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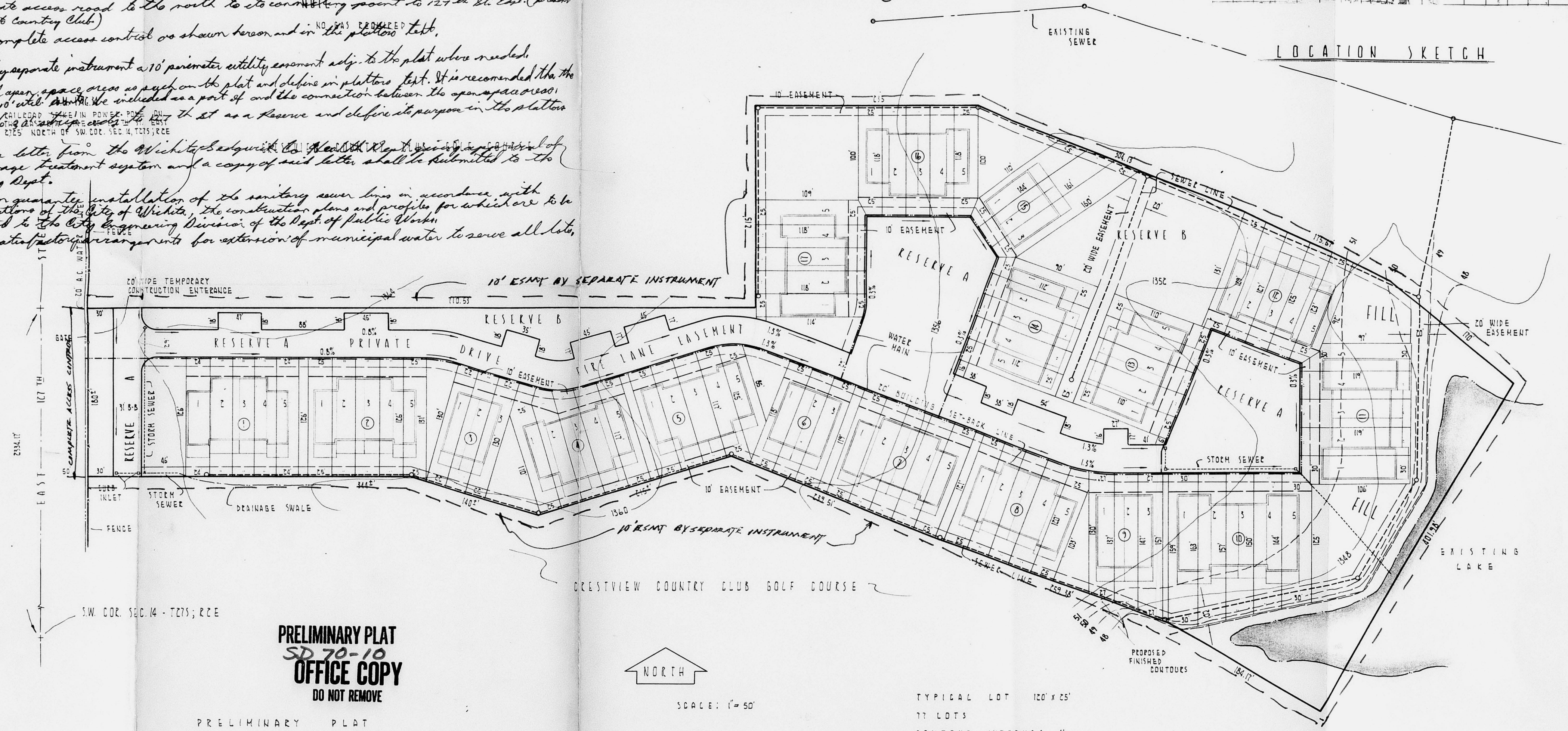
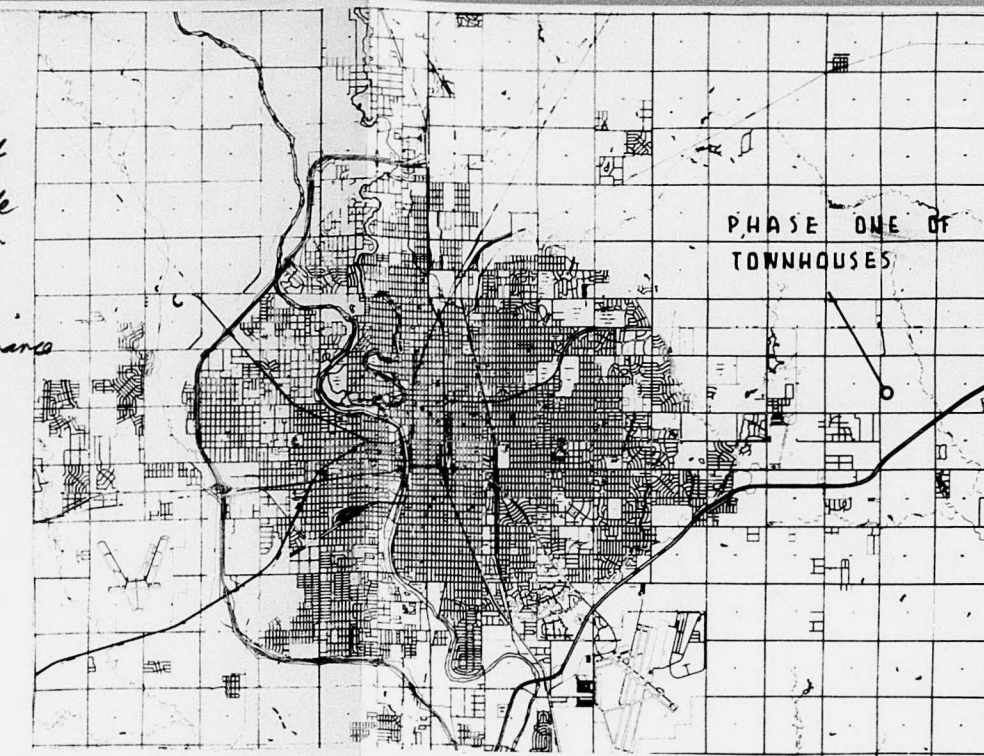
3/10 70-10

approved subject to:

- The applicant shall furnish adequate assurance, or copies of actual contracts of sale, etc., which include and bind obligations on the part of all present and future owners within the subdivision to cooperate and join with Crestview Country Club in the filing and completion of a P.O.D., covering the entire section of land.
- If the applicant chooses to submit unit-wise lotting of that portion of the plat lying south of the private drive, restrictive covenants shall be provided establishing adequate setbacks, minimum separation between structures, density or number of units to be constructed and intended development as to type, quality, etc. A copy of these covenants are to be submitted to the Planning Dept.
- A copy of the Applicant Home Association agreement shall be furnished to the Planning Dept. which provides for the construction, development and continued maintenance of common open space, parking areas, private drive and access roads, green strips, sidewalks adj. to the drive, etc.
- Either by the plat or by separate instrument, the applicant shall provide for the extension of the private access road to the north to its connection point to 127th St. East (present entrance to Country Club).
- Include complete access control as shown hereon and on the plat on file.
- Obtain by separate instrument a 10' perimeter utility easement adj. to the plat where needed.
- Label all open space areas as such on the plat and define in plat notes part. It is recommended that the perimeter 10' utility easement be included as a part of and the connection between the open space areas.
- Label the 10' utility easement as such on the plat as a Reserve and define its purpose in the plat notes.
- Obtain a letter from the Wichita Department of Health, giving approval of the sewage treatment system and a copy of said letter shall be submitted to the Planning Dept.
- Install or guarantee installation of the sanitary sewer lines in accordance with specifications of the City of Wichita, the construction plans and profiles for which are to be submitted to the City Engineering Division of the Dept. of Public Works.
- Make rational engineering arrangements for extension of municipal water to serve all lots.

- The subdivision shall be served with underground electrical and telephone service.
- The applicant shall furnish a copy of an agreement between himself and the Country Club which assures a continued right to discharge drainage from the plat onto Club property and also provides that no alterations, construction, etc. be made on the Club property which would obstruct or impede the overall drainage system within the section.
- Prior to preparation of the final plat contact M.L. Mitchell of the Maintenance Div. relative to min. building pad elevations near the lake and regarding a proposed grading plan for the open space areas.
- Prior to preparation of a final plat contact K.G. & E. and S.W. Bell regarding location of required utility easements.
- Requirements for a final plat of the maps & exhibit page.

Note: See letter date 3-9-70 (CLA)



20' WIDE TEMPORARY CONSTRUCTION ENTRANCE

10' EASEMENT BY SEPARATE INSTRUMENT

RESERVE B

RESERVE A

PRIVATE DRIVE

FILL LANE LAYOUT

10' EASEMENT

20' WIDE EASEMENT

EXISTING LAKE

CRESTVIEW COUNTRY CLUB GOLF COURSE

SW. COR. SEC. 14 - T27S; R2E

PRELIMINARY PLAT
SD 70-10
OFFICE COPY
 DO NOT REMOVE

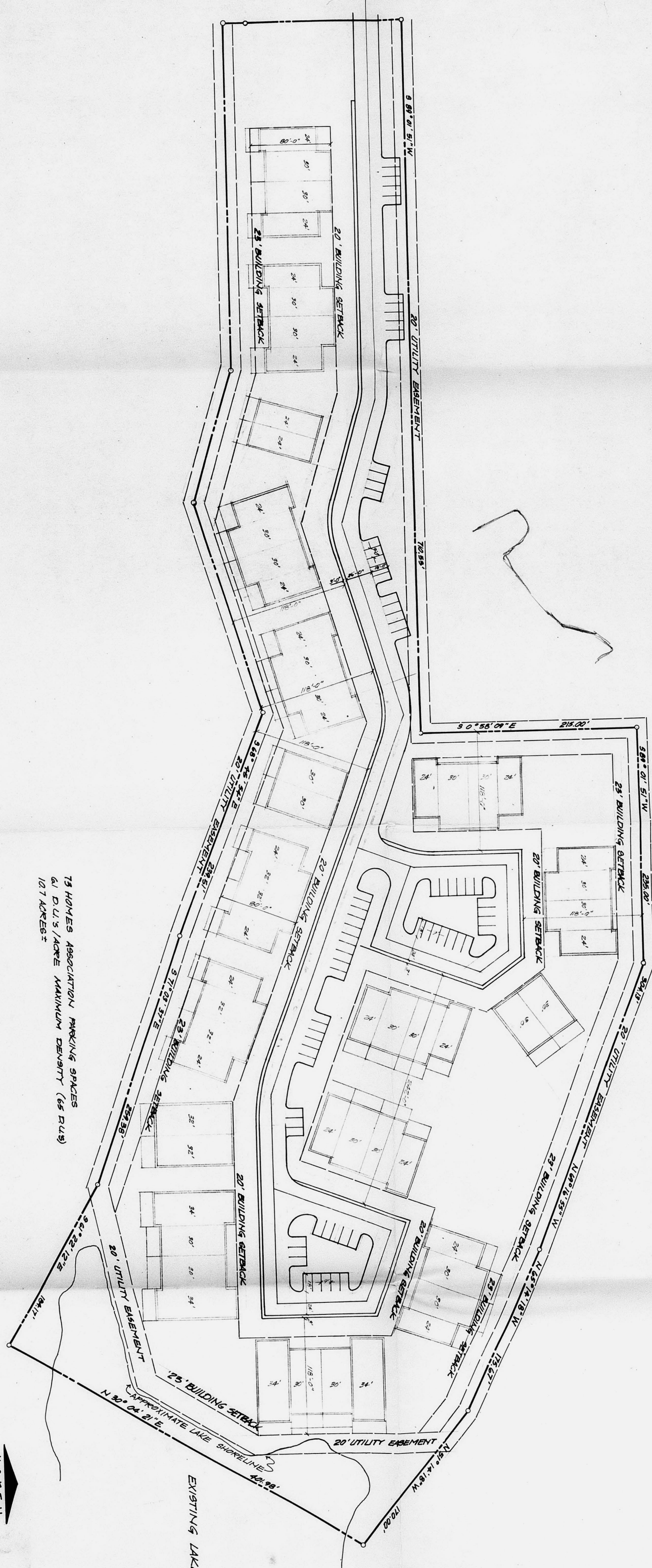
PRELIMINARY PLAT
THE VILLAS AT CRESTVIEW

CEISS AND GOODNESS ENGINEERS
 610 E. DOUGLASS - WICHITA - KANSAS
 1970



SCALE: 1" = 50'

TYPICAL LOT 120' x 25'
 11 LOTS
 CONTOUR INTERVAL 4'
 DATUM U.S.B.S.
 AERIAL SURVEY 10-16-69
 MAP DATE 2-12-70



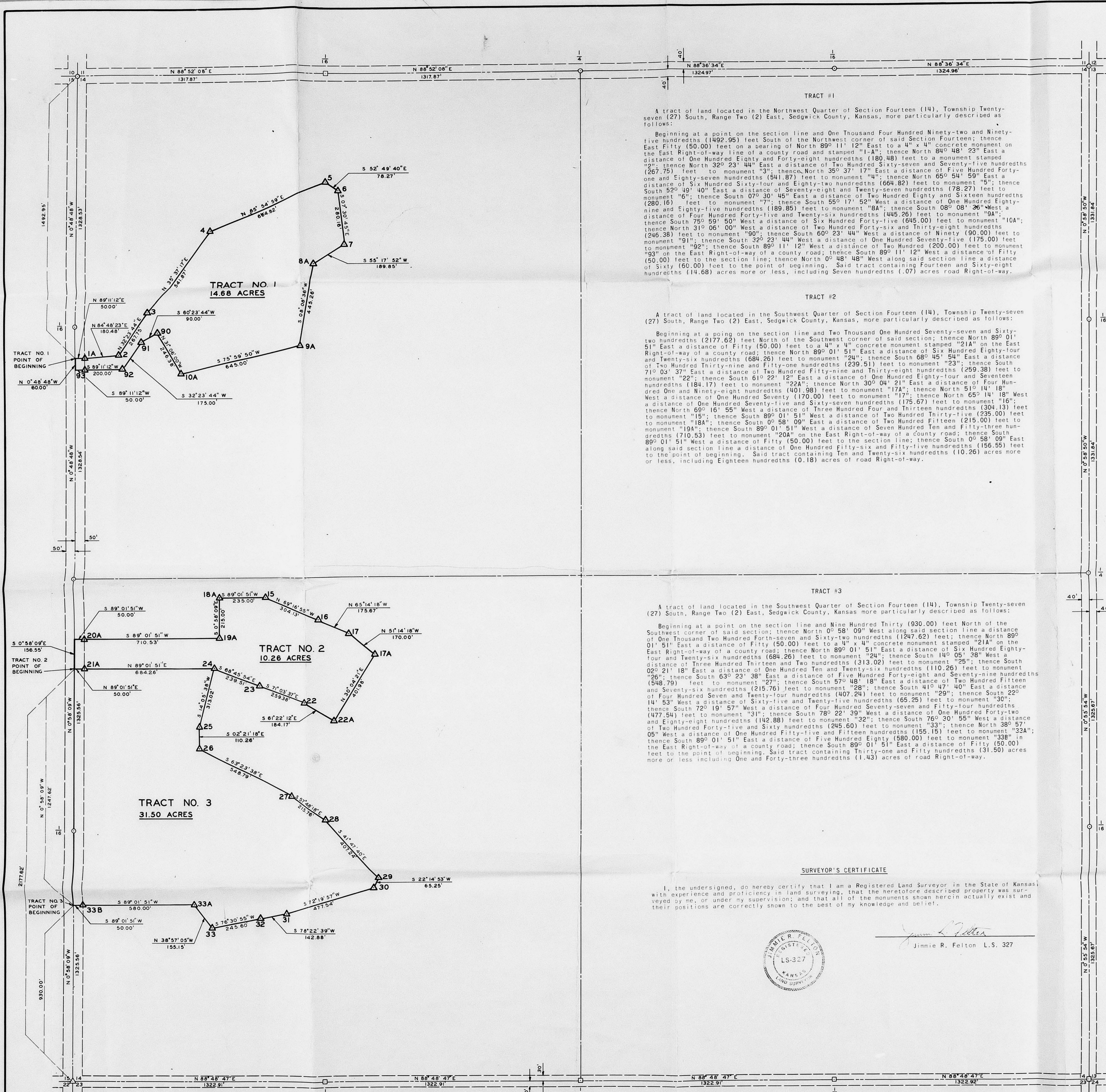
19 HOVES ASSOCIATION PARKING SPACES
 61 D.U.'S / ACRES MAXIMUM DENSITY (68 D.U.)
 127 ACREST

NORTH
 SCALE 1\"/>

PROJECT: PHASE ONE OF CRESTVIEW TOWNHOUSES
 SHEET TITLE: SKETCH PLAN
 SHEET NUMBER: 1 OF 1 SHEETS
 DATE: 1/27/70
 REVISIONS: 2/10/70

oblinger-smith CORPORATION
 Planning Consultants / Landscape Architects
 625 First National Bank Building
 Wichita, Kansas

SD 70-10



TRACT #1
 A tract of land located in the Northwest Quarter of Section Fourteen (14), Township Twenty-seven (27) South, Range Two (2) East, Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point on the section line and One Thousand Four Hundred Ninety-two and Nine-tenths (1492.95) feet South of said Section Fourteen; thence East Fifty (50.00) feet on a bearing of North 89° 11' 12" East to a 4" x 4" concrete monument on the East Right-of-way line of a county road and stamped "1-A"; thence North 84° 48' 23" East a distance of One Hundred Eighty and Forty-eight hundredths (180.48) feet to a monument stamped "2"; thence North 52° 23' 34" East a distance of Two Hundred Sixty-seven and Seventy-five hundredths (267.75) feet to monument "3"; thence North 35° 37' 17" East a distance of Five Hundred Forty-one and Eighty-seven hundredths (541.87) feet to monument "4"; thence North 65° 54' 59" East a distance of Six Hundred Sixty-four and Eighty-two hundredths (664.82) feet to monument "5"; thence South 52° 49' 40" East a distance of Seventy-eight and Twenty-seven hundredths (78.27) feet to monument "6"; thence South 07° 30' 45" East a distance of Two Hundred Eighty and Sixteen hundredths (280.16) feet to monument "7"; thence South 55° 17' 52" West a distance of One Hundred Eighty-nine and Eighty-five hundredths (189.85) feet to monument "8A"; thence South 08° 08' 20" West a distance of Four Hundred Forty-five and Twenty-six hundredths (445.26) feet to monument "9A"; thence South 75° 59' 50" West a distance of Six Hundred Forty-five (645.00) feet to monument "10A"; thence North 31° 06' 00" West a distance of Two Hundred Forty-six and Thirty-eight hundredths (246.38) feet to monument "9"; thence South 60° 23' 44" West a distance of Ninety (90.00) feet to monument "91"; thence South 32° 21' 44" West a distance of One Hundred Seventy-five (175.00) feet to monument "92"; thence South 89° 11' 12" West a distance of Two Hundred (200.00) feet to monument "93" on the East Right-of-way of a county road; thence South 89° 11' 12" West a distance of Fifty (50.00) feet to the section line; thence North 0° 48' 48" West along said section line a distance of Sixty (60.00) feet to the point of beginning. Said tract containing Fourteen and Sixty-eight hundredths (14.68) acres more or less, including Seven hundredths (0.07) acres road Right-of-way.

TRACT #2
 A tract of land located in the Southwest Quarter of Section Fourteen (14), Township Twenty-seven (27) South, Range Two (2) East, Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point on the section line and Two Thousand One Hundred Seventy-seven and Sixty-two hundredths (2177.62) feet North of the Southwest corner of said section; thence North 89° 01' 51" East a distance of Fifty (50.00) feet to a 4" x 4" concrete monument stamped "21A" on the East Right-of-way of a county road; thence North 89° 01' 51" East a distance of Six Hundred Eighty-four and Twenty-six hundredths (684.26) feet to monument "22"; thence South 68° 48' 54" East a distance of Two Hundred Thirty-nine and Fifty-one hundredths (239.51) feet to monument "23"; thence South 71° 03' 37" East a distance of Two Hundred Fifty-nine and Thirty-eight hundredths (259.38) feet to monument "22"; thence South 61° 22' 12" East a distance of One Hundred Eighty-four and Seventeen hundredths (184.17) feet to monument "22A"; thence North 30° 04' 21" East a distance of Four Hundred One and Ninety-eight hundredths (401.98) feet to monument "17A"; thence North 65° 14' 18" West a distance of One Hundred Seventy (170.00) feet to monument "17"; thence North 65° 14' 18" West a distance of One Hundred Seventy-five and Sixty-seven hundredths (175.67) feet to monument "16"; thence North 69° 16' 55" West a distance of Three Hundred Four and Thirteen hundredths (304.13) feet to monument "15"; thence South 89° 01' 51" West a distance of Two Hundred Thirty-five (235.00) feet to monument "18A"; thence South 89° 01' 51" West a distance of Seven Hundred Ten and Fifty-three hundredths (710.53) feet to monument "20A" on the East Right-of-way of a county road; thence South 89° 01' 51" West a distance of One Hundred Fifty-six and Fifty-five hundredths (156.55) feet to the point of beginning. Said tract containing Ten and Twenty-six hundredths (10.26) acres more or less, including Eighteen hundredths (0.18) acres of road Right-of-way.

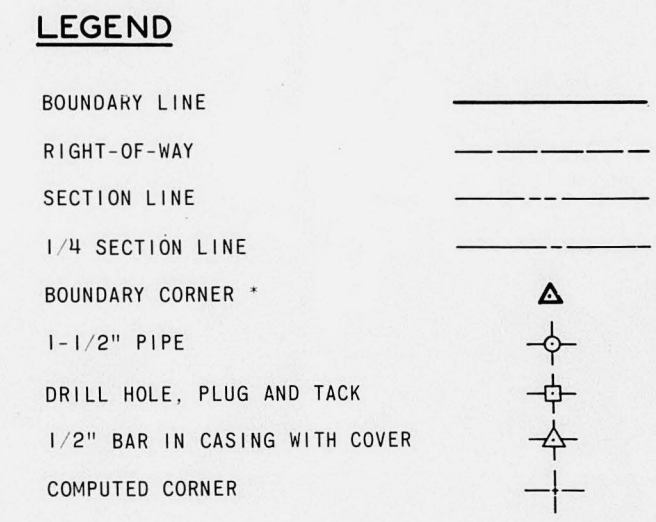
TRACT #3
 A tract of land located in the Southwest Quarter of Section Fourteen (14), Township Twenty-seven (27) South, Range Two (2) East, Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point on the section line and Nine Hundred Thirty (930.00) feet North of the Southwest corner of said section; thence North 0° 58' 09" West along said section line a distance of One Thousand Two Hundred Forty-seven and Sixty-two hundredths (1247.62) feet; thence North 89° 01' 51" East a distance of Fifty (50.00) feet to a 4" x 4" concrete monument stamped "21A" on the East Right-of-way of a county road; thence North 89° 01' 51" East a distance of Six Hundred Eighty-four and Twenty-six hundredths (684.26) feet to monument "22"; thence South 14° 05' 38" West a distance of One Hundred Ten and Twenty-six hundredths (110.26) feet to monument "25"; thence South 63° 23' 38" East a distance of Five Hundred Forty-eight and Seventy-nine hundredths (548.79) feet to monument "27"; thence South 57° 48' 18" East a distance of Two Hundred Fifteen and Seventy-six hundredths (215.76) feet to monument "28"; thence South 41° 47' 40" East a distance of Four Hundred Seven and Twenty-four hundredths (407.24) feet to monument "29"; thence South 22° 14' 53" West a distance of Sixty-five and Twenty-five hundredths (65.25) feet to monument "30"; thence South 72° 19' 57" West a distance of Four Hundred Seventy-seven and Fifty-four hundredths (477.54) feet to monument "31"; thence South 78° 22' 39" West a distance of One Hundred Forty-two and Eighty-eight hundredths (142.88) feet to monument "32"; thence South 76° 30' 55" West a distance of Two Hundred Forty-five and Sixty hundredths (245.60) feet to monument "33"; thence North 38° 57' 05" West a distance of One Hundred Fifty-five and Fifteen hundredths (155.15) feet to monument "32A"; thence South 89° 01' 51" East a distance of Five Hundred Eighty (580.00) feet to monument "33B" on the East Right-of-way of a county road; thence South 89° 01' 51" East a distance of Fifty (50.00) feet to the point of beginning. Said tract containing Thirteen and Fifty hundredths (13.50) acres more or less including One and Forty-three hundredths (1.43) acres of road Right-of-way.

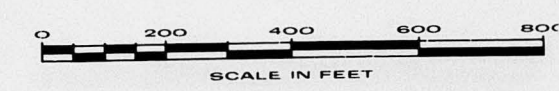
SURVEYOR'S CERTIFICATE
 I, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of Kansas with experience and proficiency in land surveying, that the heretofore described property was surveyed by me, or under my supervision; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.



Jimmie R. Felton L.S. 327



LAMBERT PROJECTION, KANSAS
 SOUTH ZONE, GRID AND SEA
 LEVEL FACTOR = .99967853



ALL DISTANCES AND BEARINGS ARE ON GRID DATUM.
 MEASURED FIELD DISTANCE = GRID DISTANCE
 .99987853
 TRUE BEARING = GRID BEARING + 0° 48' 40.2"
 BOUNDARY CORNER 1/4" CONC. POST WITH BRASS CAP

SD 70-10
BOUNDARY SURVEY
CRESTVIEW COUNTRY CLUB
 SECTION 14 - T.27S., R.2E.
 SEDGWICK COUNTY, KANSAS

WILSON & COMPANY ENGINEERS & ARCHITECTS SALINA - KANSAS	DATE: NOV. 6, 1969
	FILE NO. 69-60A
	SHEET NO. OF



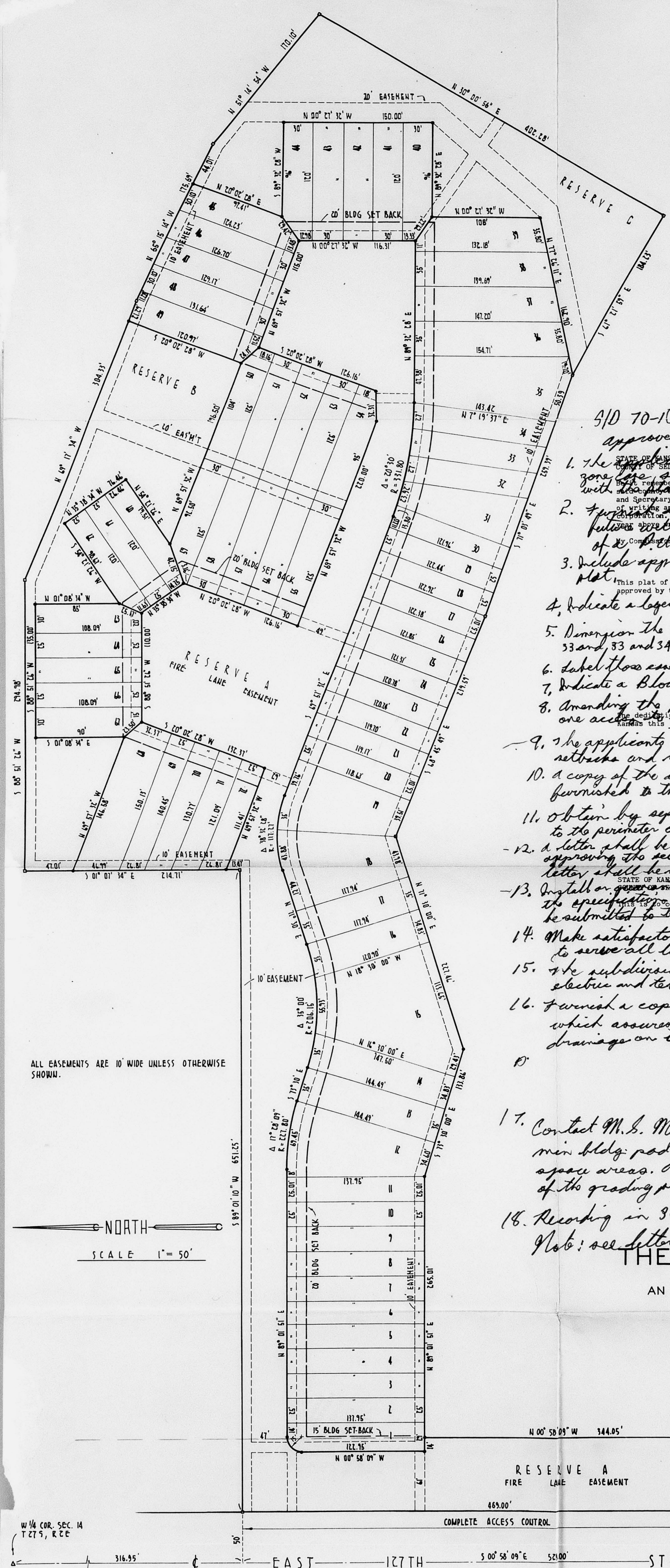
COMPILED BY PHOTOGRAMMETRIC METHODS
AERIAL DATA SERVICE - TULSA, OKLAHOMA

SD-70-10

SEC 14 T-27-S R-2-E
SEDGWICK CO., KANSAS

SCALE: 1" = 200'
CONT. INT. 4
PHOTOGRAPHY 10-16-69

N



STATE OF KANSAS }
COUNTY OF SEDGWICK } ss.

I, Charles M. Goodness, being a duly licensed professional engineer in said county and state, do hereby certify that I have surveyed and plotted THE VILLAS AT CRESTVIEW and addition to Sedgwick County, Kansas, described as follows: Beginning south 00°58'09\"/>

Charles M. Goodness Engineer
Charles M. Goodness

KNOW ALL MEN BY THESE PRESENTS:

That we, Mansiones del Sol, Inc., a corporation, by its President, Frank M. Kessler and Secretary, H. Marvin Bastian, have caused the land described in the engineer's certificate to be plotted into lots, reserves and streets. Easements are hereby granted as indicated for utility and drainage construction and maintenance. Street is hereby dedicated to and for the use of the public. All abutting rights of access to or from 127th Street over and across the west line of Reserve A are hereby granted to the appropriate Governing Body, except for one 60 foot wide entrance adjacent to the south line of the plat. Reserve A, as plotted, is for the use of private drives, parking area and open spaces. All private drives in Reserve A are hereby granted as a fire lane easement. The west 30 feet of Reserve A is for open space buffer zone. Reserves B and C, as plotted, are for open space and recreational purposes.

MANSIONES DEL SOL, INC.
Frank M. Kessler President
H. Marvin Bastian Secretary

- 9/10 70-10
approved subject to
1. The applicant's restrictive covenants offered on the associated zoning map shall be submitted to the Planning Dept for forwarding with the plat to the Planning Commission for their consideration.
 2. The applicant shall provide a copy of the restrictive covenants and future well plan with the Country Club in completion and filing of a plat.
 3. Include appropriate text for the B.C.C. approval of this plat.
 4. Indicate a legend for views on the plat.
 5. Denominate the common lot line between Lots 31, 32 and 33 and 33 and 34.
 6. Label those easements that are for drainage purposes.
 7. Indicate a Block No. on letter on the plat.
 8. Amend the plat's text as follows: "... Governing Body, except for one access to the property..."
 9. The applicant's restrictive covenants shall also include adequate setbacks and min separation between structures.
 10. A copy of the applicant's Home Association agreement shall be furnished to the Planning Dept.
 11. Obtain by separate instrument, a 10' utility easement parallel and adj. to the perimeter of the plat.
 12. A letter shall be obtained from the Wichita-Sedgwick Co. Health Dept. showing the sewage treatment system for outside property. A copy of this letter shall be submitted to the Planning Dept.
 13. Install or govern any utility of a sanitary sewer line or conductor with the applicant's plat. Plans for the sewer line shall be submitted to the governing body for approval.
 14. Make satisfactory arrangements for the extension of municipal water to serve all lots.
 15. The subdivision shall be served by underground installation of electric and telephone service.
 16. Furnish a copy of agreement between applicant and the Country Club which assures the right to continuous discharge of water and drainage on to and across the Club property.

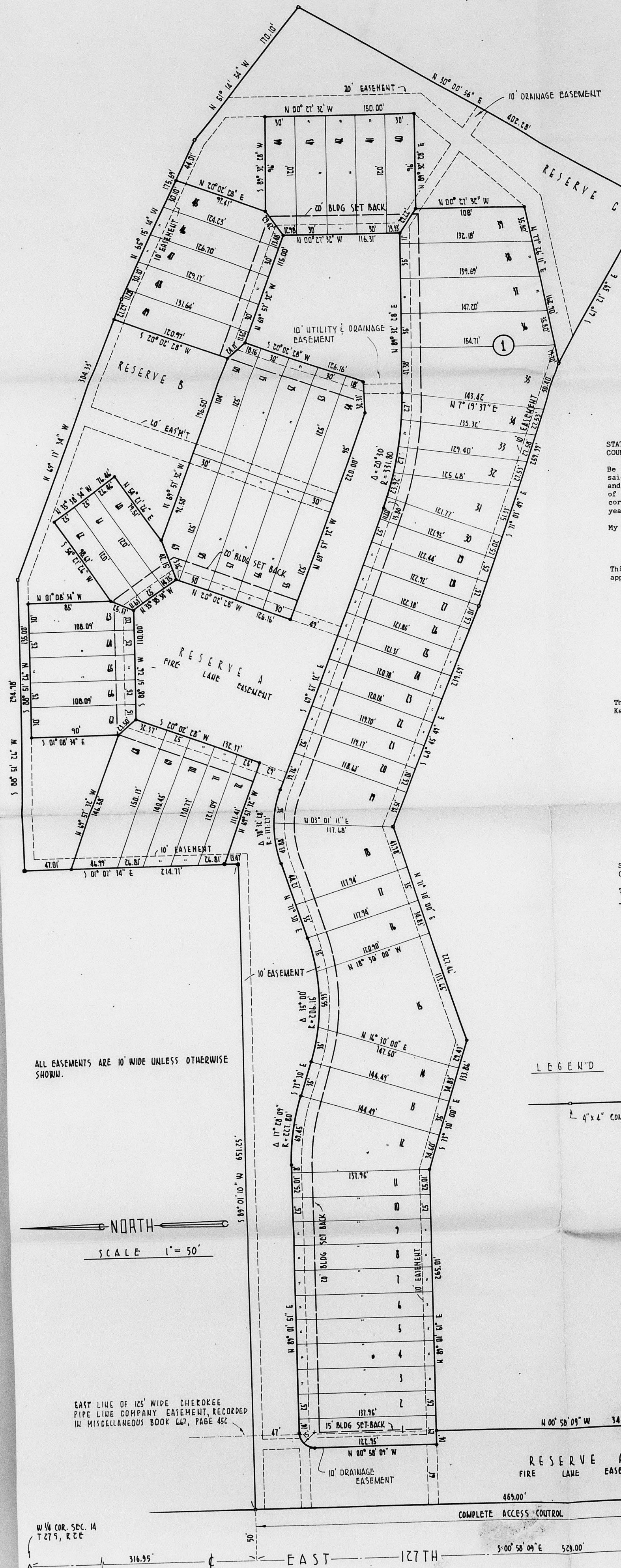
FINAL PLAT
SD 70-10
OFFICE COPY
DO NOT REMOVE

17. Contact M.S. Mitchell of the Flood Control Office relative to min block pad elevation and proposed grading plans for the open space areas. A copy of a letter from M.S. Mitchell giving approval of the grading plans shall be submitted to the Planning Dept.

18. Recording in 30 days. PLAT OF
THE VILLAS AT CRESTVIEW
AN ADDITION TO SEDGWICK COUNTY - KANSAS

ALL EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SHOWN.

NORTH
SCALE 1" = 50'



STATE OF KANSAS } ss.
 COUNTY OF SEDGWICK }
 I, Charles M. Goodness, being a duly licensed professional engineer in said county and state, do hereby certify that I have surveyed and plotted THE VILLAS AT CRESTVIEW and addition to Sedgwick County, Kansas, described as follows: Beginning south 02°58'00" east a distance of 316.95 feet from the west quarter corner of Section 14, T.27 S., R.2 E. of the 6th P.M., Sedgwick County, Kansas; thence south 02°58'00" east on the west line of said Section 14 a distance of 529.00 feet; thence north 89°01'51" east a distance of 125.00 feet; thence north 89°01'51" east a distance of 265.01 feet; thence south 73°30'00" east a distance of 13.86 feet; thence north 73°30'00" east a distance of 227.16 feet; thence south 68°15'10" east a distance of 239.59 feet; thence south 71°03'10" east a distance of 102.28 feet; thence north 51°11'51" east a distance of 184.23 feet; thence north 30°00'50" east a distance of 175.69 feet; thence west a distance of 170.10 feet; thence north 65°15'11" west a distance of 175.69 feet; thence north 69°17'13" west a distance of 304.33 feet; thence south 88°51'50" west a distance of 294.98 feet; thence south 01°40'34" east a distance of 214.71 feet; thence south 89°01'10" west a distance of 701.25 feet to the point of beginning, containing 12.11 acres more or less.

Charles M. Goodness
 Engineer
 Charles M. Goodness

KNOW ALL MEN BY THESE PRESENTS:
 That we, Mansiones del Sol, Inc., a corporation, by its President, Frank M. Kessler and Secretary, H. Marvin Bastian, have caused the land described in the engineer's certificate to be platted into lots, reserves and street. Easements are hereby granted as indicated for utility and drainage construction and maintenance. Street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 127th Street over and across the west line of Reserve A are hereby granted to the appropriate governing body, except for one access to be located within the south 40 feet thereof. Reserve A, as platted, is for the use of private drives, parking areas and open spaces. All private drives in Reserve A are hereby granted as a fire lane easement. The west 30 feet of Reserve A is for open space buffer zone. Reserves B and C, as platted, are for open space and recreational purposes.

MANSIONES DEL SOL, INC.
 Frank M. Kessler, President
 H. Marvin Bastian, Secretary
 H. Marvin Bastian (SEAL)

STATE OF KANSAS } ss.
 COUNTY OF SEDGWICK }
 Be it remembered that on this 17 day of April, 1970, before me a notary public in and for said county and state, came Mansiones del Sol, Inc., a corporation, by its President, Frank M. Kessler and Secretary, H. Marvin Bastian, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the same as their voluntary act and deed and as the act and deed of said corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

John W. McConaughy
 Notary Public
 John W. McConaughy (SEAL)

My Commission expires May 15, 1970.

This plat of THE VILLAS AT CRESTVIEW an addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 14 day of May, 1970.
 WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
Robert A. Lakin Chairman
 Robert A. Lakin Secretary
 Robert A. Lakin (SEAL)

The dedications shown on this plat accepted by the Board of County Commissioners of Sedgwick County, Kansas this day of May, 1970.

Earl E. Rush, Chairman
 Tom Scott, Commissioner
 Elmer S. Peters, Commissioner

Entered on Transfer Record this day of May, 1970.
 Marie Warden, County Clerk
 Marie Warden (SEAL)

STATE OF KANSAS } ss.
 COUNTY OF SEDGWICK }
 This is to certify that this instrument was filed for record in the Register of Deeds Office at A.M. - P.M. on the day of May, 1970.
 John Hale, Register of Deeds
 Deputy

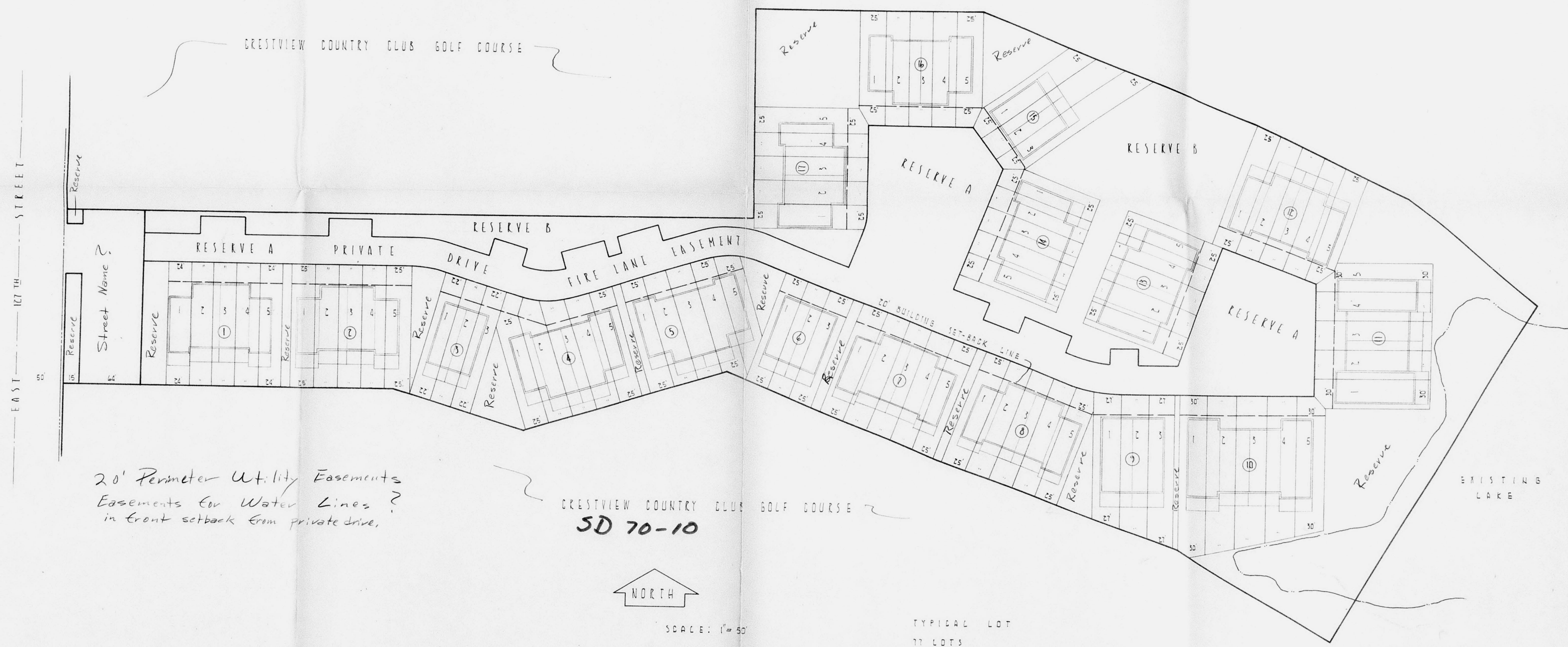
THE DEDICATIONS SHOWN ON THIS PLAT ACCEPTED BY THE CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS THIS DAY OF May, 1970.

A. PRICE WOODARD, JR., Mayor
Ralph Feberly City Clerk
 Ralph Feberly (SEAL)

PLAT OF
 THE VILLAS AT CRESTVIEW
 AN ADDITION TO SEDGWICK COUNTY - KANSAS

RECORDED ON 6-18-70
 APPROVED FOR RECORDING
 COPY DEAD - FILE

FILED AVAILABLE



20' Perimeter Utility Easements
Easements for Water Lines
in front setback from private drive.

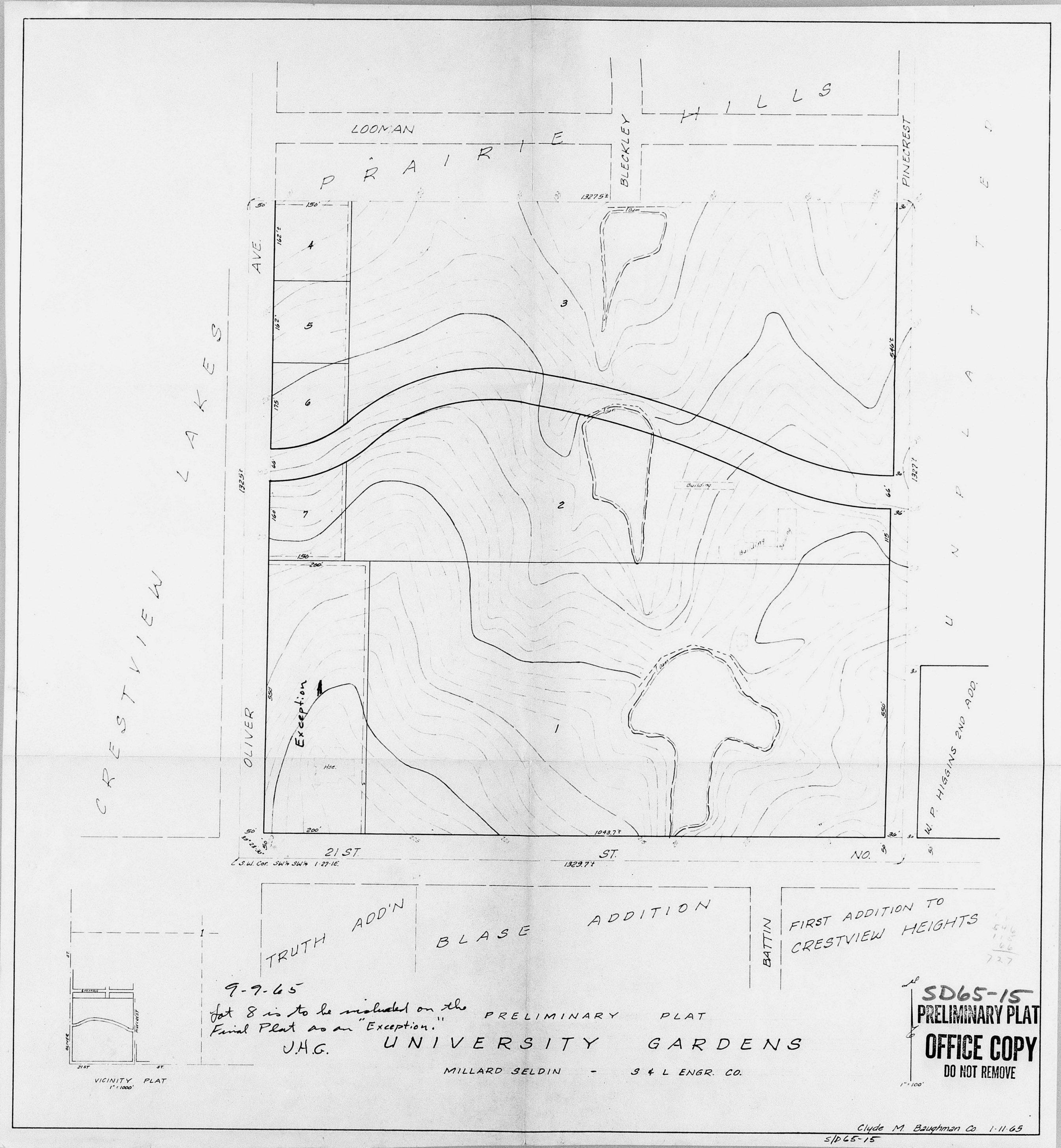
CRESTVIEW COUNTRY CLUB GOLF COURSE
SD 70-10



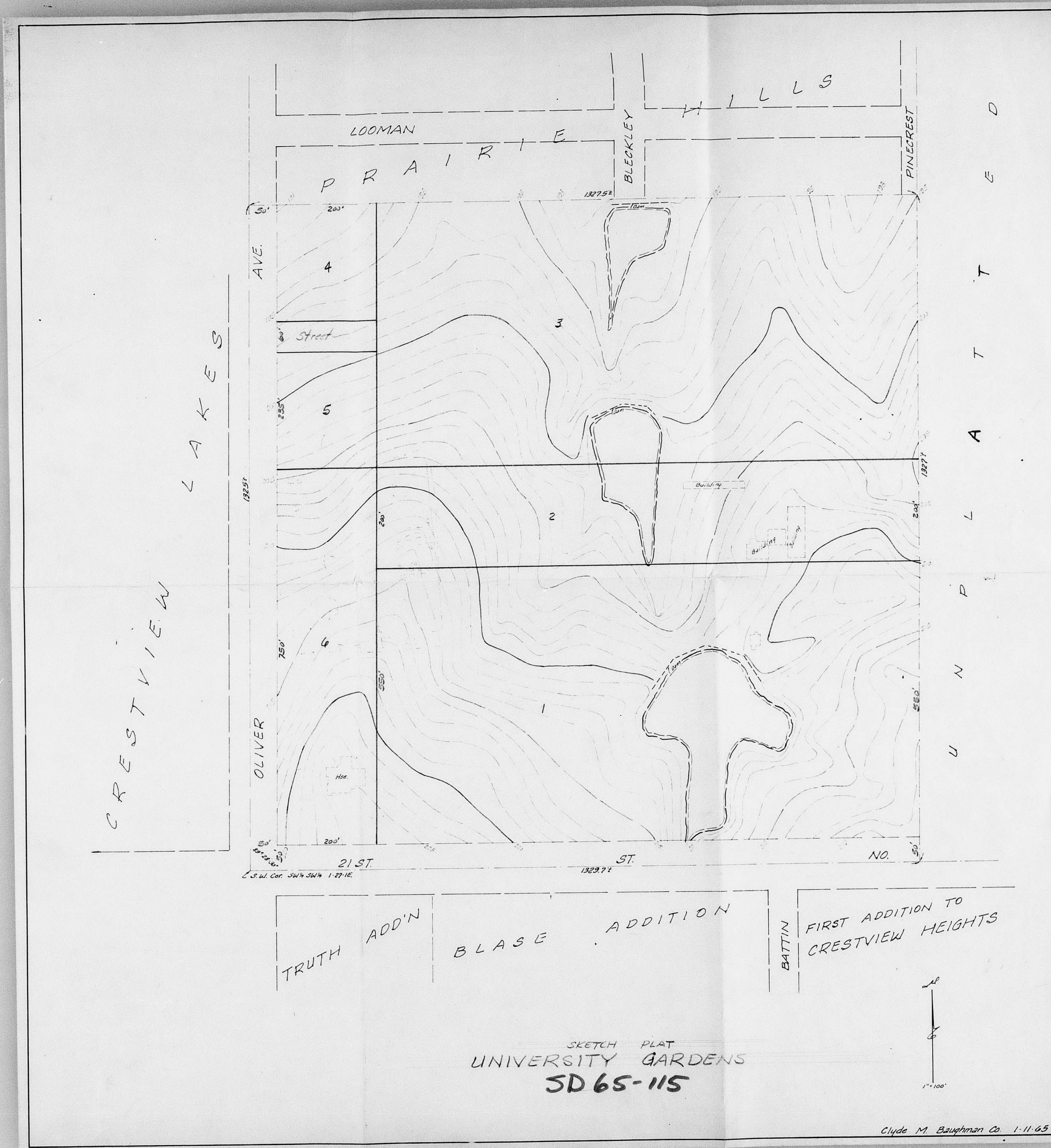
SCALE: 1"=50'

TYPICAL LOT
17 LOTS
CONTOUR INTERVAL 4'
DATUM U.S.B.S.
AERIAL SURVEY 10-16-69
MAP DATE 2-12-70

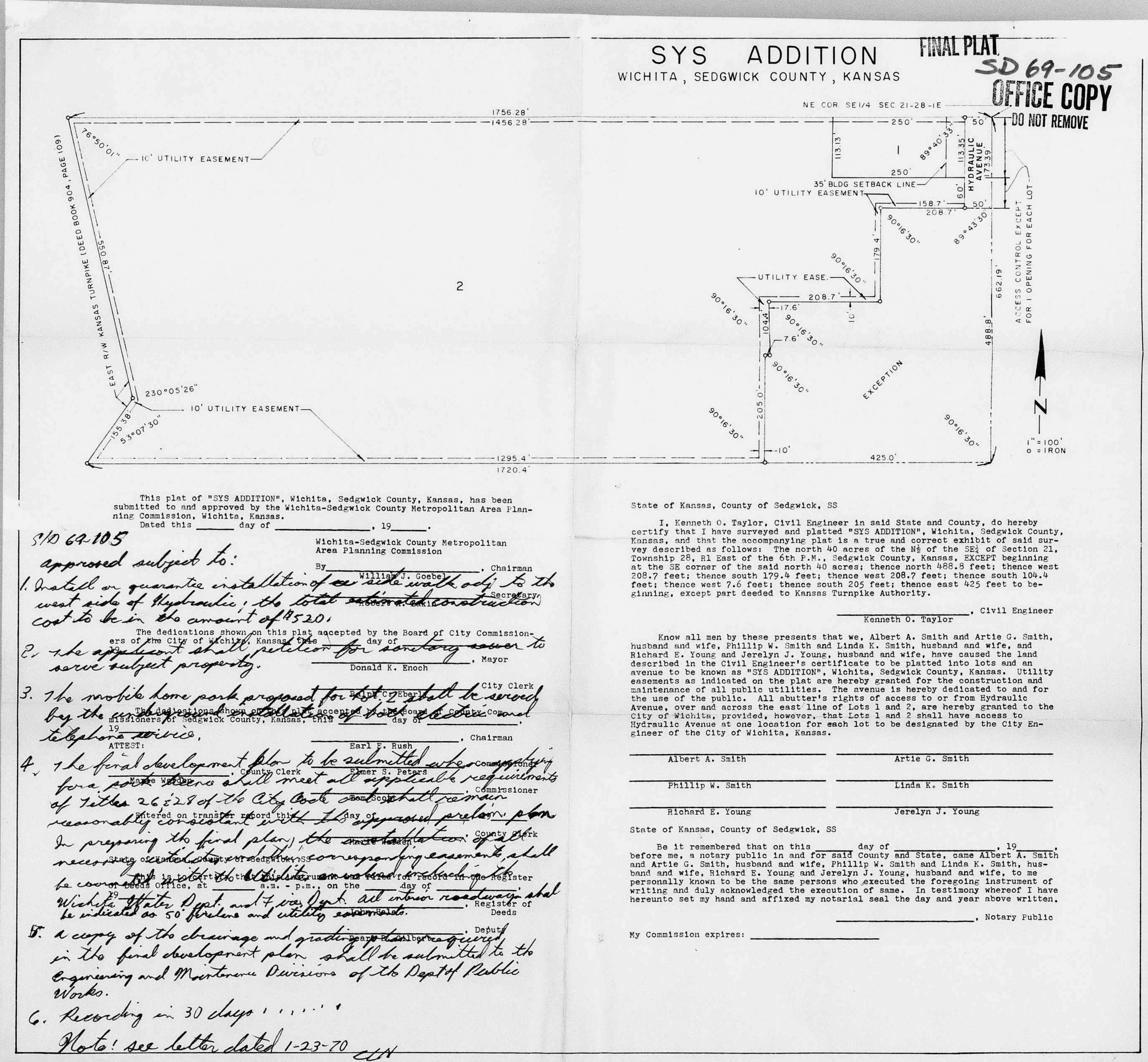
FILED
AVAILABLE



FILED AVAILABLE



FILED
AVAILABLE



SYS ADDITION FINAL PLAT
WICHITA, SEDGWICK COUNTY, KANSAS
SD 69-105
OFFICE COPY
DO NOT REMOVE

This plat of "SYS ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 19____.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By William J. Coabe, Chairman
Secretary
Secretary

SD 69-105
approved subject to:

1. Install or guarantee installation of sanitary sewer to the west side of Hydraulic; the total estimated construction cost to be in the amount of \$4520.
2. The dedications shown on this plat accepted by the Board of City Commissioners of the City of Wichita, Kansas, the day of _____, 19____.
3. The mobile home park proposed for site to be served by the sanitary sewer shall be subject to approval of the Board of City Commissioners of Sedgwick County, Kansas, this _____ day of _____, 19____.
4. The final development plan to be submitted and approved for a plat shall meet all applicable regulations of Titles 26 & 28 of the City Code and shall be reasonably consistent with the approved plat plan in preparing the final plat; the amount of all necessary easements shall be approved by the City Clerk and the County Clerk; the plat shall be recorded in the Register for Records Office, at _____, P.M., on the _____ day of _____, 19____.
5. A copy of the drainage and grading plan required in the final development plan shall be submitted to the Engineering and Maintenance Division of the Dept of Public Works.
6. Recording in 30 days

Note! see letter dated 1-23-70

State of Kansas, County of Sedgwick, SS

I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "SYS ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: The north 40 acres of the NE 1/4 of Section 21, Township 28, R1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT beginning at the SE corner of the said north 40 acres; thence north 488.3 feet; thence west 208.7 feet; thence south 179.4 feet; thence west 208.7 feet; thence south 104.4 feet; thence west 7.6 feet; thence south 205 feet; thence east 425 feet to be-ginning, except part deeded to Kansas Turnpike Authority.

_____, Civil Engineer

Know all men by these presents that we, Albert A. Smith and Artie G. Smith, husband and wife, Phillip W. Smith and Linda K. Smith, husband and wife, and Richard E. Young and Jerelyn J. Young, husband and wife, have caused the land described in the Civil Engineer's certificate to be platted into lots and an avenue to be known as "SYS ADDITION", Wichita, Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The avenue is hereby dedicated to and for the use of the public. All abutter's rights of access to or from Hydraulic Avenue, over and across the east line of Lots 1 and 2, are hereby granted to the City of Wichita, provided, however, that Lots 1 and 2 shall have access to Hydraulic Avenue at one location for each lot to be designated by the City Engineer of the City of Wichita, Kansas.

_____	_____
Albert A. Smith	Artie G. Smith
_____	_____
Phillip W. Smith	Linda K. Smith
_____	_____
Richard E. Young	Jerelyn J. Young

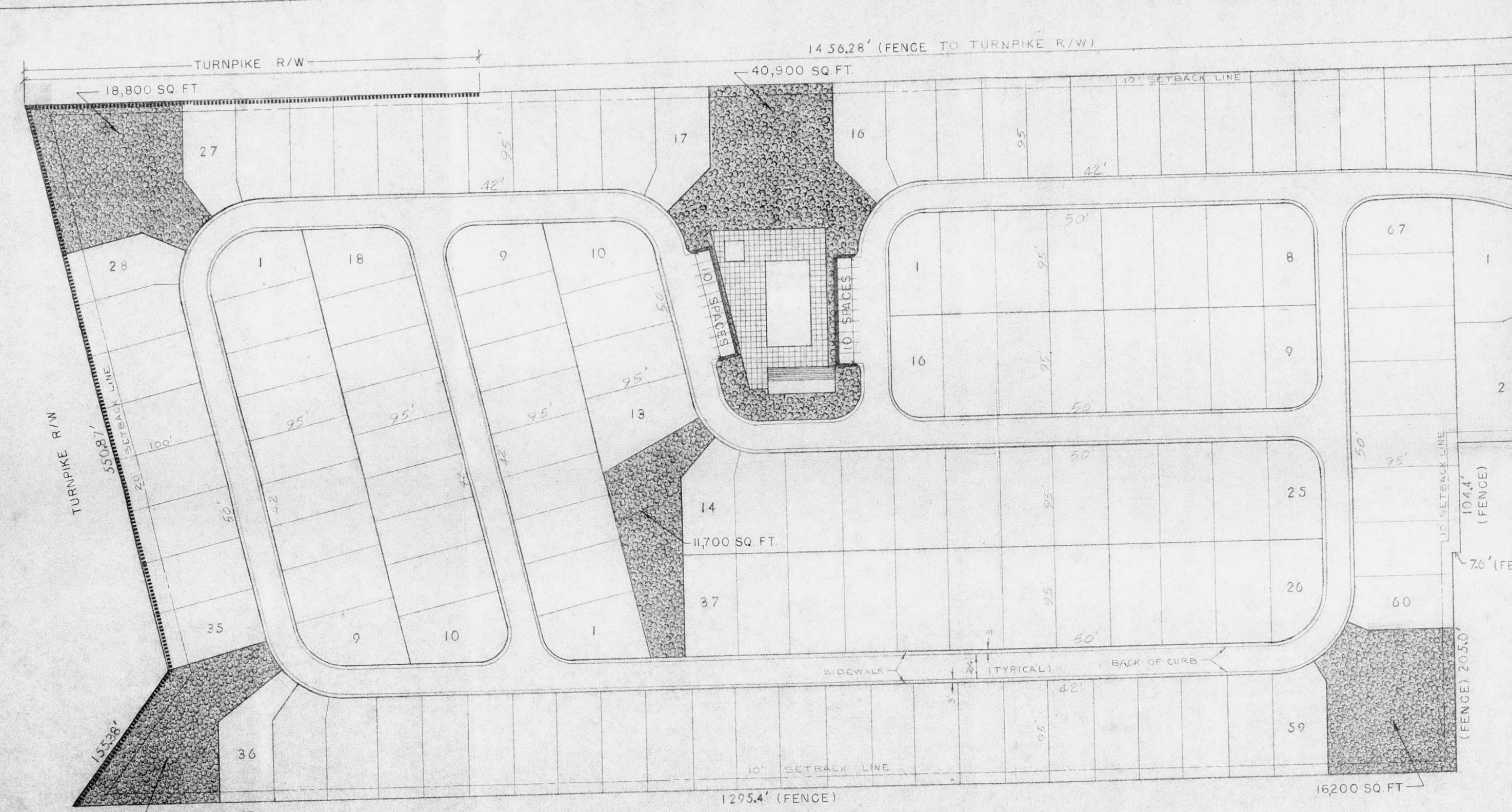
State of Kansas, County of Sedgwick, SS

Be it remembered that on this _____ day of _____, 19____, before me, a notary public in and for said County and State, came Albert A. Smith and Artie G. Smith, husband and wife, Phillip W. Smith and Linda K. Smith, husband and wife, Richard E. Young and Jerelyn J. Young, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission expires: _____

FILES AVAILABLE



CASA GRANDE ESTATES

NET AREA = GROSS AREA
 GROSS AREA — 888,105 SQ. FT. — 20.4 ACRES
 NO. OF SPACES — 142
 DENSITY — 6.96 UNITS PER ACRE

RECREATION AREA
 REQUIRED — 71,090 SQ. FT. = 1.63 AC.
 PROVIDED — 102,300 SQ. FT. = 2.35 AC.

SYMBOL — [Symbol]

SCREENING — [Symbol]

APPROVED PRELIMINARY
 By the Supervisory Committee
 January 2, 1970
 SD 69-105
 OFFICE COPY
 TAYLOR, B.E.
 1/13, 1970

MOBILE HOME PARK FOR S.Y.S. ENTERPRISES

FILES AVAILABLE

SD 69-105

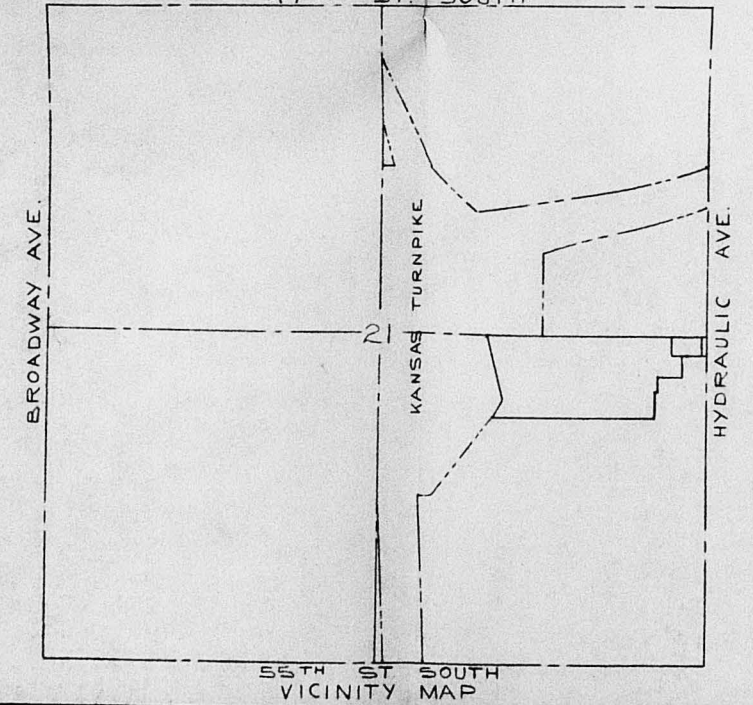
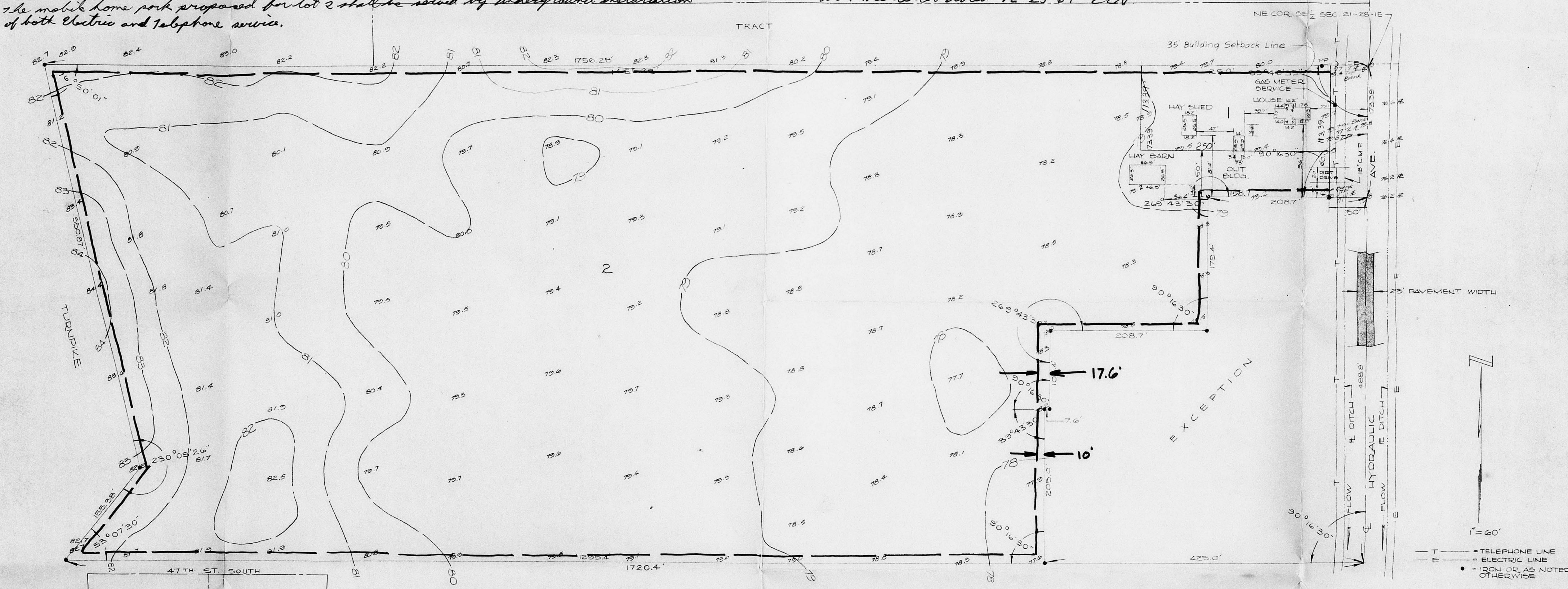
Approved subject to:

1. Indicating access control except opening per lot" adj. to the west line of Hydraulic and on the plat and in the platons text.
2. Indicate a 10' utility easement as shown hereon.
3. The dimension for the east line of the plat and the dimension for the east line of the development plan do not correspond. also contact the Planning Dept. regarding the dimensions shown adj. to the turnpike right-of-way.
4. Install or guarantee installation of a sidewalk adj. to the west line of Hydraulic; the total estimated construction cost to be in the amount of \$445.
5. Partition for sanitary sewer to serve subject property.
6. The mobile home park proposed for lot 2 shall be served by underground installation of both electric and telephone wires.

7. The Mobile Home Preliminary Development Plan was approved by the Subdivision Committee. Three (3) copies of an amended plan containing all the information outlined in the "Mobile Home Preliminary Development Plan Procedure" shall be submitted with the final plat.
8. The applicant's final development plan to be submitted to Central Inspection when application is made for a park license, shall meet all applicable requirements of Title 26-228 of the code of the City of Wichita and shall remain reasonably consistent with the approved preliminary plan. In preparing the final plan, the installation of all necessary utilities shall be coordinated with the Utility Companies involved and the Wichita Fire Dept. all interior park roadways shall be indicated on the plan as 50' fire and utility easement.
9. A copy of the drainage & grading plan required in the final development plan (Sec. VIII of Title 26), shall be furnished to the Engineering & Maintenance Division of the Dept. of Public Works.

10. Requirements for a final plat of the MAPS Subdivision Regulations,

Note: see letter dated 12-23-69. C.M.



SURVEY
 THE NORTH 40 ACRES OF THE N 1/2 OF THE SE 1/4 OF SECTION 21, TWP 25 N 1/2 E OF THE 27TH E.M., SEDGWICK COUNTY, KANSAS EXCEPT BEGINNING AT THE SE CORNER OF THE SAID NORTH 40 ACRES; THENCE NORTH 488.8 FEET; THENCE WEST 208.7 FEET; THENCE SOUTH 172.4 FEET; THENCE WEST 208.7 FEET; THENCE SOUTH 104.4 FEET; THENCE WEST 7.6 FEET; THENCE SOUTH 208.7 FEET; THENCE EAST 425 FEET TO BEGINNING, EXCEPT FACT DEPENDS TO KANSAS TURNPIKE AUTHORITY.

K.O. TAYLOR, P.E.
AUGUST 2, 1969

PRELIMINARY PLAT
SD 69-105
OFFICE COPY
DO NOT REMOVE

DM. CIRCLED * ON SW COR. OF CONCRETE BASE OF FERRY SIGN AT NE COR 51ST ST & HYDRAULIC AVE. E.L. 80-41

N.G. & E. EASEMENT RECORDED IN MISC. BOOK 357 AT PAGE 227 DOES NOT AFFECT THIS PROPERTY.

PRELIMINARY PLAT
S.Y.S. ADDITION

FOR: S.Y.S. ENTERPRISES

DATE	PREL. PLAT	12/1/69
FILE		
DATE		
FILE		

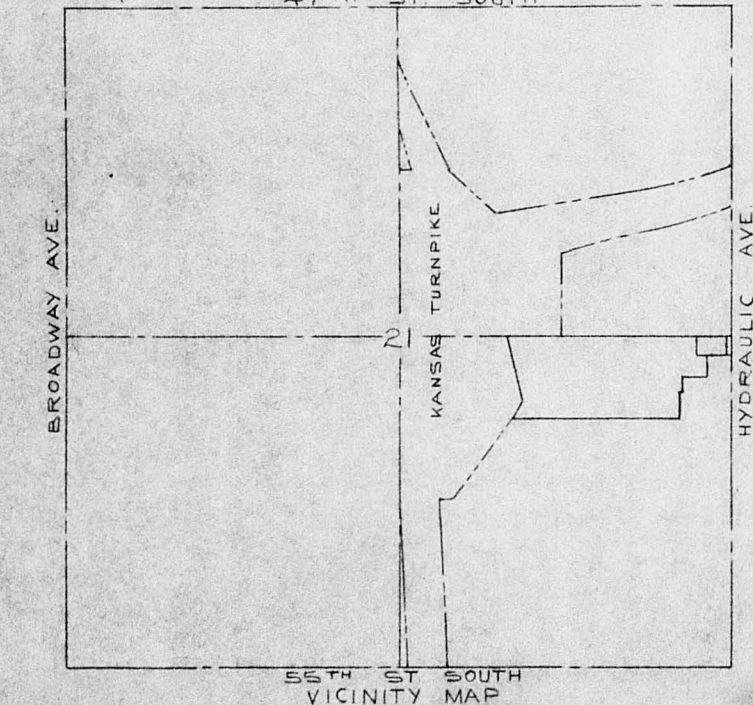
FILED
AVAILABLE

KANSAS TURNPIKE AUTHORITY
CONDEMNATION CASE A-55279

TRACT

TRACT

NE COR. OF 1/4 SEC. 21-25-1E



SURVEY
 THE NORTH 40 ACRES OF THE N 1/4 OF THE SE 1/4 OF SECTION 21, T25 N, R15 E OF THE 6TH PM, SEBOWICK COUNTY, KANSAS, EXCEPT BEGINNING AT THE SE CORNER OF THE SAID NORTH 40 ACRES; THENCE NORTH 488.0 FEET; THENCE WEST 2087 FEET; THENCE SOUTH 1724 FEET; THENCE WEST 2087 FEET; THENCE SOUTH 1044 FEET; THENCE WEST 73 FEET; THENCE SOUTH 2087 FEET; THENCE EAST 425 FEET TO BEGINNING, EXCEPT PART DEEDS TO KANSAS TURNPIKE AUTHORITY.

K. O. TAYLOR, P.E.
 AUGUST 5, 1929

5M. CLINEBERRY ON SW COR. OF CONCRETE BASE OF DEPTH SIGN AT NE COR. OF 51ST ST. & HYDRAULIC AVE. E.L. 8041

K.G. E. EASEMENT RECORDED IN MISC. BOOK 357 AT PAGE 227 DOES NOT AFFECT THIS PROPERTY.

SKETCH PLAT
 S.Y.S. ADDITION

FOR: S.Y.S. ENTERPRISES

SKETCH PLAT
SD 69-105
OFFICE COPY
 DO NOT REMOVE

DATE	REVISION	BY	CHKD

FILED
 AVAILABLE