

S/D NO. 80-27 Name Graham-Casado Addition  
Date Application Rec'd. 4/7/80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 4/17/80

DESCRIPTION

General Location South side of U.S. 54 Highway (Kellogg Avenue) in an area east of  
Reca Avenue

Owner Jesse L. Graham

Surveyor/Engineer Baughman Company, P.A..

Address 330 Laura Phone 262-7271

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>0.92</u>  | 7. Lineal Feet of New Streets:                  |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft.      |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft.      |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft.      |
| Industrial <u>    1    </u>   | d. <u>        </u> R/W <u>        </u> ft.      |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft.      |
| Total Number of Lots <u>1</u>   | TOTAL <u>        </u> ft.                       |
| 3. Minimum Lot Frontage <u>201.76</u> ft.                                   | 8. Sidewalk adjacent to all                     |
| 4. Minimum Lot Area <u>37,928</u> sq.ft.                                    | streets? <u>        </u> yes <u>        </u> no |
| 5. Existing Zoning <u>E</u>   |   |
| 6. Proposed Zoning <u>E</u>   |   |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>YES</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No)  |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>              |   |

STAFF COMMENTS:

- A. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- B. Recording of the plat within 30-days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

THIS EASEMENT made this 10th day of April, 1980,

by and between Jesse L. Graham, Ina L. Graham, Luis A. Casado & Vera J. Casado  
of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part es, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer pipes and a sewer system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

Part of Lots 3 and 4, Fairlawn Acres, Sedgwick County, Kansas, described as beginning at a point 32.31 feet east of the S.W. Corner of said Lot 4; thence north parallel with the west line of said Lots 4 and 3, 244.5 feet; thence east parallel with the south line of said Lot 4, 16 feet; thence south parallel with the west of said Lots 3 and 4, 244.5 feet; thence west 16 feet to point of beginning.

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

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

Jesse L. Graham  
Jesse L. Graham  
Luis A. Casado  
Luis A. Casado

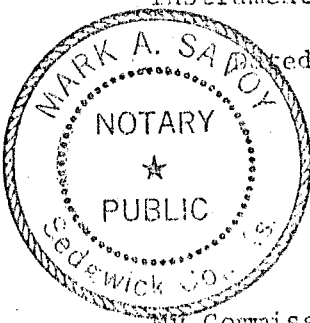
Ina L. Graham  
Ina L. Graham  
Vera J. Casado  
Vera J. Casado

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Jesse L. Grahma and Ina L. Graham and Luis A. Casado and Vera J. Casado

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

Witnessed at Wichita, Kansas, this 10th day of April, 1980.



Mark A. Savoy  
Notary Public

My Commission expires 4/12/80