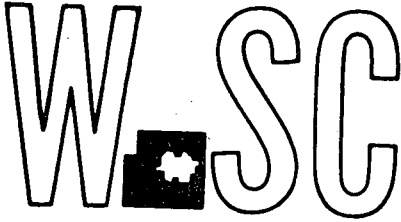
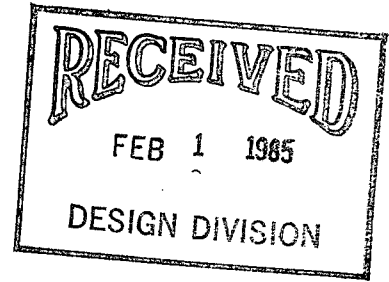


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 1, 1985

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

Re: S/D 85-10 - Final Plat of Marina Lake Seventh Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 31, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate the recording information for the "Mutual Ingress and Egress Easements" on this property. It is noted that the recording information shown on the sketch plat does not match the recording information on the final plat.
- B. Copies of the "Mutual Ingress and Egress Easements" on this property shall be submitted for the plat file.
- C. The 60-foot building setback from 21st Street is in agreement with the setback requirement of the associated Community Unit Plan. It is recommended that this setback not be platted however, and the final plat tracing reference that the building setbacks are per the Community Unit Plan.
- D. Since the old access control to 21st Street North is being vacated and rededicated by this replat, the final plat tracing shall make proper reference to K.S.A. 12-512(b).
- E. The applicant shall obtain the necessary off-site drainage agreement which would allow this property to drain to the lake to the south.
- F. The final plat tracing shall indicate a minimum building pad elevation of 121 City Datum. This minimum building pad shall also be expressed in Mean Sea Level.

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Baughman Company, P.A.

Re: S/D 85-10 - Final Plat of Marina Lake Seventh Addition

February 1, 1985


Page 2

- G. As requested by K.G. & E., the final plat tracing shall indicate the existing 10-foot, K.G. & E. utility easement on this property. (Film 224, Pages 1067 and 1068.)
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the City Commission.

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, February 7, 1985. If you have any questions concerning this matter, please call.

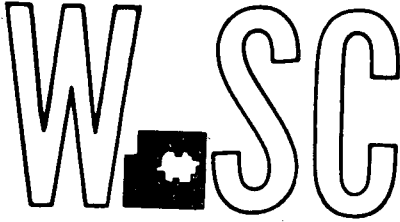
Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Robert W. Kaplan, 430 North Market, Wichita, KS 67202
Harry D. Bledsoe, c/o Robert W. Kaplan, 430 N. Market,
Wichita, KS 67202
Victor B. Eisenring, c/o Robert W. Kaplan, 430 N. Market,
Wichita, KS 67202
Resthaven Gardens of Memory, Inc., c/o Robert W. Kaplan,
430 N. Market, Wichita, KS 67202
Color Tile Supermart, Inc., c/o Robert W. Kaplan, 430 N. Market,
Wichita, KS 67202
~~Mike Lindebak, City Engineer~~

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 7, 1985

C
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Y

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

Re.: S/D 85-10 - Final Plat of Marina Lake Seventh Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, February 7, 1985, 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 February 1, 1985.

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.
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.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Baughman Company, P.A.

Re: S/D 85-10 - Final Plat of Marina Lake Seventh Addition

February 1, 1985

Page 2

Please call if you have any questions.

Very truly yours,



Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Robert W. Kaplan, 430 North Market, Wichita, KS 67202
Harry D. Bledsoe, c/o Robert W. Kaplan, 430 N. Market,
Wichita, KS 67202
Victor B. Eisenring, c/o Robert W. Kaplan, 430 N. Market,
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Wichita, KS 67202
Color Tile Supermart, Inc., c/o Robert W. Kaplan, 430 N. Market,
Wichita, KS 67202
✓ Mike Lindebak, City Engineer

RECORD OF DEEDS OF SEDGWICK COUNTY
APR 16 1985

AGREEMENT TO PERMIT SURFACE DRAINAGE

WHEREAS, VICTOR B. EISENRING and JOHNNIE EISENRING, husband and wife; HARRY D. BLEDSOE and ANNIE BLEDSOE, husband and wife; and RESTHAVEN GARDENS OF MEMORY, INC. have contracted to sell and convey unto RETAIL BUILDINGS, INC., an Oklahoma corporation, certain real property to be replatted as Lot 1, Marina Lake Seventh Addition, said property being a portion of Lot 3, Marina Lake Fourth Addition, Wichita, Kansas; and

WHEREAS, as a condition of said replat, certain offsite drainage is required; and

WHEREAS, the undersigned are the owners of certain real property to the south of the said Lot 1, Marina Lake Seventh Addition, as replatted, said property to the south of Lot 1 being a portion of former Government Lot 1 in the Northwest 1/4 of Section 7, Township 27 South, Range 1 East of the 6th P.M., as replatted, and which contains Marina Lake and through which flows the Arkansas River;

NOW, THEREFORE, in consideration of said sale and for other valuable consideration, the receipt of which is hereby acknowledged, agree and covenant with RETAIL BUILDINGS, INC., an Oklahoma corporation, that all surface water drainage from Lot 1 & 2 Marina Lake Seventh Addition, as replatted, shall be allowed to drain to and across Lot 2, Marina Lake Seventh Addition as replatted, and across such contiguous property of the undersigned grantors lying south of said Lot 2 and north of Marina Lake; and agree that said lake will accommodate all drainage and runoff water on the land being conveyed; and the undersigned agree to continue the operation and maintenance of the said lake and all drainage improvements constructed in regard thereto; and that the right of drainage of surface water of and from Lot 1 & 2 Marina Lake Seventh Addition into the said Marina Lake shall be perpetual and run with the land and bind the undersigned, their heirs, successors and assigns forever.

DATED this 14th day of March, 1985.

Victor B. Eisenring
VICTOR B. EISENRING

Johnnie Eisenring
JOHNNIE EISENRING

Harry D. Bledsoe
HARRY D. BLEDSOE

Annie Bledsoe
ANNIE BLEDSOE

RESTHAVEN GARDENS OF MEMORY, INC.

BY Harry D. Bledsoe
HARRY D. BLEDSOE

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
16:30 A.M.
APR 24 1985
NO. 7 42505
PAT KETTLER
REGISTER OF DEEDS

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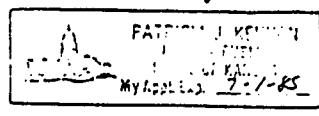
STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

BE IT REMEMBERED, That on this 14th day of March, 1985, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came HARRY D. BLEDSOE and ANNIE BLEDSOE, husband and wife, personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Patricia J. Kenyon
Notary Public

My Appointment expires:
7-1-85



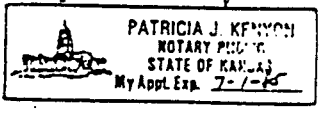
STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

BE IT REMEMBERED, That on this 14th day of March, 1985, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came VICTOR B. EISENRING and JOHNNIE EISENRING, husband and wife, personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Patricia J. Kenyon
Notary Public

My Appointment expires:
7-1-85



STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

BE IT REMEMBERED, That on this 14th day of March, 1985, before me, a Notary Public in and for the County and State aforesaid, came HARRY D. BLEDSOE, President of RESTHAVEN GARDENS OF MEMORY, INC., to me personally known to be the same person who executed the within and foregoing instrument and duly acknowledged the execution of the same for and on behalf and as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Patricia J. Kenyon
Notary Public

My Appointment expires:
7-1-85

