

THE CITY OF WICHITA

OFFICE OF Park Board

DATE April 28, 1986

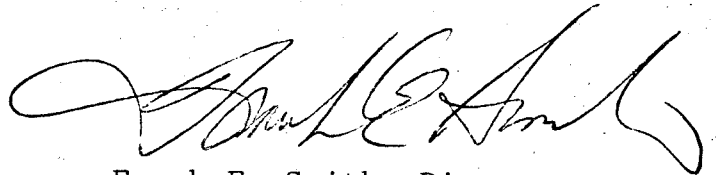
TO Tim Cain, Administrative Supervisor

FROM Frank E. Smith, Director

SUBJECT Street Easement - 5' Strip
North Boundary Orchard Park


Attached is a Street Easement which was approved by the Board of Park Commissioners at its meeting this date.

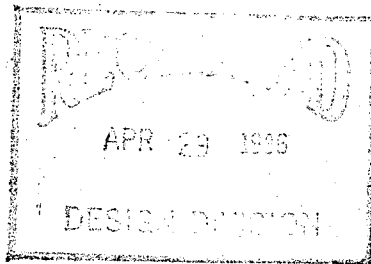
The Easement provides a 5' strip of land from the north boundary of Orchard Park for the purpose of additional street right-of-way.



Frank E. Smith, Director
Board of Park Commissioners

FES/lrb
Att: ..

4-29-86 Original of this memo & easement to Forrest Nagley 



STREET EASEMENT

THIS EASEMENT made this 28th day of April, 1986,
by and between The Board of Park Commissioners of the first part
and the City of Wichita on the second part.

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

That part of Lot 29, R. A. Morris Tracts, Sedgwick County, Kansas, described as the south five feet (5') of the north 35 feet of said Lot 29, except therefrom those portions previously dedicated for street right-of-way.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such street.

IN WITNESS WHEREOF: The said first part y has signed these presents the day and year first written.

ATTEST:

Lucille Bruehl
Park Board Clerk

Alfred F. Angulo
Alfred F. Angulo, President
Board of Park Commissioners

STATE OF KANSAS)
SEDGWICK COUNTY) SS

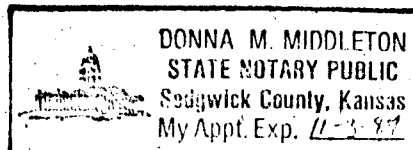
Personally appeared before me, a notary public, in and for the County and State aforesaid *Alfred F. Angulo*

to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 28th day of April, 1986.

Donna M. Middleton
Notary Public

My Commission Expires November 3, 1987



Jenelle Properties Corporation
R. L. Smith, President

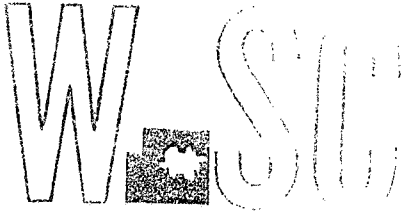
That part of Lots 1, 2, 3, 4, 5, 6, 7 and 8, Memory Lane Twin Homes Addition, Wichita, Kansas, described as beginning at the S.W. Corner of said Lot 1; thence north, along the west line of said Lot 1, 10 feet; thence east, parallel with the south line of said Lots 1, 2, 3, 4, 5, 6, and 7, 570.44 feet to the intersection of the southerly line of said Lot 8, being a curve, having a radius of 50 feet; thence southwesterly along the southerly line of said Lots 8 and 7, on said curve, 14.15 feet to the P.T. of the Cul-De-Sac; thence West, along the south line of said Lots 1, 2, 3, 4, 5, 6, and 7, 560.55 feet to the place of beginning

That part of Lot 29, R. A. Morris Tracts, Sedgewick County, Kansas, described as the south 5 feet of the north 35 feet of said Lot 29, except therefrom those portions previously dedicated for street right-of-way

Board of Park Commissioner
of the City of Wichita, Kansas

Thomas A. Martin, President

WICHITA SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 768-4551

December 10, 1982

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 76-75 - Final plat of Memory Lane Twin Homes
Addition

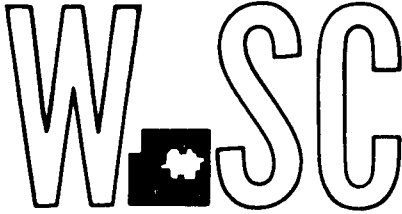
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 9, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve each lot.
- B. The applicant shall guarantee the paving of Memory Lane from Smith Street to and including the cul-de-sac.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement covering this entire property and a restrictive covenant stating that adequate noise reduction methods will be incorporated in all habitable structures.
- E. 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. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

WICHITA—SEDGWICK COUNTY

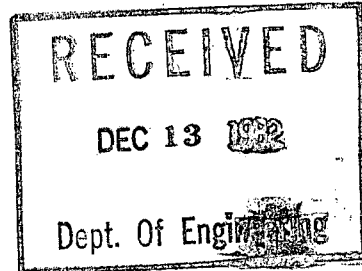


METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

December 10, 1982

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211



Re: S/D 76-75 - Final plat of Memory Lane Twin Homes
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 9, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve each lot.
- B. The applicant shall guarantee the paving of Memory Lane from Smith Street to and including the cul-de-sac.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement covering this entire property and a restrictive covenant stating that adequate noise reduction methods will be incorporated in all habitable structures.
- E. 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. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

Baughman Co., P.A. - 12-10-82

Page 2

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 16, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

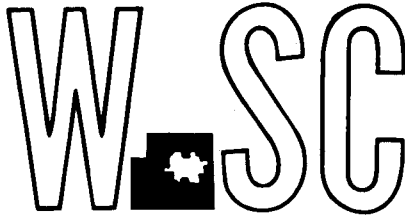


Louise Olivarez
Senior Planner

LO:bh

cc: | Larry D. Schneider, 3501 W. Fairhaven Rd., 67217
| Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

RECEIVED

FEB 22 1982

Dept. Of Engineering

February 19, 1982

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 76-75 - Preliminary plat of Larry D. Schneider 1st Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 18, 1982, 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 applicant shall guarantee extension of City water to serve each lot.
- B. The final plat shall indicate a cul-de-sac at the east end of Memory Lane. It should be designed to provide access for the unplatted tract to the east.
- C. The applicant shall guarantee the paving of Memory Lane from Smith Street to and including the cul-de-sac.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement covering this entire property and a restrictive covenant stating that adequate noise reduction methods will be incorporated in all habitable structures.
- F. The applicant shall be advised that no additional houses can be placed on Lots 1 and 2 as long as the existing structures remain.
- G. Prior to preparation of the final plat, the legal description of the applicant's ownership should be checked. It is believed that the north half of Memory Lane was dedicated in 1963. See Misc. Bk 515, Page 135.
- H. 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.

Baughman Co., P.A.
2-19-82
Page 2

I. 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,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Larry D. Schneider, 3501 W. Fairhaven Rd., 67217
x Mike Lindebak, City Engineering

WICHITA-SEDGWICK COUNTY

DATE 8-26-76

METROPOLITAN AREA PLANNING DEPARTMENT

~~TOM ALLEN, PARK DEPARTMENT~~
~~Bill McKinley, Assistant Traffic Engineer~~
TO M. S. Mitchell, Maintenance-Flood Control
✓ Dean Sellers, Assistant City Engineer
FROM Louise Olivarez, Planning Analyst

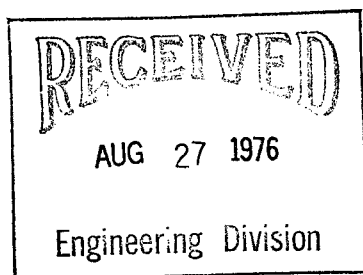
SUBJECT Sketch plat of S/D 76-75 *Larry D. Schneider 1st Addition*

The above referenced sketch plat was recently submitted to our office. I would appreciate your review of this plat with any comments you may have returned to me no later than *Thursday, September 2, 1976.*

Louise Olivarez

Louise Olivarez
Planning Analyst

LO:rme
Attachment



SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSIONS/D No. 76-75 Name Memory Lane Twin Homes AdditionDate Application Rec'd. 8-26-76Preliminary Approval 2-18-82Scheduled S/D Meeting 12-9-82DESCRIPTIONGeneral Location north side of Memory Lane in an area east of SmithOwner Schneider Investment Corporation: Atten: Larry D. SchneiderSurveyor/Engineer Baughman Company, P.A.Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | | | |
|--|---|---------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>2.44</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>30</u> R/W <u>646</u> ft. | |
| Residential | <u>8</u> | b. <u>5</u> R/W <u>135</u> ft. | |
| Commercial | | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>8</u> | TOTAL | <u>781</u> ft. |
| 3. Minimum Lot Frontage | <u>80</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>9697.0</u> sq. ft. | streets | <u>yes</u> <u>x</u> no |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>A (Z-2321)</u> | | |
| 9. Is public water available | <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No | | |
| 12. City of Wichita | <u>x</u> _____ 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

NOTE: The preliminary plat of this property was reviewed by the Subdivision Committee on February 18, 1982, under the name Larry D. Schneider 1st Addition. Associated zone case Z-2321 (AA to A) has been approved subject to platting.

- A. The applicant shall guarantee the extension of City water to serve each lot.
- B. The applicant shall guarantee the paving of Memory Lane from Ninth Street to and including the cul-de-sac.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement covering this entire properjy and a restrictive covenant stating that adequate noise reduction methods will be incorporated in all habitable structures.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 76-75 Name Larry D. Schneider 1st Addition
Date Application Rec'd. 2-4-82 Preliminary Approval _____
Scheduled S/D Meeting 2-18-82

DESCRIPTION

General Location North side of Memory Lane in an area east of Smith Street

Owner Larry D. Schneider
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>2.44 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>5</u> R/W <u>135</u> ft. |
| Residential <u>9</u> | b. <u>30</u> R/W <u>646</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>9</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>70 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>9,450.0 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>A(Z-2321)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: Do not confuse this plat with S/D 79-120, proposed plat of "Larry Schneider 1st Addition", located at Hoover and Elm. That plat, if it proceeds to the final platting stage, will be renamed.

- A. The applicant shall guarantee extension of City water to serve each lot.
- B. Although 30 feet of right-of-way exists for Anna south of Memory Lane, it is anticipated that this street will never be opened because there is a school to the east and park land to the west and south. Therefore, a cul-de-sac needs to be dedicated to terminate Memory Lane at Lot 9. It should be designed to provide access for the unplatted tract to the east. If additional right-of-way is needed from adjacent properties, the applicant shall attempt to obtain these dedications.
- C. The applicant shall guarantee the paving of Memory Lane from Smith Street to and including the cul-de-sac.
- D. The City Engineer's representative shall be prepared to comment on the applicant's proposed drainage plan and state if any drainage improvements need to be guaranteed with the plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement covering this entire property and a restrictive covenant stating that adequate noise reduction methods will be incorporated in all habitable structures.
- G. The applicant shall be advised that no additional houses can be placed on Lots 1 and 2 as long as the existing structure remain.
- H. Prior to preparation of the final plat, the legal description of the applicant's ownership should be checked. It is believed that the north half of Memory Lane was dedicated in 1963. See Misc. Bk 515, Page 135.

- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).