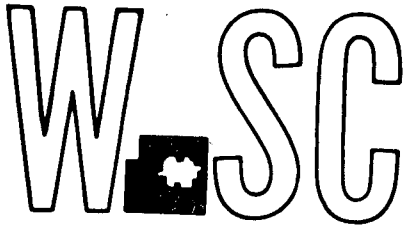


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 25, 1986



Mr. Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: S/D 86-34 - Preliminary Plat of Gray's Second Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 24, 1986, 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 the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- G. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Pipeline Easement on this property.
- H. The final plat shall indicate the recording information for the ARKLA Gas Pipeline Easement on this property.

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Mr. Lowell D. High
Re: S/D 86-34 - Preliminary Plat of Gray's Second Addition
April 25, 1986
Page 2

- I. The applicant shall provide proof, by letter from the ARKLA Gas Pipeline Company, or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City or County.
- J. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- K. On the final plat, the centerline of adjacent MacArthur Road shall be labeled.
- L. The final plat shall name: 1) The 66-foot, north-south street as Arapaho; 2) The east-west street, south of 37th Street South, as York; 3) The east-west street north of MacArthur as 38th Street South and two culs-de-sac off of it as 38th Street Court; 4) The north-south street between MacArthur and 38th Street South as Brummett; 5) The north-south street serving Lots 18-29, Block 2 as Brummett Circle; 6) The north-south street between York and 36th Street South as Brummett; and 7) The three culs-de-sac off of 35th Street South as 35th Street South Court.
- M. Upon the recording of this plat, Arapaho and 35th Street South shall become designated residential collector streets.
- N. In order to plat lots this size, the applicant must obtain "AA" zoning. An application for a zone change from "R" and "R-1" to "AA" shall be submitted and approved prior to this plat being submitted to the City Commission for review. Approval of this preliminary plat is subject to approval of the applicant's associated zone case.
- O. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- P. The Arapaho and 35th Street South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- Q. The final plat shall reference, in the plat's text, the dedication of access controls to MacArthur across the south line of Lot 1, Block 12; Lots 1 thru 8, Block 1; and Lots 1 thru 5, Block 2.
- R. The Soil and Water Conservation Service has advised that this property is developed with an extensive system of terraces. The applicant is advised that the terraces should be systematically removed in such a fashion as to prevent unnecessary soil erosion.

Mr. Lowell D. High

Re: S/D 86-34 - Preliminary Plat of Gray's Second Addition

April 25, 1986

Page 3

- S. The applicant shall submit a sanitary sewer layout plan to City Engineering in order to determine the location of utility easements to be shown on the final plat.
- T. The applicant is advised that tap fees will be required to connect any lots to the existing sewer laterals adjacent to the east line of this plat.
- U. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- V. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.
- W. 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.
- X. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

FLN

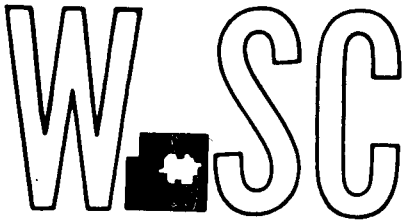
Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

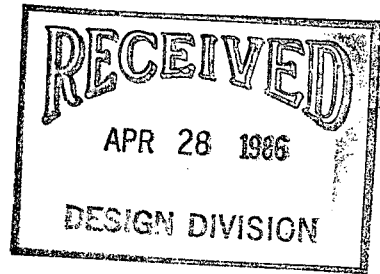
cc: Billy Gray, 204 North Woodchuck, Wichita, KS 67213
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 28, 1986

Mr. Scott Stuckey
4805 S. Minneapolis
Wichita, KS

Re: D-1363 - Dedication of street right-of-way in
the area of Hydraulic and 47th Street South.

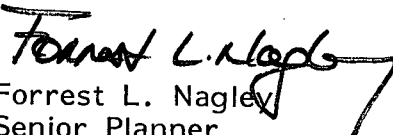
Dear Mr. Stuckey:

At the April 24th, 1986 meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, the above-referenced dedication case was considered. The action of the Committee was to recommend acceptance of the dedication subject to the following:

1. The interior streets being dedicated will not be opened and maintained by the City as sand streets. Opening of the streets will necessitate a guarantee for street pavement.
2. Prior to the issuance of building permits on any of the adjacent lands, the property must be platted.
3. As the adjacent property is under one ownership, is zoned light commercial and is over six acres in size, the filing and approval of a Commercial Community Unit Plan will be required. This is the case unless the property owner seeks to change a portion of the property to a residential zoning classification.
4. The applicant is hereby advised that the opening of 46th Street South may necessitate the relocation of an existing K.G.& E. power pole.

This case will next be considered by the full Planning Commission at their meeting on Thursday, May 1, 1986.

Sincerely,

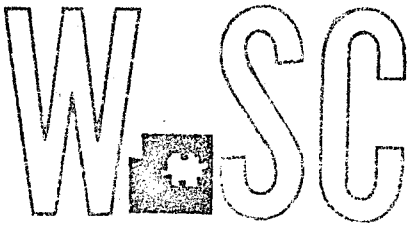

Forrest L. Nagley
Senior Planner

FLN:mlh

✓CC: Mike Lindebak, City Engineer

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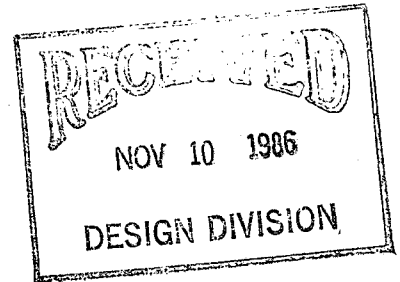
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

November 6, 1986



Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Revised Preliminary Plat S/D 86-34 - GRAY'S SECOND ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 6, 1986, 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 the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include the extension of a supply line in MacArthur Road across this plat's frontage to that arterial street.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The Dugan and 35th South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.

WICHITA - SEDGWICK COUNTY

Revised Preliminary Plat S/D 86-34 - GRAY'S SECOND ADDITION
Page 2

- H. The applicant shall submit a copy of the instrument which establishes the Arkla Gas Pipeline easement on this property.
 - I. The final plat shall indicate the recording information for the Arkla Gas Pipeline easement on this property.
 - J. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
 - K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
 - L. On the final plat, the centerline of adjacent MacArthur Road shall be labeled.
 - M. On the final plat, the three culs-de-sac, north of the north line of York Street, shall be named York Court rather than York Circle.
 - N. Upon the recording of this plat, Dugan Avenue and 35th Street South shall become designated residential collector streets.
 - O. The Soil and Water Conservation Service has advised that this property is developed with an extensive system of terraces. The applicant is advised that the terraces should be systematically removed in such a fashion as to prevent unnecessary soil erosion.
 - P. Prior to, or at the time of submitting a final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval. This plan shall provide documentation that the sewer line in MacArthur Road has sufficient capacity to serve this plat.
 - Q. The applicant is advised that tap fees will be required to connect any lots to the existing sewer laterals adjacent to the east line of this plat.
 - R. The final plat shall indicate the utility easements requested by K.G.&E. which are indicated in the engineer's "marked copy" of the plat.
 - S. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
 - T. 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.
-

WICHITA - SEDGWICK COUNTY

Revised Preliminary Plat S/D 86-34 - GRAY'S SECOND ADDITION
Page 3

U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Billy Gray, (Contract Purchaser), 204 N. Woodchuck,
Wichita, KS 67213
Mike Huddleson, 6622 W. 34th Street South, Wichita, KS 67215
Charles Hadsell, 3700 Gilda Court, Wichita, KS 67215
William Everett Long, 3819 S. Flora, Wichita, KS 67215
Mary Ann Youngers, 3711 S. Eisenhower Ct., Wichita, KS 67215
Eugene Zeller, 3820 S. Flora, Wichita, KS 67215
Charles Belew, 6501 Juno, Wichita, KS 67215
John Franks, 6426 Hollywood, Wichita, KS 67217
Regina Richardson, 3715 Eisenhower Ct., Wichita, KS 67215
William Wood, 609 N. Broadway, Wichita, KS 67214
Jerry Weber, 3750 S. Ridge Road, Wichita, KS 67215
Jim Weber, County Engineering
~~X~~ Mike Lindebak, City Engineer

1. Leo E. Swafford. Vacation of platted easement. No water problem.
2. St. Pauls African Methodist Church. Vacation of an alley. No water problem.
3. Golden Hills Third Addition. Final plat. Area now served by 16" main in Central and 8" main in Golden Hills. No water problem.
4. Bea Carpenter's Addition. Final plat. Area now served by 8" mains in both Glenn and May. No water problem.
5. Blair Doon Subdivision. Final plat. Nearest City Water at Pawnee (23rd St. South) and Greenwich, approximately 1 mile from this plat. Would suggest holding a petition for water if possible. No water problem.
6. P.P.O. Addition #3. Revised final plat. Area now served, no water problem.
7. New Western End Addition. Final plat. Existing 2" main in Sylvan Lane extending into the plat shall be abandoned, cost of which to be paid by the Developer. No water problem.
8. Grays Second Addition. Revised Preliminary plat. Item B, mains to be extended. Main in MacArthur to be extended to west from Eisenhower. No water problem.
9. Willowbend Fourth Addition. Final plat. Mains to be extended, Item B. Existing 20" main in Rock Road to be tapped. Suggest installation of main under Rock Road to be done prior to paving to avoid boring and casing.
10. Killarney First Addition. Final plat. Existing mains in Rock Road, 30th St., and 32nd St. 8" line for fire protection and service has been proposed to the Developer. No water problem.

11. Adams Homes Inc. . Dedicate utility easement. No water problem.
12. Dillon Real Estate Co., Inc. . Dedicate additional utility easement. No water problem.
13. Inland Investment, Inc. . Dedicate a utility easement. No water problem.
14. Paul L. Dutton, et al. . Dedicate additional utility easement. No water problem.
15. Other matters.

1. Hillside Gardens 2nd Addition. Final Plat. Existing 12" main on S. side 21st St., no main in Erie adjacent to plat. Property now served.
2. War Industries Subdivision. Preliminary Plat. Existing 8" main in Osie. Property now served. No water problem.
3. Orno Second Addition. Final Plat. Existing main in Central now serves plat. No water problem.
4. Skyline Heights Second Addition. Final Plat. Item D, mains to be extended. No water problem.
5. Amador Estates Third Addition. Final Plat. Item B, mains to be extended. No water problem.
6. Grays Second Addition. Final Plat. Item B, mains to be extended. Item G, outside City Application and Restrictive Covenant. No water problem.
7. Autumn Chase Addition. Final Plat. Item B, mains to be extended. No water problem.
8. Mediterranean Plaza Commercial. Final Plat. Item C, mains to be extended. Arrangements to be made with Water Dept. if 8" line across Lot 1 is to be utilized for building service, line to be abandoned otherwise.
9. Parkdale Addition. Preliminary Plat. Area now served. No water problem.
10. Air Products 2nd Addition. Preliminary Plat. No water problem.
11. J. M. Murphy Addition. Final Plat. Existing 8" main on South side of 27th St. So. not shown on sketched plat. Area now served. No water problem.

12. The Park 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
13. Golf Courses of America. Dedicate utility easement. No water problem.
14. Golf Courses of America. Dedicate utility easement. No water problem.
15. Carpenters Local Union No. 201. Grant sewer and utility easement. No water problem.
16. Jamesburg Park Cemetery. Dedicate street R/W. No water problem.
17. Paul E. Brogan. Grant utility easement. No water problem.
18. Donald J. Walenta. Grant utility easement. No water problem.
19. Wood River Addition. Mains to be sized to allow for fire protection with future extension to go to 27th St. So. to tie to future 12" main.
20. Other Matters.

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING

DATE February 29, 1988

TO Dale Rea, Deputy City Clerk

FROM Steve Lackey, Director of Public Works 

SUBJECT Agreements for Respread of Special Assessments:
(1) Water Supply Line to Serve Gray's 2nd Addition, Prospect Park
Addition, and unplatted tracts (448-202)
(2) Lateral 241, Southwest Interceptor Sewer

Please place the attached agreements on the Consent Agenda. The purpose of the agreements is to respread special assessments to reflect recent platting activity. The Law Department has approved the agreements as to legal form.

Recommendation/Action: Approve the agreements and authorize the Mayor to execute.

SL:BM/sm:4514A

cc: Robert Finch, Deputy City Manager

AGREEMENT

BY AND BETWEEN

THE CITY OF WICHITA, KANSAS,
Party of the First Part

and

GRAY CONSTRUCTION, INC.
Party of the Second Part

WHEREAS, Party of the First Part has constructed certain municipal improvements in the area along the East side of Dugan Avenue, from MacArthur Road, North to 35th Street, South; and

WHEREAS, Party of the Second Part is the landowner of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted; and

WHEREAS, Party of the Second Part desires that a reassessment be made to reflect the changes in platting; and

WHEREAS, the Party of the First Part and Party of the Second Part are both desirous of accomplishing such a reassessment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. An unplatted tract of land described as the north 1716 feet of the south 2410 feet of the east 114 feet of the west 180 feet of the Southeast Quarter of Section 10, Township 28 South, Range 1 West of the 6th P.M., was part of the improvement district for the following City project:

Water supply line to serve Gray's 2nd Addition, Prospect Park Addition and unplatted tracts in the Southwest Quarter and the Southeast Quarter of Section 10, Township 28 South, Range 1 West of the 6th P.M.

Said property was platted as Gray's 4th Addition, Sedgwick County, Kansas.

2. The Parties agree to make a reassessment for said project in the following manner:

Lots 44 through 51, inclusive, Block B, and also Lots 11 through 20, inclusive, Block F, Gray's 4th Addition, Sedgwick County, Kansas, shall each pay 1/18 of the cost apportioned to the tract described in Section 1, above.

3. The Party of the Second Part is the owner of the property described in section one above and said Party of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a12(b) with respect to the reassessment herein described.

4. The Party of the Second Part further waives his right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agrees that no suit to set aside said assessment shall be brought by him nor shall he in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefor.

5. The Party of the Second Part further agrees that he will indemnify the Party of the First Part against any and all costs, expenses, claims and judgments for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the

of _____, 19____.

THE CITY OF WICHITA, KANSAS

Approved as to form:

Thomas R. Pawley
Director of Law

BY

Mayor
Party of the First Part

Attest:

City Clerk

GRAY CONSTRUCTION, INC.

Party of the Second Part

BY Billy J. Gray, President
Billy J. Gray

Denise M. Gray, Secretary
Denise M. Gray

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 15th day of FEBRUARY, 1988, before me, the undersigned, a Notary Public in and for said State and County, came Gray Construction, Inc. by Billy J. Gray, President and Denise M. Gray, Secretary, on behalf of the Corporation, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of 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.



Guy Tim Holt
Notary Public

My Appointment Expires:

12/20/90

(4099A)

AGREEMENT

BY AND BETWEEN

THE CITY OF WICHITA, KANSAS,
Party of the First Part

and

GRAY CONSTRUCTION, INC.
Party of the Second Part

WHEREAS, Party of the First Part has constructed certain municipal improvements in the area North of MacArthur Road and East of Dugan Avenue; and

WHEREAS, Party of the Second Part is the landowner of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted; and

WHEREAS, Party of the Second Part desires that a reassessment be made to reflect the changes in platting; and

WHEREAS, the Party of the First Part and Party of the Second Part are both desirous of accomplishing such a reassessment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. An unplatted tract of land in the Southeast Quarter, Section 10, Township 28 South, Range 1 West of the 6th P.M., described as follows: Beginning at the Northwest corner of Lot 48, Block 2, Gray's 2nd Addition; thence east along the north line of said addition 720 feet; thence north perpendicular to said north line 120 feet; thence west parallel with said north line 720 feet; thence south 120 feet to the point of beginning, was part of the improvement district for the following City project:

Sanitary Sewer - Lateral 241, Southwest Interceptor

Said property was platted as Lots 1 thru 12 inclusive, Block "G". Gray's 4th Addition, Sedgwick County, Kansas.

2. The Parties agree to make a reassessment for said project in the following manner:

Lots 1 through 12, inclusive, Block G, Gray's 4th Addition, Sedgwick County, Kansas, shall each pay 1/12 of the cost apportioned to the tract described in Section 1, above.

3. The Party of the Second Part is the owner of the property described in section one above and said Party of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a12(b) with respect to the reassessment herein described.

4. The Party of the Second Part further waives his right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agrees that no suit to set aside said assessment shall be brought by him nor shall he in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefor.

5. The Party of the Second Part further agrees that he will indemnify the Party of the First Part against any and all costs, expenses, claims and judgments for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the

of _____, 19____.

THE CITY OF WICHITA, KANSAS

Approved as to form:

Thomas R. Powell
Director of Law

BY

Mayor
Party of the First Part

Attest:

City Clerk

GRAY CONSTRUCTION, INC.

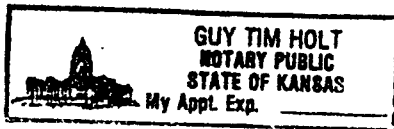
Party of the Second Part

BY Billy J. Gray, President
Billy J. Gray

Denise M. Gray, Secretary
Denise M. Gray

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 15th day of FEBRUARY, 19 88, before me, the undersigned, a Notary Public in and for said State and County, came Gray Construction, Inc. by Billy J. Gray, President and Denise M. Gray, Secretary, on behalf of the Corporation, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of 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.



Guy Tim Holt
Notary Public

My Appointment Expires:

12/20/90

(4099A)