

PLAT. NO. S/D 79-127 MAP NO. 6446

NAME SPRINGDALE EAST 2ND ADDITION

LOCATION: South side of Kellogg, 1/4 mile east of  
143rd St. East.

ENGINEER P.E.C., P.A. (Gary Wiley)

OWNER Springdale Developers, Inc.

APPLICATION FILED 10-19-79

SKETCH PLAT FILED \_\_\_\_\_

REVISED PRELIMINARY FILED 10-19-79

S/D ACTION 11-1-79 approve

FINAL FILED 11-16-79

S/D ACTION 11-29-79 approve

MAPC ACTION 12-6-79 approve

BCC ACTION 5-20-80 *Approved*

RECORDED 9-12-80

REMARKS \_\_\_\_\_

S/D 79-127 SPRINGDALE EAST 2ND  
ADDITION - South side of Kellogg,  
1/4 mile east of 143rd St. East.  
P.E.C., P.A. (Gary Wiley)



Office of **NO 5119**  
**COUNTY ENGINEER, SEDGWICK COUNTY, KANSAS**

Wichita, Kansas 5/27 1980

RECEIVED OF Comrade Investment Co.  
Six thousand eight hundred twenty four 4,824 41  
00 DOLLARS

FOR Springdale East 2nd & Odd. Sewer Bond - 1st fund

ORIGINAL  
FOR PARTY MAKING PAYMENT

Account	Amount
<u>None</u>	
_____	_____
_____	_____
_____	_____
_____	_____

Lawrence E. Mullins  
COUNTY ENGINEER.

BY Therese Spurgis

Springdale East 2nd.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number: 79-127 Name Springdale East 2nd Addition  
Application & Sketch Filed: 10-19-79  
Preliminary Plat Filed: 10-19-79 Approved by S/D: 11-1-79  
Final Plat Filed: 11-16-79 Approved by S/D: 11-29-79  
Approved by Metropolitan Area Planning Commission: 12-6-79

DESCRIPTION

General Location: south side of Kellogg, 1/4 mile east of 143rd St. East.

Surveyor or Engineer: Professional Engineering Consultants  
Owner: Springdale Developers, Inc., et al., c/o John Roberts  
Address: 732 N. Topeka, Wichita, Ks. 67214

- |                                |            |                       |                    |
|--------------------------------|------------|-----------------------|--------------------|
| 1. Gross Acreage of Plat       | 50         | 6. Access Control     |                    |
| 2. Number of Lots              |            | St. Kellogg           | No. Openings 1     |
| Residential                    | 98         | St. _____             | No. Openings _____ |
| Commercial                     | _____      | St. _____             | No. Openings _____ |
| Industrial                     | _____      | 7. Req'd Improvements |                    |
| Other                          | 1          | St. Paving            | x Water x          |
| Total Number of Lots           | 99         | Sidewalk              | x Drainage _____   |
| 3. Minimum Lot Area:           | 0.28 acres | Sewer                 | x Other _____      |
| 4. Existing Zoning:            | R-1        |                       |                    |
| 5. Special Problems Discussed: | _____      |                       |                    |

Associated zone case SCZ-0440 "R-1" to "AA" has been approved subject to platting. The applicant has petitioned the County for sanitary sewers and street paving. He has submitted two letters of credit to the County guaranteeing sidewalks on both sides of the collector street and guaranteeing construction of the temporary cul-de-sac at the east end of Spring Creek Drive. A 100% petition for water service from the City has been submitted. An application for water service outside the City limits has been submitted by Springdale Developers for all lots in this addition owned by them. Lot 15, Block 3 is owned by K.G. and E., and is the site of a proposed electric substation. Prior to water being furnished to that lot, an application for water service will be required. A restrictive covenant requiring 4 off-street parking spaces for each lot located on a 58 foot street has been submitted.

Planning Commission Recommendation: That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners and subject to the applicant making payment into the County's Timberlakes-Springdale Joint Sewer District fund prior to the plat being recorded.

Gardner moved, Bayouth seconded and it carried unanimously. Savina was absent.

**ACTION:** Approve the application for water service and authorize the Mayor to sign for the City; receive and file the water engineering feasibility report and grant the petition; adopt the resolution of finding and the resolution ordering and directing the water system improvement; instruct the City Clerk to file the restrictive parking covenant with the Register of Deeds, the recording cost of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign; instruct the Planning Department to withhold release of the plat until payment has been made into the sewer fund.

RESTRICTIVE COVENANT

The undersigned, SPRINGDALE DEVELOPERS, INC., being the owner of all of the lots and blocks in Springdale East 2nd Addition to Sedgwick County, Kansas, hereby imposes the following Restrictive Covenant upon certain of the lots in said Addition:

"All lots fronting Lakeview Drive, Cactus, Cactus Court, Spring Creek Drive and Sagebrush Court shall provide for four (4) off-street parking spaces for each such lot."

DATED the 2nd day of May 1980.

SPRINGDALE DEVELOPERS, INC.

By *John M. Roberts*  
President

ATTEST:

*Merrill S. Roberts*  
Secretary

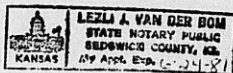
STATE OF KANSAS )  
                          ) ss  
SEDGWICK COUNTY )

The foregoing instrument was acknowledged before me this 2nd day of May 1980, by President of SPRINGDALE DEVELOPERS, INC., a Kansas corporation, on behalf of the corporation.

*Lezli J. VanDerBom*  
Notary Public

My appointment expires:

June 24, 1981



IRREVOCABLE LETTER OF CREDIT

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

DATE: 5/11/80

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 \$ 3,000.00 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 December 6, 1981 (6)  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Temporary Cul-de-sac
- 2.
- 3.

in Springdale East 2nd Addition 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 N/A  
(Name of Bank), Credit NO. \_\_\_\_\_, dated \_\_\_\_\_.

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 February 15, 1982  
(insert a date at least 60 days after the date on line 6)

Very truly yours,



*Lowell  
Richardson  
date change  
3-12-80*

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

BY: Lowell E. Richardson  
(Authorized signature)  
(Lowell E. Richardson, Vice President)

*original to Phil Dietrich 5-14-80*

IRREVOCABLE LETTER OF CREDIT

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

DATE: 5-11-80

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 \$ 29,200.00 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

December 6, 1981

(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT) (6)

- 1. Sidewalks
- 2.
- 3.

in Springdale East 2nd Addition

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 N/A

(Name of Bank), Credit NO. , dated

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

February 15, 1982

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

Very truly yours,

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

BY: Lowell E. Richardson  
(Authorized Signature)

(Lowell E. Richardson, Vice President)



Original to Phil Dietrich 5-14-80

## 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) 267-8371

CHICAGO TITLE INSURANCE COMPANY

*Alvin W. Long*  
President.

ATTEST:

*Chester C. McCullough*  
Secretary.

*David B. Deane, Jr.*  
Authorized Signatory



## CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE A

Number  
286996

Effective Date  
April 10, 1980, at 7:00 A.M.

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

Metropolitan Area Planning Commission

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:

(SEE ADDED PAGE)

(Schedule A continued)

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

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

Commitment 286996

A tract described as beginning in the North line and 40 feet East of 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 bearing S 89°55'55" E a distance of 1277.49 feet to the Northeast corner of said Northwest Quarter; thence bearing S 0°04'41" W along the East line of said Northwest Quarter a distance of 2341.78 feet to the Northeast corner of Lot 1, Block 6, as platted in Springdale East, an Addition to Sedgwick County, Kansas; thence bearing N 89°59'26" W along the North line of said Lot 1 extended a distance of 206.00 feet to a point in the East line of Lot 2, Block 5, in said Springdale East Addition; thence bearing N 0°04'41" E along the East line of said Lot 2 a distance of 39.00 feet to the Northeast corner of said Lot 2; thence bearing N 89°59'26" W along the North line of Lots 1 and 2, Block 3, and Lot 5, Block 3, in said Springdale East Addition a distance of 544.00 feet to the Northwest corner of said Lot 5; thence bearing N 0°04'41" E along the East line of Lots 2 and 3, Block 3, in said Springdale East Addition a distance of 250.00 feet to the Northeast corner of said Lot 2; thence bearing N 89°59'26" W along the North line of said Lot 2, a distance of 70.00 feet to the Southeast corner of Lot 1, Block 3, in said Springdale East Addition; thence bearing N 0°04'41" E along the East line of said Lot 1 and the East line of Lot 12, Block 2, in said Springdale East Addition, a distance of 419.00 feet to the Northeast corner of said Lot 12; thence bearing S 89°59'26" E along the South line of Lot 8, Block 2, in said Springdale East Addition, a distance of 75.00 feet to the Southeast corner of said Lot 8; thence bearing N 0°13'26" E along the East line of Lot 7, Block 2, in said Springdale East Addition a distance of 310.77 feet to the Northeast corner of said Lot 7; thence bearing N 69°18'28" W along the Northerly line of Lot 6, Block 2, in said Springdale East Addition, a distance of 205.63 feet to the Southeast corner of Lot 4 in said Block 2; thence bearing N 0°13'26" E along the Easterly line of Lots 4, 3, 2, and 1 in said Block 2, a distance of 567.71 feet to a point in the Northerly Right-of-Way of Orme Street, said point also being the P.C. of a curve to the right having a chord bearing N 44°46'34" W; thence along said curve to the right having a radius of 314.00 feet through a central angle of 90°00'00" and an arc distance of 493.23 feet; thence bearing N 0°13'26" E a distance of 64.00 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 219.81 feet, through a central angle of 20°37'39" an arc distance of 79.14 feet; thence bearing N 20°24'13" W, a distance of 10.16 feet to the P.C. of a curve to the right having a radius of 192.33 feet through a central angle of 20°37'39" an arc distance of 69.24 feet; thence bearing N 0°13'26" E a distance of 150.08 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):
  - 1979 Tax \$6,670.02 paid. Key #MI-60. (Covers N/2 E/2 NW/4 25-27-2E ex. 2.10 Ac for Highway and ex. part platted as Springdale East Addn.)
  - 1979 Tax \$8,896.66 + not paid. Key #MI-160-2. (Covers S/2 E/2 NW/4 25-27-2E ex. part platted as Springdale East Addn.)
9. Easement granted to Kansas Gas and Electric Company for transmission line in the public road along the North side of the NW<sup>1/4</sup> of Section 25, Township 27 South, Range 2 East, in Book Misc. 93, Page 419.
10. Right of Way for highway purposes beginning at the Northwest corner of said East Half of the Northwest Quarter, 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 established in Book Misc. 218, Page 314.
11. Lack of direct access to Highway U.S. #54 from the North line of the premises in question, except the West 30 feet thereof, such right of access having been taken by the State of Kansas in Condemnation Case No. A-54089.
12. Utility easements granted to the Board of County Commissioners of Sedgwick County, Kansas, over a portion of subject property, as established on Film 410, Page 741. (See Copy Attached.)
13. Covenants and restrictions contained on Film 338, Page 44.

(SEE ADDED PAGE)

(Schedule B continued)

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

Commitment 286996

14. Mortgage dated March 31, 1977, executed by Robco, Inc., to Mid Kansas Federal Savings & Loan Association of Wichita, filed April 5, 1977, on Film 237, Page 687, which states that it secures a debt in the principal sum of \$300,000.00, and assigned unto Amarado Investment Company, Inc.
15. Mortgage dated November 1, 1977, executed by Robco, Inc., to Amarado Investment Company, Inc., filed November 3, 1977, on Film 274, Page 157, which states that it secures a debt in the principal sum of \$40,000.00.
16. Mortgage dated October 3, 1978, executed by Springdale Developers, Inc., to Amarado Investment Company, Inc., filed October 5, 1978, on Film 330, Page 364, which states that it secures a debt in the principal sum of \$100,000.00.
17. It is noted for informational purposes only and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for sanitary sewer, street construction and storm water sewer, as evidenced by Consents to Assessments filed on Film 355, Pages 83 and 87, and on Film 369, Page 1130.

EASEMENT FOR UTILITIES FILM 410 PAGE 741

THIS AGREEMENT made and entered into this 12th day of February, 1980, by and between Springdale Developers, Inc., by John M. Roberts, Pres. & Marcella S. Roberts, Sec. of Sedgwick County, State of Kansas, party of the first part, and the Board of County Commissioners of Sedgwick County, Kansas, acting for said County, party of the second part. A 20' UTILITY EASEMENT CENTERED ON A LINE DESCRIBED AS FOLLOWS:

✓ BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3 IN SPRINGDALE EAST, AN ADDITION TO SEDGWICK COUNTY, KANSAS, THENCE N 28°36'18" E A DISTANCE OF 62.82 FEET; THENCE N 0°04'41" E A DISTANCE OF 20.0 FEET TO THE POINT OF ENDING.

A 20' UTILITY EASEMENT CENTERED ON A LINE DESCRIBED AS FOLLOWS:

*63' NW 4  
Rev 25-27-28*

✓ BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 2 IN SPRINGDALE EAST, AN ADDITION TO SEDGWICK COUNTY, KANSAS, THENCE S 19°37'27" E A DISTANCE OF 74.16 FEET; THENCE S 0°04'41" W A DISTANCE OF 20.0 FEET TO THE POINT OF ENDING.

A 20' UTILITY EASEMENT CENTERED ON A LINE DESCRIBED AS FOLLOWS:

✓ BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 2 IN SPRINGDALE EAST AN ADDITION TO SEDGWICK COUNTY, KANSAS. THENCE N 63°03'41" E A DISTANCE OF 108.92 FEET; THENCE N 59°04'41" E A DISTANCE OF 136.50 FEET TO THE POINT OF ENDING.

A 20' UTILITY EASEMENT CENTERED ON A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2 IN SPRINGDALE EAST, AN ADDITION TO SEDGWICK COUNTY, KANSAS, THENCE S 0°13'26" W A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING; THENCE S 89°46'34" E A DISTANCE OF 202.26 FEET; THENCE N 59°04'41" E A DISTANCE OF 20.0 FEET TO THE POINT OF ENDING.

NOW THEREFORE, in consideration of the payment of Zero (0) Dollars and Zero (0) Cents, (\$ Zero (0)) and other valuable considerations as follows:

"Mutual Benefits and Covenants"

TO party of the first part, by party of the second part, party of the first part hereby grants and conveys to party of the second part a permanent easement upon the above described premises for the purpose of installing and maintaining utilities

PARTY OF THE FIRST PART  
Springdale Developers, Inc.

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
MAR 7 1980  
4 80710

THE BOARD OF COUNTY COMMISSIONERS  
PARTY OF THE SECOND PART

*John M. Roberts*  
John M. Roberts, President  
*Marcella S. Roberts*  
Marcella S. Roberts, Secretary

NO. BETTE F. McCART  
REGISTER OF DEEDS  
*Pat H. Haggerty*

*Everett Patrick*  
CHAIRMAN Everett Patrick  
*Absent*  
COMMISSIONER Donald E. Gragg  
*Tom Scott*  
COMMISSIONER Tom Scott

RECOMMENDED:  
*Joe D. Freeman*  
ACTING COUNTY ENGINEER Joe D. Freeman, P.E.

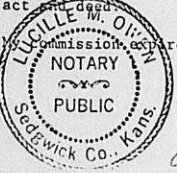
*Sorothy K. White*  
COUNTY CLERK Sorothy K. White

STATE OF KANSAS Sedgwick COUNTY, ss.

On this 12th day of February A.D. 1980, before me, a notary public in and for Sedgwick County, State of Kansas, personally appeared John M. Roberts and Marcella S. Roberts

to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed same as a voluntary act.

Commission Expires January 22, 1981.



*Lucille M. Owen*  
NOTARY PUBLIC

*County Clerk Sorothy K. White*

SEDGWICK COUNTY TREASURER,  
COURTHOUSE, WICHITA, KS. 67203

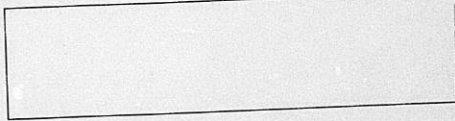
### TAX RECEIPT

**THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW.**

**1. INFORMATION ON ITEMS TAXED**

VALUATION		MILL LEVY		GENERAL TAX		OTHER TAX		TOTAL TAX		AMOUNT PAID	
STATE	COUNTY	COUNTY FIRE DISTRICT	SCHOOL	OLD SCHOOL BOND	CITY	TOWNSHIP	OTHER LEVIES	BREAK DOWN			

TAXED ITEMS



SEDGWICK COUNTY TREASURER,  
COURTHOUSE, WICHITA, KS. 67203

### TAX RECEIPT

**THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW:**

**1. INFORMATION ON ITEMS TAXED**

VALUATION		MILL LEVY		GENERAL TAX		OTHER TAX		TOTAL TAX		AMOUNT PAID	
10,566	80.224	847.16	5,812.43	6,659.59	6,743.88	BREAK DOWN					
15.84	181.87	88.51	474.56	8.74	77.64	BREAK DOWN					
STATE	COUNTY	COUNTY FIRE DISTRICT	SCHOOL	OLD SCHOOL BOND	CITY	TOWNSHIP	OTHER LEVIES	BREAK DOWN			

TAXED ITEMS

1979 REAL ESTATE  
N1/2 E1/2 NW1/4 EXC 2.10A HWY  
EAST ADD. SEC 25-27-2E & EXC TH PART PLATTED AS SPRINGDALE

2. RECEIPT VALIDATION 3000 GHS 6345 6350590 JK 03-06-80 6,659.59 84.29

79-0-MI - -00160- - 1416  
SPRINGDALE DEVELOPERS, INC.  
732 N TOPEKA  
WICHITA KS 67214

MELLOR & MILLER, P. A.  
ATTORNEYS AT LAW

800 BROADWAY PLAZA  
BROADWAY AT DOUGLAS

WICHITA, KANSAS 67202

TELEPHONE (316) 262-4403

April 21, 1980

PHILLIP MELLOR  
ARDEN P. MILLER  
KIM A. ROBERTS  
MARK MELLOR  
OF COUNSEL  
JAMES R. SCHAEFER  
WILBUR H. JONES

R. L. HOLMES (1840-1929)  
W. E. HOLMES (1887-1928)  
JOHN J. DARRAH (1910-1972)  
GEORGE R. COMPTON (1841-1972)

RECEIVED

MAY 5 1980

METROPOLITAN, PLANNING

ROUTE  Alvarez

Mr. G. Craig Robinson  
Assistant County Counselor  
Court House  
525 North Main  
Wichita, Kansas 67203

Dear Craig:

Re: Springdale East 2nd Addition  
Streets and Sewers

I am herewith enclosing a copy of the Street and  
Sewer petitions which have now been signed and filed  
with the County Clerk.

Yours very truly,



JAMES R. SCHAEFER, P. A.

JRS/f

Enc.

c John M. Roberts  
Lowell Richardson  
Wm. P. Timmerman  
Mrs. Louise Olivarez

P.S. Louise - I am also enclosing a platting title binder  
as well as the restrictive covenants relative to 4  
off-street parking spaces. You will note the title  
binder shows some taxes unpaid and I have requested  
these be paid and I will forward a copy of the receipt  
showing payment. Also enclosed are letters of credit  
re Cul-de-sac and sidewalks.

JRS

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF )  
SPRINGDALE DEVELOPERS, INC., )  
PETITION FOR LATERAL SEWERS )  
TO SERVE SPRINGDALE EAST )  
2nd ADDITION TO SEDGWICK )  
COUNTY, KANSAS )

No R# 76-1980

Pursuant to K.S.A. 19-2704 and  
19-2704a

RESOLUTION AND ORDER

Now on this 2nd day of April, 1980, the same being a regular meet-  
ing 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 2nd Addition to Sedgwick County,  
Kansas, the same being a part of Eastern Sedgwick County Main Sewer  
District, a/k/a Springdale-Timberlakes Joint Sewer District.

The following members of the Commission were present:

Everett Patrick	Chairman
Tom Scott	Commissioner
Don Gragg	Commissioner

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

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

1. That the real estate described on the attached Exhibit "A",  
is being platted into an Addition to be known as Springdale East 2nd Ad-  
dition to Sedgwick County, Kansas, and that the same is a part of  
Eastern Sedgwick County Main Sewer District, a/k/a Springdale-Timberlakes  
Joint Sewer District.
2. That a petition, pursuant to the provisions of K.S.A. 19-2704  
and 19-2704a, 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 the Springdale East 2nd 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 K.S.A. 19-2704a 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 individual lots in Springdale East 2nd Addition to Sedgwick County, Kansas, there is hereby created a lateral sanitary sewer district to be known as Springdale East 2nd Addition Lateral Sewer District of Eastern Sedgwick County Main Sewer District, a/k/a Springdale-Timberlakes Joint Sewer District.

5. The cost of the installation of the lateral sewer lines which costs shall include, but not be limited to, engineering, actual construction costs, including materials, and temporary note interest, shall, when ascertained, be assessed to the lots which are served by the individual lateral sewer lines, and such assessments shall be determined and made as provided by K.S.A. 19-2705.

6. 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 25th day of May, 1977, concerning the enlargement of Eastern Sedgwick County Main Sewer District, a/k/a Springdale-Timberlakes Joint Sewer District (Resolution No. 133-1977).

7. Petitioner, Springdale Developers, Inc., shall, prior to the preparation of engineering plans and construction of the herein authorized improvements, procure and file with the County Clerk in a form satisfactory to the County Counselor, either a Surety Bond or a Letter of Credit as herein provided: The condition of the Bond or Letter of Credit shall be that the principal shall pay, or cause to be paid, special assessments levied against the lots in Springdale East 2nd Addition, for the sanitary sewer improvements hereby authorized to be constructed for lots which are not permanently improved or which are owned by Springdale Developers, Inc. Said Bond or Letter of Credit shall be of no further force and effect at such time as 35% (or 34 lots) of the lots in Springdale East 2nd Addition have been sold by Springdale Developers, Inc., to others, or are permanently improved as evidenced by construction of at least footings, foundations and/or basements.

BE IT FURTHER RESOLVED, that a firm of registered professional engineers be employed to plan and superintend the construction of a lateral sewer system for Springdale East 2nd Addition, and such engineers shall prepare preliminary estimates and determine the cost of construction and such plans and specifications are to be approved by the County Commissioners and the Secretary of Health and Environment of the State of Kansas.

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.



Everett Patrick  
Everett Patrick - Chairman  
Tom Scott  
Tom Scott - Commissioner  
Don Gragg  
Don Gragg - Commissioner

ATTEST:

Sarah K. White  
County Clerk of Sedgwick County,  
Kansas

APPROVED AS TO FORM ONLY:

William D. ... Asst  
County Counselor

BEGINNING IN THE NORTH LINE AND 40.00 FEET EAST OF THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER, BEARING S 89°55'55" E A DISTANCE OF 1277.49 FEET TO THE NE CORNER OF SAID NORTHWEST QUARTER; THENCE BEARING S 0°04'41" W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2341.78 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6 AS PLATTED IN SPRINGDALE EAST, AN ADDITION TO SEDGWICK COUNTY, KANSAS; THENCE BEARING N 89°59'26" W ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED A DISTANCE OF 206.00 FEET TO A POINT IN THE EAST LINE OF LOT 2, BLOCK 5 IN SAID SPRINGDALE ADDITION; THENCE BEARING N 0°04'41" E ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 39.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE BEARING N 89°59'26" W ALONG THE NORTH LINE OF LOTS 1 AND 2, BLOCK 5, AND LOT 5, BLOCK 3, IN SAID SPRINGDALE ADDITION A DISTANCE OF 544.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE BEARING N 0°04'41" E ALONG THE EAST LINE OF LOTS 2 AND 3, BLOCK 3, IN SAID SPRINGDALE ADDITION A DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE BEARING N 89°59'26" W ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, IN SAID SPRINGDALE ADDITION; THENCE BEARING N 0°04'41" E ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 12, BLOCK 2, IN SAID SPRINGDALE ADDITION, A DISTANCE OF 419.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, THENCE BEARING S 89°59'26" E ALONG THE SOUTH LINE OF LOT 8, BLOCK 2, IN SAID SPRINGDALE EAST ADDITION, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE BEARING N 0°13'26" E ALONG THE EAST LINE OF LOT 7, BLOCK 2, IN SAID SPRINGDALE EAST ADDITION A DISTANCE OF 310.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE BEARING N 69°18'28" W ALONG THE NORTHERLY LINE OF LOT 6, BLOCK 2, IN SAID SPRINGDALE ADDITION, A DISTANCE OF 205.63 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN SAID BLOCK 2; THENCE BEARING N 0°13'26" E ALONG THE EASTERLY LINE OF LOTS 4, 3, 2, AND 1 IN SAID BLOCK 2, A DISTANCE OF 567.71 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF ORME STREET, SAID POINT ALSO BEING THE P.C. OF A CURVE TO THE RIGHT HAVING A CHORD BEARING N 44°46'34" W; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 314.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 493.23 FEET; THENCE BEARING N 0°13'26" E A DISTANCE OF 64.00 FEET TO THE P.C. OF A CURVE TO THE LEFT, THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 219.81 FEET, THROUGH A CENTRAL ANGLE OF 20°37'39" AN ARC DISTANCE OF 79.14 FEET; THENCE BEARING N 20°24'13" W A DISTANCE OF 10.16 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 192.33 FEET THROUGH A CENTRAL ANGLE OF 20°37'39" AN ARC DISTANCE OF 69.24 FEET; THENCE BEARING N 0°13'26" E A DISTANCE OF 150.03 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

BEGINNING IN THE NORTH LINE AND 40.00 FEET EAST OF THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER, BEARING S 89°55'55" E A DISTANCE OF 1277.49 FEET TO THE NE CORNER OF SAID NORTHWEST QUARTER; THENCE BEARING S 0°04'41" W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2341.78 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6 AS PLATTED IN SPRINGDALE EAST, AN ADDITION TO SEDGWICK COUNTY, KANSAS; THENCE BEARING N 89°59'26" W ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED A DISTANCE OF 206.00 FEET TO A POINT IN THE EAST LINE OF LOT 2, BLOCK 5 IN SAID SPRINGDALE ADDITION; THENCE BEARING N 0°04'41" E ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 39.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE BEARING N 89°59'26" W ALONG THE NORTH LINE OF LOTS 1 AND 2, BLOCK 5, AND LOT 5, BLOCK 3, IN SAID SPRINGDALE ADDITION A DISTANCE OF 544.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE BEARING N 0°04'41" E ALONG THE EAST LINE OF LOTS 2 AND 3, BLOCK 3, IN SAID SPRINGDALE ADDITION A DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE BEARING N 89°59'26" W ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, IN SAID SPRINGDALE ADDITION; THENCE BEARING N 0°04'41" E ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 12, BLOCK 2, IN SAID SPRINGDALE ADDITION, A DISTANCE OF 419.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, THENCE BEARING S 89°59'26" E ALONG THE SOUTH LINE OF LOT 8, BLOCK 2, IN SAID SPRINGDALE EAST ADDITION, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE BEARING N 0°13'26" E ALONG THE EAST LINE OF LOT 7, BLOCK 2, IN SAID SPRINGDALE EAST ADDITION A DISTANCE OF 310.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE BEARING N 69°18'28" W ALONG THE NORTHERLY LINE OF LOT 6, BLOCK 2, IN SAID SPRINGDALE ADDITION, A DISTANCE OF 205.63 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN SAID BLOCK 2; THENCE BEARING N 0°13'26" E ALONG THE EASTERLY LINE OF LOTS 4, 3, 2, AND 1 IN SAID BLOCK 2, A DISTANCE OF 567.71 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF ORHE STREET, SAID POINT ALSO BEING THE P.C. OF A CURVE TO THE RIGHT HAVING A CHORD BEARING N 44°46'34" W; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 314.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 493.23 FEET; THENCE BEARING N 0°13'26" E A DISTANCE OF 64.00 FEET TO THE P.C. OF A CURVE TO THE LEFT, THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 219.81 FEET, THROUGH A CENTRAL ANGLE OF 20°37'39" AN ARC DISTANCE OF 79.14 FEET; THENCE BEARING N 20°24'13" W A DISTANCE OF 10.16 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 192.33 FEET THROUGH A CENTRAL ANGLE OF 20°37'39" AN ARC DISTANCE OF 69.24 FEET; THENCE BEARING N 0°13'26" E A DISTANCE OF 150.03 FEET TO THE POINT OF BEGINNING.

MICROFILMED  
FROM THE BEST  
AVAILABLE COPY

EXHIBIT "A"

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE APPLICATION )  
OF )  
SPRINGDALE DEVELOPERS, INC., FOR )  
STREET IMPROVEMENTS IN SPRINGDALE )  
EAST 2nd ADDITION TO SEDGWICK )  
COUNTY, KANSAS )

No. R# 77-1980

Pursuant to K.S.A. 68-728, et seq.,  
as Amended

RESOLUTION AND ORDER

WHEREAS, there has been presented to the Board of County Com-  
missioners of Sedgwick County, Kansas, a petition, pursuant to the  
provisions of K.S.A. 68-728, signed by the owners of 100% of the lots  
abutting the streets in Springdale East 2nd Addition to Sedgwick County,  
Kansas, said addition being a plat of the following described real  
estate, to-wit:

See attached Exhibit "A"

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

WHEREAS, said Springdale East 2nd Addition to Sedgwick County,  
Kansas, lies totally outside the limits of any incorporated city; and

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

Everett Patrick	Chairman
Tom Scott	Commissioner
Don Gragg	Commissioner

being fully advised in the premises, all members voting in the affir-  
mative, 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 2nd Addition to Sedgwick County, Kansas.



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

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

3. That the streets in said Addition to be improved are as set forth in the attached Exhibit "A".

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 K.S.A. 12-608, all as authorized by the terms of K.S.A. 68-728(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.

7. Springdale Developers, Inc., shall, prior to the preparation of engineering plans and construction of the herein authorized improvements, procure and file with the County Clerk in a form satisfactory to the County Counselor, either a Surety Bond or a Letter of Credit as herein provided: The condition of the Bond or Letter of Credit shall be that the principal shall pay, or cause to be paid, special assessments levied against the lots in Springdale East 2nd Addition, for the street improvements hereby authorized to be constructed for lots which are not permanently improved or which are owned by Springdale Developers, Inc. Said Bond or Letter of Credit shall be of no further force and effect at such time as 35% (Or 34 lots) of the lots in Springdale East 2nd Addition have been sold by Springdale Developers, Inc., to others, or are permanently

improved as evidenced by construction of at least footings, foundations and/or basements.

BE IT FURTHER RESOLVED that in the event no proper protest is filed within the time above provided, the Board is authorized to contract for the services of registered professional engineers to plan and superintend the construction of the streets and related drainage, which engineer shall 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 and 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 2nd day of April, 1980.



ATTEST

*Dorothy L. White*  
County Clerk of Sedgwick County,  
Kansas

*Everett Patrick*  
Everett Patrick - Chairman

*Tom Scott*  
Tom Scott, Commissioner

*Don Gragg*  
Don Gragg, Commissioner

APPROVED AS TO FORM ONLY:

*William Robinson* Asst.  
County Counselor

BEGINNING IN THE NORTH LINE AND 40.00 FEET EAST OF THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER, BEARING S 89°55'55" E A DISTANCE OF 1277.49 FEET TO THE NE CORNER OF SAID NORTHWEST QUARTER; THENCE BEARING S 0°04'41" N ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2341.78 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6 AS PLATTED IN SPRINGDALE EAST, AN ADDITION TO SEDGWICK COUNTY, KANSAS; THENCE BEARING N 89°59'26" W ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED A DISTANCE OF 206.00 FEET TO A POINT IN THE EAST LINE OF LOT 2, BLOCK 5 IN SAID SPRINGDALE ADDITION; THENCE BEARING N 0°04'41" E ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 39.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE BEARING N 89°59'26" W ALONG THE NORTH LINE OF LOTS 1 AND 2, BLOCK 5, AND LOT 5, BLOCK 3, IN SAID SPRINGDALE ADDITION A DISTANCE OF 544.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE BEARING N 0°04'41" E ALONG THE EAST LINE OF LOTS 2 AND 3, BLOCK 3, IN SAID SPRINGDALE ADDITION A DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE BEARING N 89°59'26" W ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, IN SAID SPRINGDALE ADDITION; THENCE BEARING N 0°04'41" E ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 12, BLOCK 2, IN SAID SPRINGDALE ADDITION, A DISTANCE OF 419.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, THENCE BEARING S 89°59'26" E ALONG THE SOUTH LINE OF LOT 8, BLOCK 2, IN SAID SPRINGDALE EAST ADDITION, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE BEARING N 0°13'26" E ALONG THE EAST LINE OF LOT 7, BLOCK 2, IN SAID SPRINGDALE EAST ADDITION A DISTANCE OF 310.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE BEARING N 69°18'28" W ALONG THE NORTHERLY LINE OF LOT 6, BLOCK 2, IN SAID SPRINGDALE ADDITION, A DISTANCE OF 205.63 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN SAID BLOCK 2; THENCE BEARING N 0°13'26" E ALONG THE EASTERLY LINE OF LOTS 4, 3, 2, AND 1 IN SAID BLOCK 2, A DISTANCE OF 567.71 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF ORME STREET, SAID POINT ALSO BEING THE P.C. OF A CURVE TO THE RIGHT HAVING A CHORD BEARING N 44°46'34" W; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 314.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 493.23 FEET; THENCE BEARING N 0°13'26" E A DISTANCE OF 64.00 FEET TO THE P.C. OF A CURVE TO THE LEFT, THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 219.81 FEET, THROUGH A CENTRAL ANGLE OF 20°37'39" AN ARC DISTANCE OF 79.14 FEET; THENCE BEARING N 20°24'13" W A DISTANCE OF 10.16 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 192.33 FEET THROUGH A CENTRAL ANGLE OF 20°37'39" AN ARC DISTANCE OF 69.24 FEET; THENCE BEARING N 0°13'26" E A DISTANCE OF 150.03 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

2-15-80

MELLOR, SCHAEFER & MILLER, P.A.

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

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE APPLICATION )  
 )  
OF )  
 )  
SPRINGDALE DEVELOPERS, INC., )  
FOR THE CREATION OF A SEWER )  
DISTRICT AND THE AUTHORIZATION )  
OF SEWER IMPROVEMENTS IN THE )  
SPRINGDALE EAST SECOND ADDITION )  
TO SEDGWICK COUNTY, KANSAS )  
Pursuant to K.S.A. 19-2704, et seq.,  
as amended

PETITION

The undersigned is the owner of the following described tracts  
of realty located in Sedgwick County, Kansas, and all being within  
Springdale East Second Addition to Sedgwick County, Kansas, to-wit:

See attached Exhibit "A"

Petitioner requests, pursuant to K.S.A. Supp. 19-2705, that  
sanitary and storm sewers be built to serve the above described land  
and that a benefit district be formed comprising the above described  
real estate. Petitioner further requests that the treatment facilities  
for the area be supplied by tying to the existing Timberlakes-  
Springdale Joint Sewer District Plant.

Petitioner further requests that in furtherance thereof, this Board  
employ engineers or other skilled persons for the purpose of assist-  
ing in planning and superintending the construction of the ex-  
tension of such storm and sewer system and enlargement of treatment  
facilities, if required.

Petitioner respectfully requests that this petition be set for  
hearing on a day certain.

SPRINGDALE DEVELOPERS, INC.

By John M. Roberts President

Subscribed and sworn to before me this 6<sup>th</sup> day of February 1980.

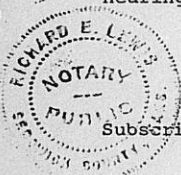
Richard E. Lewis  
Notary Public

My appointment expires: July 18, 1982

KANSAS GAS & ELECTRIC COMPANY  
By Edward J. Adlich

Subscribed and sworn to before me this 6<sup>th</sup> day of February 1980.

My appointment expires: July 18, 1982  
Richard E. Lewis  
Notary Public



THE FOLLOWING DESCRIBED LOTS IN SPRINGDALE EAST 2ND ADDITION TO SEDGWICK COUNTY, KANSAS:

LOTS 1 THROUGH 10, IN BLOCK 1.

LOTS 1 THROUGH 18, IN BLOCK 2.

LOTS 1 THROUGH 15, IN BLOCK 3.

LOTS 1 THROUGH 14, IN BLOCK 5.

LOTS 1 THROUGH 19, IN BLOCK 6.

• Blk 4 PARTIAL  
Blk 7 YES  
included in 1<sup>st</sup> Addition? SOME

2-15-80

MELLOR, SCHAEFER & MILLER, P.A.  
ATTORNEYS AT LAW  
800 BROWN BUILDING  
WICHITA, KANSAS 67202  
TELEPHONE (316) 262-4403

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE APPLICATION )  
OF )  
SPRINGDALE DEVELOPERS, INC., )  
known as Springdale East )  
Second Addition to Sedgwick )  
County, Kansas )

Pursuant to K.S.A. 68-728 et seq.  
as amended

PETITION FOR PAVING

1. The undersigned are the owners of 100 percent of the lots fronting on the streets, roads and avenues within the following described platted land which is laid off into lots and blocks within Sedgwick County, Kansas, and which is outside the limits of any incorporated city:

SPRINGDALE EAST SECOND ADDITION TO SEDGWICK  
COUNTY, KANSAS

2. The undersigned petitions for the construction of curbing, guttering, grading, paving, macadamizing and drainage of the public streets, roads and avenues within the above described addition to Sedgwick County, Kansas, pursuant to K.S. 68-728, et seq., as shown on the attached Exhibit "A", which Exhibit is made a part hereof.

WHEREFORE, your petitioner prays that the Board of County Commissioners, by resolution, declare such work or improvements necessary to be done and cause such resolution to be published in accordance with K.S.A. 68-729; and if insufficient protest thereto be filed with the County Clerk as provided by law, that the Board of County Commissioners have power to cause such roads to be constructed and built and to contract therefor and to levy taxes as provided by law.

SPRINGDALE DEVELOPERS, INC.  
BY John M. Roberts President

KANSAS GAS & ELECTRIC COMPANY  
BY Edward J. Puddich

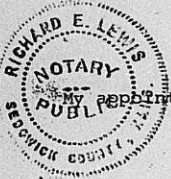
Subscribed and sworn to before me on behalf of Springdale  
Developers, Inc., on this 6<sup>th</sup> day of February 1980.



Richard E. Lewis  
Notary Public

My appointment expires: July 18, 1982

Subscribed and sworn to before me on behalf of Kansas Gas and Electric  
Company, on this 6<sup>th</sup> day of February 1980.



Richard E. Lewis  
Notary Public

My appointment expires: July 18, 1980

THE FOLLOWING DESCRIBED STREETS IN SPRINGDALE EAST 2ND ADDITION TO SEDGWICK COUNTY, KANSAS.

KELLOGG DRIVE - FROM THE WEST LINE OF CACTUS, TO THE EAST LINE OF SPRINGDALE EAST 2ND ADDITION.

LAKEVIEW DRIVE - FROM THE WEST LINE OF SPRINGDALE EAST 2ND ADDITION, TO THE WEST LINE OF CACTUS.

ORME - FROM THE WEST LINE OF SPRINGDALE EAST 2ND ADDITION, TO THE CENTERLINE OF CACTUS.

SAGEBRUSH - FROM THE CENTERLINE OF CACTUS, TO THE SOUTH LINE OF SPRINGDALE EAST 2ND ADDITION.

SAGEBRUSH COURT - FROM THE WESTERLY LINE OF SAGEBRUSH, WESTERLY, TO AND INCLUDING THE CUL-DE-SAC.

CACTUS - FROM THE EASTERLY LINE OF SAGEBRUSH TO THE SOUTH LINE OF KELLOGG DRIVE.

CACTUS COURT - FROM THE EAST LINE OF CACTUS, EASTERLY, TO AND INCLUDING THE CUL-DE-SAC.

SPRING CREEK DRIVE - FROM THE EASTERLY LINE OF SAGEBRUSH TO THE EAST LINE OF SPRINGDALE EAST 2ND ADDITION.

SANDALWOOD - FROM THE SOUTH LINE OF SPRINGDALE EAST 2ND ADDITION, TO THE WESTERLY LINE OF SAGEBRUSH.

GILBERT - FROM THE WEST LINE OF SPRINGDALE EAST 2ND ADDITION TO THE WEST LINE OF SANDALWOOD.

*INC.  
Cactus  
to  
state  
the addition*

December 10, 1979

Professional Engineering Consultants, P.E.  
Attention: Gary Wiley  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 79-127 - Final plat of Springdale East 2nd Addition

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, December 6, 1979, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 30, 1979.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 5-7 2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
- 5-8 3. Certification that all taxes due and payable for 1979 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez  
Senior Planner

LO:bh  
cc: Springdale Developers, Inc. (John Roberts) 732 N. Topeka, 67214

November 30, 1979

Professional Engineering Consultants, P.E.  
Attention: Gary Wiley  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 79-127 - Final plat of Springdale East 2nd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 29, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 1/2
- A. The applicant shall guarantee the paving of all streets to urban standards. *County petition + resolution*
  - 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.
  - OK C. The applicant shall guarantee the extension of City water to serve all lots. *H<sub>2</sub>O Dept has petition, applications but no restrictive covenant from KGE. They are agreeable to sending KGE's application at a later date.*
  - OK 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. *4-8-80 Harry Puse says he will work with H<sub>2</sub>O Dept. when they prepare plans for water service.*
  - 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. *covenant states one space per lot. OK as long as it is to be single family.*
  - G. The applicant shall guarantee the construction of sidewalks adjacent to both sides of the collector street: Sagebrush, Orms, and Stagecoach. *Letter of credit to County \$29,200<sup>00</sup>*

P.E.C., P.A.  
Attention: Gary Wiley  
11-30-79  
Page 2

✓ **M.** 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. *\$3000<sup>00</sup> Letter of credit to County*

✓ **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. *filed 5-6-80*

4/14 ✓ **L.** A 10' utility easement between Lots 4 and 5, Block 1 shall be added to the final plat tracing. *BR 809*

✓ **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.

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 6, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

Louise Olivares  
Senior Planner

LO:hh

cc: Springdale Developers, Inc. (John Roberts) 732 N. Topoka, 67214  
Phil Dietrich, Co. Dept. of Public Works  
Dean Sellers, Assistant City Engineer

## Final plat

## SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 79-127 Name Springdale East 2nd Addition  
 Date Application Rec'd. 10-19-79 Preliminary Approval 11-1-79  
 Scheduled S/D Meeting 11-29-79

## DESCRIPTION

General Location On the south side of Kellogg, 1/4 mile east of 143rd St. East

Owner Springdale Developers, Inc. (Mr. John Roberts)  
 Surveyor/Engineer P. E.C., P.A. (Gary Wiley)  
 Address 1440 English 67211 Phone 262-2691

- |  |                                  |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>50 ac +</u>  | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:                       | a. <u>50</u> R/W <u>1260</u> ft. |
| Residential <u>98</u>                    | b. <u>58</u> R/W <u>2100</u> ft. |
| Commercial _____                         | c. <u>64</u> R/W <u>1700</u> ft. |
| Industrial _____                         | d. <u>70</u> R/W <u>1950</u> ft. |
| Other <u>1-K.G and E substation site</u> | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>99</u>           | TOTAL <u>7010</u> ft.            |
| 3. Minimum Lot Frontage <u>50</u> ft.    | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>13,000+</u> ft.   | streets? <u>yes</u> <u>X</u> no  |
| 5. Existing Zoning <u>"R-1"</u>          |                                  |
| 6. Proposed Zoning <u>"AA"</u>           |                                  |
9. Public Water Supply Yes (Yes-No), Name City of Wichita  
 10. Public Sanitary Sewers Yes (Yes-No), Name Springdale-Timber Lakes  
 11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)  
 12. City of Wichita \_\_\_\_\_: Three-Mile Area X

## STAFF COMMENTS:

- 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 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.
- T9-303 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

(Over)

shall be submitted for the temporary paving of this cul-de-sac.

- K. It has been stated that Lot 15, Block 3 has been purchased by K.G. and E. for a future substation site. A request for a conditional use permit to allow this use shall be filed with the Planning Department prior to the recording of this plat.
- L. The plat's text states that Springdale East 2nd Addition shall have access to Kellogg (U.S.54) at 2 locations. The applicant shall be prepared to discuss this matter with the Subdivision Committee.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

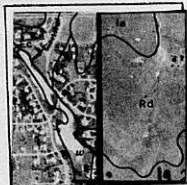
PROPERTY NAME: **Springdale East 2nd Addition**

LOCATION:  **$\frac{1}{4}$  Mile east of 143rd Street East.**

MAILED TO: **Professional Eng. Consultants  
1440 E. English  
Wichita, KS 67211**

PREPARED BY: **Larry L. Henry  
District Conservationist  
USDA-Soil Conservation Service  
4100 Maple, Wichita, Kansas 67209  
(316) 942-8422**

REQUESTED BY: **Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission**



Scale: 3.2" equals 1 mile  
**NW $\frac{1}{4}$  25-27-2E**

Special Situations

SOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
<b>Ia</b>	<b>IIIv-1</b>	<b>Lesho loam</b>	<b>Moderately deep over sand nearly level, somewhat poorly drained soils of the floodplains and low terraces. Runoff is slow and available water capacity is low and moderately rapid. Watertable fluctuates between 2 and 5 feet from the surface.</b>	<b>C</b>
<b>Rd</b>	<b>IIIe-3</b>	<b>Rosehill silty clay, 1 to 3 percent slopes.</b>	<b>Moderately deep and shallow, gently sloping, well drained soils on uplands. These soils have medium to rapid runoff and low available water capacity. Permeability is slow and very slow.</b>	

SOIL INTERPRETATIONS

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
1a	IIIw-1	Iesho loam	Dwellings	Severe	Floods, Wetness
			Local Roads & Streets	Moderate	Low-strength, wetness, Shrink-Swell.
			Small Commercial Buildings	Severe	Floods, wetness.
			Parks & Playgrounds	Moderate	Floods, wetness, Pecs slowly.
M	IIIc-3	Rosehill silty clay, 1 to 3 percent slopes.	Dwellings	Severe	Shrink-Swell
			Local Roads & Streets	Severe	Low-strength.
			Small Commercial Buildings	Severe	Shrink-Swell.
			Parks & Playgrounds	Severe	Shrink-Swell Low-strength. Pecs slowly, too clayey.

RECOMMENDATIONS:

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. 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.
4. Temporarily stabilize each segment of graded or otherwise disturbed land 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.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.

November 1, 1979

Mr. Gary Wiley  
Professional Engineering Consultants  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 79-128 - Preliminary plat of Springdale East  
2nd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 1, 1979, 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. The Gas Service Company advises that an existing gas line crosses some of the proposed lots in the northwest 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.
- 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.

Mr. Gary Wiley  
P.E.C.  
November 1, 1979  
Page 2

- 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. *OK*
- 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. *Some modifications on final*
- 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).

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,

Louise Olivarez  
Senior Planner

LO:bh

Encl.

cc: Springdale Developers, Inc. (Mr. John Roberts), 732 N. Topeka,  
67214

Dean Sellers, Assistant City Engineer

*Phil Dietrich*

Revised Preliminary Plat

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

SUBDIVISION REPORT

S/D NO. 79-127 Name Springdale East 2nd Addition  
Date Application Rec'd. 10-19-79 Preliminary Approval 9-23-76  
Scheduled S/D Meeting 11-1-79

DESCRIPTION

General Location On the south side of Kellogg, 1/4 mile east of  
143rd Street East.  
Owner Springdale Developers, Inc. (Mr. John Roberts)  
Surveyor/Engineer P.E.C., P.A., (Gary Wiley)  
Address 1440 E. English, 67211 Phone 262-2691

- |   |                                  |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>50 ac.+</u>   | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>50</u> R/W <u>1260</u> ft. |
| Residential <u>98</u>   | b. <u>58</u> R/W <u>2100</u> ft. |
| Commercial _____  | c. <u>64</u> R/W <u>1700</u> ft. |
| Industrial _____  | d. <u>70</u> R/W <u>1950</u> ft. |
| Other <u>1-K.G. and E Substation site</u>   | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>99</u>  | TOTAL <u>7010</u> ft.            |
| 3. Minimum Lot Frontage <u>50</u> ft.   | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>13,000+</u> ft.  | streets? <u>yes</u> <u>x</u> no  |
| 5. Existing Zoning <u>"R-1"</u>   |                                  |
| 6. Proposed Zoning <u>"AA"</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>Springdale Timber Lakes</u> |                                  |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)               |                                  |
| 12. City of Wichita <u>Three-Mile Area</u> <u>X</u>                                 |                                  |

STAFF COMMENTS:

- A. The representative from County Public Works and Flood Control should be prepared to comment on the need for a drainage plan for this plat. If required, written approval of the drainage plan shall be provided to the Planning Department prior to the submitting of a final plat.
- 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.

T9-303

(Over)

- I. The representative from City and County Public Works should be prepared to comment on the acceptability of the proposed street names.
- J. 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".
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 6446  
Section No.: 2625  
Twp. No.: 27  
Range: 2E

S/D No. 79-127

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Springdale East 2nd Addition  
General Location: On the south side of Kellogg, 1/4 mile east of 143rd Street East  
Name of Property Owner: Springdale Developers Inc. (Mr. John Roberts)  
Address: 732 N. Topeka 67214 Phone: 265-9377  
Name of Subdivider: Same Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name of Agent/Surveyor: PEC, P. A. (Gary Wiley)  
Address: 1440 E. English 67211 Phone: 262-2691  
Date of Application: October 14, 1979

SUBDIVISION INFORMATION:

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>50 AC.±</u>  | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:   | a. <u>50</u> R/W <u>1260</u> ft.   |
| Residential <u>98</u>  | b. <u>58</u> R/W <u>2100</u> ft.   |
| Commercial _____   | c. <u>64</u> R/W <u>1700</u> ft.   |
| Industrial _____   | d. <u>70</u> R/W <u>1950</u> ft.   |
| Other <u>1 - K.G.&amp; E. Substation Site</u>                                    | e. _____ R/W _____ ft.   |
| Total Number of Lots <u>99</u>   | TOTAL <u>7010</u> ft.  |
| 3. Minimum Lot Frontage <u>50</u> ft.  | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area <u>13000 ±</u> sq.ft.  |  |
| 5. Existing Zoning <u>"R-1"</u>  |  |
| 6. Proposed Zoning <u>"AA"</u>   |  |
| 9. Public Water Supply <u>(Yes-No)</u> , Name <u>City of Wichita</u>             |  |
| 10. Public Sanitary Sewers <u>(Yes-No)</u> , Name <u>Springdale-Timber Lakes</u> |  |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)            |  |
| 12. City of Wichita <u>Three-Mile Area</u>                                       |  |

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: see plat file 5/076-57 Springdale East

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

Received by L.O.  
Date 10-19-79  
Fee Submitted 69.00  
additional fee  
\$4.00 paid with original  
(preliminary)

FORM 20-21

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
additional planning fees	67-
Special P.W. Fee	
NAME	P.E.C.
ADDRESS	114 E. Franklin
FUND	11-4-71-113-01-116
COMMENTS	DUE DATE 10-19-77
DATE	10-19-77
	BY [Signature]