., at request.

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

Jack H. Galbraith
Chief Planner

JHG:CLN:rme

cc: Riverside Mobile Home Park, Inc., 4560 S. Hydraulic, 67216
Reserve Savings & Loan Association, Attn: G. R. Monroe,
425 North Broadway, 67202

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

DATE Nov. 24, 1976



TO Curt Newby, MAPD

FROM M. S. Mitchell

SUBJECT Riverside Mobile Home Park Addn.-
Guarantee for drainage and fire access

We have made a final survey and the additional grant of the attached 15 foot Ingress/Egress easement brings construction of the drainage works into compliance with the plans.

The Fire Department has advised me that the fire access crossing of the Hydraulic ditch is satisfactory. I trust this information is sufficient to permit release of the applicant's letter of credit. If there are any questions please advise.

M.S. Mitchell by C.H.
M.S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Riverside Mobile Home Park Addn. Plat File
Lowell Wilson

January 7, 1976

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1726 - Zone change from "AA" to "G"; and
✓ S/D 75-92 - Riverside Mobile Home Park Addition

At the regular meeting of the Board of City Commissioners on September 16, 1975, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat has been recorded. The associated plat was approved by the Board of City Commissioners on December 23, 1975.

This is to advise you that the final plat of Riverside Mobile Home Park Addition was recorded with the Register of Deeds on December 24, 1975, and therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 75-92 Name RIVERSIDE MOBILE HOME PARK
Application & Sketch Filed: 10-6-75
Preliminary Plat Filed: 10-6-75 Approved by S/D: 10-16-75
Final Plat Filed: 10-27-75 Approved by S/D: 11-6-75
Approved by Metropolitan Area Planning Commission: 11-13-75

DESCRIPTION

General Location: East side of Hydraulic in an area 3/8
mile north of 47th Street South

Surveyor or Engineer: Delameter, Freund & Scherer
Owner: Hughie James Haley and Lois E. Haley
Address: Rural Rte. #2, Derby, Kansas 67037

- | | | | |
|-------------------------------|------|-----------------------|---|
| 1. Gross Acreage of Plat | 60 | 6. Access Control | |
| 2. Number of Lots: | | St. Hydraulic | No. Openings 2 |
| Residential | | St. | No. Openings |
| Commercial | | St. | No. Openings |
| Industrial | | 7. Req'd Improvements | |
| Other | 1 | St. Paving | Water X |
| Total Number of Lots: | 1 | Sidewalk | Drainage |
| 3. Minimum Lot Area: | 60 | Sewer | Other construction of drainage & fire crossing. |
| 4. Existing Zoning | "AA" | | |
| 5. Special Problems Discussed | None | | |

A valid petition has been submitted guaranteeing the installation of a sidewalk adjacent to the east side of Hydraulic. A letter of credit in the amount of \$11,200 has been submitted guaranteeing drainage improvements and construction of a drainage crossing. Satisfactory arrangements have been made for a water benefit district to provide water to subject property. A certificate has also been submitted certifying the petitions. Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners.

Goebel moved, Kamen seconded and it carried unanimously.

NOTE: The associated zone case Z-1726 from "AA" to "G" was approved by the Board of City Commissioners on September 16, 1975 subject to platting.

ACTION: Receive and file the irrevocable letter of credit and approve the petitions, instruct the Director of Law to prepare the necessary resolution, and the City Clerk to file the certificate with the Register of Deeds, the publication and filing cost of which shall be billed to 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, Hughie James Haley, owner and plat-
tor of Riverside 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;

1. Petition for Sidewalk
2. Petition for Water Service
- 3.
- 4.
- 5.
- 6.
- 7.

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

Signed this 27th day of December, 1975

Hughie James Haley
Lin E. Haley

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

Be it remembered that on this 27th day of December
1975, before me, a notary public in and for said County and State,
came HUGHIE JAMES HALEY, 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.

William J. Wend
Notary Public

My Commission Expires:
NOVEMBER 24, 1977

SCCD-Cons-5 (6/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Riverside Mobile Home Park

Location East side of Hydraulic in an area 3/8 Mile North of 47th St. South,

Date 10-17-75

Prepared by Larry L. Henry, District Conservationist, USDA-Soil Conservation Service, 4100 Maple, Wichita, Kansas 67209 Phone: 943 9471

Requested by: Wichita-Sedgwick County Metropolitan Area Planning Commission

MAILED TO:

Wilmer Freund
Name -

Delamater, Freund & Scherer
Firm

262-8293
Phone -- Date
111 _____
119 _____
102 _____
104 _____

A. SOIL TYPE: Canadian-Waldeck fine sandy loam - Deep, well-drained, moderately rapidly permeable soils on flood plains.

B. SITUATION: Severe wind erosion problem if left bare. Slope on south and east has a water erosion problem.

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.
- 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

* CONTINUED *

240-0

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet
Tall fescue, 3 pounds per 1,000 square feet
Brome grass, 3 pounds per 1,000 square feet

SPECIAL RATES: _____

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet
Brome grass, 2 pounds per 1,000 square feet

SPECIAL RATES: _____

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
8. Stabilize each lot within 60 days after work starts on home or other building construction.
9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
10. Discharge water from outlet structures at nonerosive velocities.
11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316 943 9471.
12. Divert foreign runoff water around area during construction.
13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
14. _____

Distribution: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Department Staff
File Copy: Sedgwick County Conservation District

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE December 8, 1975

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Chief Engineer, Water Engineering
SUBJECT Riverside Mobile Home Park

The plattors of Riverside Mobile Home Park have submitted a valid petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.

Bill H. Otten
Bill H. Otten
Chief Engineer - Water Engineering

BHO:ar

cc: John D. Wynkoop
Director of Water

December 8, 1975

Robert Feldner, Superintendent of Central
Inspection
Curtis L. Newby, Junior Planner

Mobile Home Preliminary Development Plan (associated
with a current plat, S/D 75-92, Riverside Mobile Home
Park, generally located on the east side of Hydraulic
in an area 3/8 mile north of 47th Street South.

The attached mobile home preliminary development plan has been considered and approved by the Subdivision Committee of the Metropolitan Area Planning Commission at their regular meeting on November 13, 1975. This is in accordance with the procedure described in Title 26 of the Code of the City of Wichita, which indicates that when platting is involved and when the plan is approved by the Subdivision Committee, it shall constitute approval by the Director of Planning.

The review and Committee's approval was primarily concerned with physical design elements of the plan such as interior circulation, relationship and function of open space areas to the mobile homes, etc. Approval of the preliminary plan is not to be construed as approval of the technical and engineering requirements of the applicant's final development plan, that is to be submitted to your office for approval which is required when making application for a mobile home park license. Said final plat, however, should remain reasonably consistent with the approved preliminary development plan, or the preliminary should again be submitted to the Director of Planning for reapproval.

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

Curtis L. Newby, Junior Planner

CLN:JR:rme
Attachment

cc: Hughie James Haley & Lois E. Haley, R. R #2, Derby, Ks., 67037
Delameter, Freund & Scherer, 512 Century Plaza, 67202

IRREVOCABLE LETTER OF CREDIT

~~RESERVE SAVINGS AND LOAN ASSOCIATION~~
(Name of bank)
Wichita, Kansas

Date: December 3, 1975

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 11,200.00 for the account of Riverside Mobile Home Park

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before November 13, 1977
(Insert date two years from MAPC approval of plat)

1. Construction of drainage and fire crossing.
- 2.
- 3.

in Riverside Mobile Home Park, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____

_____, Credit No. _____, dated _____.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before JANUARY 13, 1978.

Very truly yours,

~~Reserve Savings and Loan Association~~
(Name of bank)

By: H. T. Moore
(Authorized signature) President

(CORPORATE SEAL)



DELAMATER, FREUND & SCHERER, P.A.
ENGINEERS & ARCHITECTS

(316) 262-8293

512 CENTURY PLAZA

WICHITA, KANSAS 67202

R. B. DELAMATER, P. E.
WILMER FREUND, P. E.
RICHARD D. SCHERER, P. E.

CLARENCE P. SCHAAR, P. E.
NORMAN L. ROELFB, P. E.
RONALD L. MADLEY, ARCHITECT

December 3, 1975

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Department
10th Floor, City Hall
455 N. Main
Wichita, Kansas 67202

Attention: Mr. Curtis Newby
Junior Planner

Re: Riverside Mobile Home Park

Gentlemen:

We are transmitting this date the mylar tracing executed on the part of the engineer and the owner along with two (2) copies of the Traverse Closure, one (1) copy of Title Insurance, two (2) copies of Letter of Credit, one (1) copy of Tax Receipt for subject property, and Sidewalk Petition.

We trust this completes the requirements on the part of the owner for subject plat and will appreciate it being placed on the City Commission Agenda for approval at the earliest possible date.

Sincerely,

DELAMATER, FREUND & SCHERER, P.A.

Wilmer Freund, P.E.

WF/bjm

cc: Mr. H.J. Haley
Mr. Tom Wier
Mr. Loal Wilson
240-0



434 N. MAIN
267-1

TITLE INSURANCE — ABSTRACTING ORDER AND INVOICE

Billing Date 11-18-75

Order Date 11-11-75

Wanted

No 231412

CHARGE TO **Reserve Savings and Loan Association**
Attn: G. R. Monroe

DESCRIPTION **The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and Government Lot 6 in Section 15, Township 28 South, Range 1 East of the 6th P. M., Sedgwick County, Kansas, lying West of the Kansas Turnpike Authority right-of-way as condemned in Sedgwick County District Court Case No. A-55279.**

(Haley)

Com/Ins. **XX**

Papers Left: _____ Cif. of Title _____ Pay Taxes _____

Extend _____ Spec. Cif. _____ Cif. Ownership _____ Plat _____ Cif. of Title _____ Hold/Rel. _____

New Abst. _____ Supl. _____ Comply with Req. _____

Owner's **\$1,200,000.00 - Riverside Mobile Home Park Inc.**

Mitges' **\$ 900,000.00 - North Kansas Savings Assoc. &/or Reserve Savings and Loan Association**

Deliver to _____

Abstracting Charges

- Entries _____
- Certification _____
- Dist. Court Proceedings _____
- Prob. Court Proceedings _____
- Plat _____
- Cif. of Title _____
- Judg'l Search _____
- Contract _____
- Req. _____

\$2075.00
10.00
TOTAL \$2085.00

240-0

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AM 7-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:
Chester C. McCullough
Secretary.

Lu Bell
Authorized Signatory



SCHEDULE A

Number
231412

Effective Date
November 18, 1975 at 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: \$1,200,000.00
(Amended 10-17-70)

Proposed Insured:

Riverside Mobile Home Park Inc.

Loan Policy to be issued: ALTA Form 1970 Amount: \$ 900,000.00
(Amended 10-17-70)

Proposed Insured:

North Kansas Savings Association and/or Reserve Savings and Loan Association

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

Hughie James Haley and Lois E. Haley, husband and wife.

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

The Northwest Quarter of the Southwest Quarter and Government Lot 6 in Section -
15, Township 28 South, Range 1 East of the 6th P. M., Sedgwick County, Kansas,
lying West of the Kansas Turnpike Authority right-of-way as condemned in Sedgwick
County District Court Case No. A-55279.

SCHEDULE B

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

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Year 1975 unpaid \$2,088.66 Key No. C-48-UP and C-53-UP.
9. Taxes or special assessments which have not been certified to the office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
10. Right of way easement to Kansas Gas and Electric Company for transmission lines over the East 3 feet of the West 43 feet of captioned property as created by instrument filed March 21, 1951 in Book Misc. 271, Page 359.
11. Right of way agreement for Highway 823 S-V for Sedgwick County over a portion of captioned property which is not defined in the instrument creating such right of way filed September 17, 1951 in Book Misc. 280, Page 231.
12. Easement for sewer and all other public utilities over beginning at the NW/c of the SW $\frac{1}{4}$ of Section 15-28-1E; thence along the North line of sd SW $\frac{1}{4}$ to a point 1500 feet E of said NW/c; thence Southwesterly to a point 1360 feet East of the 60 feet South of said NW/c; thence West parallel to North line of said SW $\frac{1}{4}$ to the West line of said SW $\frac{1}{4}$; thence North to beginning, as created by instrument filed October 19, 1970 in Book Misc. 676, Page 198.
13. City of Wichita Ordinance No. 31-611 authorizing and providing for a delay in the payment of special assessments for constructing sewers over captioned property until such property is platted or at the expiration of the designated period, all as shown by said ordinance filed October 31, 1974 on Film 121, Page 825.

WHEREAS, It becomes necessary in the reconstruction and maintenance of Highway 823 S-V for Sedgwick County, State of Kansas, Party of the First Part, to widen, improve and/or change location of said highway in NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 15, Township 28-S, Range 1-E and containing 0.455 Acre

AND WHEREAS, H. J. Haley Party of the Second Part, is the rightful owner of, or legal agent for, the above property.

THE PARTIES HERETO AGREE as follows: That the party of the second part, for himself, his heirs executors, administrators, and assigns for consideration of Ninety-one Dollars (\$91.00), and other valuable considerations as follows:

Reset fence on new 40' line, any new materials needed for fence will be furnished by property owner, except where new material is needed because of carelessness on workers part; then material will be furnished by Sedgwick County. Sedgwick County will furnish all labor to rebuild fence at no expense to property owner.

One dollar (\$1.00) of the above amount being in hand paid and receipt therefor being hereby acknowledged the remainder to be allowed at the next regular meeting of Board of County Commissioners when claim is presented as required by law in similar cases do hereby Grant, Sell and Convey to the party of the first part a permanent and perpetual right of way on and an easement to, in and on the real property above described for public road and highway purposes with right and privilege in the party of the first part to grade, excavate, fill, drain and/or improve as the party of the first part may order and direct.

THEREFORE, It is agreed and understood that the above amount of money together with the valuable concessions tendered by the party of the first part shall be in full compensation for actual land taken and all damage done to the property of the party of the second part.

IN WITNESS WHEREOF, the parties hereto have set their hand this 20th day of March, 1951.

Witness:
Howard C. Laswell

John Edwards, Jr.

Byron C. Farmer

H. B. Scott
Party of the First Part

H. J. Haley

Lois Haley
Party of the Second Part.

No. 71

Book Misc. 280 Page 231

ACKNOWLEDGED: Before Howard C. Laswell, Notary Public (Seal)
for Sedgwick County, Kansas xx on Mar. 20, 1951
xx came H. J. Haley and Lois Haley, his wife xx.

FILED for record Sept. 17, 1951, 9:00 o'clock A. M.

C. S. Aukerman, Register of Deeds

J. W. Clark, Deputy

---EF---

No. 64

RIGHT-OF-WAY EASEMENT

Book Misc. 271, Page 359

The undersigned do(es) hereby grant and convey to Kansas Gas and Electric Company, a corporation, its successors and assigns, the Right-of-way to clear timber, trim necessary trees for and build, maintain, alter, repair, operate and remove transmission lines consisting of poles, wires, equipment and fixtures over and across the following described lands situated in Sedgwick County, State of Kansas, to-wit:

N. W. 1/4 S. W. 1/4 and Lot 6. Section 15; T28S;
R1E.

Said right-of-way to consist of a three (3) foot strip one and five tenths (1.5) feet right and left of a line which line is forty-one and five tenths (41.5) Feet east of and parallel to the west line of this section.

with the right of ingress and egress to and from the same, The said grantor(s) heirs or assigns to fully use and enjoy the said premises except for and subject to the rights of grantee for the purposes hereinbefore granted to said grantee, its successors or assigns, who by its acceptance hereof and entry upon the premises for the use thereof hereby agrees to pay any damages which may be caused to crops and fences from the building, maintaining and operating of said lines, said damages, if not mutually agreed upon to be ascertained and determined by three disinterested persons; one of whom shall be selected by the said grantor(s), heirs or assigns, the second by the grantee, its successors or assigns, and the third by the two so appointed as aforesaid. The awards of such three persons to be final and conclusive.

Grantors agree that they will not locate any building, hay stack, straw stack, trees structure, or any combustible material near enough to said poles, wires and fixtures to endanger the same or interfere with the operation thereof or to be likely to result in damage thereto if a fire should occur. Receipt of payment of one Dollar and other good and valuable considerations herefor is hereby acknowledged.

Agreed payment to be \$17.50 per pole and or anchor to be paid within 15 days after installation if said poles or anchors.

H. J. Haley
Lois Haley

ACKNOWLEDGED: Before Kenneth E. Grey, Notary Public (Seal) for Sedgwick County, Kansas, ~~xx~~ on March 8, 1951, ~~xx~~ came H. J. Haley, H. J. Haley and Lois Haley, his wife.

FILED FOR-RECORD MARCH 21, 1951 at 8:30 A. M.

C. S. Aukerman, Register of Deeds

----BRC----

No. 91

DRAINAGE EASEMENT

Book Misc 676 Page 198
Document 18092

THIS EASEMENT Made this 1st day of October, 1970
By and Between H. J. Haley
of the First Part and THE CITY OF WICHITA, of the Second part.

WITNESSETH: That the said First Party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said Second Party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer and all other Public Utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to-wit:

A tract of land in the Southwest $\frac{1}{4}$ of Section 15, T-28-S, R-1-E of the 6th P.M. Sedgwick County, Kansas further described as follows: Beginning at the Northwest corner of the Southwest $\frac{1}{4}$ of said Section 15; thence along the North line of said Southwest $\frac{1}{4}$ to a point 1500 ft. East of NW corner of the SW $\frac{1}{4}$ of said Section 15; thence Southwesterly to a point 1360 ft. East of and 60 ft. South of said NW Corner of SW $\frac{1}{4}$ thence West along a line 60 ft. normally distant and parallel to the north line of said SW $\frac{1}{4}$ to a point on the West line of said SW $\frac{1}{4}$; thence North along the West line of the SW $\frac{1}{4}$ of Section 15, 60 ft. to the pob. shown by actual survey to contain 1.97 A/m² And said Second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF: The said first Parties have signed these presents the day and year First written.

H. J. Haley

ACKNOWLEDGED: Before Dean S. Sellers, Notary Public (Seal)
for Sedgwick County, Kansas xx on Sept. 1, 1970
xx came H. J. Haley xx

FILED for record Oct. 19, 1970 at 8:00 A.M.

John Hale, Register of Deeds.

Pearl Gilbert, Deputy.

--LW--

No. 93

THE DAILY RECORD
AFFIDAVIT OF PUBLICATION

Film 121 Page 825
Document 211989

STATE OF KANSAS, SEDGWICK COUNTY, SS:

Jerry L. Harper, of lawful age, being first duly sworn, deposes and says that he is publisher of THE DAILY RECORD, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) times a year, has been so published continuously and uninterruptedly in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for one consecutive day as follows:

1st April 26, 1971

Jerry L. Harper, Publisher

Subscribed and sworn to before me this 26th day of April 1971.

(Notarial Seal)
My commission expires
Aug. 25, 1974.

Gwen Harper, Notary Public

Published in The Daily Record
April 23, 1971
ORDINANCE NO. 31-611

AN ORDINANCE AUTHORIZING AND PROVIDING FOR A DELAY IN THE PAYMENT OF SPECIAL ASSESSMENTS FOR THE COSTS AND EXPENSE OF CONSTRUCTING SEWERS IN THOSE UNPLATTED AND UNDEVELOPED AREAS INCLUDED WITHIN THE MAIN SEWER BENEFIT DISTRICT HERETOFORE DESCRIBED AS SUBMAIN 1, SOUTHWEST INTERCEPTOR SEWER, IN ORDINANCES NO. 30-736 AND 31-519; STATING THE PERIOD OF DELAY GRANTED; AND PROVIDING FOR PAYMENT OF SUCH ASSESSMENTS AT THE TIME SUCH PROPERTY IS PLATTED OR AT THE EXPIRATION OF THE DESIGNATED PERIOD.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. The Governing Body of the City of Wichita, Kansas, does hereby authorize a delay in the commencement of payment of special assessments for the costs and expense of constructing one-half of Submain 1, Southwest interceptor Sewer, heretofore authorized and defined in Ordinances of the City of Wichita No. 30-736 and 31-519.

SECTION 2. The owners of the following tracts and

parcels of land are hereby granted a delay in the commencement of payment of said special assessment pertaining to the costs and expense of construction of said Submain 1, Southwest interceptor Sewer, for the period of 15 years from the effective date of this special assessment, and in the amount hereinafter assessed to the said tracts and parcels of land. The said assessment shall not exceed in amount the original assessment plus prorated interest which would have been charged initially for a 10 year installment payment schedule authorized under the Statutes of the State of Kansas.

(With Others)

Security

Owner	H. J. Haley
Key Number & Legal Description	NW $\frac{1}{4}$ SW $\frac{1}{4}$ & Lot 6 exc C-53-UP, exc levee & exc KTA Sec 15-28-1E (C-48-UP)
Period of Deferment for Special Assessments	15
Amount of Special Assessments Deferred	6,039.14

TOTAL	\$157,714.41
Amount of Special Assessments Deferred	

SECTION 3. The City Clerk shall, when certifying the foregoing special assessments to the County Clerk, note thereon the words "payment delayed" and the period for which such delay has been granted.

SECTION 4. All such foregoing special assessments shall be due and payable at the time such property is platted or developed or at the expiration of the designated period of delay; PROVIDED, that for purposes of determining the due date of said special assessments as herein provided, the following shall be regarded as development of the aforescribed undeveloped areas:

- (a) The platting of such designated areas;
- (b) The zoning of such tracts or parcels of land, other than for residential or agricultural purposes;
- (c) A density of population upon any of said tracts or parcels of more than one family per acre;
- (d) The connection of any of said tracts or parcels to Submain 1, Southwest interceptor, either directly or by lateral sewer connection.

SECTION 5. The delay in the commencement of payments of the special assessments herein described and provided shall be related to and construed with the terms of the City of Wichita Ordinance 31-519, enacted by the Governing Body of the City of Wichita, Kansas, on the 2nd day of March, 1971, the tracts and parcels of land herein described being part of that certain benefit district described in said Ordinances of the City of Wichita No. 30-736 and 31-519.

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

I, Ralph C. Eberly, City Clerk of the City of Wichita, Kansas, hereby certify that the document to which this is affixed is a true and correct copy of the original on file in this office.

Given under my hand and seal of the City of Wichita,
this Oct. 30, 1974.

(Seal)

Ralph C. Eberly, City Clerk

FILED FOR RECORD Oct. 31, 1974 at 8:00 A.M.

John Hale, Register of Deeds

--vh--

240-0

TWO

PLEASE DO NOT FOLD OR MUTILATE

480

MAKE CHECKS PAYABLE TO <i>O.B. McCracken</i> <i>George Pierce</i> COUNTY TREASURER COUNTY CLERK		IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.		LEGAL DESCRIPTION NW1/4 SW1/4 & LOT 6 EXC -5 & EXC 10.5A LEVEE C & 48670 & EXL 9.53 A C & A 55279 KTA SEC 15-28-1E				
PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV, 1, 1975 FIRST HALF DELINQUENT DEC. 21, 1975 SECOND HALF DELINQUENT JUNE 21, 1976 WITH INTEREST AT 10% PER ANNUM		RE-05-0007-10-2 -C -00048-00UP 67-07 J. J. HALFY 5439 S ROCK RD DERBY KS 67037		PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION O. B. (BRUCE) MCCRACKEN COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203				
PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION		PLEASE INDICATE ANY CHANGE OF ADDRESS		INTEREST PAID		RECEIPT NO.		
TOTAL		FIRST SECOND		DATE		INTEREST PAID RECEIPT NO.		
				NOV 26 1975		1,976.44 1,976.44 207.134		
VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1975 REAL ESTATE TAX	
15,490	100.600	1558.29	418.15	1,976.44	988.22	988.22		
SEAL		VALUATION NUMBER		CO. NYO		INTEREST	TOTAL PAID	RECEIPT NO.
C 2 28		100 75 90 28		7 4 2 1 7 4 2 1 7 4 2 1 7 4 2 1 7 4 2 1				

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public Works Maint. DATE Nov. 12, 1975

TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Riverside Mobile Home Park Addn.
SD 75-92

I am advised by the developer that the Fire Department requested emergency crossing of the proposed drainage channel which is to be located along the east side of Hydraulic adjacent to subject plat. The developer's engineer has prepared a plan and profile sketch of the proposed crossing which is approved.

If further information or discussion is desired, please advise.



M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Riverside Mobile Home Park Addn. Plat File

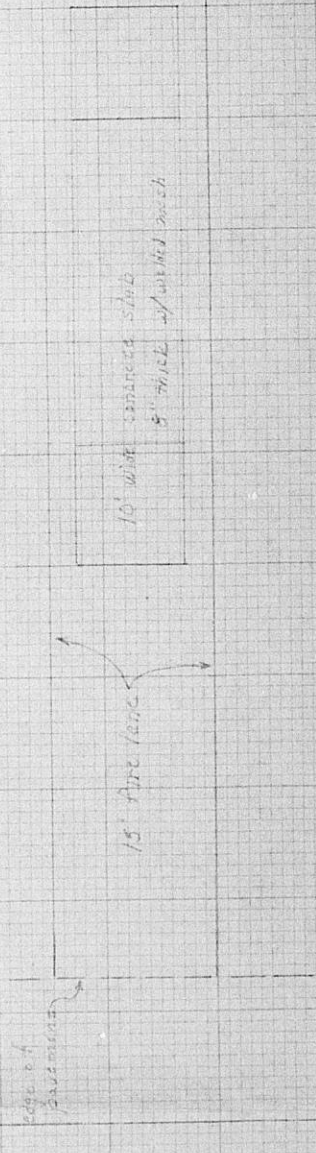
Attach.



PROFILE OF FIRE LANE



PLAN OF FIRE LANE



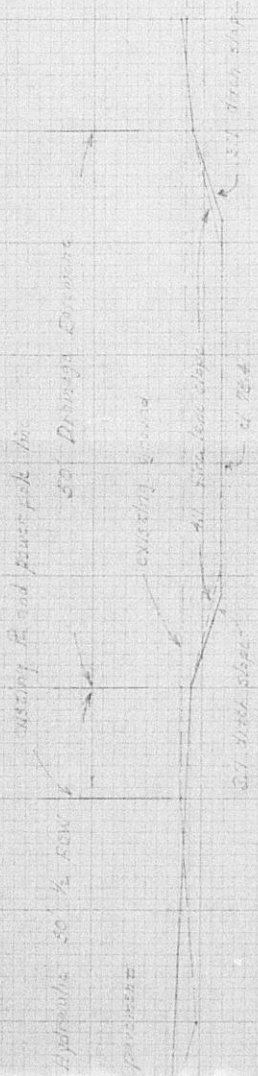
RANK STREET

RIVERSIDE AVENUE HOME LANE
2400

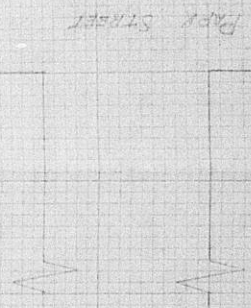
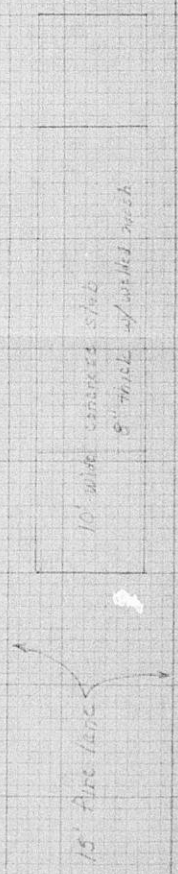
APPROVED NOV 11 1931 MCA

MICROFILMED FROM THE BEST AVAILABLE COPY

PROFILE OF FIRE LANE



PLAN OF FIRE LANE



EVERETT MASSACHUSETTS FIRE
240-0
APPROVED MON 11-27-75 MCA

November 14, 1975

Delamater, Freund and Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-92 - Final Plat of
RIVERSIDE MOBILE HOME PARK

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 13, 1975, the above-captioned plat was considered. The action of the Commission was to recommend approval of the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter of November 7, 1975, except that Condition B. was changed to read as follows:

- B. An emergency fire access shall be provided for subject property from Hydraulic near the northerly end of the plat. The applicant's engineer shall work with the Planning Department, Maintenance-Flood Control Office, and Fire Department relative to the appropriate width and construction of said firelane easement. Plans and profiles for the ditch crossing in said easement shall be submitted to the Planning Department, and a satisfactory guarantee assuring the construction of the ditch crossing shall be submitted.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platlor.

Oage 2 - Delamater, Freund and Scherer
November 14, 1975

4. Certification that all taxes due and payable for 1975 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Hughie J. and Lois E. Haley, RR #2, Derby, Kansas 67037
Dean Sellers, Assistant City Engineer

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

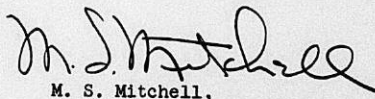
DATE Nov. 5, 1975

TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT Riverside Mobile Home Park
Addn.

On November 3rd I received a revised general development plan for subject plat and note that the 50' drainage easement along the west line and the 60' drainage easement along the east line are dimensioned as we requested. In the case of the drainageway on the north we recommend the language be changed to make it a drainage dedication since the City has now definitely decided this will be a permanent open channel. The minimum pad elevation of 82.0 City Datum complies with our recommendation and the developer's engineer is currently working on a plan to drain all of the site to one of the channels described above. A guarantee for construction of those channels will complete our recommendations for subject plat.



M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Riverside Mobile Home Park Addn. Plat File



November 7, 1975

Delamater, Freund and Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-92 - Final plat of
RIVERSIDE MOBILE HOME PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 6, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- ~~PETITIONED~~ ~~(SEE ENCASEMENT)~~
- A. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Hydraulic.
 - B. An emergency fire access shall be provided to subject property from Hydraulic near the northerly end of the plat. The applicant's engineer shall work with the Planning Department, Maintenance-Flood Control Office, and Fire Department relative to the appropriate width and construction of said firelane easement. Plans and profiles for the ditch crossing in said easement shall be submitted to the Planning Department.
 - C. *see memo in file from Otter.*
The applicant shall work with the Water Department relative to an appropriate guarantee for providing subject property with water service for the mobile home sites.
 - D. The applicant's engineer shall work with M. S. Mitchell of the Maintenance-Flood Control Office relative to the drainage of subject property.
 - E. The applicant's engineer shall work with M. S. Mitchell relative to establishing a minimum building pad elevation for subject property. The minimum pad elevation shall be indicated on the face of the plat.
 - F. ~~BREV. LETTER OF CREDIT - \$11,200~~
The applicant shall guarantee the various drainage improvements associated with the plat.

S/D 75-92
November 7, 1975

- G. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- H. A 20-foot building setback line shall be indicated from Hydraulic Avenue.
- I. The Chairman of the Metropolitan Area Planning Commission shall be labeled "David Bayouth".
- J. The applicant's engineer shall contact the Planning Department relative to revision of the mobile home park preliminary development plan. Said revised plan shall then be submitted to the Planning Department prior to the Planning Commission meeting on November 13, 1975.
- K. It is the recommendation of the Subdivision Committee that the mobile home park preliminary development plan be approved subject to the revisions to be worked out by the Planning staff and the applicant's engineer.
- L. The park shall be developed in accordance with the approved mobile home park preliminary development plan.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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, November 13, 1975, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Hughie J. & Lois E. Haley
R. R. #2, Derby, Kansas 67037
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-92 Name RIVERSIDE MOBILE HOME PARK
Date Application Rec'd. 10-6-75 Preliminary Approval 10-16-75
Scheduled S/D Meeting 11-6-75

DESCRIPTION

General Location On the east side of Hydraulic in an area 3/8 mile north of 47th Street South.
Owner Hughie J. & Lois E. Hayley
Surveyor/Engineer Delamater, Freund and Scherer
Address 512 Century Plaza Building Phone 262-8293

1. Gross Acreage of Plat 60 7. Lineal Feet of New Streets:
2. Number of Lots: a. 50 R/W 1320 ft.
Residential _____ b. _____ R/W _____ ft.
Commercial _____ c. _____ R/W _____ ft.
Industrial _____ d. _____ R/W _____ ft.
Other 1 e. _____ R/W _____ ft.
Total Number of Lots 1 TOTAL 1320 ft.
3. Minimum Lot Frontage N/A ft. 8. Sidewalk adjacent to all
4. Minimum Lot Area N/A ft. streets? yes X no
5. Existing Zoning AA
6. Proposed Zoning G

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

STAFF COMMENTS:

- A. The associated zone case Z-1726 from "AA" to "G" has been approved by the Board of City Commissioners subject to platting.
- B. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Hydraulic.
- C. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- D. The applicant's engineer shall work with M. S. Mitchell of the Maintenance-Flood Control Office relative to the drainage of subject property.
- E. The applicant's engineer shall work with M. S. Mitchell relative to establishing a minimum building pad elevation for subject property. The minimum pad elevation shall be indicated on the face of the plat.
- F. The applicant shall guarantee the various drainage improvements associated with the plat.
- G. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- H. A 20 foot building setback line shall be indicated from Hydraulic Avenue.
- I. The Chairman of the Metropolitan Area Planning Commission shall be labeled "David Bayouth".
- J. It shall be noted that the mobile home park plan has been revised to accommodate the drainage system being worked on for subject property.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.



DELAMATER, FREUND & SCHERER, P.A.
ENGINEERS & ARCHITECTS

(316) 262-8293

512 CENTURY PLAZA

WICHITA, KANSAS 67202

R. B. DELAMATER, P. E.
WILMER FREUND, P. E.
RICHARD D. SCHERER, P. E.

CLARENCE P. SCHAAR, P. E.
NORMAN L. RSELFS, P. E.
RONALD L. HADLEY, ARCHITECT

October 27, 1975

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Dept.
City Bldg. Annex - Fourth Floor
104 South Main
Wichita, Kansas 67202

Re: Final Plat of
RIVERSIDE MOBILE HOME PARK

Attn: Curtis L. Newby
Jr. Planner

Gentlemen:

We have this date submitted 29 prints of the final plat of the above referenced subdivision.

We understand this subdivision will be on the Subdivision Committee Agenda for Thursday, November 6, 1975. Should you or any staff member have any comments or questions concerning this subdivision plat, please do not hesitate to call prior to that meeting date.

Sincerely,

DELAMATER, FREUND & SCHERER, P.A.

Wilmer Freund, P.E.

WF/bjm

cc: Mr. Don Cain
Mr. Tom Weir
Mr. Loal Wilson

240-0

October 20, 1975

Delamater, Freund, and Scherer
512 Century Plaza
Wichita, Kansas 67202

Re: S/D 75-92 - Preliminary plat
of RIVERSIDE MOBILE HOME PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 16, 1975, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Approval of the plat is subject to the approval of associated zone case Z-1726, "AA" to "C".
- B. A 20-foot building setback shall be indicated from Hydraulic Avenue and the Kansas Turnpike Authority right-of-way.
- C. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Hydraulic.
- D. It is recommended that the term "lot" be changed to site on the mobile home park plan so there will be no misunderstanding that subject property is being developed as a mobile home park and not as a mobile home subdivision with individual platted lots.
- E. The applicant's engineer shall work with M. S. Mitchell of the Maintenance-Flood Control Office relative to the drainage of subject property.
- F. The applicant's engineer shall work with M. S. Mitchell relative to establishing a minimum building pad elevation for subject property.

S/D 75-92
October 20, 1975
Page 2

- G. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking property precautions to prevent soil erosion from wind and water during the development of subject property.
- H. If any changes are made on the general development plan for the mobile home park due to the drainage, the revised plan shall be submitted with or prior to submission of the final plat.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Hughie J. Haley & Lois E. Haley
R. R. #2, Derby, Kansas 67037
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-92 Name RIVERSIDE MOBILE HOME PARK
Date Application Rec'd. 10-6-75 Preliminary Approval _____
Scheduled S/D Meeting 10-16-75

DESCRIPTION

General Location On the east side of Hydraulic in an area 3/8 mile north of 47th Street South.
Owner Hughie J. & Lois E. Haley
Surveyor/Engineer Delamater, Freund and Scherer
Address 512 Century Plaza Building Phone 262-8293

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>60</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>1320</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>1320</u> ft. |
| 3. Minimum Lot Frontage <u>N/A</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>N/A</u> ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>G</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of associated zone case Z-1726, "AA" to "G".
- B. A 20 foot building setback shall be indicated from Hydraulic Avenue and the Kansas Turnpike Authority right-of-way.
- C. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Hydraulic.
- D. It is recommended that the term "lot" be changed to site on the mobile home park plan so there will be no misunderstanding that subject property is being developed as a mobile home park and not as a mobile home subdivision with individual platted lots.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5642
Section No.: 15
Twp. No.: 28S
Range: 1E

S.D. No. 75-92

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: RIVERSIDE MOBILE HOME PARK

General Location: on the east side of
South Hydraulic and 48th Street South
in an area 3/8 mile north of 47th St South

Name of Property Owner: Hughie James Haley & Lois E. Haley

Address: R.R. #2, Derby, Kansas 67032 Phone: 788-1056

Name of Subdivider: ~~Robert E. Friend & Subdiv~~ Riverside Mobile Home Park, Inc.

Address: ~~524-6387~~ Phone: ~~524-6387~~

Name of Agent/Surveyor: Delemeter, Friend, and Scherer P.A.

Address: 572 Conaway Plaza, Wichita Phone: 262-8293

Date of Application: Oct. 6, 1975

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 40.4 Muc or less
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other 1
3. Total Number of Lots _____
4. Minimum Lot Frontage _____ ft.
5. Minimum Lot Area _____ ft.
6. Existing Zoning DD
7. Proposed Zoning G
7. Lineal Feet of New Streets:
 - a. 50 R/W 1320 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
- TOTAL 1320 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply (Yes-No), Name CITY OF WICHITA
10. Public Sanitary Sewers (Yes-No), Name CITY OF WICHITA
11. Health Department Approval (where applicable) _____
12. City of Wichita 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 with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Hughie Haley
Lois E. Haley

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

Received by Carl Henley
Date 10/6/75
Fee Submitted 50.00



DELAMATER, FREUND & SCHERER, P.A.
ENGINEERS & ARCHITECTS (316) 262-8293 512 CENTURY PLAZA

WICHITA, KANSAS 67202

R. B. DELAMATER, P. E.
WILMER FREUND, P. E.
RICHARD D. SCHERER, P. E.

CLARENCE P. SCHAAF, P. E.
NORMAN L. ROELFB, P. E.
RONALD L. MADLEY, ARCHITECT

October 6, 1975

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Dept.
City Building Annex
104 S. Main
Wichita, Kansas, 67202

Attn: Jack Galbraith, Chief Planner

Re: Riverside Mobile Home Park,
Prel. Plat and Develop. Plan

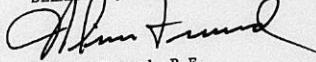
Gentlemen:

We are transmitting herewith 29 prints of the preliminary plat along with five prints of the proposed development plan for Riverside Mobile Home Park. We are also enclosing the Application Form executed on the part of the owner and a draft in the amount of \$50 to cover the Application fee.

We understand this matter will be placed on the Subdivision Committee Agenda for October 16, 1975. Should any members of the committee wish to discuss any aspect of the proposed park, please ask them to contact us prior to the above meeting in order that we can resolve any problems beforehand.

Sincerely,

DELAMATER, FREUND & SCHERER, P.A.


Wilmer Freund, P.E.

WF/bjm
cc: Mr. Tom Weir
Mr. Loal Wilson

240-0

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

1150.00

DESCRIPTION	AMOUNT
<i>Subdivision on Highway</i>	

Name *Wichita Development Co*

Address *1415 S. 11th St*

Type *45710* Due Date *2*

Comments:

Date *1/16/75* By *Carl Hanks*