

File Copy

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING

DATE September 14, 1987

TO Dale Rea, Deputy City Clerk

FROM Steve Lackey, Director of Public Works 

SUBJECT Agreement for respread of
special assessments: Water
Distribution System to serve
Stonehedge Addition
448 76 245 88158 000 000 001

Please place the attached agreement on the City Clerk's Agenda. The purpose of the agreement is to comply with the developer's request to assume additional assessments. The total project cost does not increase.

Recommendation/Action: Approve the agreement and authorize the Mayor to sign.

ML:mgr
Attachment

cc: Robert G. Finch, Deputy City Manager

AGREEMENT

BY AND BETWEEN

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

and

KEITH L. ANDERSON
Party of the Second Part

WHEREAS, Party of the First Part has constructed certain water distribution improvements in the Stonehedge Addition to the City of Wichita (Project No. 448 76 245 88158 000 000 001); and

WHEREAS, Party of the Second Part is the owner of all the property within the improvement district for said municipal improvements; and

WHEREAS, the total cost of said municipal improvements was assessed against said property owned by the Party of the Second Part; and

WHEREAS, Party of the Second Part desires that a reassessment be made as to the property to be assessed for said municipal improvements so that the west 636 feet of the south 215 feet of Lot 1, Block 5, Stonehedge Addition, is deleted from the improvement district and the whole of said assessment against the improvement is made against the remaining portion of said Lot 1, Block 5; and

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

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

1. The Party of the First Part agrees to make a reassessment so that the west 636 feet of the south 215 feet of Lot 1, Block 5, Stonehedge Addition, Wichita, Sedgwick County, Kansas, is deleted from the improvement district for the assessment of costs for City of Wichita Project No. 448 76 245 88158 000 000 001.

2. All of the costs to be assessed for the construction of said municipal improvement against the improvement district for said improvement shall be assessed against the remaining land within Lot 1, Block 5, Stonehedge Addition, Wichita, Sedgwick County, Kansas, on a square foot basis.

3. The Party of the Second Part is the owner of all of Lot 1, Block 5, Stonehedge Addition, Wichita, Sedgwick County, Kansas, 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 assessment for Project No. 448 76 245 88158 000 000 001 (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 assessment 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 _____ day of _____, 1987.

THE CITY OF WICHITA, KANSAS

By _____
Robert G. Knight, Mayor
Party of the First Part

[Signature]

Keith L. Anderson
Party of the Second Part

APPROVED AS TO FORM
Thomas R. Powell

Faterini THOMAS R. POWELL
Assistant City Attorney
9/11/87 Date

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

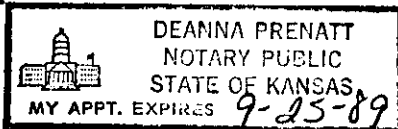
BE IT REMEMBERED, That on this 11th day of September, 1987, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert G. Knight, Mayor of the City of Wichita, Kansas, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same for and on behalf, and as the act and deed of said City.

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

Deanna Prenatt

Notary Public

My Appointment Expires:

_____ 

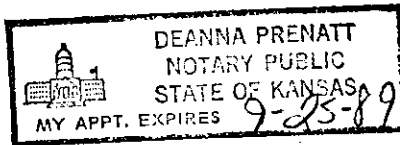
STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this 11th day of September, 1982, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Keith L. Anderson, personally known to me to be the same person who executed the within instrument of writing and such person 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.

Deanna Prenatt
Notary Public

My Appointment Expires:



THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

DATE December 22, 1986

TO Mike Lindebak, City Engineer

FROM Douglas J. Moshier, Assistant City Attorney

SUBJECT Irrevocable Letters of
Credit: Stonehedge (North-
rock Business Park Addition)

The attached Letters of Credit, which serve as a development guarantee for the below-referenced projects in Stonehedge (North-rock Business Park Addition), are approved as to form:

- 448 76 245 88158 000 000 001 - WATER DISTRIBUTION SYSTEM
(Letter of Credit No. 2385 -
\$6,212.50) (Key Nos: C-42299
to C-42299-0001)
- 468 76 245 81624 000 000 001 - LATERAL 38, MAIN 7, SANITARY
SEWER NO. 23 (Letter of Credit
No. 2384 - \$10,412.00) (Key
Nos: C-42299 to C-42299-0001)
- 468 76 245 81623 000 000 001 - STORM WATER SEWER NO. 322
(Letter of Credit No. 2383 -
\$18,270.00) (Key Nos: C-42299
to C-42299-0001)

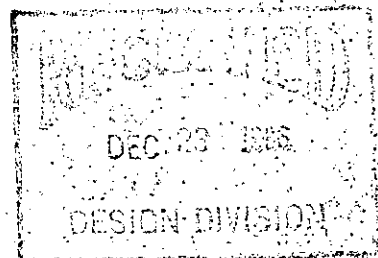
This approval is subject to the Letters of Credit being signed by the appropriate bank personnel.



Douglas J. Moshier
Assistant City Attorney

DJM:cdh

Attachments



BANK IVBANK IV Wichita, NA
International Services
Post Office Box 4
Wichita, Kansas 67201-0004**Irrevocable Standby
Letter of Credit**

Telex No. 417-481

Date: October 8, 1986	No. 2383	Advising bank reference no.
Advising bank	For account of Anderson Investment Company 1125 South Rock Road Wichita, Kansas 67207	
To beneficiary City of Wichita 455 North Main Wichita, Kansas 67202	Amount \$18,270.00 Eighteen Thousand Two Hundred Seventy and no/100 U.S. Dollars	
Expiration date October 8, 1988		

Gentlemen: This refers to preliminary cable advice of this credit.
 We hereby establish our irrevocable letter of credit in your favor available for payment by your drafts drawn at sight on BANK IV Wichita, NA, 100 N. Broadway, Wichita, Kansas 67202, and accompanied by documents specified below

1. A statement signed by an authorized representative of the City of Wichita certifying that the amount of the draft presented therewith constitutes a penalty for nonpayment of special assessments covering the installation of the following described improvements in the City of Wichita, Kansas: Storm Water Sewer #322 Project No. 468-76-245-81623-000-000-001
 Said special assessments having been levied against the following described properties: Northrock Business Park

Special Conditions:

This original Letter of Credit must be presented with any drafts drawn hereunder and the amount available shall be reduced by the amount of any drafts drawn not exceeding in the aggregate a total of \$18,270.00. Partial drawings are permitted.

Notwithstanding the expiration date noted above, it is understood that this Letter of Credit shall be automatically renewed for additional two-year periods unless we notify you in writing at least sixty (60) days prior to the then relevant expiration date that it will not be renewed at which time you may draw up to the full amount of the credit available at that time. Upon development (issuance of occupancy permits by the City of Wichita) of 35 percent of the above-described properties, the City of Wichita will, by written instruction, authorize the release of this Letter of Credit. In no event will this Letter of Credit be extended beyond an expiration date of October 8, 1996.

Drafts drawn hereunder must be marked "Drawn under BANK IV Wichita, NA Letter of Credit No. 2383, dated October 8, 1986."

We hereby engage with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored if drawn and presented for payment at this office on or before the expiration date of this credit.

Sincerely yours,
 BANK IV Wichita, NA

By Anna R. Anderson Authorized signature

Advising bank's notification

Place, date, name and signature of the advising bank.

Form 661 A-007 Assistant Vice President

 PROVISIONS APPLICABLE TO THIS CREDIT:
 *This credit is subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision) International Chamber of Commerce, Publication No. 400.

BANK IVBANK IV Wichita, N.A.
International Services
Post Office Box 4
Wichita, Kansas 67201-0004**Irrevocable Standby
Letter of Credit**

Telex No. 417481

Date: October 8, 1986	No. 2384	Advising bank reference no.
Advising bank	For account of Anderson Investment Company 1125 South Rock Road Wichita, Kansas 67207	
To beneficiary City of Wichita 455 North Main Wichita, Kansas 67202	Amount \$10,412.00 Ten Thousand Four Hundred Twelve and no/100 U.S. Dollars	
Expiration date October 8, 1988		

Gentlemen: This refers to preliminary cable advice of this credit.
We hereby establish our irrevocable letter of credit in your favor available for payment by your drafts drawn at sight on BANK IV Wichita, N.A., 100 N. Broadway, Wichita, Kansas 67202, and accompanied by documents specified below:

1. A statement signed by an authorized representative of the City of Wichita certifying that the amount of the draft presented therewith constitutes a penalty for nonpayment of special assessments covering the installation of the following described improvements in the City of Wichita, Kansas: Lot 38 Main 7 SS 23 Project No. 468-76-245-81624-000-000-001
Said special assessments having been levied against the following described properties: Northrock Business Park

Special Conditions:

This original Letter of Credit must be presented with any drafts drawn hereunder and the amount available shall be reduced by the amount of any drafts drawn not exceeding in the aggregate a total of \$10,412.00. Partial drawings are permitted.

Notwithstanding the expiration date noted above, it is understood that this Letter of Credit shall be automatically renewed for additional two-year periods unless we notify you in writing at least sixty (60) days prior to the then relevant expiration date that it will not be renewed at which time you may draw up to the full amount of the credit available at that time. Upon development (issuance of occupancy permits by the City of Wichita) of 35 percent of the above-described properties, the City of Wichita will, by written instruction, authorize the release of this Letter of Credit. In no event will this Letter of Credit be extended beyond an expiration date of October 8, 1996.

Drafts drawn hereunder must be marked "Drawn under BANK IV Wichita, N.A. Letter of Credit No. 2384, dated October 8, 1986"

We hereby engage with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored if drawn and presented for payment at this office on or before the expiration date of this credit.

Sincerely yours,

BANK IV Wichita, N.A.

By

Anna R. Anderson

Authorized signature

Form 661A-00 Assistant Vice President

Advising bank's notification

Place, date, name and signature of the advising bank

BANK IVBANK IV Wichita, NA
International Services
Post Office Box 4
Wichita, Kansas 67201-0004**Irrevocable Standby
Letter of Credit**

Telex No. 417-481

Date: October 8, 1986	No. 2385	Advising bank reference no.
Advising bank	For account of Anderson Investment Company 1125 South Rock Road Wichita, Kansas 67207	
To beneficiary City of Wichita 455 North Main Wichita, Kansas 67202	Amount \$6,212.50 Six Thousand Two Hundred Twelve and 50/100 U.S. Dollars	
Expiration date: October 8, 1988		

Gentlemen: This refers to preliminary cable advice of this credit.
We hereby establish our irrevocable letter of credit in your favor available for payment by your drafts drawn at sight on BANK IV Wichita, NA, 100 N. Broadway, Wichita, Kansas 67202, and accompanied by documents specified below.

- A statement signed by an authorized representative of the City of Wichita certifying that the amount of the draft presented therewith constitutes a penalty for nonpayment of special assessments covering the installation of the following described improvements in the City of Wichita, Kansas:
Water Mains to serve Northrock Business Park (Lot 1, Block 5 Stone Hedge)
Project No. 448-76-245-88158-000-000-001
Said special assessments having been levied against the following described properties: Northrock Business Park

Special Conditions:

This original Letter of Credit must be presented with any drafts drawn hereunder and the amount available shall be reduced by the amount of any drafts drawn not exceeding in the aggregate a total of \$6,212.50. Partial drawings are permitted.

Notwithstanding the expiration date noted above, it is understood that this Letter of Credit shall be automatically renewed for additional two-year periods unless we notify you in writing at least sixty (60) days prior to the then relevant expiration date that it will not be renewed at which time you may draw up to the full amount of the credit available at that time. Upon development (issuance of occupancy permits by the City of Wichita) of 35 percent of the above-described properties, the City of Wichita will, by written instruction, authorize the release of this Letter of Credit. In no event will this Letter of Credit be extended beyond an expiration date of October 8, 1996.

Drafts drawn hereunder must be marked "Drawn under BANK IV Wichita, NA
Letter of Credit No. 2385, dated October 8, 1986."

We hereby engage with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored if drawn and presented for payment at this office on or before the expiration date of this credit.

Sincerely yours,

BANK IV Wichita, NA

By Anna R. Anderson Authorized signature

Assistant Vice President

Advising bank's notification

Place, date, name and signature of the advising bank.

PROVISIONS APPLICABLE TO THIS CREDIT:
 *This credit is subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision) International Chamber of Commerce, Publication No. 400.

FROM PT. 112 TO PT. 153 DIST= 9.4894

FROM PT. 113 TO PT. 153 DIST= 9.4708

STONE HEDGE
LOT AREAS

8

AZ/INTERSE 154 97 A 26 25 21 A 29 28 .005
154 9860.6225 9682.0950

AREA/BEARI 1 2 4 5 7 1 / FLDWAY

PT. 1 TO PT. 2 DIST= 325.0000 BR= 89- 7- 32.0 QUAD= 1

PT. 2 TO PT. 4 DIST= 200.0002 BR= 1- 5- 18.9 QUAD= 2

PT. 4 TO PT. 5 DIST= 172.7761 BR= 47- 23- 51.1 QUAD= 3

PT. 5 TO PT. 7 DIST= 195.6250 BR= 89- 7- 32.0 QUAD= 3

PT. 7 TO PT. 1 DIST= 315.0000 BR= 1- 5- 19.0 QUAD= 4

AREA= 94935.3104 SQ.FT., 2.179414 ACRES

3 13 12 11 10 9 6 5 4 3 / BLK 1

PT. 3 TO PT. 13 DIST= 64.9999 BR= 89- 7- 32.2 QUAD= 1

PT. 13 TO PT. 12 DIST= 108.0003 BR= 0- 52- 27.9 QUAD= 2

PT. 12 TO PT. 11 DIST= 178.3674 BR= 44- 7- 31.9 QUAD= 3

PT. 11 TO PT. 10 DIST= 147.8729 BR= 1- 5- 19.0 QUAD= 2

PT. 10 TO PT. 9 DIST= 195.0000 BR= 89- 7- 31.8 QUAD= 3

PT. 9 TO PT. 6 DIST= 187.0000 BR= 1- 5- 18.9 QUAD= 4

PT. 6 TO PT. 5 DIST= 127.6250 BR= 89- 7- 32.0 QUAD= 1

PT. 5 TO PT. 4 DIST= 172.7761 BR= 47- 23- 51.1 QUAD= 1

PT. 4 TO PT. 3 DIST= 80.0002 BR= 1- 5- 19.0 QUAD= 4

AREA= 53491.5254 SQ.FT., 1.227996 ACRES

19 25 26 27 28 29 30 24 23

PT. 19 TO PT. 25 DIST= 34.5097 ✓ BR= 0- 52- 27.6 QUAD= 2

PT. 25 TO PT. 26 DIST= 272.9400 ✓ BR= 45- 52- 28.0 QUAD= 2

PT. 26 TO PT. 27 DIST= 140.3863 ✓ BR= 0- 52- 28.0 QUAD= 2

PT. 27 TO PT. 28 DIST= 82.6407 ✓ BR= 56- 2- 53.0 QUAD= 3

PT. 28 TO PT. 29 DIST= 198.9673 ✓ BR= 89- 7- 32.0 QUAD= 3

PT. 29 TO PT. 30 DIST= 102.3741 ✓ BR= 0- 52- 28.0 QUAD= 1

PT. 30 TO PT. 24 DIST= 97.6288 ✓ BR= 45- 52- 28.0 QUAD= 4

PT. 24 TO PT. 23 DIST= 97.0000 ✓ BR= 89- 7- 32.0 QUAD= 3

22 21 20 19 / BLK 3

PT. 23 TO PT. 22 DIST= 45.0000 ✓ BR= 0- 52- 27.7 QUAD= 4

DATA DOCUMENTS, INC. 02

PT. 64 TO PT. 11 DIST=	61.9999	BR= 1- 5- 19.0	QUAD= 4
PT. 11 TO PT. 70 DIST=	35.3674	BR= 44- 7- 31.9	QUAD= 1
PT. 70 TO PT. 69 DIST=	72.2415	BR= 45- 52- 27.8	QUAD= 4
PT. 69 TO PT. 5 DIST=	55.5360	BR= 47- 23- 51.1	QUAD= 3
PT. 5 TO PT. 60 DIST=	17.6250	BR= 89- 7- 32.0	QUAD= 3

AREA= 10651.0382 SQ.FT., 0.244514 ACRES

69 73 74 70 69 73 69 / LOT 5 BLK 1			
PT. 69 TO PT. 73 DIST=	70.1142	BR= 47- 23- 51.1	QUAD= 1
PT. 73 TO PT. 74 DIST=	68.2397	BR= 45- 52- 27.9	QUAD= 2
PT. 74 TO PT. 70 DIST=	70.0000	BR= 44- 7- 31.9	QUAD= 3
PT. 70 TO PT. 69 DIST=	72.2415	BR= 45- 52- 27.8	QUAD= 4

AREA= 4916.8463 SQ.FT., 0.112875 ACRES

73 4 76 75 12 74 73 / LOT 6 BLK 1			
PT. 73 TO PT. 4 DIST=	47.1258	BR= 47- 23- 51.1	QUAD= 1
PT. 4 TO PT. 76 DIST=	22.9992	BR= 0- 52- 27.9	QUAD= 4
PT. 76 TO PT. 75 DIST=	64.7009	BR= 89- 7- 32.0	QUAD= 1
PT. 75 TO PT. 12 DIST=	51.0000	BR= 0- 52- 27.8	QUAD= 2
PT. 12 TO PT. 74 DIST=	72.9999	BR= 44- 7- 31.9	QUAD= 3
PT. 74 TO PT. 73 DIST=	68.2397	BR= 45- 52- 27.9	QUAD= 4

AREA= 6391.7911 SQ.FT., 0.146735 ACRES

3 13 75 76 3 / LOT 7 BLK 1			
PT. 3 TO PT. 13 DIST=	64.9999	BR= 89- 7- 32.2	QUAD= 1
PT. 13 TO PT. 75 DIST=	57.0003	BR= 0- 52- 27.9	QUAD= 2
PT. 75 TO PT. 76 DIST=	64.7009	BR= 89- 7- 32.0	QUAD= 3
PT. 76 TO PT. 3 DIST=	57.0012	BR= 1- 10- 30.1	QUAD= 4

AREA= 3696.5018 SQ.FT., 0.084860 ACRES

14 50 51 52 17 14 / LOT 1 BLK 4			
PT. 14 TO PT. 50 DIST=	94.9999	BR= 89- 7- 32.0	QUAD= 1
PT. 50 TO PT. 51 DIST=	54.7818	BR= 0- 52- 28.0	QUAD= 2
PT. 51 TO PT. 52 DIST=	79.3502	BR= 44- 7- 32.0	QUAD= 3
PT. 52 TO PT. 17 DIST=	54.9999	BR= 45- 52- 28.0	QUAD= 4
PT. 17 TO PT. 14 DIST=	72.0000	BR= 0- 52- 28.0	QUAD= 4

Data Documents, Inc. 02

AREA= 8204.2715 SQ.FT., 0.188344 ACRES

50 15 55 54 53 52 51 50 / LOT 2 BLK 4

PT. 50 TO PT. 15 DIST=	97.9999	BR= 89- 7- 32.0	QUAD= 1
PT. 15 TO PT. 55 DIST=	164.9999	BR= 0- 52- 28.0	QUAD= 2
PT. 55 TO PT. 54 DIST=	52.6547	BR= 89- 7- 32.0	QUAD= 3
PT. 54 TO PT. 53 DIST=	33.4781	BR= 44- 7- 31.9	QUAD= 3
PT. 53 TO PT. 52 DIST=	110.0000	BR= 45- 52- 28.0	QUAD= 4
PT. 52 TO PT. 51 DIST=	79.3502	BR= 44- 7- 32.0	QUAD= 1
PT. 51 TO PT. 50 DIST=	54.7818	BR= 0- 52- 28.0	QUAD= 4

AREA= 19876.6247 SQ.FT., 0.456304 ACRES

16 53 54 55 16 / LOT 3 BLK 4

PT. 16 TO PT. 53 DIST=	107.9431	BR= 45- 52- 28.0	QUAD= 4
PT. 53 TO PT. 54 DIST=	33.4781	BR= 44- 7- 31.9	QUAD= 1
PT. 54 TO PT. 55 DIST=	52.6547	BR= 89- 7- 32.0	QUAD= 1
PT. 55 TO PT. 16 DIST=	99.9999	BR= 0- 52- 28.0	QUAD= 2

AREA= 4439.6048 SQ.FT., 0.101919 ACRES

22 82 127 128 81 23 22 / LOT 1 BLK 3

PT. 22 TO PT. 82 DIST=	95.3700	BR= 44- 7- 32.0	QUAD= 1
PT. 82 TO PT. 127 DIST=	56.9999	BR= 45- 52- 28.0	QUAD= 2
PT. 127 TO PT. 128 DIST=	28.2798	BR= 0- 52- 28.0	QUAD= 2
PT. 128 TO PT. 81 DIST=	62.0160	BR= 44- 7- 32.0	QUAD= 3
PT. 81 TO PT. 23 DIST=	63.8900	BR= 89- 7- 32.0	QUAD= 3
PT. 23 TO PT. 22 DIST=	45.0000	BR= 0- 52- 27.7	QUAD= 4

AREA= 8066.5518 SQ.FT., 0.185182 ACRES

83 84 133 130 132 131 83 / LOT 2 BLK 3

PT. 83 TO PT. 84 DIST=	54.9999	BR= 44- 7- 32.0	QUAD= 1
PT. 84 TO PT. 133 DIST=	35.3553	BR= 89- 7- 31.9	QUAD= 1
PT. 133 TO PT. 130 DIST=	50.9999	BR= 45- 52- 27.9	QUAD= 2
PT. 130 TO PT. 132 DIST=	64.0000	BR= 44- 7- 32.0	QUAD= 3
PT. 132 TO PT. 131 DIST=	22.6274	BR= 89- 7- 32.0	QUAD= 3
PT. 131 TO PT. 83 DIST=	59.9999	BR= 45- 52- 28.0	QUAD= 4

AREA= 5639.5000 SQ.FT., 0.129465 ACRES

Data Documents, Inc. 92

20 19 25 85 97 154 21 20 / LOT 3 BLK 3

PT. 20 TO PT. 19 DIST=	112.0000	BR= 89- 7- 31.9	QUAD= 1
PT. 19 TO PT. 25 DIST=	34.5097	BR= 0- 52- 27.6	QUAD= 2
PT. 25 TO PT. 85 DIST=	4.9999	BR= 45- 52- 28.3	QUAD= 2
PT. 85 TO PT. 97 DIST=	69.9999	BR= 44- 7- 32.0	QUAD= 3
PT. 97 TO PT. 154 DIST=	24.0883	BR= 45- 52- 27.8	QUAD= 4
PT. 154 TO PT. 21 DIST=	49.0049	BR= 89- 7- 31.9	QUAD= 3
PT. 21 TO PT. 20 DIST=	70.5096	BR= 0- 52- 28.0	QUAD= 4
AREA=	7781.2630 SQ.FT.,	0.178633 ACRES	

86 87 99 98 86 / LOT 4 BLK 3

PT. 86 TO PT. 87 DIST=	47.0000	BR= 45- 52- 28.0	QUAD= 2
PT. 87 TO PT. 99 DIST=	79.9999	BR= 44- 7- 32.0	QUAD= 3
PT. 99 TO PT. 98 DIST=	47.0000	BR= 45- 52- 28.0	QUAD= 4
PT. 98 TO PT. 86 DIST=	79.9999	BR= 44- 7- 32.0	QUAD= 1
AREA=	3759.9995 SQ.FT.,	0.086317 ACRES	

88 89 102 101 100 88 / LOT 5 BLK 3

PT. 88 TO PT. 89 DIST=	71.9999	BR= 45- 52- 28.0	QUAD= 2
PT. 89 TO PT. 102 DIST=	129.9999	BR= 44- 7- 32.0	QUAD= 3
PT. 102 TO PT. 101 DIST=	51.9999	BR= 45- 52- 27.9	QUAD= 4
PT. 101 TO PT. 100 DIST=	28.2842	BR= 0- 52- 28.1	QUAD= 4
PT. 100 TO PT. 88 DIST=	109.9999	BR= 44- 7- 32.0	QUAD= 1
AREA=	9159.9974 SQ.FT.,	0.210284 ACRES	

90 91 105 104 103 90 / LOT 6 BLK 3

PT. 90 TO PT. 91 DIST=	99.9999	BR= 45- 52- 28.0	QUAD= 2
PT. 91 TO PT. 105 DIST=	75.9999	BR= 44- 7- 32.0	QUAD= 3
PT. 105 TO PT. 104 DIST=	63.6396	BR= 89- 7- 32.0	QUAD= 3
PT. 104 TO PT. 103 DIST=	54.9999	BR= 45- 52- 28.0	QUAD= 4
PT. 103 TO PT. 90 DIST=	120.9999	BR= 44- 7- 32.0	QUAD= 1
AREA=	11087.4976 SQ.FT.,	0.254533 ACRES	

92 27 93 109 112 107 106 92 / LOT 7 BLK 3

PT. 92 TO PT. 27 DIST=	92.3863	BR= 0- 52- 28.0	QUAD= 2
PT. 27 TO PT. 93 DIST=	56.9999	BR= 56- 2- 53.0	QUAD= 3
PT. 93 TO PT. 109 DIST=	42.9999	BR= 33- 57- 6.9	QUAD= 4

DATA DOCUMENTS, INC. 02

PT. 109 TO PT. 112 DIST=	45.4642	BR= 0- 52- 27.9	QUAD= 4
PT. 112 TO PT. 107 DIST=	52.7696	BR= 89- 7- 32.0	QUAD= 3
PT. 107 TO PT. 106 DIST=	41.9999	BR= 0- 52- 28.0	QUAD= 4
PT. 106 TO PT. 92 DIST=	123.9999	BR= 89- 7- 32.0	QUAD= 1
AREA=	9847.2360 SQ.FT.	0.226061 ACRES	

28 95 111 113 108 94 28 / LOT 8 BLK 3			
PT. 28 TO PT. 95 DIST=	89.4699	BR= 89- 7- 32.0	QUAD= 3
PT. 95 TO PT. 111 DIST=	86.0000	BR= 0- 52- 27.9	QUAD= 4
PT. 111 TO PT. 113 DIST=	78.0161	BR= 89- 7- 32.0	QUAD= 1
PT. 113 TO PT. 108 DIST=	39.7567	BR= 0- 52- 27.9	QUAD= 2
PT. 108 TO PT. 94 DIST=	44.9999	BR= 33- 57- 6.9	QUAD= 2
PT. 94 TO PT. 28 DIST=	15.6407	BR= 56- 2- 53.0	QUAD= 3
AREA=	7326.1342 SQ.FT.	0.168184 ACRES	

96 29 114 122 123 110 96 / LOT 9 BLK 3			
PT. 96 TO PT. 29 DIST=	97.4973	BR= 89- 7- 31.9	QUAD= 3
PT. 29 TO PT. 114 DIST=	70.0000	BR= 0- 52- 28.0	QUAD= 1
PT. 114 TO PT. 122 DIST=	24.0000	BR= 89- 7- 32.0	QUAD= 1
PT. 122 TO PT. 123 DIST=	70.7568	BR= 44- 7- 32.0	QUAD= 1
PT. 123 TO PT. 110 DIST=	21.3283	BR= 89- 7- 32.0	QUAD= 1
PT. 110 TO PT. 96 DIST=	120.0000	BR= 0- 52- 28.0	QUAD= 2
AREA=	9065.6453 SQ.FT.	0.208118 ACRES	

118 120 121 124 115 30 118 / LOT 10 BLK 3			
PT. 118 TO PT. 120 DIST=	100.0000	BR= 44- 7- 32.0	QUAD= 1
PT. 120 TO PT. 121 DIST=	76.9999	BR= 45- 52- 28.0	QUAD= 2
PT. 121 TO PT. 124 DIST=	103.6659	BR= 44- 7- 32.0	QUAD= 3
PT. 124 TO PT. 115 DIST=	17.8621	BR= 89- 7- 31.9	QUAD= 3
PT. 115 TO PT. 30 DIST=	22.3741	BR= 0- 52- 28.0	QUAD= 1
PT. 30 TO PT. 118 DIST=	49.0388	BR= 45- 52- 27.9	QUAD= 4
AREA=	7950.9852 SQ.FT.	0.182529 ACRES	

117 116 126 125 119 117 / LOT 11 BLK 3			
PT. 117 TO PT. 116 DIST=	28.9999	BR= 45- 52- 28.0	QUAD= 4
PT. 116 TO PT. 126 DIST=	32.5269	BR= 0- 52- 27.8	QUAD= 4

PT. 126 TO PT. 125 DIST= 46.9999 BR= 44- 7- 32.0 QUAD= 1
 PT. 125 TO PT. 119 DIST= 51.9999 BR= 45- 52- 27.9 QUAD= 2
 PT. 119 TO PT. 117 DIST= 70.0000 BR= 44- 7- 32.0 QUAD= 3

AREA= 3375.4996 SQ.FT. 0.077490 ACRES

142 143 144 146 145 142 / LOT 1 BLK 2
 PT. 142 TO PT. 143 DIST= 132.9443 BR= 49- 10- 42.3 QUAD= 1
 PT. 143 TO PT. 144 DIST= 44.5010 BR= 89- 7- 32.0 QUAD= 1
 PT. 144 TO PT. 146 DIST= 39.7720 BR= 45- 52- 28.0 QUAD= 2
 PT. 146 TO PT. 145 DIST= 57.2379 BR= 1- 5- 18.9 QUAD= 2
 PT. 145 TO PT. 142 DIST= 174.7581 BR= 89- 7- 31.6 QUAD= 3

AREA= 10159.9044 SQ.FT. 0.233239 ACRES

END/OF/JOB

MAY 1964 11:00 AM

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

October 27, 1980

Van Doren-Hazard-Stallings
260 N. Rock Rd., Suite 250
Wichita, Ks. 67206

Re: S/D 80-84 - Final plat - Stonehedge
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 16, 1980, 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 all lots not already served.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Access to all interior lots in Blocks 1 thru 4 is to be provided in Reserve C. At the time of development, improvements in Reserve C to at least the minimum fire lane standard will be required.
- E. More than one means of access to the interior lots for emergency equipment is desirable. It is recommended that a firelane easement be granted through Lot 4, Block 4, from 35th Street to connect with the circulation system in Reserve "C". The easement shall be labeled on the face of the plat and shall be improved to fire lane standards at the time the circulation drive is constructed in Reserve "C".
- F. The applicant shall submit documents to the Planning Department for recording which provide for the ownership and maintenance of all the reserves and the two floodways. The documents shall give the City authority to maintain the floodways if the owners fail to do so and to charge the costs equally to all lots. The documents shall also state that the circulation drive within Reserve

"C" will be constructed to provide access to any lot prior to occupancy of a building on the lot.

- G. Wording shall be included in the plattor's text to indicate ownership and maintenance responsibilities of the Reserves.
- H. The applicant shall guarantee the construction of a decel lane into the proposed office park site.
- I. In order to provide for a future interchange at Rock Road and the Northeast Circumferential, complete access control to Rock Road over approximately the south 300 feet of Block 5 shall be granted on the plat.
- J. The south line of the south floodway shall be shifted south to clear the banks of the lake.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Prior to the MAPC meeting of October 23, 1980, please submit to us 15 copies of the final plat which has been revised to show the requested easements (including firelane easement) floodway boundary changes, access controls and suggested changes in the plattor's text.

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. Forms for the bond and irrevocable letter of credit are available from this office. The enclosed certificate is required if petitions are submitted.

The enclosed "marked" copy of the plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 23, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Louise Olivarez
Senior Planner
LO:bh

cc: Wichita Dev. Co., 2471 Hathway Circle, 67226
Bill Yung, 1355 N. Waco, 67214
X Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY

WASC

AREA PLANNING
DEPARTMENT
1 FLOOR
100 WEST
10TH STREET
WICHITA, KANSAS 67202

, 1979

John-Hazard-Stallings
North Rock Road
Box 250
Wichita, Kansas 67206

Case: S/D 79-69 - Preliminary plat of Stonehenge

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 14, 1979, 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. A drainage concept has been approved for this property. Prior to submission of any final plats, detailed drainage plans will need to be submitted to the City Engineer's office for review and approval.
- B. The applicant shall guarantee all drainage improvements required by the plat.
- C. The applicant shall guarantee the installation of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the installation of City water to serve each lot.
- E. The applicant shall submit paving guarantees for all streets.
- F. The applicant shall submit a covenant which provides for 4 off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- G. A master homeowners' association for the entire section of land shall be filed at such time as any portion of this section is final-platted. Also, individual homeowners' association agreements shall be filed for Block 3, Block 4, and Lot 20 of Block 2 in order to provide for the maintenance of the private drives, common open spaces, etc.
- H. Private street names shall not be shown on the final plat.

- I. The balance of the right-of-way for the street leading to 29th Street North shall be included in the final plat of Stonehenge or shall be dedicated by separate instrument.
- J. Prior to submission of any final plats, the applicant's engineer shall contact Roberta Mendenhall in the Public Works Department regarding street names.
- K. The applicant shall obtain letters from the Cooperative Refinery Association, Kanab Pipeline Company and Kansas Gas and Electric stating that the easements shown on the final plat are sufficient and stating what building setbacks, if any, are required to be maintained from their pipelines. The applicant shall also obtain approval from the various companies for the pipeline crossings which are proposed (i.e., crossings by paved streets, paved golf court paths, other easements, etc.). Copies of the letters shall be submitted to Planning.
- L. The applicant's engineer shall contact the Planning Department regarding setbacks on some of the corner lots and cul-de-sac lots.
- M. In accordance with the C.U.P., guarantees for golf cart/public street ramps or roll back curbs shall be required at the time of platting. The guarantees shall include the cost of signing these crossings.
- N. 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.
- O. 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,

Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

Encl.

cc: Bill G. Yung Design, 1355 N. Waco, 67203
Comotara Prop., Inc., 2225 Hathway Circle
Dean Sellers, Assistant City Engineer