

PLAT NO. S/D 76-51 *Guaranteed* (Book 3) MAP NO. G-13-D - 6446

NAME SPRINGDALE EAST

LOCATION: East of Fairland Road in an area south of  
Kellogg

ENGINEER Oblinger-Smith Corporation (Gary Wiley)

OWNER John Roberts - Robco, Inc.

APPLICATION FILED 6-4-76

SKETCH PLAT FILED 6-4-76

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION 9-9-76 defer 2 weeks.

S/D

9-23-76

Approved

FINAL FILED 6-3-77

S/D ACTION 6-16-77 approved

MAPC ACTION 6-23-77 Approved

BCC ACTION 3-27-79 Approved

RECORDED April 18, 1979

REMARKS \_\_\_\_\_

S/D 76-51 - SPRINGDALE EAST -  
located on the east side of Fair-  
land Road in an area south of  
Kellogg, by Oblinger-Smith Corp.

6-16-11

Springdale

Springdale

(Book 3)  
Map No. Q-13-D - 6446  
Sec. No. 26  
Twp. No. 27S  
Range 2E

Subdivision Report and Progress  
S/D No.: 76-51

Name: SPRINGDALE EAST

General Location: East of Fairland Road in an area south of Kellogg

Owner: John Roberts - Robco, Inc.  
Address: 717 N. Emporia, 67214 Phone: 265-9377  
Subdivider: same  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Engineer/Surveyor: Oblinger-Smith Corporation (Gary Wiley)  
Address: 625 First National Bank Building, 67202 Phone: 262-0451

Application Received 6-4-76  
Conf. with Applicant \_\_\_\_\_  
Sketch Plat Received 6-4-76  
Present Zoning \_\_\_\_\_  
Proposed Zoning \_\_\_\_\_  
Letter of Intent \_\_\_\_\_

FINAL PLAT RECEIVED 6-3-77  
S/D Comm. Action 6-16-77 approved  
Dept. Report on Final 6-20-77  
M.A.P.C. ACTION 6-23-77 Approved  
Dept. Report on Final 6-27-77

PREL. PLAT RECEIVED 4-30-76  
S/D Comm. Action 9-9-76 defer 2 weeks  
S/D Prelim - 9-23-76 approved  
Dept. Report on Prel. \_\_\_\_\_

Letter on Irons Received \_\_\_\_\_  
Title/Taxes Rec'd & Reviewed 3-14-79  
Final Review 3-19-79  
Referral to B.C.C. 3-19-79

TRACING PROGRESS:  
Received 3-12-79  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

B.C.C. ACTION 3-27-79 Approved  
Recorded April 18, 1979

Comments:

6-8-76 Sketch plat sent to: Mitchell, Sellers, Hamilton  
Comments requested by 6-17-76  
3-23-78 Lenny Hill called to say the County needs additional  
measurements for sewer. I told him to go ahead  
and indicate them on the plat. RL

REGISTER OF DEEDS S/D 76-51 in  
SEDGWICK COUNTY, KANSAS no zone case  
4-25-79  
SPRINGDALE EAST ADDITION was  
filed for record on April 18, 1979  
Betty J. McEnt  
Register of Deeds

T9-302 (2)

Return to: Wichita-Sedgwick County  
Metropolitan Area Planning Department  
(Inter-Office Mail)

T9-328

LOGAN CH. McNEEGOR TX. U. S. A.

E Curve Data (Arc)  
 $\Delta = 20^{\circ} 37' 39''$   
 $D = 31^{\circ} 00' 00''$   
 $R = 194.81'$   
 $T = 33.63'$   
 $L = 66.53'$

ESTATES

CLUB  
 5' 2 1/2" Lt. Remove  
 12" Soil Cover. 4

CAUTION  
 16" Water Line

Sta. 8+20.74 END Typical  
 Street Construction. BEGIN  
 Const. Temporary Street  
 Entrance (3" Bit Base, 2" Asph. Conc.  
 Wearing Surface & 6" Subgd. Treatment)  
 See Sheet No. 25

4" W. Cor. 2" x 1/2" M.V. 1/4  
 C.S. 25, 1275, A2E

Existing 24" RCP  
 Culvert to Remain  
 See Sheet No. 25

Sta. 6+50 to  
 Sta. 8+20 to Remove  
 Hedgerow Left

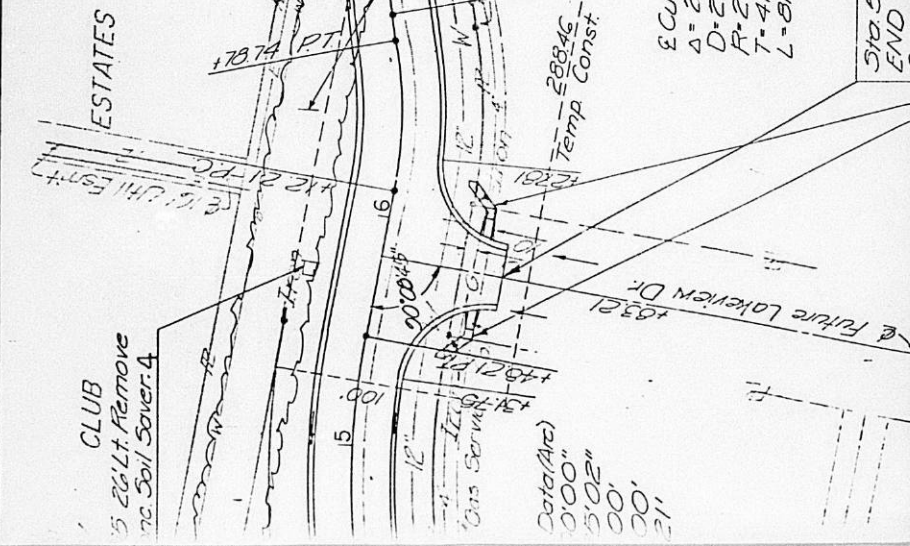
CAUTION!  
 4" Gps  
 Line

E Curve Data (Arc)  
 $\Delta = 20^{\circ} 37' 39''$   
 $D = 25^{\circ} 12' 14''$   
 $R = 227.33'$   
 $T = 41.37'$   
 $L = 81.84'$

Sta. 5+83.21 52.74 Ft.  
 END Street Construction

CAUTION!

By	
Date	





SEDGWICK COUNTY COURTHOUSE

## COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA  
WICHITA, KANSAS 67213

PHONE 268-7901

**Claud S. Shelor, P.E.**  
County Engineer/Director of Public Works

TO: Richard A. Euson, Assistant County Counselor  
FROM: Claud S. Shelor, <sup>CS</sup>Director of Public Works <sup>CS</sup>  
DATE: August 4, 1981  
SUBJ: Letter of Credit Guaranteeing Construction of Sidewalks in Springdale East.

Please take necessary steps to enforce the irrevocable letter of credit drawn upon Mid-Kansas Federal Savings & Loan Association in the amount of \$5,670.00, the same guaranteeing the construction of sidewalks in Springdale East. As of August 3, 1981, no sidewalk construction has been started.

If you should have any questions, please call.

cc: Forrest Nagely, MAPD  
Plat File

**RECEIVED**

AUG 7 1981

METROPOLITAN PLANNING

ROUTE

Nagely

TALKED WITH PHIL DIETRICH ON  
7/23/81 & ADVISED THAT  
LETTER OF CREDIT NEEDS TO  
BE PERSONAL BY PUBLIC WORKS OR  
COUNSELOR'S OFFICE.

FLN

7/23/81

June 24, 1981

Mr. John Roberts  
Springdale Developers, Inc.  
#210, 731 N. Topeka  
Wichita, Ks. 67203

Re: Letter of credit guaranteeing the construction of sidewalks  
adjacent to collector streets in Springdale East Addition  
(S/D 76-51).

Dear Mr. Roberts:

This letter acts as a follow-up to my March 11, 1981, letter to you about the above-referenced platting guarantee. Your letter of credit references a default date of June 23, 1981. Since the required sidewalks have not been constructed by this date, we are prepared to authorize a one year extension of time to complete this work provided a revised letter of credit is submitted to this office which references the following:

- A. A new dollar amount of \$11,350.00 (needed to provide for inflationary cost increases, @ \$10 per linear foot);
- B. A new default date of June 23, 1982;
- C. A new expiration or negotiation date of August 23, 1982.

I have enclosed a letter of credit form for your use when renewing this platting guarantee.

Should you have any questions about this matter, please call me at 268-4421. Action on your part is imperative if you wish to avoid default on your existing fiscal guarantee. The revised letter of credit should be returned to this office as soon as possible but no later than July 23, 1981.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:hh

cc: Phil Dietrich, Senior Civil Engineer, Department of County  
Public Works  
Richard Euson, Assistant County Counselor, Sedgwick County  
Law Department  
Vera Stevens, Building Permit Office, Department of County  
Public Works  
David Brasted, Executive Vice-President, Mid-Kansas Federal  
Savings & Loan, 230 S. Market, 67202

March 11, 1981

Mr. John Roberts  
Springdale Developers, Inc.  
#210, 731 N. Topeka  
Wichita, Ks. 67203

Re: Letter of credit guaranteeing the construction of sidewalks  
adjacent to collector streets in Springdale East Addition  
(S/D 76-51)

Dear Mr. Roberts:

As you may recall, in November of 1979, Lowell Richardson submitted to this office a revised letter of credit in the amount of \$5,670.00 for the account of Springdale Developers, Inc., as guarantee that sidewalks would be constructed in the above-referenced plat adjacent to certain collector streets (i.e., Stagecoach, Orme and Sagebrush). The terms of the letter of credit state that the required sidewalks will be installed on or before June 23, 1981. County Public Works has advised that, even though the streets have been completed and development is beginning, the required sidewalks have yet to be installed.

This letter acts to bring this situation to your early attention so you may have the required sidewalks constructed prior to the default date of your guarantee. Once the sidewalks have been completed, please notify me so I may initiate the process necessary for release of your letter of credit. Action on this matter is imperative in order to avoid default on your guarantee. Should you have any questions regarding this matter, please call me at 268-4421. I have attached a copy of your guarantee for your reference and information.

Sincerely,

Forrest L. Nagley  
Junior Planner  
FLN:bh

Attachment

cc: Phil Dietrich, Senior Civil Engineer, Department of  
County Public Works  
David Brasted, Executive Vice President, Mid-Kansas  
Federal Savings and Loan, 230 S. Market, 67202  
Vera Stevens, Bldg. Permit Office, County Public Works

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

July 24, 1980

TO Metropolitan Area Planning Commission  
FROM Robert A. Lakin, Director of Planning  
SUBJECT Springdale East Plat

*for  
Lakin  
file*

After the Planning Commission met and discussed the plat known as Springdale East, I did review the files and the minutes, as well as discussed the matter with Phil Dietrich of the County Public Works Department, and Craig Robinson, County Counselor. In reviewing the files, it is apparent that it was known that after the revised Springdale East plat had been prepared, that approximately the north 150 to 200 feet of hedge would have to come out. This is because the street to the east in Springdale East Addition, combined with Fairhaven Lane, which is in the original Springdale Addition. The reason for this is so that it could properly align to the established access control opening in U. S. 54. It was also determined at the time of platting that the service road in the area to the west (original Springdale Addition) would not be allowed to open into the north-south road serving Springdale East.

Because of the combined right-of-way of the two plats, it is going to be required that a certain amount of the hedge be removed inasmuch as that is where the concrete will physically be located.

I did discuss this with Mr. Les Morris who had contacted Mr. Hennessy. I don't know that he is happy about the answer, but I think perhaps he understands what has happened in relation to the platting pattern. It is my judgment that nothing can be done short of requiring the property owner to the east to replat, and also to obtain permission from the State to move the opening in the highway and the medial further to the east. This would require construction on U. S. 54 as well as a substantial delay in the platting process of Springdale East Addition.

In discussing this matter with Mr. Morris, he still had concerns about people who would inadvertently travel on Kellogg Drive (the service road in the old Addition) and who would attempt to tie into the road to the east even though it would be built with a curb that would preclude direct access. I suggested that one possible solution to prevent this type of activity would be to work with the County Department of Public Works to erect a barrier to prevent that type of movement. The type of barrier I had in mind would be similar to those used in the Sim Park area to prevent unauthorized travel or in trail areas. This would be the

MAPC  
July 24, 1980  
Page 2

plating of a telephone pole, sawed off, having reflectorized material on it to warn night traffic. I think this can be done in such a fashion as to be unobtrusive and yet provide some protection against unwanted travel between the two roads.

I have arranged for Mr. Dietrich of the County Public Works to call Mr. Morris to accomplish two things. One, to have Mr. Morris onsite along with the project engineer when hedge is removed, and two, to work toward a solution of erecting a barrier between the two roads of the type outlined above.

This is furnished to you for your information based on the discussion before the Planning Commission.

  
Robert A. Lakin  
Director of Planning

RAL:rme



SEDGWICK COUNTY, KANSAS

LEGAL DEPARTMENT

G. Craig Robinson  
Assistant County Counselor

COUNTY COURTHOUSE • SUITE 315 • WICHITA, KANSAS 67203 • TELEPHONE (316) 268-7111

July 18, 1980

RECEIVED

JUL 21 1980

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

Mr. Les Morris  
14739 East Kellogg  
Wichita, Kansas

Dear Mr. Morris:

After discussing the hedge row removal with the planning department, it is my opinion that a good portion of the hedge row on your property will have to be removed to accommodate construction of the road. In removing that hedgerow the county and its agents will take every precaution to preserve as much of the hedge as possible. On paper it appears about 150 to 160 feet will have to come out.

The removal of the hedgerow was the source of planning department discussion at an open meeting on June 23, 1977. Notice of said meeting was sent to Mr. Jim Bean who had concerns over the loss of hedgerow. Mr. Bean was represented by Mr. Lee McMaster at earlier stages, however, no one appeared at the June 23, 1980, meeting to voice further objections concerning the removal of trees. To accommodate as many as possible, the original plat for the subdivision to the east of you was changed to allow for the maximum "leaving" of trees.

If you have questions, please contact me.

Very truly yours,

G. Craig Robinson  
Assistant County Counselor

GCR:mp



SEDGWICK COUNTY COURTHOUSE

**COUNTY OF SEDGWICK**  
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL  
WICHITA, KANSAS 67213

PHONE 268-7001

JOE D. FREEMAN, P.E.  
ACTING COUNTY ENGINEER

**RECEIVED**

MAY 8 1980

METROPOLITAN PLANNING

ROUTE  Nagely

DATE: May 6, 1980

TO: Dorothy K. White, County Clerk  
ATTENTION: Dorothy Peil, Deputy

FROM: Phillip Dietrich *PD*

SUBJECT: Letter of Credit Guaranteeing Construction of Sidewalks  
in Springdale East.

During the month of December, 1979, a new Letter of Credit Guaranteeing Sidewalk Construction for above referenced addition, said Letter of Credit with a revised amount of Five Thousand Six Hundred Seventy Dollars and No Cents (\$5,670.00), drawn under Mid-Kansas Federal Savings and Loan Association.

The date of August 23, 1979 entered above the item (insert a date at least sixty (60) days after the date on line 6) should have read August 23, 1981.

Therefore, enclosed please find a Revised Irrevocable Letter of Credit with the correct date. Upon receipt of this Revised Letter of Credit, you may release the Letter of Credit with the erroneous date.

cc: Forrest Nagely, M.A.P.D.  
Plat File

IRREVOCABLE LETTER OF CREDIT

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION,  
(NAME OF BANK)

DATE: November 29, 1979

COUNTY OF SEDGWICK  
STATE OF 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 \$ 5,670.00 for the account of SPRINGDALE DEVELOPERS, INC.

(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

June 23, 1981 (6)  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

Installation of sidewalks as follows:

- Lot 1, Block 1, adjacent to Stagecoach
- Lot 1, Block 2, adjacent to Orme
- Lot 2, Block 5, adjacent to Sagebrush
- Lot 7, Block 4, adjacent to Sagebrush
- Lots 1 and 2, Block 6, adjacent to Sagebrush

in SPRINGDALE EAST, An Addition to Sedgwick County, Kansas a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, 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 MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION, Credit NO. N/A, dated November 29, 1979,  
(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 presentation 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 August 23, 1981  
(insert a date at least 60 days after the date on line 6)

Very truly yours,

(CORPORATE SEAL)

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION  
(Name of Bank)

BY David H. Brasted  
(Authorized signature)

David H. Brasted, Executive Vice President

**SEDGWICK COUNTY  
DEPARTMENT OF  
PUBLIC WORKS**

**MEMO**

TO: FORREST NAGLEY MAPD FROM: PHILLIP DIETRICH  
PROJECT: SPRINGDALE EAST ADDITION (SIDEWALK GUARANTEES)  
ITEM: REVISED LETTER OF CREDIT *PER*  
DATE: 12-10-79

---

ATTACHED PLEASE FIND A COPY OF A REVISED IRREVOCABLE LETTER GUARANTEEING  
CONSTRUCTION OF SIDEWALKS WITHIN ABOVE REFERENCED ADDITION. I HAVE ALSO  
ATTACHED A COPY OF INSTRUCTIONS TO THE COUNTY CLERK.

**RECEIVED**

DEC 11 1979

METROPOLITAN PLANNING  
ROUTE  *Nagley*



SEDGWICK COUNTY COURTHOUSE

**COUNTY OF SEDGWICK**  
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL  
WICHITA, KANSAS 67213

PHONE 268-7801

G. C. MCLURE, JR., P. E.  
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

DATE: December 10, 1979  
TO: Dorothy K. White, County Clerk  
ATTENTION: Dorothy Peil, Deputy  
FROM: Phillip Dietrich, Senior Engineer *K.C.P.*  
SUBJECT: Springdale East Addition

Enclosed, please find an Irrevocable Letter-of-Credit dated November 29, 1979, in the amount of Five-Thousand, Six-Hundred Seventy Dollars and no cents (\$5,670.00), guaranteeing the construction of sidewalks within Springdale East Addition to Sedgwick County, Kansas.

Please hold this letter until you receive written notification from this office that the work has been completed.

Upon receipt of above-mentioned Letter-of-Credit, please release the original Irrevocable Letter-of-Credit for Springdale East Addition, dated August 9, 1979, in the amount of Forty-Four Thousand, Seventy Dollars and no cents (\$44,070.00).

A change in sidewalk requirements has caused the lesser amount to be required.

Enclosures

IRREVOCABLE LETTER OF CREDIT

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION  
(NAME OF BANK)

DATE: November 29, 1979

COUNTY OF SEDGWICK  
STATE OF 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 \$ 5,670.00 for the account of SPRINGDALE DEVELOPERS, INC. (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 June 23, 1981 (6)  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

Installation of sidewalks as follows:

- Lot 1, Block 1, adjacent to Stagecoach
- Lot 1, Block 2, adjacent to Orme
- Lot 2, Block 5, adjacent to Sagebrush
- Lot 7, Block 4, adjacent to Sagebrush
- Lots 1 and 2, Block 6, adjacent to Sagebrush

in SPRINGDALE EAST, An Addition to Sedgwick County, Kansas a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, 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 MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION Credit No. N/A, dated November 29, 1979.  
(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 August 23, 1979

(insert a date at least 60 days after the date on line 6)

Very truly yours,

267-1261

(CORPORATE SEAL)

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION  
(Name of Bank)

BY: David H. Brasted  
(Authorized signature)

David H. Brasted, Executive Vice President

**SUPERSEDED**

November 5, 1979

Mr. Lowell Richardson  
Mid-Kansas Federal Savings & Loan  
230 South Market  
Wichita, Ks. 67202

1,135' of sidewalk  
required  
at \$9 a foot = \$10,215

Re: Sidewalk requirement for Springdale East Addition  
(S/D 76-51)

Dear Mr. Richardson:

Since your November 5, 1979, telephone conversation with Jack Galbraith, we have reviewed the above referenced recorded plat relative to the recently adopted sidewalk policy for the City of Wichita and its three-mile ring.

Based on our review of the preliminary plat for this addition, we find that sidewalks are no longer required except at the following locations:

Lot 1, Block 1, adjacent to Stagecoach (collector street);

Lot 1, Block 2, adjacent to Orma (collector street);

Lot 2, Block 5, adjacent to Sagebrush (collector street);

Lot 7, Block 4, adjacent to Sagebrush (collector street);

Lots 1 and 2, Block 6, adjacent to Sagebrush (collector street).

Sidewalks on other streets in this addition, as originally guaranteed are no longer required by the new ordinance because of average lot frontages which exceed 100 feet and the fact that no streets are being platted with 48 or more dwelling units. Please be advised although, that when final platting the remaining land shown on the preliminary plat (Springdale East 2nd), sidewalks will be required on both sides of Stagecoach/Orma/Sagebrush Street since it is being platted as a collector.

Mr. Lowell Richardson  
Page 2  
November 5, 1979

Since your guarantee for the sidewalks was made to Sedgwick County, please contact the Department of Public Works regarding the submission of a revised letter of credit, for the above described required sidewalks and the procedure and timing for release of your existing guarantee.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bb

cc: Joe Freeman, Assistant County Engineer, Sedgwick County  
Department of Public Works  
Dorothy K. White, County Clerk

August 13, 1979

Phil Dietrich, Senior Civil Engineer

Forrest L. Nagley, Junior Planner

Forwarding of renewed letter of credit guaranteeing  
sidewalk construction, Springdale East Addition

On August 13, 1979, we received the above described renewed  
letter of credit. I have attached this renewed letter of  
credit to this correspondence so you may forward it to the  
County Clerk for filing.

Unless the Subdivision Regulations are amended, so as to  
remove the sidewalk requirement for this subdivision, the  
construction of sidewalks in the Springdale East Addition  
are now to be completed on or before June 23, 1981.

Should you have any questions about this matter, please do  
not hesitate to call me.

---

Forrest L. Nagley  
Junior Planner

FLN:bh  
Attachment

cc: Mid-Kansas Federal Savings and Loan, Attention:  
David H. Brasted, Executive Vice-President, 230  
S. Market, 67202

IRREVOCABLE LETTER OF CREDIT

10/2/79

MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION  
(NAME OF BANK)

DATE: AUGUST 9, 1979

COUNTY OF SEDGWICK  
STATE OF 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 \$ 44,070.00 for the account of SPRINGDALE DEVELOPERS, INC.

(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

JUNE 23, 1981 (6)  
(INSERT DATE TWO YEARS FROM TP&PC APPROVAL OF PLAT)

1. Installation of sidewalks on both sides of all streets.
- 2.
- 3.

in Springdale East, an Addition to Sedgwick County, Kansas a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, 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 MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION, Credit NO. N/A, dated August 9, 1979 (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 presentation 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 August 23, 1981 (insert a date at least 60 days after the date on line 6)

Very truly yours,

(CORPORATE SEAL)

MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION  
(Name of Bank)

BY: *David H. Brasted*  
(Authorized signature)

DAVID H. BRASTED, EXECUTIVE VICE PRESIDENT

August 6, 1979

John Roberts, ROBCO, Inc.  
717 North Emporia  
Wichita, Kansas 67214

Re: Letter of credit guaranteeing sidewalk construction, Springdale East Addition

Dear Mr. Roberts:

On June 12, 1979, this office advised you that your letter of credit from Mid-Kansas Federal Savings and Loan Association, in the amount of \$44,070.00 guaranteeing the construction of sidewalks for the Springdale East Addition, was about to expire. This letter functions to remind you that it is necessary for you to renew this guarantee. It is imperative that we receive either a new letter of credit or an amendment extending your present letter of credit by August 15, 1979.

As we indicated in our letter of June 12, 1979, we can accept a new letter of credit for a maximum two year time limit (to June 23, 1981). Should you have any questions about this matter, please do not hesitate to call me at 268-4421. I have enclosed a letter of credit form for your use when renewing this guarantee.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

Enclosure

cc: Phil Dietrich, Senior Civil Engineer, Sedgwick County Department  
of Public Works

Professional Engineering Consultants (Attention: Gary Wiley),  
1440 E. English, 67211

David H. Brasted, Executive Vice-President, Mid-Kansas Federal  
Savings and Loan, 230 S. Market, 67202

June 12, 1979

John Roberts - ROBCO, Inc.  
717 North Emporia  
Wichita, Kansas 67214

Re: Letter of Credit guaranteeing sidewalk construction,  
Springdale East Addition

Dear Mr. Roberts:

The letter of credit from Mid-Kansas Federal Savings and Loan Association in the amount of \$44,070.00 guaranteeing the construction of sidewalks for the Springdale East Addition is about to expire.

We can accept a new letter of credit for a maximum two year time limit (to June 23, 1981). I have enclosed a letter of credit form for your use when renewing the guarantee. Please return this form to this office.

Should you have any questions about this matter, please don't hesitate to call me at 268-4421.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

Enclosure

cc: Brent Rensburg, P.E., Chief Engineer, Sedgwick County  
Department of Public Works  
Professional Engineering Consultants (Attention: Gary  
Wiley), 1440 E. English, 67211

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERSSUBDIVISION APPROVAL

S/D Number 76-51 Name Springdale East  
 Application & Sketch Filed: 6-4-76  
 Preliminary Plat Filed: 8-30-76 Approved by S/D: 9-23-76  
 Final Plat Filed: 6-3-77 Approved by S/D: 6-16-77  
 Approved by Metropolitan Area Planning Commission: 6-23-77

DESCRIPTION

General Location: East of FAIRLAND ROAD in an area south of Kellogg

Surveyor or Engineer: Reiss and Goodness Engineers  
 Owner: John Roberts  
 Address: 717 N. Emporia, 67214

- |  |                            |                           |
|--|----------------------------|---------------------------|
| 1. Gross Acreage of Plat <u>28.89</u>  | 6. Access Control          | Not required              |
| 2. Number of Lots:                     | St. _____                  | No. Openings _____        |
| Residential <u>46</u>                  | St. _____                  | No. Openings _____        |
| Commercial _____                       | St. _____                  | No. Openings _____        |
| Industrial _____                       | 7. Req'd Improvements      |                           |
| Other _____                            | St. Paving <u>required</u> | Water <u>required</u>     |
| Total Number of Lots: <u>46</u>        | Sidewalk <u>required</u>   | Drainage <u>not req'd</u> |
| 3. Minimum Lot Area: <u>0.45</u> Acres | Sewer <u>required</u>      | Other <u>None</u>         |
| 4. Existing Zoning <u>P-1</u>          |                            |                           |
| 5. Special Problems Discussed _____    |                            |                           |

Valid water petitions were approved by the Board of City Commissioners on February 6, 1979. An irrevocable letter of credit has been accepted by the County for sidewalks adjacent to all streets. Valid petitions have been approved by the County for paving of streets and installation of sanitary sewer, and the appropriate cash deposit for sewer required with the plat has been submitted to the County.

Planning Commission Recommendation: That this plat be approved subject to:

- A. The applicant submitting a covenant assuring that four off-street parking spaces will be provided on each lot in the subdivision.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Savina seconded and it carried unanimously. Barrier, Greider and Kamen were absent.

ACTION:

Instruct the City Clerk to file the covenant with the Register of Deeds, the filing costs 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.



SEDGWICK COUNTY COURTHOUSE

**COUNTY OF SEDGWICK**  
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL  
WICHITA, KANSAS 67213

PHONE 268-7901

G. C. MCLURE, JR., P. E.  
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

*Newby*

DATE: March 15, 1979  
TO: Curtis Newby, MAPD  
FROM: Brent E. Remsberg, P.E., Chief Engineer *BER*  
SUBJECT: Guarantees for Springdale East

We are in receipt of a guarantee in the amount of \$44,070.00 for the sidewalks in Springdale East. We have also received a cash amount of \$7,110.72 for the bond and interest funds as specified in Exhibit "B" of the resolution concerning the Timberblakes-Springdale Joint Sewer District.



RESTRICTIVE COVENANTS

The undersigned, SPRINGDALE DEVELOPERS, INC., being the owner of all of the lots and blocks in Springdale East, an Addition to Sedgwick County, Kansas, hereby imposes the following Restrictive Covenant upon all lots in said Addition:

"Each lot shall provide for four (4) off-street parking spaces."

DATED the 14th day of March, 1979.

SPRINGDALE DEVELOPERS, INC.

By John M. Roberts President

ATTEST:

Marvella S. Roberts  
Secretary

STATE OF KANSAS )  
                  ) ss  
SEDGWICK COUNTY )

The foregoing instrument was acknowledged before me this 14th day of March 1979, by John M. Roberts President of SPRINGDALE DEVELOPERS, INC., a Kansas corporation, on behalf of the corporation.

Bobbi Smith Wasko  
Notary Public

My appointment expires:



MELLOR, SCHAEFER & MILLER, P.A.

ATTORNEYS AT LAW  
800 BROWN BUILDING  
WICHITA, KANSAS 67202  
TELEPHONE (316) 282-4403

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

IN RE:

)  
)  
)  
)  
)  
SPRINGDALE EAST ADDITION  
TO SEDGWICK COUNTY, KANSAS  
)

CONSENT TO ASSESSMENTS

The undersigned, Springdale Developers, Inc., being the owner of the following described real estate, to-wit:

Lots 1, 2 and 5, Block 4, Springdale East, an  
Addition to Sedgwick County, Kansas,

the same being adjacent to a lateral sewer line in Timber Lakes 2nd Addition to Sedgwick County, Kansas, does hereby consent that said lots may be assessed for said lateral sewer line in the same manner and to the same extent as the lots in said Timber Lakes 2nd Addition to Sedgwick County, Kansas. Said assessments to the lots in Timber Lakes 2nd Addition have previously been ordered pursuant to Resolution No. 102-1977 of the Board of County Commissioners of Sedgwick County, Kansas.

Further, the undersigned being the owner of the real estate described in Tract A, which is attached hereto and made a part hereof, hereby consents that the said real estate shall be assessed for lateral sewer purposes in the same manner and to the same extent as are the lots in Springdale East, an Addition to Sedgwick County, Kansas, assessed for lateral sewer purposes.

Further, the undersigned being the owner of all the real estate described in Tract B, which is attached hereto and made a part hereof, and also Lots 1, 2, 3, 4 and 5, Block 3; Lots 3, 4, 6 and 7, Block 4; Lots 1 and 2, Block 5; and Lots 1 and 2, Block 6, Springdale East an Addition to Sedgwick County, Kansas, hereby consent that said tract and lots shall be assessed in the same manner and to the same extent as are the lots in Timber Lake 2nd Addition to Sedgwick County, Kansas, for a sewer out-fall line as provided by Resolution No. 102-1977 of the Board of County Commissioners of Sedgwick County, Kansas.

Further, the undersigned being the owner of the real estate described as Tract C, which is attached hereto and made a part hereof, hereby consent that said real estate shall be assessed in the same manner and to the same extent for street improvements to Stagecoach and Orme Streets as are the other lots in Springdale East, an Addition to Sedgwick County, Kansas, as provided in Resolution No. 215-1978 of the Board of County Commissioners of Sedgwick County, Kansas.

Further, the undersigned being the owner of the real estate described in Tracts D and E which are attached hereto and made a part hereof, hereby consent that said real estate shall be assessed in the same manner and to the same extent as are the lots in Timber Lake Estate 2nd Addition to Sedgwick County, Kansas, for stormwater drainage purposes, as provided by Resolution No. 102-1977 of the Board of County Commissioners of Sedgwick County, Kansas.



SPRINGDALE DEVELOPERS, INC.  
By John M. Roberts  
JOHN M. ROBERTS - President

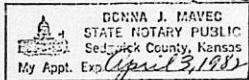
Marcella S. Roberts  
MARCELLA S. ROBERTS - Secretary

STATE OF KANSAS )  
                          ) ss  
SEDGWICK COUNTY )

The foregoing instrument was acknowledged before me this 3rd day of March 1979, by JOHN M. ROBERTS, President of Springdale Developers, Inc., a Kansas corporation, on behalf of the corporation.

Donna J. Maveg  
Notary Public

My appointment expires:





## 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.

*Donald B. Hawkins*  
Authorized Signatory



SCHEDULE A

Number  
273723

Effective Date  
February 13, 1979 @ 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: Unknown  
(Amended 10-17-70)

Proposed Insured:

City of Wichita

Loan Policy to be issued: ALTA Form 1970 Amount:  
(Amended 10-17-70)

Proposed Insured:

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:

Springdale Developers, Inc.

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

Beginning at the Northwest Corner of the East Half of the Northwest Quarter of Section 25, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas; thence South  $0^{\circ}13'26''$  West 2,653.14 feet to the Southwest Corner of the East Half of the Northwest Quarter of said Section 25; thence South  $89^{\circ}59'26''$  East 1,324.24 feet to the center of said Section 25; thence North  $0^{\circ}04'41''$  East 310 feet on the East line of the Northwest Quarter of said Section 25; thence North  $89^{\circ}59'26''$  West 206 feet; thence North  $0^{\circ}04'41''$  East 39.0 feet, thence North  $89^{\circ}59'26''$  West 544.0 feet, thence North  $0^{\circ}04'41''$  East 250 feet, thence North  $89^{\circ}59'26''$  West 70.0 feet, thence North  $0^{\circ}04'41''$  East 419.0 feet; thence South  $89^{\circ}59'26''$  East 75.0 feet; thence North  $0^{\circ}13'26''$  East 310.77 feet; thence North  $69^{\circ}18'28''$  West 205.63 feet; thence North  $0^{\circ}13'26''$  East 567.71 feet; thence on a circular curve to the left having a central angle of  $90^{\circ}00'$  and a radius of 314.0 feet an arc distance of 493.23 feet on the Southwesterly side of a chord which bears North  $44^{\circ}46'34''$  West for a distance of 444.06 feet; thence North  $0^{\circ}13'26''$  East 64.0 feet on a tangent line to the last described curve to the point of curve; thence on a circular curve to the left having a central angle of  $20^{\circ}37'39''$  and a radius of 219.81 feet an arc distance of 79.14 feet; thence North  $20^{\circ}24'13''$  West 10.16 feet to a point of curve; thence on a circular curve to the right having a central angle of  $20^{\circ}37'39''$  and a radius of 192.33 feet an arc distance of 69.24 feet; thence North  $0^{\circ}13'26''$  East 150.13 feet on a tangent to the last described curve to the North line of the Northwest Quarter of said Section 25; thence North  $89^{\circ}55'55''$  West 40.0 feet to the point of beginning.

## SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, 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 1977 Taxes \$870.95+ not paid; Year 1978 Taxes \$978.92+ not paid. Key #MI-160. Year 1977 Taxes \$361.95+ not paid; Year 1978 Taxes \$406.82+ not paid. Key #MI-160-2. (captioned with other property).
9. Easement to Kansas Gas and Electric Company for setting anchors and guy wires, said anchors and wires being for the purposes of supporting a transmission line in the public road along the North side of the NW $\frac{1}{4}$  of Section 25, Township 27 South, Range 2 East, said anchors and wires being for the purpose of supporting a transmission line in the public road along the North side of the above described property created by an instrument filed in Misc. Book 93, Page 419.
10. Right of Way for highway purposes, over part of captioned property described as a tract of land in the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 25, T27S, R2E of the 6th P.M. described as being 20 feet on either side of the following described line: Beginning at a point in the South line of said NW $\frac{1}{4}$  whose bearing is S 89°59'26" E and 174.96 feet East of the SW Corner of the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of said Section 25; thence bearing N 0°00'34" East a distance of 52.27 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 160.92 feet and through a central angle of 47°30'00" a distance of 133.41 feet; thence bearing N 47°30'34" E a distance of 125.08 feet, to the P.C. of a curve to the left; thence along said curve to the left having a radius of 127.23 feet and through a central angle of 47°25'53" a distance of 105.33 feet; thence bearing N 0°04'41" E a distance of 157 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 130 feet and through a central angle of

(See Added Page)

(Schedule B continued)

Policy Number \_\_\_\_\_  
Owners

Policy Number \_\_\_\_\_  
Loan

55°00'00" a distance of 124.79 feet; thence bearing N 54°55'19" W a distance of 64 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 188.38 feet and through a central angle of 55°08'45" a distance of 181.31 feet; thence bearing N 0°13'26" E a distance of 1070.52 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 164.00 feet and through a central angle of 28°21'28" a distance of 81.17 feet; thence bearing N 30°37'28" E a distance of 60.00 feet to the P.C. of a curve to the right whose chord has a bearing of N 29°34'33" W; thence along said curve to the right having a radius of 324 feet and through a central angle of 59°35'58" a distance of 337.03 feet; thence bearing N 0°13'26" E a distance of 64 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 209.81 feet and through a central angle of 20°37'39" a distance of 75.54 feet; thence bearing N 20°24'13" W a distance of 10.16 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 202.33 feet and through a central angle of 20°37'39" a distance of 72.84 feet; thence bearing N 0°13'26" E a distance of 30 feet; thence bearing N 89°55'55" W a distance of 30 feet to a point on the West line and 120.13 feet South of the NW Corner of the E 1/2 of the NW 1/4 of Section 25, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, as condemned in District Court Case No. A-17549, filed August 15, 1978, on Film 321, Page 318.

11. Easement to the Gas Service Company, for pipe line Beginning at the Northwest Corner of said East Half of the Northwest Quarter Section; thence South 100.1 feet; thence East to a point on the East line 98.5 feet South of the Northeast Corner of said Quarter Section; thence North 98.5 feet to the North line of said Quarter Section; thence West along said North line to the place of beginning, as created by instrument filed in Book Misc. 218, Page 314.
12. Lack of direct access to Highway U. S. #54 from the premises in question except for the West 30 feet thereof, such right of access having been taken by the State of Kansas by Condemnation Case No. A-54089.
13. Mortgage dated March 31, 1977, executed by Robco, Inc., to Mid Kansas Federal Savings and Loan Association, filed April 5, 1977, on Film 237, Page 687, in the original amount of ~~338,000.00~~ <sup>350,000.00</sup>, and assigned unto Amarado Investment Company.
14. Mortgage dated November 1, 1977, executed by Robco, Inc., to Amarado Investment Company, Inc., filed November 3, 1977, on Film 274, Page 1557, in the original amount of \$40,000.00.
15. Mortgage dated October 3, 1978, executed by Springdale Developers, Inc., to Amarado Investment Company, Inc., filed October 5, 1978, on Film 330, Page 364, in the original amount of \$100,000.00.

(See Added Page)

(Schedule B continued)

Policy Number \_\_\_\_\_  
OwnersPolicy Number \_\_\_\_\_  
Loan

16. Deed filed December 19, 1977, on Film 282, Page 1340 by which John M. Roberts conveyed the South Half of the East Half of the Northwest Quarter of Section 25, Township 27 South, Range 2 East to Springdale Developers, Inc., contains a defective acknowledgment. Said Deed was executed by John M. Roberts, signed by John M. Roberts and Marcella S. Roberts and acknowledged by John M. Roberts. (A new Deed must be procured, executed and acknowledged by John M. Roberts, and spouse, and filed for record).
17. Deed filed December 19, 1977, on Film 282, Page 1342 by which John M. Roberts conveyed the North Half of the East Half of the Northwest Quarter of Section 25, Township 27 South, Range 2 East to Springdale Developers, Inc. contains a defective acknowledgment. Said Deed was executed by John M. Roberts, signed by John M. Roberts and Marcella S. Roberts and acknowledged by John M. Roberts. (A new Deed must be procured, executed and acknowledged by John M. Roberts, and spouse, and filed for record).

*filed to correct title*

## ENDORSEMENT

City

Attached to and forming a part of

Commitment to Insure No. 273723

No. E-1

Issued by  
CHICAGO TITLE INSURANCE COMPANY

Said Commitment to Insure is hereby amended as follows:

Items 10 &amp; 11 are hereby deleted and the following substituted therefore:

10. Easement to Gas Service Company, for pipe line, over part of captioned property described as a tract of land in the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 25, T27S, R2E of the 6th P.M. described as being 20 feet on either side of the following described line: Beginning at a point in the South line of said NW $\frac{1}{4}$  whose bearing is S 89°59'26" E and 174.96 feet East of the SW Corner of the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of said Section 25; thence bearing N 0°00'34" East a distance of 52.27 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 160.92 feet and through a central angle of 47°30'00" a distance of 133.41 feet; thence bearing N 47°30'34" E a distance of 125.08 feet, to the P.C. of a curve to the left; thence along said curve to the left having a radius of 127.23 feet and through a central angle of 47°25'53" a distance of 105.33 feet; thence bearing N 0°04'41" E a distance of 157 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 130 feet and through a central angle of 55°00'00" a distance of 124.79 feet; thence bearing N 54°55'19" W a distance of 64 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 188.38 feet and through a central angle of 55°08'45" a distance of 181.31 feet; thence bearing N 0°13'26" E a distance of 1070.52 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 164.00 feet and through a central angle of 28°21'28" a distance of 81.17 feet; thence bearing N 30°37'28" E a distance of 60.00 feet to the P.C. of a curve to the right whose chord has a bearing

This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

DATED: February 28, 1979

CHICAGO TITLE INSURANCE COMPANY



*Alvin W. Long*  
President.

ATTEST:

*Chester C. McCallough*

Secretary.

*Daniel B. Hawk*  
Authorized Signatory

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

(Schedule continued)

Policy Number \_\_\_\_\_  
OwnersPolicy Number \_\_\_\_\_  
Loan

of N 29°34'33" W; thence along said curve to the right having a radius of 324 feet and through a central angle of 59°35'58" a distance of 337.03 feet; thence bearing N 0°13'26" E a distance of 64 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 209.81 feet and through a central angle of 20°37'39" a distance of 75.54 feet; thence bearing N 20°24'13" W a distance of 10.16 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 202.33 feet and through a central angle of 20°37'39" a distance of 72.84 feet; thence bearing N 0°13'26" E a distance of 30 feet; thence bearing N 89°55'55" W a distance of 30 feet to a point on the West line and 120.13 feet South of the NW Corner of the E 1/2 of the NW 1/4 of Section 25, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, created by an instrument filed on Film 321, page 318.

11. Right of Way for Highway purposes, over Beginning at the Northwest Corner of said East Half of the Northwest Quarter Section; thence South 100.1 feet; thence East to a point on the East line 98.5 feet South of the Northeast Corner of said Quarter Section; thence North 98.5 feet to the North line of said Quarter Section; thence West along said North line to the place of beginning, as condemned in District Court Case No. A-17549

ENDORSEMENT

Attached to and forming a part of

Commitment No. 273723

Issued by  
CHICAGO TITLE INSURANCE COMPANY

Item 8 of Schedule B is hereby amended to read:

Year 1977 and 1978 Taxes, Paid. - Key #MI-160 and MI-160-2.  
(with other property)

Items 16 and 17 of Schedule B, are hereby deleted.

This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

DATED:

March 13, 1979

CHICAGO TITLE INSURANCE COMPANY



*Alvin W. Long*  
President.

ATTEST:

*Chester C. McCullough*

Secretary.

*Marcel B. Heubner*  
Authorized Signatory

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Office of  
COUNTY ENGINEER, SEDGWICK COUNTY, KANSAS

No 4134

Wichita, Kansas

3/13

1979

RECEIVED OF Mid-Kansas Federal Savings & Loan \$ 7,110.72  
Seven thousand one hundred ten dollars & 72/100 - DOLLARS

FOR Loan # C-115, 757 cc. of John M. Roberts  
1164 N. Armour

Account	Amount
<u>460</u>	<u>7110.72</u>

Amberlapost Sewer Plant Bond  
\* Interest Fund.

L. C. McLean, Jr.  
COUNTY ENGINEER.

BY Vera Spurgial

ORIGINAL  
FOR PARTY MAKING PAYMENT

IRREVOCABLE LETTER OF CREDIT

MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION  
(NAME OF BANK)

DATE: March 13, 1979

COUNTY OF SEDGWICK  
STATE OF 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 \$ 44,070.00 for the account of SPRINGDALE DEVELOPERS, INC.

(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 JUNE 23, 1979 (6)  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Installation of sidewalks on both sides of all streets
- 2.
- 3.

in Springdale East, an Addition to Sedgwick County, Kansas a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, 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 MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION Credit NO. N/A, dated March 13, 1979.  
(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 August 23, 1979  
(insert a date at least 60 days after the date on line 6)

Very truly yours,

(CORPORATE SEAL)

MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION  
(Name of Bank)

BY: David H. Brasted  
(Authorized Signature)  
DAVID H. BRASTED, EXECUTIVE VICE PRESIDENT

MELLOR, SCHAEFER & MILLER, P.A.

ATTORNEYS AT LAW  
800 BROWN BUILDING  
WICHITA, KANSAS 67202  
TELEPHONE (316) 262-4403

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

IN RE:

SPRINGDALE EAST ADDITION  
TO SEDGWICK COUNTY, KANSAS

)  
)  
) 42(a) - 1978  
)  
)

RESOLUTION AND ORDER

Now on the 1st day of March, 1978, the same being a regular meeting day of the Board of County Commissioners of Sedgwick County, Kansas, this matter comes on upon the petition to form a lateral sewer district to serve the lots in Springdale East, an Addition to Sedgwick County, Kansas. The following members of the Commission were present:

Tom Scott  
John Hale  
Everett Patrick

Thereupon the matter is presented to the Board, and the Board, by unanimous vote, makes the following findings and order by this Resolution.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, IN REGULAR MEETING DULY ASSEMBLED:

1. That the following described real estate, to-wit:

Tract 1:

Beginning at the Northwest corner of the East 1/2 of the NW/4 of Section 25, T 27 S, R 2 E of the 6th P.M., Sedgwick County, Kansas; thence South 0°13'26" West 2,653.14 feet to the Southwest corner of the E/2 of the NW/4 of said Section 25; thence South 89°59'26" East 1,324.24 feet to the center of said Section 25; thence North 0°04'41" East 310 feet on the East line of the NW/4 of said Section 25; thence North 89°59'26" West 206 feet; thence North 0°04'41" East 39.0 feet; thence North 89°59'26" West 544.0 feet; thence North 0°04'41" East 250 feet; thence North 89°59'26" West 70.0 feet; thence North 0°04'41" East 419.0 feet; thence South 89°59'26" East 75.0 feet; thence North 0°13'26" East 310.77 feet; thence North 69°18'28" West 205.63 feet; thence North 0°13'26" East 567.71 feet; thence on a circular curve to the left having a central angle of 90°00' and a radius of 314.0 feet an arc distance of 493.23 feet on the Southwesterly side of a chord which bears North 44°46'34" West for a distance of 444.06 feet; thence North 0°13'26" East 64.0 feet on a tangent

line to the last described curve to the point of curve; thence on a circular curve to the left having a central angle of 20°37'39" and a radius of 219.81 feet an arc distance of 79.13 feet; thence North 20°24'13" West 10.16 feet to a point of curve; thence on a circular curve to the right having a central angle of 20°37'39" and a radius of 192.33 feet an arc distance of 69.24 feet; thence North 0°13'26" East 150.13 feet on a tangent to the last described curve to the North line of the NW/4 of said Section 25; thence North 89°55'55" West 40.0 feet to the point of beginning; containing 29.89 acres more or less.

Tract 2:

The real estate described on Tract A, which is attached hereto and is specifically made a part hereof.

Tract 1, of which is being platted into an Addition to be known as Springdale East, an Addition to Sedgwick County, Kansas.

2. That a petition, pursuant to the provisions of KSA 19-2704 and 19-2704(a) signed by 100% of the landowners of the above described real estate, requesting the creation of a lateral sewer district to serve the lots in Springdale East Addition has been filed with the Clerk.

3. That no notice of this hearing is necessary or required to be given for the reason that such notice is excused by the provisions of KSA 19-2704(a) whenever the petition to create a lateral sewer district is signed by the owners of 100% of the area of land subject to assessment within any lateral sewer district sought to be created.

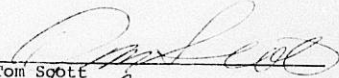
4. That in order to serve the individual lots in Springdale East Addition there is hereby created a lateral sanitary sewer district to be known as Sub-district No. 2 of Eastern Sedgwick County Main Sewer District, a/k/a Springdale-Timberlakes Joint Sewer District.


5. The provisions of this Resolution shall be subject to all of the terms and conditions of that certain Resolution enacted by the Board of County Commissioners the 25 day of May, 1977, concerning the enlargement of Eastern Sedgwick County Main Sewer District, a/k/a Springdale-Timberlakes Joint Sewer District, (Resolution No. 135-1977).

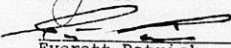
BE IT FURTHER RESOLVED that the compensation or fee of the engineer shall be conditioned upon and contingent upon such work being actually done and that the cost of such preliminary estimates and other work shall be and become a part of the completed project

as shall all other engineering work and services performed in connection therewith by the said engineers, and that as such construction is performed, the said engineers shall be paid from a part of special assessments levied to pay for such construction in conformity with the statutes in such cases made and provided.

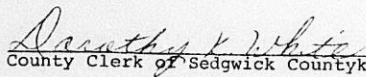
BE IT FURTHER RESOLVED that the Chairman of the Board of County Commissioners and the County Clerk be and they are hereby authorized to execute a contract with said engineers for the work herein provided.

  
Tom Scott

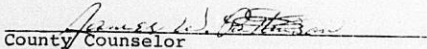
  
John Hale

  
Everett Patrick

ATTEST:

  
County Clerk of Sedgwick Countyk Kansas

APPROVED AS TO FORM ONLY:

  
County Counselor

*Default*

TRACT A

LEGAL DESCRIPTION - AN UNPLATTED AREA BENEFITED BY  
SANITARY SEWER LATERALS CONSTRUCTED FOR SPRINGDALE EAST ADDITION  
TO SEDGWICK COUNTY, KANSAS

A TRACT OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 3 OF SPRINGDALE EAST, AN  
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N 0°04'41" E A  
DISTANCE OF 250 FEET TO THE NORTHEAST CORNER OF LOT 2 IN SAID BLOCK 3; THENCE  
BEARING N 89°59'26" W A DISTANCE OF 70 FEET TO THE SOUTHEAST CORNER OF LOT 1  
BLOCK 3 OF SAID ADDITION; THENCE BEARING N 0°04'41" E A DISTANCE OF 419.00  
FEET TO THE NE CORNER OF LOT 12 BLOCK 2 IN SAID ADDITION; THENCE BEARING  
S 89°59'26" E A DISTANCE OF 75.00 FEET TO THE SE CORNER OF LOT 7 BLOCK 2 IN  
SAID ADDITION; THENCE BEARING N 0°13'26" E ALONG THE EAST LINE OF LOT 7 A  
DISTANCE OF 310.77 FEET TO THE NE CORNER OF SAID LOT 7; THENCE BEARING  
N 69°18'28" W A DISTANCE OF 205.63 FEET TO THE SE CORNER OF LOT 4 BLOCK 2  
IN SAID ADDITION; THENCE BEARING N 0°13'26" E ALONG THE EAST LINE OF LOTS 1,  
2, 3 AND 4 BLOCK 2 IN SAID ADDITION A DISTANCE OF 497.71 FEET; THENCE BEARING  
S 89°46'34" E A DISTANCE OF 135 FEET; THENCE BEARING S 0°13'26" W A DISTANCE  
OF 150 FEET; THENCE BEARING N 89°46'34" W A DISTANCE OF 135 FEET; THENCE  
BEARING S 43°45'23" E A DISTANCE OF 227.41 FEET TO A POINT ON A CURVE TO THE  
LEFT; THENCE ALONG SAID CURVE TO THE LEFT WHOSE CHORD HAS A BEARING OF  
S 21°46'00" E, HAVING A RADIUS OF 50 FEET, THROUGH A CENTRAL ANGLE OF  
136°01'15" AN ARC DISTANCE OF 118.70 FEET TO ANOTHER POINT ON SAID CURVE;  
THENCE BEARING S 0°13'26" W A DISTANCE OF 170 FEET TO A POINT, THE SAME BEING  
THE NORTHEAST CORNER OF LOT 7 BLOCK 2 IN SPRINGDALE EAST ADDITION; THENCE  
BEARING S 59°47'49" E A DISTANCE OF 210.90 FEET TO A POINT ON A CURVE TO THE  
LEFT; THENCE ALONG SAID CURVE TO THE LEFT WHOSE CHORD HAS A BEARING OF

TRACT A (Continued)

S 15°08'26" W, HAVING A RADIUS OF 208.75 FEET, THROUGH A CENTRAL ANGLE OF 30°07'30" AN ARC DISTANCE OF 109.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE BEARING S 0°04'41" W A DISTANCE OF 768.97 FEET TO THE NE CORNER OF LOT 5 BLOCK 3 OF SAID ADDITION; THENCE BEARING N 89°59'26" W ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING; CONTAINING 5.75 ACRES MORE OR LESS.

from: Leise date 2-13

admin. adv. plans cur. plans social graphics

- lakin
- walter
- eubanks
- tucker
- nelson. v
- lakin. e
- henderson
- brothers
- hanson
- craig
- barnes
- sturdevant
- stockwell
- lindbak
- shon
- nelson. p
- lesaw
- schaler
- curfman
- habbitt
- reed
- warner
- reive
- may
- ontivero
- butler
- nagley
- browne
- stahlschmidt
- forinash
- schranz
- mcadden
- swander
- lichteig
- grossnickle
- swann
- lylo
- young
- meek
- shirkey
- newby
- dobson
- olivarez
- krehbiel
- glazer
- burch
- mitchell
- hart
- kohl. i
- brown
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- covert
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- lane
- syal
- luelters
- sharpe
- harys
- smith
- crawford
- schroeder
- harwood
- blanton
- pierce
- stafford
- garland
- pala
- barber
- crook
- comner
- livesay

*Bob was aware that they approved water serv.*

<input type="checkbox"/> note & return	<input type="checkbox"/> signature
<input type="checkbox"/> handle	<input type="checkbox"/> library
<input type="checkbox"/> all staff	<input checked="" type="checkbox"/> information
<input type="checkbox"/> comment	<input type="checkbox"/> files

remarks:

*Why would the City Comm. approve a petition for water outside the city limits while they were in a holding pattern pending final policy decision?*

2-13-79 Information

1. Jack

89189 (Published in the Daily Record Feb. 9, 1979)11  
**RESOLUTION**  
A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING CONSTRUCTION AND ORDERING AND DIRECTING UNDER AND PURSUANT TO K.S.A. 12-6a. AN IMPROVEMENT CONSISTING OF A WATERWORKS SYSTEM TO MAKE WATER AND WATER SERVICE AVAILABLE TO THE PROPERTY ADJACENT TO STAGECOACH FROM 50 FT. S. OF U.S. HWY. 54 TO ORME, ORME FROM STAGECOACH TO 150 FT. E. OF SPRINGDALE DR., AND IN THE SPRINGDALE EAST ADDITION.

PURSUANT TO FINDINGS OF ADVISABILITY MADE BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

WHEREAS, a petition was filed with the City Clerk on the 20th day of November, 1978, and WHEREAS, the following findings as to the advisability of an improvement under and pursuant to K.S.A. 12-6a, are hereby made to make water and water service available to the property adjacent to Stagecoach from 50 ft. S. of U.S. Hwy 54 to Orme, Orme from Stagecoach to 150 ft. E. of Springdale Dr., and in the Springdale East Addition.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, THAT THE FOLLOWING FINDINGS AS TO THE ADVISABILITY OF CONSTRUCTING WATER AND WATER SERVICE FACILITIES TO THE FOREMENTIONED AREA BY THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE, TO-WIT:

SECTION I. That it is necessary and in the public interest to make an improvement consisting of such mains, pipes, valves, hydrants, meters and appurtenances as are requisite to make water and water service available to the property adjacent to Stagecoach from 50 ft. S. of U.S. Hwy 54 to Orme, Orme from Stagecoach to 150 ft. E. of Springdale Dr., and in the Springdale East Addition.

SECTION II. That the estimated or probable cost of the foregoing improvement is \$98,200.00. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this resolution.

SECTION III. That the Governing Body hereby further finds and finally determines that the boundaries of the improvement district against which a portion of the costs of said improvement shall be assessed are hereby established and fixed as the following legal description:

In the E 1/2 of the NW 1/4 of Section 25, Township 27 South, Range 2 East of the 6th P.M., in the proposed Springdale East Addition to Sedgwick County, Kansas; all platted lots. Also, the property adjacent to and 150 ft. from Stagecoach from 150 ft. S. of the centerline of U.S. Hwy. 54 to Orme, and adjacent to and 150 ft. from Orme from Stagecoach to a point 384 ft. E. of the W. line of above said E.V.

SECTION IV. The method of assessment of the share of costs apportioned to the improvement district shall be equally per square foot against all land in the improvement district liable for assessment, and so assessed as a special benefit.

That payment of said assessments may indefinitely be deferred as against those property owners eligible for such deferral as defined in City of Wichita Ordinance No. 35,590 under the criteria established for "hardship deferral."

SECTION V. That share of the total actual costs of the improvement so to be assessed against the improvement district shall be ninety-one and forty-five hundredths percent (91.45%) thereof and the share of costs to be borne by the City at large shall be eight and fifty-five hundredths percent (8.55%) thereof.

SECTION VI. That the Chief Engineer, Water Engineering of the Water Department of the City of Wichita, Kansas, be and is hereby appointed and directed to prepare under oath a detailed estimate of the cost of said improvement together with plans and specifications therefor, and file the same with the City Clerk for consideration and action thereon by the Governing Body of the City of Wichita, Kansas.

SECTION VII. The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 1974 Supp. 12-6a61, et seq.

SECTION VIII. Be it further resolved that the above-described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION IX. This Resolution shall take effect and be in force from and after its passage and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this 6th day of February, 1979.

CORNIE A. PETERS, MAYOR  
ATTEST: (SEAL) DONALD C. GISICK, CITY CLERK  
(95)

Final plat of Springdale East was approved by MAPC 6-23-77 but very little has been done on it since that time.

1-19-79

**SPRINGDALE EAST**

**RESOLUTION AND ORDER**

RES. #215-1978

WHEREAS, there has been presented to the Board of County Commissioners of Sedgwick County, Kansas, a petition, pursuant to the provisions of KSA 66-725, signed by the owners of 100% of the lots abutting the streets in Springdale East Addition to Sedgwick County, Kansas, said addition being a plat of the following described real estate, to-wit:

Beginning at the Northwest corner of the East 1/2 of the NW 1/4 of Section 25, T 27 S, R 2 E of the 6th P.M., Sedgwick County, Kansas; thence South 0°13'26" West 2,653.14 feet to the Southwest corner of the E 1/2 of the NW 1/4 of said Section 25; thence South 89°59'26" East 1,324.24 feet to the center of said Section 25; thence North 0°04'41" East 310 feet on the East line of the NW 1/4 of said Section 25; thence North 89°59'26" West 236 feet; thence North 0°04'41" East 33.0 feet; thence North 89°59'26" West 544.0 feet; thence North 0°04'41" East 250 feet; thence North 89°59'26" West 70.0 feet; thence North 0°04'41" East 418.0 feet; thence South 89°59'26" East 73.0 feet; thence North 0°13'26" East 310.77 feet; thence North 89°18'28" West 205.63 feet; thence North 0°13'26" East 567.71 feet; thence on a circular curve to the left having a central angle of 90°00' and a radius of 314.0 feet an arc distance of 493.23 feet on the Southwesterly side of a chord which bears North 44°46'34" West for a distance of 444.06 feet; thence North 0°13'26" East 84.0 feet on a tangent line to the last described curve to the point of curve; thence on a circular curve to the left having a central angle of 20°37'39" and a radius of 219.81 feet an arc distance of 79.13 feet; thence North 20°24'13" West 10.16 feet to a point of curve; thence on a circular curve to the right having a central angle of 20°37'39" and a radius of 192.33 feet an arc distance of 68.24 feet; thence North 0°13'26" East 150.13 feet on a tangent to the last described curve to the North line of the NW 1/4 of said Section 25; thence North 89°59'26" West 40.0 feet to the point of beginning; containing 29.89 acres more or less.

WHEREAS, said petition requests the Board to cause the curbing, guttering and paving, including drainage, of the streets in said addition; and

WHEREAS, said petition has been set for hearing before the Board this date, and upon consideration of the matter, the Board, meeting in regular session with the following members present, to-wit:

TOM SCOTT

JOHN HALE

EVERETT PATRICK,

being fully advised in the premises, all members voting in the affirmative, make the following findings and order:

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

1. That the petition above referred to is in due and regular form and has been signed by 100% of the owners of the lots abutting the streets in Springdale East Addition to Sedgwick County, Kansas.

2. That the following street improvements shall be made to the streets in said Springdale East Addition, to-wit:

a. Curb, gutter and pave, including necessary drainage, the streets as hereinafter provided.

3. That the following streets in the addition shall be improved as above provided:

a. Stagecoach from U.S. 54 (Kellogg) South to the center line of Springdale Drive.

b. Orme from the center line of Springdale Drive to the East line of Springdale Addition.

c. Springdale Drive from the South line of Springdale Addition to the South line of Orme.

d. Springdale Court from the West line of Springdale Drive, West to and including the cut-de-sac and serving Lots 13, 14, 15 and 16 in Block 1, Springdale East Addition.

e. Springdale Court from the East line of Springdale Drive, East to and including the cut-de-sac and serving Lots 5 to 9, inclusive, Block 2, Springdale East Addition.

f. Gilbert from the East line of Springdale Drive Northeast and East to the East line of Lot 1, Block 3, Springdale East Addition.

g. Morris from the East line of Springdale Drive to the West line of Sagebrush.

h. Sandlewood from the North line of Morris to the North line of Lot 1, Block 5, Springdale East Addition.

i. Sagebrush from the South line of Springdale East Addition to the North line of Lot 1, Block 6, Springdale East Addition.

*street paving  
Springdale East*

4. The cost of all such improvements, including but not limited to, engineering, construction costs, which shall include street intersections and temporary note interest, shall, when ascertained, be assessed to the lots abutting on the streets improved, and such assessments shall be determined and made as provided by the terms of KSA 12-608, all as authorized by the terms of KSA 66-728(b).

5. In order to temporarily finance construction of the improvements, temporary improvement notes shall be issued, and upon completion of said improvements, improvement bonds shall issue, to mature over a period not to exceed twenty (20) years from the date of issue.

6. This resolution shall be published for three (3) consecutive weeks in the official paper of Sedgwick County, and if the owners of more than one-half of the property liable for taxation for such improvements shall not, within twenty (20) days from the last publication thereof, file with the County Clerk their protest against such improvements, such improvements shall be contracted for and such improvements made.

BE IT FURTHER RESOLVED that in the event no proper protest is filed within the time above provided, Board is authorized to contract for the services of a professional engineer to plan and superintend the construction of said streets above described, such engineer to prepare a preliminary survey and determine the cost of construction and such plans and specifications as are required, the same to be approved by the County Commissioners.

BE IT FURTHER RESOLVED, that the compensation or fee of the engineer shall be conditioned upon the contingent upon such work being actually done, and that the cost of such preliminary survey and other work shall be and become a part of the completed project as shall all other engineering work and services performed in connection therewith, and that as such construction is performed, that upon completion thereof the said engineer shall be paid from a part of special assessments levied to pay for such construction in conformity with the statutes in such cases made and provided.

ADOPTED the 1st day of March, 1978.

EVERETT PATRICK, Chairman

JOHN HALE, Commissioner

TOM SCOTT, Commissioner

MELLOR, SCHAEFFER & MILLER, P.A.

300 Brown Bldg.

Wichita, KS. 67202

316-262-4403

Attorneys at Law

Attest:

DOROTHY K. WHITE, County Clerk

JAMES PATTINSON, Asst. County Counselor

THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE November 21, 1978

TO Jack H. Galbraith, Chief Planner  
FROM Bill H. Otten, Chief Engineer-Water Engineering  
SUBJECT Springdale East Addition

The plattors of Springdale East Addition have submitted a valid 100% petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval at your discretion.

*Bill H. Otten*

Bill H. Otten  
Chief Engineer-Water Engineering

BHO:vl

2-13-79

City Commission apparently accepted these petitions on 2-6-79. Resolution was published in Daily Record 2-9-79.

April 21, 1978

Gary Wiley  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: Street paving widths for streets in Timber Lakes Estates  
2nd and 3rd Addition, Springdale East and Arbor Lakes Estates

Dear Gary:

At their regular meeting of April 20, 1978, the Subdivision Committee of the Planning Commission considered the requested reductions in street paving widths in the above referred to subdivisions. The action of the Committee was to approve the pavement widths as presented on the submitted drawings with the exception of Bower Drive in the Arbor Lakes Addition which shall remain at the 35 foot paving width.

In order for the streets which were approved for the 29 foot paving width to be developed it will be necessary for you to submit 2 copies of a plan designating on which side of the 29 foot streets parking will be permitted since parking is permitted on only one side of the 29 foot street. Also, the property owner will have to submit 2 copies of a restrictive covenant assuring that 4 off street parking spaces will be provided on each lot adjoining the 29 foot street. The plans and covenant will need to be submitted prior to issuance of any building permits or actual street construction. We are taking under advisement your concern regarding use of the front yard setback area for parking on lots in the county. If you have any questions concerning this matter, please call.

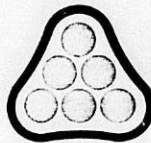
Sincerely,

Curtis L. Newby  
Junior Planner

CLN:et  
cc:  
Dean Sellers

**DIRECTORS**

C. O. KNOP, P.E.  
R. B. FEUGH, P.E.  
C. J. FREUND, P.E.  
W. H. KELTNER, P.E.  
R. D. FLETCHER, P.E.  
F. D. MIDDLETON, JR., P.E.  
J. L. MARTIN, P.E.  
K. R. HORNER, P.E.



**PROFESSIONAL  
ENGINEERING  
CONSULTANTS**  
PROFESSIONAL ASSOCIATION

March 22, 1978

Mr. Curtis L. Newby  
Junior Planner  
Metropolitan Area Planning Department  
City Hall - 455 North Main Street  
Wichita, Kansas 67202

Re: Street paving width for streets in  
Timber Lakes Estates 2nd and 3rd Addition,  
Springdale East, and Arbor Lakes Estates

Dear Curtis:

In order that we might take advantage of the recently adopted street paving width standards, we would request that you schedule the above mentioned subdivisions before the Subdivision Committee at your earliest convenience.

We would propose street paving widths as shown on the attached drawings, without reduction to existing right-of-way widths.

In addition to the above, we would like to discuss the possibility of an amendment to the Sedgwick County Zoning Regulations to allow required off-street parking to occupy a portion of the front yard setback in residential zoned areas. We believe this amendment should be similar to the one recently approved by the City of Wichita.

If you should have any questions, please call.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P. A.

*Gary L. Wiley*  
Gary L. Wiley

GLW:lo

Attachment

1440 EAST ENGLISH  
WICHITA, KANSAS 67211  
(316) 262-2691

*newly*

MELLOR, SCHAEFER & MILLER, P. A.  
ATTORNEYS AT LAW

PHILLIP MELLOR  
JAMES R. SCHAEFER  
ARDEN P. MILLER  
ANTHONY A. UTTER

800 BROWN BUILDING  
WICHITA, KANSAS 67202  
TELEPHONE (316) 262-4403

R. L. HOLMES (1880-1928)  
W. E. HOLMES (1887-1988)  
JOHN J. DARRAH (1910-1972)  
GEORGE R. COMPTON (1941-1974)

WILBUR H. JONES  
COUNSEL

February 10, 1978

*Petitions accepted by  
Bo Co C.  
on 2-15-78  
3-1-78*

Mr. Grover McClure  
County Engineer  
Sedgwick County Department of Public Works  
1015 Stillwell  
Wichita, Kansas, 67213

Mr. Robert A. Lakin ✓  
Director of Planning  
Metropolitan Area Planning Department  
City Building  
455 North Main  
Wichita, Kansas, 67201

Mr. William Timmerman  
Attorney at Law  
400 North Woodlawn  
Wichita, Kansas 67208

Mr. Lowell Richardson  
Mid Kansas Federal Savings & Loan Association  
230 South Market  
Wichita, Kansas 67202



Gentlemen:

To each of you I am herewith enclosing copies of the street and sewer petitions which have been filed relative to the Springdale East plat.

This matter is scheduled for hearing before the Board of County Commissioners on February 15, at their regular meeting.

If any of you have any questions or comments concerning these petitions please give me a call.

Very truly yours,

*James R. Schaefer*  
James R. Schaefer

MELLOR, SCHAEFER & MILLER, P.A.

JRS/mr  
Enc.

MELLOR, SCHAEFER & MILLER, P.A.  
Attorneys at Law  
800 Brown Building  
Wichita, Kansas 67202  
262-4403

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

In the Matter of Subdistrict  
No. 1 of Eastern Sedgwick  
County Main Sewer District,  
a/k/a Springdale - Timber Lakes  
Joint Sewer District

P E T I T I O N

TO: THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

1. Petitioner is the owner of one hundred percent (100)%  
of the real estate which is located within the boundaries of Sub-  
district No. 1 of Eastern Sedgwick County Main Sewer District,  
a/k/a Springdale - Timber Lakes Joint Sewer District, to-wit:

Tract 1: Beginning at the Northwest Corner of the  
East 1/2 of the NW 1/4 of Section 25, T 27 S, R2  
East of the 6th P.M., Sedgwick County, Kansas; thence  
South 0°13'26" West 2,653.14 feet to the Southwest Corner  
of the East 1/2 of the NW 1/4 of said Section 25;  
thence South 89°59'26" East 1,324.25 feet to the center  
of said Section 25; thence North 0°04'41" East 310  
feet on the East line of the NW 1/4 of said Section 25;  
thence North 89°59'26" West 206 feet; thence North  
0°04'41" East 39.0 feet; thence North 89°59'26" West  
544.0 feet; thence North 0°04'41" East 250 feet; thence  
North 89°59'26" West 70.0 feet; thence North 0°04'41"  
East 419.0 feet; thence South 89°59'26" East 75.0 feet;  
thence North 0°13'26" East 310.77 feet; thence North  
69°18'28" West 205.63 feet; thence North 0°13'26" East  
567.71 feet; thence on a circular curve to the left having  
a central angle of 90°00' and a radius of 314.0 feet  
an arc distance of 493.23 feet on the Southwesterly side  
of a chord which bears North 44°46'34" West for a distance  
of 44.06 feet; thence North 0°13'26" East 64.0 feet on a  
tangent line to the last described curve to the point  
of curve; thence on a circular curve to the left having  
a central angle of 20°37'39" and a radius of 219.81 feet  
an arc distance of 79.13 feet; thence North 20°24'13"  
West 10.16 feet to a point of curve; thence on a circular  
curve to the right having a central angle of 20°37'39"  
and a radius of 192.33 feet an arc distance of 69.24  
feet; thence North 0°13'26" East 150.13 feet on a  
tangent to the last described curve to the North line of  
the NW 1/4 of said Section 25; thence North 89°55'55"  
West 40.0 feet to the point of beginning; containing  
29.89 acres more or less.

Tract 2: An unplatted parcel described as follows:  
The East 1/2 of the Northwest Quarter of Section 25,  
T 27 South, Range 2 East of the 6th P.M., except  
that portion platted as Springdale East, an Addition  
to Sedgwick County, Kansas, and described herein as  
Tract No. 1.

2. That said real estate described in Tract 1, is being  
platted into an addition to be known as Springdale East Addition to  
Sedgwick County, Kansas.

3. That petitioner is desirous of obtaining sanitary sewer  
service for the above described tracts, therefore petitions the Board  
to create a lateral sewer district within said main sewer district  
to provide lateral sewer lines and necessary interceptors to furnish  
sewage service to the above described real estate.

4. Petitioners further petition the Board to create a  
storm sewer district within the boundaries of the above described  
real estate to provide the necessary drainage for the tracts.

WHEREFORE, petitioner prays the Board for an Order finding  
said sewer improvements to be necessary and to cause the appointment  
and employment of engineers to plan and superintend the construction  
of lateral sewer line improvements, and necessary interceptors, to  
serve said real estate and to provide for the construction of said  
sanitary and storm sewer improvements as required.



SPRINGDALE DEVELOPERS, INC.

By John M. Roberts  
John M. Roberts - President

Marcella S. Roberts  
Marcella S. Roberts - Secretary

MELLOR, SCHAEFER & MILLER, P.A.  
Attorneys at Law  
800 Brown Building  
Wichita, Kansas 67202  
262-4403

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

IN RE: )  
          ) )  
SPRINGDALE EAST ADDITION )  
TO SEDGWICK COUNTY, KANSAS )  
\_\_\_\_\_ )

P E T I T I O N

TO: THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

1. The undersigned is the owner of one hundred percent (100%) of the following described real estate which is being platted into Springdale East Addition to Sedgwick County, Kansas, to-wit:

Beginning at the Northwest Corner of the East 1/2 of the NW 1/4 of Section 25, T 27 S, R2 East of the 6th P.M., Sedgwick County, Kansas; thence South 0°13'26" West 2,653.14 feet to the Southwest Corner of the East 1/2 of the NW 1/4 of said Section 25; thence South 89°59'26" East 1,324.25 feet to the center of said Section 25; thence North 0°04'41" East 310 feet on the East line of the NW 1/4 of said Section 25; thence North 89°59'26" West 206 feet; thence North 0°04'41" East 39.0 feet; thence North 89°59'26" West 544.0 feet; thence North 0°04'41" East 250 feet; thence North 89°59'26" West 70.0 feet; thence North 0°04'41" East 419.0 feet; thence South 89°59'26" East 75.0 feet; thence North 0°13'26" East 310.77 feet; thence North 69°18'28" West 205.63 feet, thence North 0°13'26" East 567.71 feet; thence on a circular curve to the left having a central angle of 90°00' and a radius of 314.0 feet an arc distance of 493.23 feet on the Southwesterly side of a chord which bears North 44°46'34" West for a distance of 44.06 feet; thence North 0°13'26" East 64.0 feet on a tangent line to the last described curve to the point of curve; thence on a circular curve to the left having a central angle of 20°37'39" and a radius of 219.81 feet an arc distance of 79.13 feet; thence North 20°24'13" West 10.16 feet to a point of curve; thence on a circular curve to the right having a central angle of 20°37'39" and a radius of 192.33 feet an arc distance of 69.24 feet; thence North 0°13'26" East 150.13 feet on a tangent to the last described curve to the North line of the NW 1/4 of said Section 25; thence North 89°55'55" West 40.0 feet to the point of beginning; containing 29.89 acres more or less.

2. That all of said real estate lies outside the limits of any incorporated city.

3. That petitioner is desirous of improving the streets within said addition and therefore petitioned the Board for the curbing, guttering and paving, including drainage, of the streets within said addition as platted.

4. Petitioner further requests the Board to employ and appoint engineers to plan and superintend the construction of said street improvements.

WHEREFORE, petitioner prays that the Board of County Commissioners, by resolution, pursuant to K.S.A. 68-728, et seq, declare such work and improvements necessary to be done and cause a resolution thereof to be published for three (3) consecutive weeks in the official paper of Sedgwick County, Kansas, and if the owners of more than one half of the property liable for taxation for such improvements shall not within twenty days (20) from the date of last publication, file with the County Clerk their protest against said improvements, that the Board cause such work to be done and contract therefor and levy taxes for the payment thereof as provided by law.

Springdale Developers, Inc.

By *John M. Roberts*  
John M. Roberts - President

*Marcella S. Roberts*  
Marcella S. Roberts - Secretary



THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

RESOLUTION PROVIDING PAYMENT LEVELS FOR THAT PORTION OF SUB DISTRICT NO. 1 OF THE EASTERN SEDGWICK COUNTY MAIN SEWER DISTRICT HEREIN REFERRED TO AS TIMBERLAKES-SPRINGDALE JOINT SEWER DISTRICT AND PAYMENT SCHEDULES FOR FUTURE USERS OF THE PRESENT TIMBERLAKES-SPRINGDALE SEWER COLLECTION AND TREATMENT EQUIPMENT AND FUTURE USERS OF EXPANDED TREATMENT FACILITIES

WHEREAS: There has been presented to the Board of County Commissioners of Sedgwick County, Kansas, a petition to expand the boundaries of the existing Timberlakes-Springdale Joint Sewer District as described in Exhibit "A", and incorporate additional lands as described in Exhibit "B" within the boundaries of the Timberlakes-Springdale Joint Sewer District, Sedgwick County, Kansas; and,

WHEREAS, Said Petition has been subscribed to by owners of in excess of fifty-one per cent (51%) of lands to be included within the boundaries of said Joint Sewer District; and,

WHEREAS: The Board of County Commissioners in response to such petition is desirous of arranging for sewerage service for such additional lands and in so doing to equitably spread the appropriate portion of the original Timberlakes-Springdale Sewerage facility costs to the additional lands encompassed within the expanded Timberlake-Springdale Joint Sewer District; and,

WHEREAS, The Board of County Commissioners in order to provide such sewerage service hereby determines that it is necessary to establish and maintain an existing interceptor and land fund and a sewage treatment plant expansion fund;

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, that two separate and distinct escrow trust-agency accounts be established by the Controller and County Treasurer for the intent and purposes stated.

One escrow account, further identified as the Timberlakes-Springdale Joint Sewer District Bond and Interest Fund, shall receive designated lump sum payments as set forth in Exhibit

"B" at the time the final plat is approved by the Metropolitan Area Planning Commission and prior to recording from owners of record of real estate identified on Exhibit "B".

The second escrow account to be identified as the Timberlakes-Springdale sewage plant expansion fund shall receive payments which totals are set forth in Exhibit "B" based on a rate of \$500.00/acre at the time the owner or owners of land to be served shall request construction of (or be authorized to construct) lateral sewer lines to serve any of the areas identified in Exhibit "B". The proportionate amount to be paid (the per acre charge) at any one time shall equal the quotient of the number of lots for which such lateral sewer service is approved for construction divided by the total of the lots in an addition or proposed development multiplied by the per acre total assessment set forth in Exhibit "B". Said fund shall further receive lump sum payments of \$600.00/dwelling unit at the time a building permit is issued for the construction of a dwelling unit.

When the monies specified have been paid and all other terms of this Resolution have been met, lands described in Exhibit "B" are hereby authorized to use the Timberlakes-Springdale Sewage Plant, or its expansion or its replacement subject to such other local rules and regulations as may exist and subject to any State or Federal requirements. Permits for use of the sewage plant under terms of this Resolution shall be for residential purposes only. Any commercial, industrial or public or quasi public use shall be allowed under separate resolution.

BE IT FURTHER RESOLVED:

- 1) All monies shall be paid in cash or by certified check. A receipt shall be issued by the person receiving said money.
- 2) That monies received at platting shall be deposited with the Director of Public Works of Sedgwick County, or his

agent, and a copy of the receipt of money shall be furnished the Wichita-Sedgwick County Metropolitan Area Planning Department prior to the release of the plat.

- 3) That monies to be paid prior to construction of sewer laterals shall be deposited with the Director of Public Works of Sedgwick County or his authorized agent.
- 4) That monies paid at the time of building permits will be paid to the building permit issuing agent who shall deposit same promptly with the County Treasurer.

BE IT FURTHER RESOLVED that monies so paid into said funds may be invested by the County Controller and that any interest earned shall be placed in the fund from which the principal was invested.

BE IT FURTHER RESOLVED that the monies paid to the Timberlakes-Springdale Joint Sewer District Bond and Interest Fund shall be used to reduce the annual assessments for the cost of land, original sewage treatment plant and collection lines (not laterals) which bonds were issued in 1976 made against owners of land in Springdale Addition and Timberlakes Addition. When said special assessments have been paid out, any additional payments made to this fund under the terms of this resolution shall be transferred to the Timberlakes-Springdale sewage plant expansion fund. The Controller shall be responsible for the management of said Bond and Interest fund.

BE IT FURTHER RESOLVED that the Timberlakes-Springdale sewage plant expansion fund shall be used for the purpose of providing sewage treatment facilities for the lands described in Exhibit "B". Such service may be provided by expanding, modifying or replacing the existing Timberlakes-Springdale treatment plant or may be provided by building a new treatment plant downstream. Costs of lines to carry sewage from its present treatment site to such alternate site shall be considered a cost of providing sewage treatment for the purposes of administering this fund.

To expend monies from this fund, the Director of Public Works of

Sedgwick County shall submit to the Board of County Commissioners his recommendation together with comments and recommendations from the Metropolitan Area Planning Department, the Department of Community Health, the State Department of Health and the Environmental Protection Agency. After having such reports, the Board may by Resolution initiate a project or projects to provide additional treatment facilities. Said resolution shall specify the amount of expenditure so authorized and the purpose therefor. Funds may be expended for either engineering and/or construction, equipment, land acquisition or such other items as may be necessary to provide such service.

The monies for the expansion of sewage treatment facilities are based on estimates of best available data and on accepted current engineering practice and design. Inflation or design change criteria or other unforeseen circumstances may necessitate the assessment of said additional costs on the lands involved by the Board of County Commissioners.

BE IT FURTHER RESOLVED that notwithstanding any authorization herein granted to connect the above described lands to the existing disposal plant, if at any time, in the determination of the County Engineer, such plant is in danger of becoming overloaded and possibly becoming a health hazard, the Board of County Commissioners shall have the authority to order cessation of the issuance of any further building permits until such time as expanded or additional treatment facilities are obtained. Any building permits for development on lands described in Exhibit "B" shall be void after 60 days from the date of issuance unless construction (such as foundation or basement) shall have been commenced. Any cessation of construction for more than 30 days shall constitute grounds for revocation of permits.

BE IT FURTHER RESOLVED that a copy of this Order shall be filed in the Office of the Register of Deeds of Sedgwick County, Kansas, as notice of the provisions hereof, and the same shall be binding upon the present owner and any subsequent owners of all or any part of said real estate.

BE IT FURTHER RESOLVES that the County Clerk shall provide notice of the Board of County Commissioners action, as indicated by this

resolution, to owners of record of real estate identified on Exhibit  
"B".

BOARD OF COUNTY COMMISSIONERS  
SEDGWICK COUNTY, KANSAS

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOROTHY K. WHITE, COUNTY CLERK

APPROVED AS TO FORM ONLY:

THEODORE H. HILL, COUNTY COUNSELOR

Sub District No. 1 of the Eastern Sedgwick  
County Main Sewer District described as:

A tract of land described as beginning at the Southwest corner of the Northeast Quarter (N/4) of Section 35, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence North along the West line of said Northeast Quarter (NE/4) to the Southwest corner of the Southeast Quarter (SE/4) of Section 26, Township 27 South, Range 2 East of the 6th P.M.; thence North along the West line of said Southeast Quarter (SE/4) and extended North along the West line of the Northeast Quarter (NE/4) of said Section 26, to the Southwest corner of the Southeast Quarter (SE/4) of Section 23, Township 27 South, Range 2 East of the 6th P.M.; thence West along the South line of the Southwest Quarter (SW/4) of Section 23, Township 27 South, Range 2 East of the 6th P.M.; to the Southwest corner of the Southwest Quarter (SW/4) of said Section 23; thence North along the West line of said Southwest Quarter (SW/4) of Section 23 to the Northwest corner of said Southwest Quarter (SW/4); thence East along the North line of said Southwest Quarter (SW/4); and the Southeast Quarter (SE/4) of Section 23, Township 27 South, Range 2 East of the 6th P.M.; to the Northwest corner of the Southwest Quarter (SW/4) of Section 24, Township 27 South, Range 2 East of the 6th P.M.; thence South along the West line of the West Half (W/2) of said Southwest Quarter (SW/4) to the North line of the South 10 acres of the West Half (W/2) of said Southwest Quarter (SW/4); thence East along the North line of the South 10 acres of the West Half (W/2) of said Southwest Quarter (SW/4) to the East line of the West Half (W/2) of said Southwest Quarter (SW/4); thence South along the East line of the West Half (W/2) of said Southwest Quarter (SW/4) to the North line of the Northwest Quarter (NW/4) of Section 25, Township 27 South, Range 2 East of the 6th P.M.; thence East along the North line of said Northwest Quarter (NW/4) to the East line of said Northwest Quarter (NW/4); thence South along the East line of said Northwest Quarter (NW/4) to the Northwest corner of the Southeast Quarter (SE/4) of Section 25, Township 27 South, Range 2 East; thence East along

the North line of said Southeast Quarter (SE/4) to the Northeast corner of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4); thence South along the East line of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4) to the Northwest corner of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4); thence East along the North line of the Southeast (SE/4) of said Southeast Quarter (SE/4) to the Northeast corner of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4); thence South along the East line of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4) to the Northeast corner of the Northeast Quarter (NE/4) of Section 36, Township 27 South, Range 2 East of the 6th P.M.; thence South along the East line of said Northeast Quarter (NE/4) to the Southeast corner of said Northeast Quarter (NE/4); thence West along the South line of said Northeast Quarter (NE/4) to the Southeast corner of the Northwest Quarter (NW/4) of Section 36, Township 27 South, Range 2 East; thence North along the East line of said Northwest Quarter (NW/4) to the Southeast corner of the Northeast Quarter (NE/4) of said Northwest Quarter (NW/4); thence West along the South line of the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4) to the Southwest corner of the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4); thence North along the West line of the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4) to the South line of the North 20 acres of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4); of Section 35, Township 27 South, Range 2 East of the 6th P.M.; thence West along the South line of the North 20 acres of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4) to the Northwest corner of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section 35, Township 27 South, Range 2 East of the 6th P.M.; thence South along the East line of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4) to the Southeast corner of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4); thence West along the South line of the Southwest Quarter (SW/4)

of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4) to the East line of the West Half (W/2) of said Northeast Quarter (NE/4); thence South along the East line of the West Half (W/2) of said Northeast Quarter (NE/4) to the South line of said Northeast Quarter (NE/4); thence West along the South line of said Northeast Quarter (NE/4) to the point of beginning.

EXHIBIT "B"

The South Half of Section 23-27S-2E, Sedgwick County, Kansas, commonly referred to as the Lusk property

For Bond and Interest Fund	-	\$351.99/acre-Total \$112,636.80
For Treatment Plant Expansion	-	\$500.00/acre-Total \$160,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The South 10 acres of a tract in the W/2 of the SW/4 of Section 24-27-S-2E described as: Beginning at the Southwest corner of the SW/4 of said Section 24, Thence north along the west line 658.3 feet, thence east 1317.8 feet, more or less to a point on the east line of the W/2 of the SW/4 which is 659.8 feet north of the Southeast corner of said W/2 of said SW/4, thence south 659.8 feet, thence west along the south line of said SW/4 to the point of beginning, Sedgwick County, Kansas

For Bond and Interest Fund	-	\$351.99/acre-Total \$3,519.90
For Treatment Plant Expansion	-	\$500.00/acre-Total \$5,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The West Half of the East Half of NW/4 Section 25-27S-2E Sedgwick County, Kansas, commonly referred to as the Robert's property.

For Bond and Interest Fund	-	\$351.99/acre-Total \$15,733.95
For Treatment Plant Expansion	-	\$500.00/acre-Total \$22,350.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The East Half of the East Half of the NW/4 Section 25-27S-2E Sedgwick County, Kansas, commonly referred to as the Robert's property.

For Bond and Interest Fund	-	\$ 60.23/acre-Total \$2,126.12
For Treatment Plant Expansion	-	\$500.00/acre-Total \$17,650.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

A tract in the SW/4 of Sec 25-27S-2E described as beginning at the NW corner of said SW/4; thence east along the north line of said SW/4, 1065 feet; thence with an angle to the right of 89° 00' 00" a distance of 500 feet; thence with an angle to the left of 50° 00' 00" a distance of 360 feet; thence south 44.54 feet to a point 771.03 feet south and 1356.8 feet east of the NW corner of said SW/4 thence west parallel with the north line of said SW/4 1356.8 feet to the west line of said SW/4; thence north 771.03 feet to the place of beginning, Sedgwick County, Kansas, commonly referred to as the Carney property

For Bond and Interest Fund	-	\$351.99/acre-Total \$7,039.80
For Treatment Plant Expansion	-	\$500.00/acre-Total \$10,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NW/4 of Section 26-27S-2E, Sedgwick County, Kansas, commonly referred to as the Chisholm property.

For Bond and Interest Fund	-	\$351.99/acre-Total \$56,318.40
For Treatment Plant Expansion	-	\$500.00/acre-Total \$80,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The SE/4 of Section 26-27S-2E, Sedgwick County, Kansas, presently owned by Casado-McKay and others.

For Bond and Interest Fund	-	\$327.74/acre-Total \$52,438.40
For Treatment Plant Expansion	-	\$500.00/acre-Total \$80,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The West Half of the NE/4 of Section 35-27S-2E, the West Half of the NE/4 of the NE/4 of Section 35-27S-2E, and the NE/4 of the NE/4 of the NE/4 of Section 35-27S-2E, Sedgwick County, Kansas, presently owned by Major Realty and others.

For Bond and Interest Fund	-	\$327.74/acre-Total \$36,051.40
For Treatment Plant Expansion	-	\$500.00/acre-Total \$55,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NW/4 of the NW/4 of Section 36-27S-2E, Sedgwick County, Kansas, commonly referred to as the Carney-Wayman property.

For Bond and Interest Fund	-	\$ 60.23-Total \$2,409.20
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NE/4 of the NW/4 of Section 36-27S-2E, the NW/4 of the NE/4 of Section 36-27S-2E, and the South Half of the NE/4 of Section 36-27S-2E, Sedgwick County, Kansas, commonly referred to as Arbor Lakes.

For Bond and Interest Fund	-	\$ 60.23/acre-Total \$9,636.80
For Treatment Plant Expansion	-	\$500.00/acre-Total \$80,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NE/4 of the NE/4 of Section 36-27S-2E, Sedgwick County, Kansas.

For Bond and Interest Fund	-	\$ 60.23/acre-Total \$2,409.20
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The SE/4 of the SE/4 of Section 25-27S-2E, Sedgwick County, Kansas.

For Bond and Interests Fund	-	\$ 60.23/acre-Total \$2,409.20
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

Approximately 3.5 acres in the South Half of SW/4 of Section 25-27S-2E described as: Beginning at a point on the South line of the SW/4 of Section 25-27S-2E, 849.69 feet east of the Southwest corner of said SW/4; thence north parallel with the East line of said SW/4, 218 feet; thence east parallel with the South line of the SW/4, 756 feet; thence south parallel with the West line of the SE/4 of the SW/4, 218 feet to the South line of the SW/4; thence west along the South line of said SW/4, 756 feet to the point of beginning, Sedgwick County, Kansas commonly referred to as Church and Cemetery.

For Bond and Interest	-	\$327.74/acre-Total \$1,147.09
For Treatment Plant Expansion	-	\$500.00/acre-Total \$1,750.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

Timberlakes Estates 2nd Addition in the NE/4 of the SW/4 of Section 25-27S-2E described as: Beginning at a point in the North line and 136 feet west of the Northeast corner of the SW/4 of Section 25-27S-2E; thence south parallel to and 136 feet from the East line of said SW/4, bearing S 0° 06' 33" a distance of 653.68 feet, to the P.C. of a curve to the left; thence along said curve to the left, having a radius of 228 feet and through a central angle of 48° 33' 03" a distance of 193.20 feet; thence bearing S 48° 26' 30" E a distance of 78.62 feet to a point in the East line and 876.85 feet south of the NE corner of said SW/4; thence bearing S 48° 26' 30" E a distance of 114.56 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 228 feet and through a central angle of 41° 30' 00" a distance of 165.14 feet; thence bearing S 89° 56' 30" E a distance of 1086.49 feet to a point in the East line and 1010 feet south of the Northeast corner of the W/2 of the SE/4 of said Section 25; thence south along the East line of said SE/4 bearing S 0° 02' 31" W a distance of 248.79 feet; thence bearing N 89° 51' 30" W a distance of 950 feet; thence bearing S 0° 08' 30" W a distance of 864.31 feet, to a point in the Northerly line of Timberlakes Estates, an Addition to Sedgwick County, Kansas; thence along said Northerly line bearing N 45° 00' 00" W a distance of 78.77 feet; thence bearing N 65° 00' 00" W a distance of 350 feet to a point in the East line and 1918.49 feet south of the NE corner of the SW/4 of said Section 25; thence bearing N 47° 01' 39" W a distance of 915.74 feet; thence bearing N 47° 00' 00" W a distance of 220 feet; thence bearing N 21° 00' 00" W a distance of 400 feet; thence bearing N 82° 00' 00" W a distance of 320 feet; thence bearing N 51° 00' 00" W a distance of 360.07 feet; thence bearing north 1° 00' 00" a distance of 500 feet; to a point in the North line of the SW/4 of Section 25;

thence along said North line and bearing S 89° 59' 2" E a distance of 1447.37 feet to the point of beginning, Sedgwick County, Kansas

For Bond and Interest Fund	-	\$ 60.23/acre - Total \$2,469.43
For Treatment Plant Expansion	-	\$500.00/acre - Total \$20,500.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

Timberlakes Estates 3rd Addition in the NW/4 of the SE/4 of Section 25-27S-2E described as: Beginning at the Northeast corner of the West Half of the SE/4 of Section 25-27S-2E; thence south along the East line of the West Half of said SE/4 bearing S 0° 02' 31" W a distance of 1010 feet; thence bearing N 89° 56' 30" W a distance of 1086.49 feet to the P.C. of a curve to the right; thence along said curve to the right, having a radius of 228 feet and through a central angle of 41° 30' 00" a distance of 165.14 feet; thence bearing N 48° 26' 30" W a distance of 114.56 feet to a point on the West line and 876.85 feet south of the Northwest corner of said SE/4; thence bearing N 48° 26' 30" W a distance of 78.62 feet to the P.C. of curve to right; thence along said curve to the right, having a radius of 228 feet and through a central angle of 48° 33' 03" a distance of 193.20 feet; thence parallel to and 136 feet west of the West line of said SE/4, bearing N 0° 06' 33" E a distance of 653.68 feet to a point on the North line of the SW/4 of said Section 25; thence bearing S 89° 59' 26" E along the North line of the SW/4 of said Section 25 a distance of 136 feet to the center of said Section 25; thence bearing S 89° 56' 30" E along the North line of the SE/4 of Section 25 a distance of 1322.30 feet to the point of beginning, Sedgwick County, Kansas

For Bond and Interest Fund	-	\$ 60.23/acre - Total \$2,650.12
For Treatment Plant Expansion	-	\$500.00/acre - Total \$22,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

For purposes of administering the resolution of which this exhibit is a part, the total dollar figure set out in this exhibit shall be controlling.

THE CITY OF WICHITA

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

DATE Nov. 21, 1977



TO Jack Galbraith, Chief Planner, MAPD  
FROM M. S. Mitchell

SUBJECT - Springdale East Addn.  
S/D 76-51

Reference is made to Item H of the staff comments of the Metropolitan Area Planning Commission Subdivision Committee. Please be advised a Drainage Scheme for subject Addition has been submitted to the Flood Control Office which is approved, in compliance with Item H.

I trust this information is sufficient to satisfy the requirement as stated above; however, if further information or discussion is desired, please advise.

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

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

MSM/glm

cc: G. H. Wilton  
Springdale East Addn. Plat File



August 1, 1977

Mr. William Keltner  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: Request for reconsideration  
of street paving requirements  
in Timber Lakes Estates 2nd  
Addition

Dear Mr. Keltner:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 28, 1977, the above captioned request was considered. The Committee voted to defer action on this request until you have met with the engineer for Springdale East and the two of you can make a joint request for street pavement width on Castle Drive and Springdale Drive.

At such time as an agreement with Springdale East has been reached, please contact us and we will re-schedule this matter for review by the Subdivision Committee.

Sincerely,

Louise Olivarez  
Planning Analyst

LO:el

cc: Kenny Hill, Reiss & Goodness, 2160 W. 21st St., 67204

June 27, 1977

Reiss and Goodness Engineers  
2160 West 21st Street  
Wichita, Kansas 67203

Re: S/D 76-51 - Final Plat of  
SPRINGDALE EAST

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 23, 1977, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of June 20, 1977.

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 Department.
- 3-12-77  
3-14-79 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 3-14-79 3. Submission of a title report by an abstract or title insurance company, or an attorney's opinion that fee title is vested in the platlor.
- 3-14-79 4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack H. Galbraith  
Chief Planner

JHG:bh

cc: John Roberts, Robco, Inc., 717 N. Emporia, 67214  
Dean Sellers, Assistant City Engineer  
Chris Brennenstuhl, Co. Bldg., Plan., & Insp.

June 20, 1977

Reiss and Goodness Engineers  
2160 West 21st Street  
Wichita, Kansas 67203

Re: S/D 76-51 - Final Plat of  
SPRINGDALE EAST

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 16, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

3-14-79 X.

In accordance with the recently adopted County Resolution concerning the Timberlakes-Springdale Joint Sewer District, the applicant shall submit prior to release of the plat for recording, the cash amount specified in "Exhibit B" of said Resolution for the bond and interest fund (\$351.99 per acre). In addition, at the time the applicant requests extension of lateral lines to serve the plat a cash amount of \$500 per acre for Treatment Plan Expansion shall be submitted and \$600 per dwelling unit shall be paid for plant expansion with the issuance of each building permit on subject plat.

*OK* Co. accepted petition on 2-15-78 3-1-78  
The applicant shall guarantee the extension of sanitary sewer to serve each lot.

*OK* Co. accepted petition on 2-15-78 3-1-78  
The applicant shall guarantee the paving of all streets to urban standard including curb and gutter. A copy of the street plans and profiles when approved by the City Engineer, shall be submitted to the County Engineer.

3-14-79 p.

*OK* Letter of credit  
The applicant shall guarantee the construction of sidewalks on both sides of all streets.

11-21-78 *OK*

*OK* petition  
The applicant shall guarantee the extension of city water to serve each lot being platted.

N.  
See memo of 4-21-78 from CLN regarding restrictive covenants

*OK - see prints of hydrant plan sked by Fire Dept.*

The applicant shall submit to the Planning Department a letter from the County Fire Department which states that fire hydrant locations have been approved on subject plat.

*G* Undergound installation of both electric and telephone service will be required on subject property.

*H* *see memo from Mitch*  
Since there is terracing on the subject property, a drainage plan, meeting the approval of the Flood Control Office will need to be submitted. The existing drainage structures on subject property also shall be removed.

*I* *Have drawings in file sked by City Eng except for closing Kellogg Dr*  
The applicant's engineer shall meet with the Engineering Division of the Department of Public Works relative to resolving design geometrics for the street improvement at the northwest corner of subject property. A letter from said Division stating this has been accomplished shall be submitted to the Planning Department.

*J* Street names as indicated on the engineer's copy of the final plat shall be indicated on the plat tracing.

*K* Additional utility easement as shown on the engineer's copy of the final plat shall be indicated on the plat tracing.

*L* The applicant's engineer shall contact M. S. Mitchell of the Flood Control Office relative to handling of the site drainage southward to the Timber Lakes area. *11-26-77 approved*

*M* *see memo*  
Recording of the plat within 30 days after approval by the Board of County 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.

S/D 76-51  
June 20, 1977  
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 23, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: John Roberts, Robco, Inc., 717 N. Emporia, 67214  
Dean Sellers, Assistant City Engineer  
Chris Brennenstuhl, County Building, Planning, & Inspection

June 17, 1977

Mr. Lee D. McMaster  
Attorney at Law  
Suite 420 - R. H. Garvey Building  
Wichita, Kansas 67202

Re: S/D 76-51 - Final Plat of  
Springdale East

Dear Mr. McMaster:

As you will recall, the above referred to plat was approved in revised preliminary form in September of last year. That revised preliminary plat proposed to back lots into Fairland Road on the west so as not to disturb the existing hedge row and to prevent vehicular access from the subject property to Fairland Road.

The final plat of the west portion of the approved preliminary plat has now been submitted and recommended for approval. Enclosed is a copy of the final plat for your information and to point out the area circled in red where Springdale Drive and Fairland Road merge a portion of the north end of the existing hedge row will have to be removed in order for the street to be improved. It would appear at this time that approximately the north 150-200 feet of the hedge row would be affected. If you or those you represent have any comments concerning this matter or if you want to discuss this matter in more detail, I would appreciate your contacting me prior to the Planning Commission meeting of June 23, 1977 when this final plat will be considered.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: James Bean, 851 Fairland, 67230

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-51 Name SPRINGDALE EAST  
Date Application Rec'd. 6-4-76 Preliminary Approval 9-23-76  
Scheduled S/D Meeting 6-16-77

DESCRIPTION

General Location East of Fairland Road in an area south of Kellogg

Owner John Roberts - Robco, Inc.  
Surveyor/Engineer Reiss & Goodness  
Address 2160 West 21st Street Phone 832-0213

- |   |                                  |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>29.89±</u>                                      | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>70</u> R/W <u>1100</u> ft. |
| Residential <u>46</u>   | b. <u>64</u> R/W <u>3505</u> ft. |
| Commercial _____  | c. _____ R/W _____ ft.           |
| Industrial _____  | d. _____ R/W _____ ft.           |
| Other _____   | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>46</u>  | TOTAL <u>4605</u> ft.            |
| 3. Minimum Lot Frontage <u>64.88</u> ft.                                    | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>20,000</u> sq. ft.                                   | streets? <u>X</u> yes _____ no   |
| 5. Existing Zoning <u>R-1</u>   |                                  |
| 6. Proposed Zoning <u>R-1</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>Sedgwick County</u> |                                  |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |                                  |
| 12. City of Wichita _____ : Three-Mile Area <u>X</u>                        |                                  |

STAFF COMMENTS:

- A. The applicant, his engineer, the representatives of the County and City Public Works Departments shall be prepared to discuss the street intersection design, street improvement geometrics, street names and access control at the northwest corner of the plat.
- B. In accordance with the recently adopted County Resolution concerning the Timberlakes-Springdale Joint Sewer District, the applicant shall submit prior to release of the plat for recording, the cash amount specified in "Exhibit B" of said resolution for the bond and interest fund (\$351.99 per acre). In addition, at the time the applicant requests extension of lateral lines to serve the plat a cash amount of \$500 per acre for Treatment Plant Expansion shall be submitted and \$600 per dwelling unit shall be paid for plant expansion with the issuance of each building permit on subject plat.
- C. The applicant shall guarantee the paving of all streets to urban standards including curb and gutter. A copy of the street plans and profiles when approved by the City Engineer, shall be submitted to the County Engineer.
- D. The applicant shall guarantee the construction of sidewalks on both sides of all streets.
- E. The applicant shall guarantee the extension of city water to serve each lot being platted.
- F. The applicant shall submit to the Planning Department a letter from the County Fire Department which states that fire hydrant locations have been approved on subject plat.
- G. Underground installation of both electric and telephone service will be required on subject property.
- H. Since there is terracing on the subject property, a drainage plan, meeting the approval of the Flood Control Office will need to be submitted. The existing drainage structures on subject property also shall be removed.

- I. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

September 28, 1976

Oblinger-Smith Corporation  
625 First National Bank Building  
Wichita, Kansas 67202

Attention Gary Wiley

Re: S/D 76-51 - Preliminary plat  
of SPRINGDALE EAST

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 23, 1976, 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. We have been advised by the Environmental Health Division of the Health Department that the existing sanitary sewer sub-district which would serve this area has no capacity to serve subject property until such time as there is a phase 1 study report completed. Until the point is reached, that a determination can be made for location and construction of an area sewerage treatment facility, new subdivisions cannot be finalized. Jim Aiken, Director of Environmental Health has advised us that the County has an application prepared to submit to the State Department of Health and the Environmental Protection Agency, which if approved, would provide 75% funding. The County first must determine however, how their 25% share of the funding will be obtained.
- B. No final plat shall be submitted until such time as the sanitary sewer service and treatment facilities are available to serve subject property.
- C. Since there is terracing on the subject property, a drainage plan, meeting the approval of the Flood Control Office will need to be submitted. The existing drainage structures on subject property also shall be removed.

S/D 76-51  
September 28, 1976  
Page 2

- D. The applicant shall guarantee the paving of all streets to urban standards including curb and gutter. A copy of the street plans and profiles when approved by the City Engineer, shall be submitted to the County Engineer.
- E. The applicant shall guarantee the construction of sidewalks on both sides of all streets.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee the extension of City water to serve each lot being platted.
- H. "Complete access control" shall be indicated adjacent to Fairland Road on the west line of Lots 1 through 18, Block 8.
- I. "Complete access control" shall be indicated along the west line of Fairland Road adjacent to the east lines of Lots 3 and 4, Block 2, Springdale Country Club Estates Addition on the west of subject property.
- J. The applicant shall submit to the Planning Department a letter from the County Fire Department which states that fire hydrant locations have been approved on subject plat.
- K. Underground installation of both electric and telephone service will be required on subject property.
- L. The applicant should meet with the County Engineer, Traffic Engineering Division of the Department of Public Works and the Planning Department regarding the design geometrics for the intersection of Fairland Road and Kellogg Drive.
- M. 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  
Encl.

cc: John Roberts, Robco, Inc., 717 N. Emporia, 67214  
Dean Sellers, Assistant City Engineer  
Timothy Hamilton, County Building, Planning & Inspection



KANSAS GAS AND ELECTRIC COMPANY

September 24, 1976

Mr. Curtis Newby  
MAPC  
455 N. Main  
Wichita, Kansas 67201

Dear Mr. Newby:

Enclosed is copy of plat of Springdale East Addition.

I have shown in red the location of easements which I would like added to the plat. Due to the nature of the hedge on the perimeter of the plat, I would like to request the easements along the West, South and East sides be at least 20 feet in width. All others I am requesting be ten feet in width.

Yours Truly,

Robert L. Blevins  
Senior Estimator

RLB/arf  
enc



September 21, 1976

Lee D. McMaster  
Attorney at Law  
Suite 420 - R. H. Garvey Building  
Wichita, Kansas 67202

Re: S/D 76-51 - Preliminary plat  
of SPRINGDALE EAST

Dear Mr. McMaster:

As you will recall, we previously have discussed a sketch plat for Springdale East that proposes a full street dedication on the east side of existing Fairland Road. Although a preliminary plat was submitted based on that same street alignment, this morning we were given a revised preliminary plat now proposing to back lots into Fairland Road, thus providing a north-south street approximately 160 feet to the east. As this preliminary plat is scheduled for consideration at the Subdivision Committee meeting this Thursday, September 23, 1976, at 1:00 p.m., in the Board Room, First Floor, City Hall, I wanted you to have a copy of this revised plat in case you or those you represent object to this proposal. Also enclosed is an agenda of the Subdivision Committee meeting.

If you or those you represent have any comments on this revision, I would appreciate a call prior to the Subdivision Committee meeting.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:rme  
Encl.

SOC-D-Cons-5 (11/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Springdale East

Location East of Fairland Bend and  
South of Kellogg.

Date 9-8-76

MAILED TO:

OBLINGER-SMITH CORP.

Name

625 1st National Bank Bldg.

Firm

262-0451

Phone

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

\*\*\*\*\*



A. SOIL TYPE: 85% Rosehill Silty Clay- Class III land  
15% Irwin Silty Clay Loam - Class III land  
Both of these soils are very tight & thus have a high  
shrink-swell ratio.

B. SITUATION: This area has concrete structures and terraces. These  
terraces. These terraces and structures will need to be  
removed and the whole area put in a cover.

-----  
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.

\* CONTINUED \*

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.

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  
Bromegrass, 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  
Bromegrass, 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 non-erosive 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, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
14. OTHER \_\_\_\_\_

DISTRIBUTION: Original to Developer and/or Owner  
Copy to Metropolitan Area Planning Dept. Staff  
File Copy: Sedgwick County Conservation District

September 13, 1976

Oblinger-Smith Corp.  
625 First National Bank Building  
Wichita, Kansas 67202

Re: S/D 76-51 - Preliminary plat  
of SPRINGDALE EAST

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 9, 1976, the above captioned plat was considered. The action of the Committee was to defer this case for two weeks to permit the developer to contact the property owners were not willing to share the cost of improving Fairland Road, then the developer may wish to redesign his plat to eliminate the need to use Fairland Road for access.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: John Roberts, Robco, Inc., 717 N. Emporia, 67214  
Lee D. McMaster, Attorney, Suite 420 - R. H. Garvey  
Building, 67202  
Dean Sellers, Assistant City Engineer  
Timothy Hamilton, County Building, Planning & Inspection

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-51 Name SPRINGDALE EAST  
Date Application Rec'd. 6-4-76 Preliminary Approval  
Scheduled S/D Meeting 9-9-76

DESCRIPTION

General Location East of Fairland Road in an area south of Kellogg

Owner John Roberts - Robco, Inc.  
Surveyor/Engineer Oblinger-Smith Corp.  
Address 625 First National Bank Bldg. Phone 262-0451

- |   |                 |  |            |
|---|-----------------|--|------------|
| 1. Gross Acreage of Plat                          | 80.3±           | 7. Lineal Feet of New Streets:   |            |
| 2. Number of Lots:                                |                 | a. 70 R/W  | 4,240 ft.  |
| Residential                                       | 121             | b. 64 R/W  | 6,740 ft.  |
| Commercial  |                 | c. 50 R/W  | 1,300 ft.  |
| Industrial  |                 | d. R/W   | ft.        |
| Other   |                 | e. R/W   | ft.        |
| Total Number of Lots                              | 121             | TOTAL  | 12,280 ft. |
| 3. Minimum Lot Frontage                           | 50 ft.          | 8. Sidewalk adjacent to all  |            |
| 4. Minimum Lot Area                               | 20,000 sq. ft.  | streets? yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |            |
| 5. Existing Zoning                                | R-1             |  |            |
| 6. Proposed Zoning                                | R-1             |  |            |
| 9. Public Water Supply Yes (Yes-No), Name         | City of Wichita |  |            |
| 10. Public Sanitary Sewers Yes(Yes-No), Name      | Sedgwick County |  |            |
| 11. Health Department Approval (where applicable) | N/A             |  | (Yes-No)   |
| 12. City of Wichita : Three-Mile Area             | X               |  |            |

STAFF COMMENTS:

- A. We have been advised by the Environmental Health Division of the Health Department that the existing sanitary sewer sub-district which would serve this area has no capacity to serve subject property until such time as there is a phase 1 study report completed. Until the point is reached, that a determination can be made for location and construction of an area sewerage treatment facility, new subdivisions cannot be finalized. Jim Aiken, Director of Environmental Health has advised us that the County has an application prepared to submit to the State Department of Health and the Environmental Protection Agency, which if approved, would provide 75% funding. The County first must determine however, how their 25% share of the funding will be obtained.
- B. It is recommended that no final plat be submitted until such time as the sanitary sewer service and treatment facilities are available to serve subject property.
- C. Since there is terracing on the subject property, a drainage plan, meeting the approval of the Flood Control Office will need to be submitted. It is also noted that the contour elevations shown on the plat do not match with the same contour elevations indicated on the Timber Lake Estates 2nd Addition sketch plat adjoining this property on the south.
- D. Guarantees for paving of streets to urban standards, installation of sidewalks on both sides of all streets, installation of sanitary sewer and municipal water service will be requirements of the plat approval.

(OVER)

- E. Underground installation of both electric and telephone service will be required on subject property.
- F. The applicant should meet with the County Engineer, Traffic Engineering Division of the Department of Public Works and the Planning Department regarding the design geometrics for the intersection of Fairland Road and Kellogg Drive.
- G. The area indicated as a "reserve" at the intersection of Lakeview Drive and Fairland Road should be dedicated as street right-of-way.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

June 23, 1976

Oblinger-Smith Corporation  
625 First National Bank Building  
Wichita, Kansas 67202

Attention Gary Wiley

Re: S/D 76-51 - Sketch plat of  
Springdale East

Dear Mr. Wiley:

We have reviewed the above referred to sketch plat and from said review we would make the following comments:

- A. We have been advised by the Environmental Health Division of the Health Department that the existing sanitary sewer sub-district which would serve this area has no capacity to serve subject property until such time as there is a phase 1 study report completed. Until the point is reached, that a determination can be made for location and construction of an area sewerage treatment facility, new subdivisions cannot be finalized. Jim Aiken, Director of Environmental Health has advised us that the County has an application prepared to submit to the State Department of Health and the Environmental Protection Agency, which if approved, would provide 75% funding. The County first must determine however, how their 25% share of the funding will be obtained.
- B. The basic design of the subdivision is acceptable except for the offset in the alignment of the east-west street and the cul-de-sac street in the southwest corner of the plat. The minimum offset should be 150 feet, centerline to centerline if these streets are not to be in a direct alignment.
- C. Since there is terracing on the subject property, a drainage plan meeting the the approval of the Flood Control Office will need to be submitted. It is also noted that the contour elevations shown on the plat do not match with the same contour elevations indicated on the Timber Lake Estates 2nd Addition sketch plat adjoining this property on the south.

Gary Wiley  
June 23, 1976  
Page 2

- D. Guarantees for paving of streets to urban standards, installation of sidewalks on both sides of all streets, installation of sanitary sewer and municipal water service will be requirements of the plat approval.
- E. Underground installation of both electric and telephone service will be required on subject property.
- F. The applicant should meet with the County Engineer, Traffic Engineering Division of the Department of Public Works and the Planning Department regarding the design geometrics for the intersection of Fairland Road and Kellogg Drive.

As I have advised you previously, the only reason for the 70 foot dedication from this property for Fairland Road is to protect the existing hedge road along the west property line. When such street is improved, it will still leave lots in Springdale Country Club Estates with access to a substandard 30 foot half street right-of-way. In my opinion, there are segments of existing Fairland that could possibly be vacated with the center lot then having direct access to the new 70 foot right-of-way for Fairland Road. We should still resolve a satisfactory turnaround at the south end of existing Fairland where it intersects with Lincoln, and then Lincoln should probably be vacated from Fairland west to the drainageway.

These are all the comments we have at this time concerning this plat. If you would like to have a meeting to discuss the sewerage problem and other aspects of this plat, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: John Roberts, Robco, Inc., 717 N. Emporia, 67214  
Lee D. McMaster, Attorney at Law, Suite 420 - R. H. Garvey  
Building, 67202  
Jim Aiken, Director, Environmental Health

June 8, 1976

Lee D. McMaster  
Attorney at Law  
Suite 420 - R. H. Garvey Building  
Wichita, Kansas 67202

Re: S/D 76-51 - Sketch plat of  
SPRINGDALE EAST ADDITION

Dear Mr. McMaster:

As we discussed this morning by phone, attached is a copy of the sketch plat filed as Springdale East Addition. This plat proposes lot sizes to meet the requirements of the R-1 Suburban Residential district. The plat also reflects a north-south collector street and proposes a dedication of a full street on the east side of the hedgerow which will leave the existing 30 feet of right-of-way for Fairland Road.

We would appreciate your reviewing this sketch plat with representatives of the neighborhood to the west and advising of any comments they have. If you have any questions concerning this plat, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:rme  
Attachment

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		

411

DESCRIPTION AMOUNT

subdivision application  
Springdale East

Name R. [unclear] Inc.

Address 717 N. Emporia

Type 11/11/76 Due Date 4/1/76

Comments:

Date 8-31-76 By [unclear]

6886 Book 3  
Map No.: 6-13-D  
Section No.: 26  
Twp. No.: 27S  
Range: 2E

Sketch  
S/D No. 76-51

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: SPRINGDALE EAST  
General Location: SOUTH OF KELLOGG (U.S. 54) AND EAST OF FAIRLAND ROAD  
Name of Property Owner: JOHN ROBERTS - ROBCO INC.  
Address: 717 N. EMPORIA 67214 Phone: 265-9377  
Name of Subdivider: JOHN ROBERTS - ROBCO INC.  
Address: 717 N. EMPORIA 67214 Phone: 265-9377  
Name of Agent/Surveyor: OBLINGER - SMITH CORPORATION (GARY WILEY)  
Address: 625 FIRST NATIONAL BANK BUILDING 67202 Phone: 262-0451  
Date of Application: JUNE 7, 1976

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 80.3±
2. Number of Lots:
  - Residential 121
  - Commercial 0
  - Industrial 0
  - Other 0
  - Total Number of Lots 121
3. Minimum Lot Frontage 50 ft.
4. Minimum Lot Area 20,000 sq. ft.
5. Existing Zoning R-1
6. Proposed Zoning R-1
7. Lineal Feet of New Streets:
  - a. 70 R/W 4,240 ft.
  - b. 64 R/W 6,740 ft.
  - c. 50 R/W 1,300 ft.
  - d.      R/W      ft.
  - e.      R/W      ft.
  - TOTAL 12,280 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 SEDGWICK COUNTY
11. Health Department Approval (where applicable) N/A (Yes-No)
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: [Signature]

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

Received by [Signature]  
Date 6/4/76  
Fee Submitted none  
\$410<sup>00</sup> 8-31-76

SPRINGDALE EAST

- D. Complete access control shall be indicated on all lots adjoining Harry Street and adjoining 159th Street East except for Lot 1, Block 9 which shall have one point of access.
- E. Lot 26, Block 10 shall be deleted from the plat if the drainage study being done indicates said area should be floodway.
- F. The applicant shall guarantee the paving of all streets to urban standards.
- G. The applicant shall guarantee the construction of sidewalks adjacent to all streets and/or within the open space areas.
- H. A Homeowners Association agreement and/or restrictive covenants providing for the improvement of and continued maintenance of the open space and recreational areas indicated on the plat shall be submitted to the Planning Department for review and approval. Said documents shall contain a provision whereby the governing body can cause maintenance of said area to be done upon proper notice and the cost of the maintenance assessed against the benefiting properties should the landowners fail to maintain the areas.
- I. The applicant shall be advised that until sanitary sewer service is available to serve subject property, no final plats are to be submitted for approval. Sewer service to the area is dependent upon the financing and construction of a sewage treatment facility to serve this plat as well as several other proposed subdivisions in the area.
- J. The applicant shall submit to the Planning Department, a letter from the County Fire Department stating that fire hydrant locations have been reviewed and approved on subject property.
- K. The applicant shall make satisfactory arrangements with KG&E for the relocation of the existing north-south service line on subject property. A letter from said company stating that said arrangements have been made shall be submitted to the Planning Department.
- L. The applicant shall obtain a State Water Resources permit for the pond on subject property.
- M. Any lowering, moving or incasing of the pipeline indicated on the plat which is necessitated by improvements required on the subject property will be at the sole expense of the applicant.
- N. The applicant shall work with M.S. Mitchell and the County Engineer to resolve the drainage problems involved and shall furnish appropriate guarantees as needed for drainage improvements required on the plat.
- O. The applicant shall guarantee the extension of City of Wichita water service to serve all lots being platted.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 11. S/D 76-51 - Preliminary plat of SPRINGDALE EAST, generally located east of Fairland Road in an area south of Kellogg.

BAYOUTH apologized to Mr. Roberts for his item not being the first item on the agenda as promised at the last meeting.

NEWBY also apologized for the oversight. He outlined the area on the map and stated that all of the right-of-way for the actual improvement of Fairland Road was to occur east of the hedge row; the old 30 foot half strip of right-of-way would be left alone. He said the applicant's representative has advised that contact has been made with the Springdale Estates people and they do not want to participate in the improvement of Fairland Road. He pointed out that Fairland Road has been moved over with lots backing into the hedge row, and there will be a conflict with access. He commented that there is a problem of having to wait on the sewer to be resolved before the plat can be finalized.

BAYOUTH asked if there was access to Highway 54 now. NEWBY said yes but it is just a dirt driveway, the road has not been physically improved. There is a garage that projects out onto the 30-foot roadway.

BAYOUTH asked if Springdale Estates would participate in the cost of the access to Kellogg. NEWBY stated no.

BAYOUTH felt that for the applicant to bear the full cost of the road and intersection improvement is ridiculous.

GARY WILEY, Oblinger-Smith Corp., representing the applicant, commented that Fairland Road north of Lakeview Drive has not been opened. He has contacted Bill McKinley, Traffic Engineering, and will work something out on the geometrics.

TIM HAMILTON, County Building, Planning & Inspection, said his department would like to be contacted about the streets since the County has the task of maintaining them.

WILEY commented on item A of the staff comment sheet regarding sanitary sewer and said that petitions for the expansion of the Timber Lakes and Springdale sewage treatment plant have been submitted to the County.

HARRY L. PRICE, County Fire Department, requested fire hydrants.

LARRY L. HENRY, Soil Conservation Service, asked that the terrace be leveled. The busted structure needs to be corrected if the series of structures are to be left in.

WILEY stated that the concrete structures would not be left. HENRY felt the structures should be completely removed or maintained.

NEWBY stated that he would like for the engineer to indicate on the revised plan complete access control along the rear lots backing into the hedgerow

ROBERT BLEVINS, Kansas Gas & Electric, left his plat showing requested side yard easements.

BILL MCKINLEY, Traffic Engineering, asked what was finally decided about Fairland Road.

NEWBY suggested a vacation of the street initiated by the Planning Department if the adjacent property owners would not agree to vacating it.

MOTION: It was moved by BAYOUTH and seconded by HENNESSY that the Subdivision Committee approve the preliminary and authorize preparation of the final plat subject to:

- A. We have been advised by the Environmental Health Division of the Health Department that the existing sanitary sewer subdistrict which would serve this area has no capacity to serve subject property until such time as there is a phase 1 study report completed. Until the point is reached, that a determination can be made for location and construction of an area sewerage treatment facility, new subdivisions cannot be finalized. Jim Aiken, Director of Environmental Health has advised us that the County has an application prepared to submit to the State Department of Health and the Environmental Protection Agency, which if approved, would provide 75% funding. The County first must determine however, how their 25% share of the funding will be obtained.
- B. No final plat shall be submitted until such time as the sanitary sewer service and treatment facilities are available to serve subject property.
- C. Since there is terracing on the subject property, a drainage plan, meeting the approval of the Flood Control Office will need to be submitted. The existing drainage structures on subject property also shall be removed.
- D. The applicant shall guarantee the paving of all streets to urban standards including curb and gutter. A copy of the street plans and profiles when approved by the City Engineer, shall be submitted to the County Engineer.
- E. The applicant shall guarantee the construction of sidewalks on both sides of all streets.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee the extension of City water to serve each lot being platted.
- H. "Complete access control" shall be indicated adjacent to Fairland Road on the west line of Lots 1 through 18, Block 8.
- I. "Complete access control" shall be indicated along the west line of Fairland Road adjacent to the east lines of Lots 3 and 4, Block 2, Springdale Country Club Estates Addition on the west of subject property.
- J. The applicant shall submit to the Planning Department a letter from the County Fire Department which states that fire hydrant locations have been approved on subject plat.
- K. Underground installation of both electric and telephone service will be required on subject property.

- L. The applicant should meet with the County Engineer, Traffic Engineering Division of the Department of Public Works and the Planning Department regarding the design geometrics for the intersection of Fairland Road and Kellogg Drive.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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12. Off Agenda Item. Re: Star Lumber Company 3rd Addition.

NEWBY stated that Star Lumber Company was desirous of planning a tunnel connecting two buildings. The tunnel would go under the 10-foot utility easement, and he asked if there were any problems with the utility companies. There is no sanitary sewer line located in the easement at the present time. He asked if a portion or all of the easement should be terminated.

GEORGE ECKNOR, Gas Service Company, stated that as far as he knew, there were no gas utilities there but would like an opportunity to look at the map.

ROBERT BLEVINS, Kansas Gas & Electric, said that his company has a line in the easement but had no objections to the tunnel going under the easement.

AL SNIDER, Southwestern Bell Telephone, asked how much fill would be on top of the roof of the tunnel. BOB GOEBEL, applicant, stated that he did not know.

SNIDER asked if the utility companies could use the tunnel.

GOEBEL said that was a possibility which he would be willing to discuss with the utility companies.

BAYOUTH moved for approval subject to the Gas Service Company checking to see if there are gas lines in the easement. HENNESSY seconded the motion.

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The meeting adjourned at 2:50 p.m.

MICHAEL SAVINA  
CHAIRMAN

- K. The applicant shall contact Engineering Division of the Department of Public Works relative to the location of a 20-foot utility easement to be indicated on the plat from New York to vacated Cleveland in the vicinity of the south line of Lots 2, 3 and 4, Block 1.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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A 5-minute break was called by the Chairman.  
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- 6. S/D 76-51 - Final Plat of SPRINGDALE EAST, generally located east of Fairland Road in an area south of Kellogg.

NEWBY outlined the area on the map and reviewed the staff comments. He recommended approval of the plat subject to the staff comments and resolving item A of the staff comments.

BAYOUTH felt that Mr. Roberts, the applicant, has done everything to work with his neighbors and anything else would be a hardship on him.

ROBERT BLEVINS, Kansas Gas & Electric, left his plat for easements.

M. S. MITCHELL, Maintenance-Flood Control, stated that minimum pad elevations were recommended for the plat and should be shown on the plat. He said that there were two outlets that go into Timberlakes and he needs assurance that drainage will be taken into Timberlakes.

DEAN SELLERS, City Engineering, felt the Committee should be aware that the alignment worked out on Springdale will require removal of some of the hedgerow. He also pointed out that getting the medial break on Kellogg was important.

KENNY HILL, engineer, representing the applicant, stated that Springdale Drive will now be known as Stagecoach Drive, and the east-west street will be known as Orme Drive.

MOTION: BAYOUTH moved, SAVINA seconded (HENNESSY absent) that the Subdivision Committee recommend to the Planning Commission that this plat be approved subject to:

- A. In accordance with the recently adopted County Resolution concerning the Timberlakes-Springdale Joint Sewer District, the applicant shall submit prior to release of the plat for

recording, the cash amount specified in "Exhibit B" of said Resolution for the bond and interest fund (\$351.99 per acre) In addition, at the time the applicant requests extension of lateral lines to serve the plat a cash amount of \$500 per acre for Treatment Plan Expansion shall be submitted and \$600 per dwelling unit shall be paid for plant expansion with the issuance of each building permit on subject plat.

- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
  - C. The applicant shall guarantee the paving of all streets to urban standard including curb and gutter. A copy of the street plans and profiles when approved by the City Engineer, shall be submitted to the County Engineer.
  - D. The applicant shall guarantee the construction of sidewalks on both sides of all streets.
  - E. The applicant shall guarantee the extension of city water to serve each lot being platted.
  - F. The applicant shall submit to the Planning Department a letter from the County Fire Department which states that fire hydrant locations have been approved on subject plat.
  - G. Underground installation of both electric and telephone service will be required on subject property.
  - H. Since there is terracing on the subject property, a drainage plan, meeting the approval of the Flood Control Office will need to be submitted. The existing drainage structures on subject property also shall be removed.
  - I. The applicant's engineer shall meet with the Engineering Division of the Department of Public Works relative to resolving design geometrics for the street improvement at the northwest corner of subject property. A letter from said Division stating this has been accomplished shall be submitted to the Planning Department.
  - J. Street names as indicated on the engineer's copy of the final plat shall be indicated on the plat tracing.
  - K. Additional utility easement as shown on the engineer's copy of the final plat shall be indicated on the plat tracing.
  - L. The applicant's engineer shall contact M. S. Mitchell of the Flood Control Office relative to handling of the site drainage southward to the Timber Lakes area.
  - M. Recording of the plat within 30 days after approval by the Board of County Commissioners.
-

drainage plan for the area. A letter obtained from Mr. Mitchell stating that this matter has been satisfactorily resolved, shall be submitted to the Planning Department.

- C. The applicant shall obtain from the adjacent property owner, the dedication for the north half of University Street adjacent to the south line of the plat. This dedication shall be submitted for forwarding with the final plat to the City Commission.
- D. The applicant shall make satisfactory arrangements with the Water Department to connect the school to the existing water service on subject property. A letter obtained from the Water Department stating this has been accomplished, shall be submitted to the Planning Department.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Savina seconded and it carried unanimously. Barrier, Greider and Kamen were absent.

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3. S/D 76-51 - Final Plat of SPRINGDALE EAST, generally  
located east of Fairland Road in an area south of Kellogg.

MOTION: That the Planning Commission recommend to the City Commission that this final plat be approved subject to:

- A. In accordance with the recently adopted County Resolution concerning the Timberlakes-Springdale Joint Sewer District, the applicant shall submit prior to release of the plat for recording, the cash amount specified in "Exhibit B" of said Resolution for the bond and interest fund (\$351.99 per acre) In addition, at the time the applicant requests extension of lateral lines to serve the plat a cash amount of \$500 per acre for Treatment Plan Expansion shall be submitted and \$600 per dwelling unit shall be paid for plant expansion with the issuance of each building permit on subject plat.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. The applicant shall guarantee the paving of all streets to urban standard including curb and gutter. A copy of the street plans and profiles when approved by the City Engineer, shall be submitted to the County Engineer.
- D. The applicant shall guarantee the construction of sidewalks on both sides of all streets.

- E. The applicant shall guarantee the extension of city water to serve each lot being platted.
- F. The applicant shall submit to the Planning Department a letter from the County Fire Department which states that fire hydrant locations have been approved on subject plat.
- G. Underground installation of both electric and telephone service will be required on subject property.
- H. Since there is terracing on the subject property, a drainage plan, meeting the approval of the Flood Control Office will need to be submitted. The existing drainage structures on subject property also shall be removed.
- I. The applicant's engineer shall meet with the Engineering Division of the Department of Public Works relative to resolving design geometrics for the street improvement at the northwest corner of subject property. A letter from said Division stating this has been accomplished shall be submitted to the Planning Department.
- J. Street names as indicated on the engineer's copy of the final plat shall be indicated on the plat tracing.
- K. Additional utility easement as shown on the engineer's copy of the final plat shall be indicated on the plat tracing.
- L. The applicant's engineer shall contact M. S. Mitchell of the Flood Control Office relative to handling of the site drainage southward to the Timber Lakes area.
- M. Recording of the plat within 30 days after approval by the Board of County Commissioners.

Bayouth moved, Savina seconded and it carried unanimously. Barrier, Greider and Kamen were absent.

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- 4. S/D 76-47 - Final Plat of FAIRWAY MEADOWS ADDITION, generally located at the southeast corner of 63rd Street South and Greenwich Road.

MOTION: That the Planning Commission recommend to the County Commission that this final plat be approved subject to:

- A. The acceptance text for the Mayor and City Clerk shall be deleted from the plat as the plat is not within the 3-mile area of the City of Wichita.

SUBDIVISION COMMITTEE MINUTES  
November 1, 1979  
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- J. Minimum pad elevations shall be indicated on the face of the plat.
- K. The utility and drainage easements shall be separated.
- L. The easement on the west side of Block 1 shall be increased to 20 feet.
- M. The street name Willow Oak shall be changed to Spring Hallow. Calvin may be changed to Lockmoor IF a street name change to Lockmoor can be approved for that portion of Calvin as platted in Red Oaks First Addition.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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4. S/D 79-127 - Revised preliminary plat of Springdale East 2nd Addition, generally located south of Kellogg, 1/4 mile east of 143rd Street East.

OLIVAREZ outlined the area on the map and after a brief review of the printed staff comments recommended approval of the plat.

GARY WILEY, agent for the applicant, spoke to the Committee. He discussed the drainage plan. He was advised by LINDEBAK, City Engineering, that there would have to be some street name changes. OLIVAREZ went to the map and pointed out the street adjacent to Lots 14, 15, and 16, Block 2, and Lots 16, 17, and 18, Block 4, and noted that this street should be relabeled Orme. She said the street south of the intersection of Orme and Cactus should be named Sagebrush and the cul-de-sac should be named Sagebrush Court.

BLEVINS, K.G. and E., left his copy of the plat for marking of additional easements as required by K.G. and E.

GENE CURLESS, Gas Service Company, commented that the existing gas line crosses some of the properties and the applicant's engineer should contact the Gas Service Company to determine if easements or relocation of the line would be necessary.

There was no further discussion.

MOTION: GARDNER moved, BAYOUTH seconded and it carried unanimously that the plat be approved subject to:

- A. The Gas Service Company advises that an existing gas line crosses some of the proposed lots in the north-west corner of this plat. Prior to filing a final plat, the applicant's engineer shall contact the Gas Service Company to determine if an easement or relocation of the line is necessary.

SUBDIVISION COMMITTEE MINUTES

November 1, 1979

Page 8

- B. The applicant shall guarantee the paving of all streets to urban standards, including curb and gutter. A copy of the street plans and profiles, when approved by the City Engineer, shall be submitted to the County Engineer.
  - C. The applicant shall guarantee the extension of sanitary sewer to serve subject property. This will involve petitioning to the County for the lateral system and payment of specific monetary amounts into the Timberlakes-Springdale Joint Sewer District fund.
  - D. The applicant shall guarantee the extension of City water to serve each lot being platted.
  - E. The applicant shall submit to the Planning Department a letter from the County Fire Department which states that fire hydrant locations have been approved on subject plat.
  - F. Underground installation of both electric and telephone service will be required on subject property.
  - G. For those lots which are being platted adjacent to streets with 58 feet of right-of-way a restrictive covenant shall be submitted which requires four off-street parking spaces per dwelling unit.
  - H. Since Sagebrush, Orme and Stagecoach is being platted as a collector street, sidewalks are required on both sides of this collector.
  - I. The street adjacents to Lots 14, 15 and 16, Block 2 and Lots 16, 17 and 18, Block 4, shall be labeled Orme. The street south of the intersection of Orme and Cactus shall be labeled Sagebrush with the cul-de-sac coming off of this street being labeled Sagebrush Court.
  - J. Additional easements as requested by K.G. and E. and shown on the engineer's "marked" copy of the preliminary plat, shall be shown on the final plat.
  - K. Approval of this plat with lot sizes as proposed, shall be subject to approval of the applicant's request for zone change from "R-1" to "AA".
  - L. 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.
  - M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
-

There was no discussion.

**MOTION:** BAYOUTH moved, GARDNER seconded and it carried unanimously that the plat be approved subject to:

- A. The applicant's engineer shall contact the Planning Department regarding several minor corrections to be made in the plat's text. There shall also be added to the plat's text a statement referencing the required minimum pad elevations.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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5. S/D 79-127 - Final plat of Springdale East 2nd Addition, generally located on the south side of Kellogg, 1/4 mile east of 143rd Street East.

OLIVAREZ outlined the area on the map and after a brief review of the staff comments, she recommended approval subject to the staff comments. Calling the Committee's attention to item K dealing with the future plans of K.G. and E for a substation on Lot 15, Block 3, she stated that the applicant should contact K.G. and E. regarding the need to file a request for a conditional use permit to allow construction of an electric substation on residentially zoned land. She commented that this application should be filed prior to completion of the plat.

ROBERT BLEVINS, K. G. and E., requested a 10 foot utility easement between Lots 4 and 5, Block 1.

WILLIAM MCKINLEY, Traffic Engineering, stated there should be complete access control to U.S. 54 except over the east 50+ feet of the north line of the plat.

GARY WILEY, the applicant's agent, indicated agreement with all the comments.

There was no further discussion.

**MOTION:** GARDNER moved, BAYOUTH seconded and it carried unanimously that the plat be approved subject to:

- A. The applicant shall guarantee the paving of all streets to urban standards.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted. This will involve petitioning to the County for the lateral system and payment of specific monetary amounts into the Timberlakes Springdale Joint Sewer District funds. Payment into the Bond and Interest Fund shall be made prior to recording the plat.

SUBDIVISION COMMITTEE MINUTES

November 29, 1979

Page 5

- C. The applicant shall guarantee the extension of City water to serve all lots.
  - D. The applicant shall submit to the Planning Department a letter from the County Fire Department which states that fire hydrant locations have been approved on subject plat.
  - E. All utilities shall be installed underground.
  - F. For those lots being platted adjacent to streets with 58 feet of right-of-way, a restrictive covenant shall be submitted which requires four off-street parking spaces per dwelling unit.
  - G. The applicant shall guarantee the construction of sidewalks adjacent to both sides of the collector street: Sagebrush, Orme, and Stagecoach.
  - H. The name of the street already platted adjacent to the west side of Blocks 1 and 2 (Stagecoach) shall be labeled on the final plat tracing.
  - I. Approval of the plat shall be subject to approval of SCZ-0440, "R-1" to "AA".
  - J. A temporary cul-de-sac at the east end of Spring Creek Drive shall be shown on the final plat tracing. A guarantee shall be submitted for the temporary paving of this cul-de-sac.
  - K. The applicant shall contact K.G.&E. regarding the need to file a request for a conditional use permit to allow construction of an electric substation on residentially-zoned land (Lot 15, Block 3). It is preferable that this application be filed prior to completion of this plat.
  - L. A 10' utility easement between Lots 4 and 5, Block 1 shall be added to the final plat tracing.
  - M. The final plat tracing and platator's text shall show complete access control to U.S. 54 except over the east 50+ feet of the north line of the plat.
  - N. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- 
6. S/D 79-99 - Preliminary plat of 4-H Club 2nd Addition, generally located at the northwest corner of Central and Tyler.

OLIVAREZ outlined the area on the map. She showed the location of the existing buildings on the site and reviewed the staff comments. She noted that the applicant should obtain approval of the drainage

MOTION: That the Planning Commission recommend to the City Commission that this final plat be approved subject to:

- A. A 4' storm sewer easement shall be indicated on the east line of the plat.
- B. The applicant shall be advised that upon recording of the plat, the house which encroaches into the 20' setback from Pawnee will become nonconforming and cannot be expanded within the setback area.
- C. The 20' easement bisecting the lot shall be relabeled as a utility easement.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Gardner seconded  
and it carried unanimously.  
Savina and Hennessy were not present.

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- 4. S/D 78-110 - Final plat of Lee Cox Addition, generally located on the south side of 63rd St. South in an area east of Meridian.

MOTION: That the Planning Commission recommend to the City Commission that this final plat be approved subject to:

- A. The applicant's engineer shall contact the Planning Department regarding several minor corrections to be made in the plat's text. There shall also be added to the plat's text a statement referencing the required minimum pad elevations.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Gardner seconded  
and it carried unanimously.  
Savina and Hennessy were not present.

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- 5. S/D 79-127 - Final plat of Springdale East 2nd Addition, generally located on the south side of Kellogg, 1/4 mile east of 143rd St. East.

MOTION: That the Planning Commission recommend to the City Commission that this final plat be approved subject to:

- A. The applicant shall guarantee the paving of all streets to urban standards.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted. This will involve petitioning to the County for the lateral system and payment of specific monetary amounts into the Timberlakes Springdale Joint Sewer District funds. Payment into the Bond and Interest Fund shall be made prior to recording the plat.
- C. The applicant shall guarantee the extension of City water to serve all lots.
- D. The applicant shall submit to the Planning Department a letter from the County Fire Department which states that fire hydrant locations have been approved on subject plat.
- E. All utilities shall be installed underground.
- F. For those lots being platted adjacent to streets with 58 feet of right-of-way, a restrictive covenant shall be submitted which requires four off-street parking spaces per dwelling unit.
- G. The applicant shall guarantee the construction of sidewalks adjacent to both sides of the collector street: Sagebrush, Orme, and Stagecoach.
- H. The names of the street already platted adjacent to the west side of Blocks 1 and 2 (Stagecoach) shall be labeled on the final plat tracing.
- I. Approval of the plat shall be subject to approval of SCZ-0440, "R-1" to "AA".
- J. A temporary cul-de-sac at the east end of Spring Creek Drive shall be shown on the final plat tracing. A guarantee shall be submitted for the temporary paving of this cul-de-sac.
- K. The applicant shall contact K.G.&E. regarding the need to file a request for a conditional use permit to allow construction of an electric substation on residentially-zoned land (Lot 15, Block 3). It is preferable that this application be filed prior to completion of this plat.

- L. A 10' utility easement between Lots 4 and 5, Block 1 shall be added to the final plat tracing.
- M. The final plat tracing and platlor's text shall show complete access control to U.S. 54 except over the east 50+ feet of the north line of the plat.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Gardner seconded  
and it carried unanimously.  
Savina and Hennessy were not present.

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CHAIRMAN GOEBEL read the following statement which is applicable to all City of Wichita zoning cases:

As a result of the City Commission adopting a policy for considering zoning cases on the written record of the Planning Commission, this is to advise those of you who have an interest, either as proponents or opponents, that after we make our recommendation, if you do not feel that you have had a complete hearing, or if you later have additional information to present, you are to submit your statement, in writing, to the City Clerk by 5:00 p.m., on the Wednesday preceding the scheduled Tuesday hearing of the case before the City Commission. The Board of City Commissioners will then determine from these written statements whether they are of such substance to justify returning the case to us for rehearing. Copies of the adopted policy and procedure outline are available from the Secretaries in the front of the office.

Persons speaking on zoning cases, community unit plans, conditional and special use requests, will be limited to 5 minutes. The Commission may, at its discretion, extend by motion such time when needed and justified.

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ZONING:

NEW CASES:

- 6. Case No. SCZ-0446 - Dema A. Mahoney request zone change from "R" to "LC" for a tract in the SE 1/4 of Section 4-29-1E, described as beginning at the SE corner of the SE 1/4, thence west along the south line of said SE 1/4, a distance of 235 feet; thence north parallel to the

from: NAGLEY date: \_\_\_\_\_

**admin. adv. plans cur. plans social**

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| <input type="checkbox"/> peters           | <input type="checkbox"/> brown     | <input type="checkbox"/>           | <input type="checkbox"/> davis    | <input type="checkbox"/> rojas    |
| <input type="checkbox"/> craig            | <input type="checkbox"/> butler    | <input type="checkbox"/>           | <input type="checkbox"/> luettens | <input type="checkbox"/> whitlock |
| <input type="checkbox"/> barnes           | <input type="checkbox"/> huggins   | <input type="checkbox"/>           | <input type="checkbox"/> sharpe   | <input type="checkbox"/> brown b. |
| <b>graphics</b>                           | <input type="checkbox"/> nagley    | <input type="checkbox"/>           | <input type="checkbox"/> harvey   | <input type="checkbox"/> garmon   |
| <input type="checkbox"/> pierce           | <input type="checkbox"/> lickteig  | <input type="checkbox"/>           | <input type="checkbox"/> smith    | <input type="checkbox"/> carlson  |
| <input type="checkbox"/> stafford         | <input type="checkbox"/> lorinash  | <input type="checkbox"/>           | <input type="checkbox"/> crawford | <input type="checkbox"/>          |
| <input type="checkbox"/> garland          | <input type="checkbox"/> chambers  | <input type="checkbox"/>           | <input type="checkbox"/> phelps   | <input type="checkbox"/>          |
| <input type="checkbox"/> pale             | <input type="checkbox"/> bechtel   | <input type="checkbox"/>           | <input type="checkbox"/> jones    | <input type="checkbox"/>          |
| <input type="checkbox"/>                  | <input type="checkbox"/> mcladden  | <input type="checkbox"/>           | <input type="checkbox"/> martinez | <input type="checkbox"/>          |
| <input type="checkbox"/>                  | <input type="checkbox"/> swander   | <input type="checkbox"/>           |                                   |                                   |
| <input type="checkbox"/> crook            | <input type="checkbox"/>           |                                    |                                   |                                   |
| <input type="checkbox"/> comm. mer        |                                    |                                    |                                   |                                   |
| <input type="checkbox"/> vinson           |                                    |                                    |                                   |                                   |
| <input type="checkbox"/>                  |                                    |                                    |                                   |                                   |

- |  |   |
|--|---|
| <input type="checkbox"/> note & return | <input type="checkbox"/> signature              |
| <input type="checkbox"/> handle        | <input type="checkbox"/> library                |
| <input type="checkbox"/> all staff     | <input checked="" type="checkbox"/> information |
| <input type="checkbox"/> comment       | <input type="checkbox"/> files                  |

remarks: SPRINGDALE BASIN 1ST + 2ND  
MINUTES