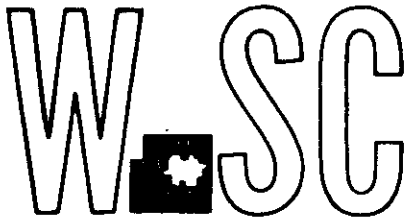
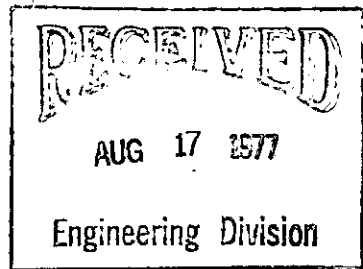


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 16, 1977

Campbell & Castle, P.A.
P. O. Box 1835
Wichita, Kansas 67201

Re: S/D 77-101 - Preliminary
Plat of LAKESIDE MOBILE
HOME PARK SECOND ADDITION

Gentlemen:

The above referred to preliminary plat was considered by the Subdivision Committee on August 11, 1977. The action of the Committee was to defer consideration of the plat for two weeks in order for the applicant to meet with the Engineering Division of the Department of Public Works to see if an agreeable solution can be worked out to permit the mobile home park to develop and at the same time accommodate the requirements of the City's approved drainage plan for this area. Said drainage plan proposes the acquisition of approximately the east 200 feet of subject property lying west of the railroad for use as an open ditch drainageway.

This plat will be rescheduled for consideration by the Subdivision Committee on August 25, 1977. If you would like to discuss this matter, or if you have any questions, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: William P. Alcorn, 2625 South West Street, 67217
Dean Sellers, Assistant City Engineer
M. S. Mitchell, Maintenance-Flood Control

RECEIVED

AUG 19 1977

Engineering Division

CAMPBELL & CASTLE, P.A.

ENGINEERS

PHONE (316) 942-8144 • 4801 WEST IRVING

P. O. BOX 1835

WICHITA, KANSAS 67201

August 17, 1977

Van Doren-Hazard-Stallings
Suite 250
260 North Rock Road
Wichita, Kansas

Attn: Mr. Kenneth H. Bengston, P.E.
Office Manager

Re: Lakeside Mobile Home Park
Southwest Drainage Area "C"
S/D File 77-101
Our File No. 7653

Gentlemen:

In accordance with our telephone conversation with Mr. Bengston of your Wichita office, we would like to advise you of the following:

1. We have been retained since July 9, 1976, by the owners of the Lakeside Mobile Home Park, 2625 South West Street to design an expansion to the existing Mobile Home Park at this location.

2. On Wednesday, August 10, 1977, we were made aware by the MAPD of the possibility of a conflict in the use of the land between our proposed expansion of the park and an open ditch section proposed by you as a part of the solution to the drainage problems of Area "C" of Southwest Drainage Area.

3. On Thursday, August 11, 1977, our proposed expansion was on the agenda of S/D Committee of MAPC and consideration of our proposed plat of this area was deferred for two weeks in order that we might meet with the proper persons to resolve the problem.

We will have occasion to review your plans in connection with this location conflict and wish to advise you we will exercise the highest degree of Engineering Ethics as we work with you and others.

Very truly yours,

CAMPBELL & CASTLE, P.A.



Geo. F. Campbell, P.E.

C/1

cc: Lakeside Mobile Home Park
Wichita-Sedgwick County MAPD
Dean Sellers

September 26, 1977

Mr. C. L. Nelson
Van Doren-Hazard-Stallings
P.O. Box 719
2910 Topeka Avenue
Topeka, KS 66601

Dear Mr. Nelson:

SUBJECT: Main Storm Drain 18 - Lakeside Mobile Home Park 2nd Addition.

Please revise sheet 50 in accordance with paragraph C-5 of your confirmation memo dated September 21, 1977. It appears that the proposed plat may show the drainage right-of-way as a reserve or an exception. In either case we need a description to furnish to their engineer.

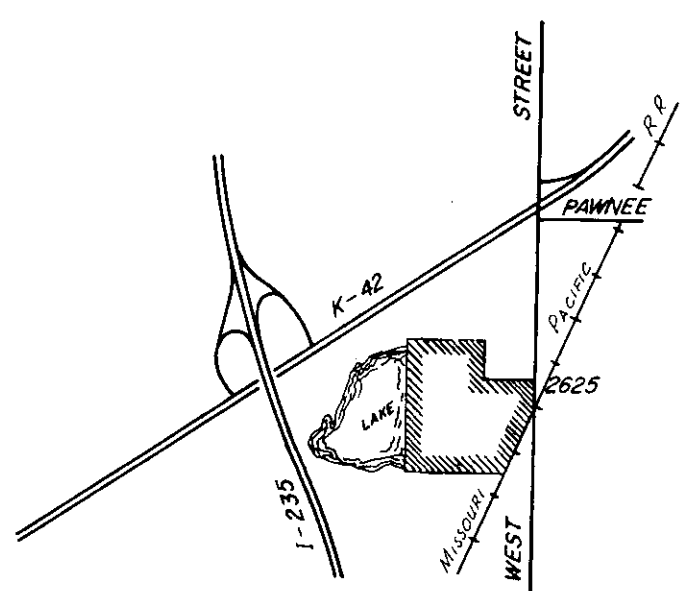
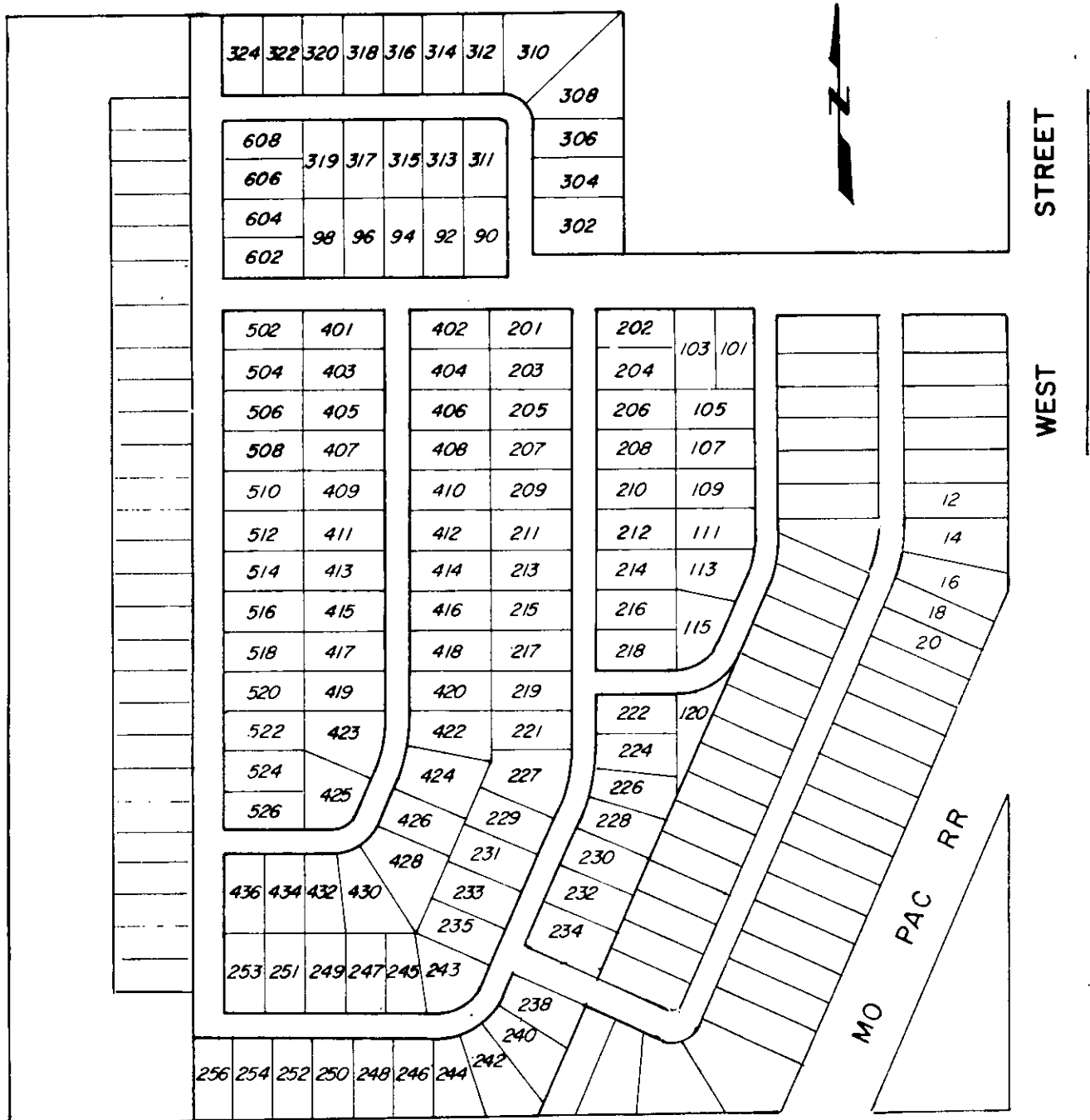
Very truly yours,

Dean Sellers
Asst. City Engineer

DS/epo

LAKESIDE MOBILE HOME PARK

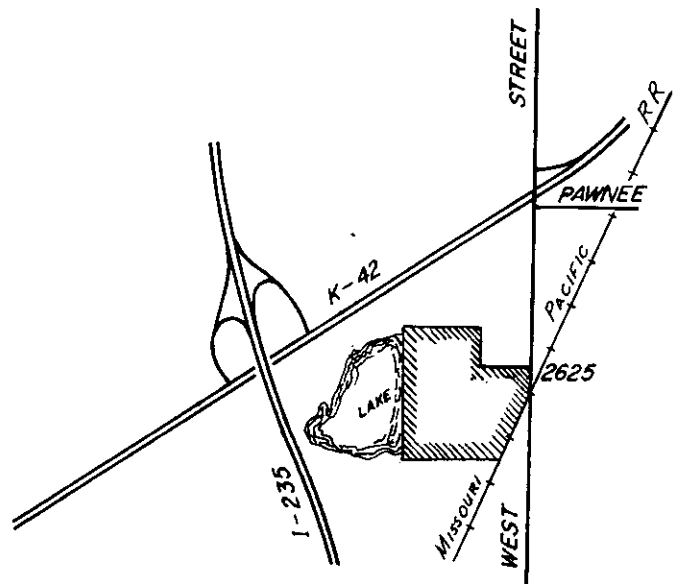
2625 SOUTH WEST STREET



LOCATION MAP

LAKESIDE MOBILE HOME PARK

2625 SOUTH WEST STREET



LOCATION MAP

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-101 Name LAKESIDE MOBILE HOME PARK SECOND ADDITION
Date Application Rec'd. 8/1/77 Preliminary Approval _____
Scheduled S/D Meeting 8/11/77

DESCRIPTION

General Location West side of West Street in an area north of 27th Street South.
Owner William P. Alcorn
Surveyor/Engineer Campbell & Castle, P.A.
Address 4801 Irving Phone 942-8144

1. Gross Acreage of Plat 34.3 acres
2. Number of Lots:
Residential _____
Commercial _____
Industrial _____
Other 1
Total Number of Lots 1
3. Minimum Lot Frontage 415.65 ft.
4. Minimum Lot Area 34.1 acres ~~sq.~~
5. Existing Zoning AA, G, & E
6. Proposed Zoning G

7. Lineal Feet of New Streets:
a. 50 ft. R/W 219.04 ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 219.04 ft.
8. Sidewalk adjacent to all streets? yes ~~x~~ no

9. Public Water Supply Yes (Yes-No), Name Wichita Water Department
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Yes : Three-Mile Area _____

STAFF COMMENTS:

NOTE: This Lakeside Mobile Home Park Second Addition is a replat of the first addition plus some additional land to the east and to the west of the first addition. This additional ground was approved for Mobile Home zoning subject to platting. (Z-1824)

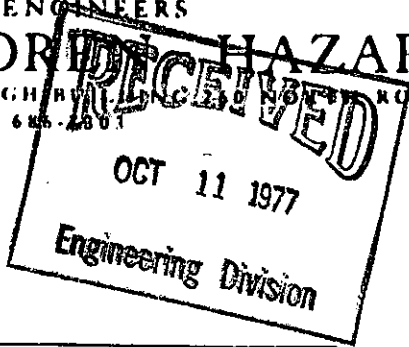
- A. Twenty-seventh Street South has been recently vacated (V-0804) and therefore, the emergency fire entrance proposed between lots 48 and 50 will not connect with any public street. It shall be deleted from the final plat.
- B. It is noted that the mobile home sites which are being added to the west side of the existing park are to be on land reclaimed from the lake. A minimum pad elevation shall be established for these sites and shall be shown on the face of the final plat.
- C. It is unclear whether the recreational area is to be reclaimed land also, or if it is to be lake area. If it is to be lake area, it is recommended that an agreement be submitted which will protect the present and future owners of any part of the lake from adverse conditions created in the lake as a result of development around the lake by any one of the owners. This agreement will be recorded when the plat is recorded. At least a portion of the total recreational area shall be on dry land suitable for activities for young children and non-swimmers.
- D. It is recommended that the applicant's preliminary mobile home park development plan be approved subject to the deletion of the emergency fire entrance.
- E. The applicant shall submit to the Planning Department three copies of the approved preliminary development plan. Any substantial deviation from the approved plan when development occurs will require submission of a revised plan for approval by the Subdivision Committee. The applicant's engineer will need to submit a final detailed development plan to the Office of Central Inspection for review and approval when applying for the mobile home park permit.



ARCHITECTS - ENGINEERS

VAN DORN HAZARD - STALLINGS

250 ROCKBOROUGH BLVD. WICHITA, KANSAS 67206
TELEPHONE 316 645-2501



TRANSMITTAL

TO Mr. Dean Sellers
455 North Main Street
City Building
Wichita, Kansas 67202

DATE October 7, 1977
RE Southwest Industrial Park
Drainage Project

We are sending you the following items:

- PRINTS SPECIFICATIONS SHOP DRAWINGS TRACINGS
- BULLETIN CORRESPONDENCE OTHER

- FOR YOUR APPROVAL APPROVED AS TO GENERAL CORRECTNESS APPROVED AS CORRECTED
- REVISE & RESUBMIT FOR YOUR FILES FOR YOUR USE
- OTHER

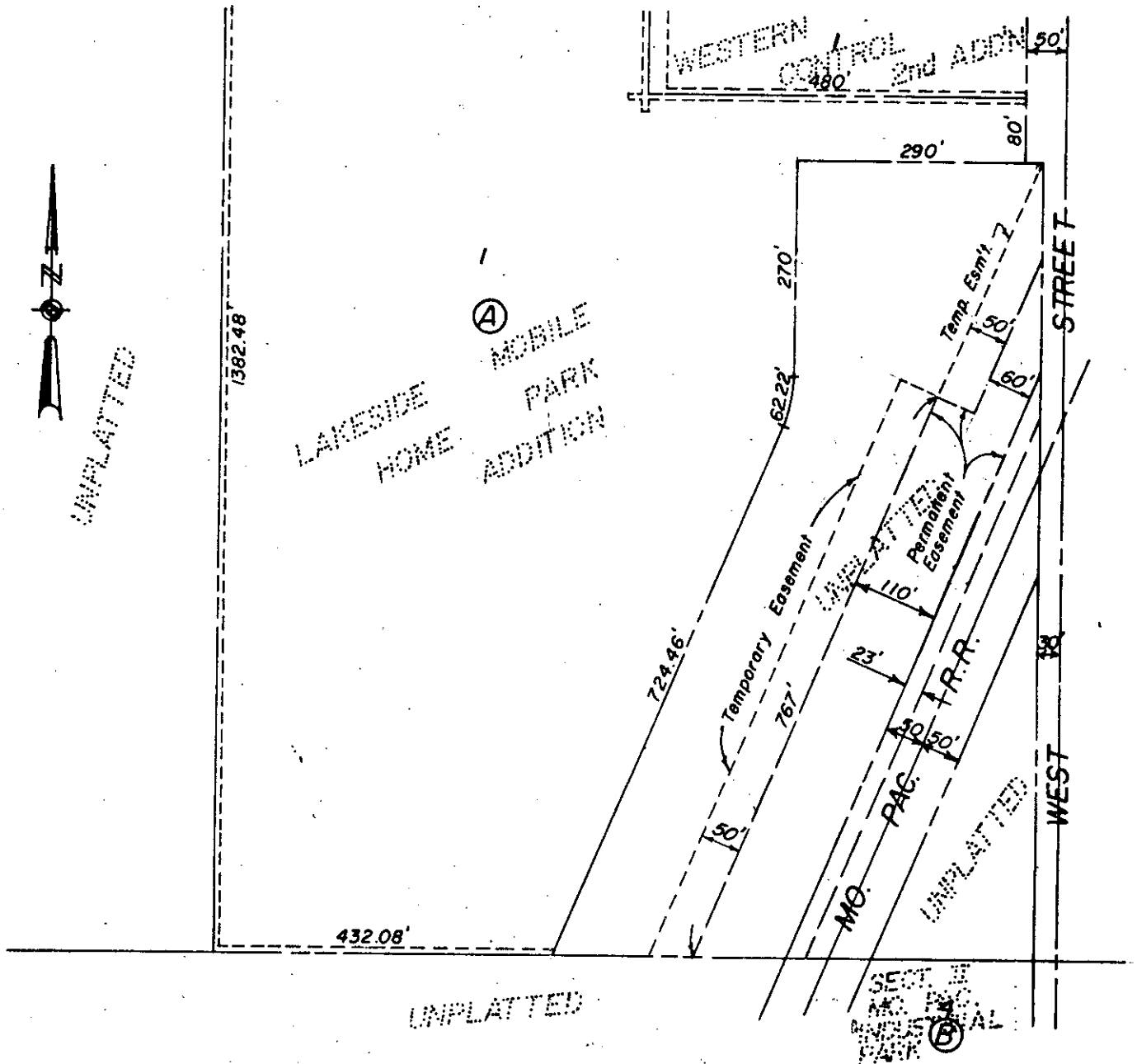
REMARKS Per your request, enclosed please find the legal description for permanent and tempory easements on Lakeside Mobile Home Park Addition.

Signed Kenneth H. Bengtson
Kenneth H. Bengtson

CITY OF WICHITA, KANSAS
RIGHT-OF-WAY PLAT. FOR MAIN STORM WATER DRAIN NO. 18
SEDGWICK, COUNTY

PARCEL NO. _____
 ADDITION OR SUBDIVISION _____
 PROPERTY ADDRESS _____
 OWNER _____

PROJECT NO. _____
 BLOCK NO. _____ LOT NO. _____
 ADDRESS _____



Permanent Easement A drainage easement in an unplatted tract of land in the SE 1/4 of the NE 1/4 of Section 2, Township 28 South, Range 1 West of the 6th P.M. described as follows: A strip of land 110.0 feet wide adjacent westerly to the westerly line of the Missouri Pacific Railroad Company right-of-way from the south line of the SE 1/4 of the NE 1/4 of said Section 2, northerly parallel to the said railroad right-of-way line measured from the southwest corner of the said easement a distance of 767.0 feet; thence a strip of land 60.0 feet wide parallel to said railroad right-of-way line to the west line of West Street containing 2.04 acres more or less.

Temporary Easement A strip of land 50 feet wide adjacent to the westerly side of the above described permanent drainage easement in the SE 1/4 of the NE 1/4 of Section 2, Township 28 South, Range 1 West, containing 1.19 acres more or less.

October 11, 1977

Mr. George Campbell
Campbell & Castle, P.A.
P.O. Box 1835
Wichita, KS 67201

Dear Mr. Campbell:

Subject: Lakeside Mobile Home Park 2nd and Main Storm Water Drain
No. 18

Enclosed is a sketch and legal description of the right-of-way to be acquired by the City in connection with the construction of Main Storm Water Drain No. 18.

Very truly yours,

Dean Sellers
Assistant City Engineer

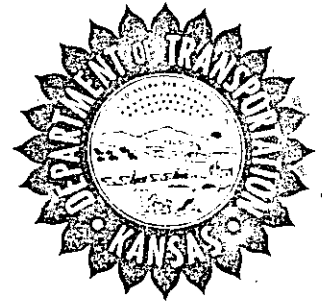
DS/dla

Encls.

cc: Jack Galbraith, Current Plans, Planning Department

KANSAS DEPARTMENT OF TRANSPORTATION

STATE OFFICE BUILDING—TOPEKA, KANSAS 66612



JOHN B. KEMP, Secretary of Transportation

JOHN CARLIN, Governor

January 12, 1984

Right of Way
Sedgwick County
235-87 I 235-1 (6) 42
C/A 124

RECEIVED

JAN 16 1984

METROPOLITAN PLANNING
ROUTE _____

Ms. Louise Olivarez
Senior Planner
Wichita-Sedgwick County Metropolitan
Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202-1688

Re: Tract 51

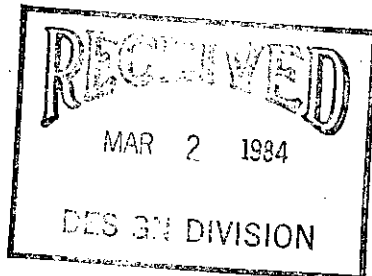
Dear Ms. Olivarez:

This is in response to your letter of January 3, 1984, addressed to Mr. W. D. Predmore, Director of Engineering and Design of the Kansas Department of Transportation, regarding the proposed mobile home park located adjacent to I-235 and K-42. Mr. Predmore forwarded your letter to the Bureau of Right of Way for reply.

The easterly right of way boundary for I-235 is approximately 400 feet from the center line of I-235 and coincides with the property line shown by a heavy dashed line on the development plan accompanying your letter. The highway fence shown shaded in yellow was constructed at this location due to the fact that a portion of the lake encroaches on the right of way. The purpose of the fence at this location was not meant to delineate the state's property.

Mr. Richard Alcorn approached the Kansas Department of Transportation in March 1983 regarding release of a portion of the I-235 right of way. He declined our offer to proceed with the appraisal because the estimated value for the state's interest was more than he wished to pay at that time. We have not found any documentation regarding restrictive use of the entrance to the property from K-42 right of way. However, we believe the developer would need to obtain a permit from the Atchison, Topeka and Santa Fe Railway Company to build a crossing over the railroad tracks.

If we can be of further assistance, please do not hesitate to contact this office.



JK:PRG:pm
cc: W. D. Predmore

Yours truly,

JOSEPH KRAHN, CHIEF
BUREAU OF RIGHT OF WAY

P. R. Gilman, P.E.
Engineering Assistant to
Chief of Right of Way

S/D No. 83-116 Name Lakeside Mobile Home Park 2nd Addition
Date Application Rec'd. December 20, 1983 Preliminary Approval _____
Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location West of West Street, between Pawnee and 31st St. South

Owner William P. Alcorn and Richard Alcorn
Surveyor/Engineer Poe & Associates of Kansas, Inc.
Address P.O. Box 11185, Wichita, Ks. Zip Code 67202 Phone 262-1497

- | | |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>41.6</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>50'</u> R/W <u>290</u> ft. |
| Residential <u>2</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>2</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>4</u> | TOTAL <u>290</u> ft. |
| 3. Minimum Lot Frontage <u>240 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>24,000 sq. ft.</u> | streets _____ yes <u>X</u> no |
| 5. Existing Zoning <u>E</u> | |
| 6. Proposed Zoning <u>E and G (Z-2568)</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 _____ | |

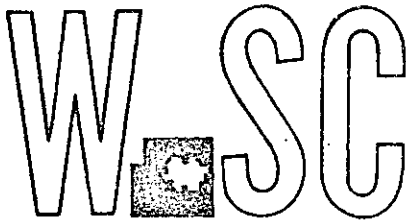
STAFF COMMENTS:

NOTE: Lot 1, Block 1 and Lot 3, Block 2 have been recommended for "G" mobile home zoning subject to platting. Lots 1 and 2, Block 2 are to remain zoned "E" light industrial.

- A. Lot 3, Block 2 is to have two access points, one to K-42 highway and one to West Street through the existing mobile home park. Since the proposed access to K-42 crosses rail-road right-of-way, approval from the railroad will be required. The right of access to West Street through the existing mobile home park shall be granted by separate instrument, recorded and the recording data shown on the final plat along with the general boundaries of the access easement.
- B. The applicant shall guarantee extension of sanitary sewer to serve the lots not already served. Since an interceptor sewer is proposed for this area, appropriate sewer easements shall be granted on the final plat.
- C. The applicant shall guarantee extension of City water to serve all lots not already served.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Part of Recreation Area C within Block 1 is now a drainage easement as acquired by the City through condemnation proceedings a few years ago. The City Engineer's representative shall be prepared to comment on whether this portion of the drainage easement can be relinquished. A small portion of the drainage easement south of this recreation area is proposed to be used for parking. The City Engineer's representative shall also be prepared to comment on the acceptability of this proposal.
- F. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state if any drainage improvements need to be guaranteed with the plat.

- G. Since Lots 1 and 2 in Block 2 have access to public streets only by utilizing private streets within the mobile home park, an access easement agreement shall be granted by separate instrument. After review by the Planning Department, this access agreement shall be recorded and the recording data shown on the final plat tracing. The general boundaries of the access easement shall be delineated on the final plat.
- H. Since the interior private street system is to be 29 feet wide, parking will be allowed on only one side of the streets. It will be the park manager's responsibility to control the parking limitations. A note shall be added to the Site Data list on the preliminary development plan referencing this parking limitation.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- J. Requirements for a final plat (see pages 20-25, part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 2, 1984

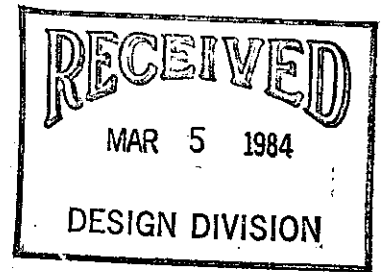
Poe and Associates of Kansas,, Inc.
P.O. Box 11185
Wichita, Ks. 67202

Re: 83-116 - Preliminary plat of Lakeside Mobile Home Park
2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 1, 1984, 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. Lot 3, Block 2 is to have two access points, one to K-42 highway and one to West Street through the existing mobile home park. Since the proposed access to K-42 crosses railroad right-of-way, approval from the railroad will be required. The right of access to West Street through the existing mobile home park shall be granted by separate instrument, recorded and the recording data shown on the final plat along with the general boundaries of the access easement.
- B. The applicant shall guarantee extension of sanitary sewer to serve the lots not already served. Since an interceptor sewer is proposed for this area, appropriate sewer easements shall be granted on the final plat. This will probably include a north-south easement through the center of the park, an easement within the drainage ditch, and an east-west easement coinciding with the access easement.
- C. The applicant shall guarantee extension of City water to serve all lots not already served.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to the City Engineer's Office for review and approval. Said drain-



age plan shall adequately address the proposed private uses in the public drainage right-of-way adjacent to this site.

- G. As complete access control presently exists from this property to adjacent K-42, the applicant shall contact KDOT to obtain approval for the proposed access point to K-42.
- H. Since Lots 1 and 2 in Block 2 have access to public streets only by utilizing private streets within the mobile home park, an access easement agreement shall be granted by separate instrument. After review by the Planning Department, this access agreement shall be recorded and the recording data shown on the final plat tracing. The general boundaries of the access easement shall be delineated on the final plat.
- I. Since the interior private street system is to be 29 feet wide, parking will be allowed on only one side of the streets. It will be the park manager's responsibility to control the parking limitations. A note shall be added to the Site Data list on the preliminary development plan referencing this parking limitation.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in article 8 of the Subdivision Regulations.
- K. 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.

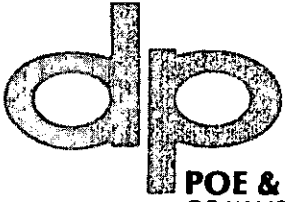
Sincerely,



Forrest L. Nagley
Junior Planner

FLN:bh

cc: Wm. P. and Richard Alcorn, 2625 S. West St., 67217
X Mike Lindebak, City Engineer



**POE & ASSOCIATES
OF KANSAS, INC.**

1720 East Morris, Suite 101, 67211
P.O. Box 11185
Wichita, Kansas 67202

CONSULTING ENGINEERS

(316) 262-1497

March 12, 1984

RECEIVED

MAR 13 1984

**BUREAU OF RIGHT OF WAY
DEPT. OF TRANSPORTATION**

P.R. Gilman, P.E.
Engineering Assistant to
Chief of Right-of-Way
Kansas Department of Transportation
State Office Building
Topeka, Kansas 66612

Dear Mr. Gilman:

As I explained by phone, we are working on a proposed mobile home park development for Richard Alcorn, which is shown on the enclosed drawings. The City of Wichita Engineering Department staff has been in contact with Ray Boxberger in your office who has indicated that there is access control to K-42 Highway at this location. It is my understanding that in 1952 the property owner obtained a permit for the highway access which is shown in red on the enclosed development plan. Before we can complete the plat of this mobile home park, we must provide the City with a letter from your office which indicates that we may use this access to serve the mobile home park. It would be very helpful if you could provide a letter to clarify the property owner's right to use this access.

Please contact me if I can provide any additional information about the proposed development.

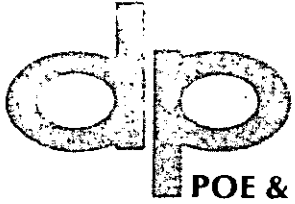
Yours truly,

POE & ASSOCIATES OF KANSAS, INC.

Kenny E. Hill, P.E.
Project Manager

KEH:csr

cc: Mr. Larry Henry
City of Wichita
Mr. Richard Alcorn



**POE & ASSOCIATES
OF KANSAS, INC.**

1720 East Morris, Suite 101, 67211

P.O. Box 11185
Wichita, Kansas 67202

CONSULTING ENGINEERS

(316) 262-1497

March 12, 1984

P.R. Gilman, P.E.
Engineering Assistant to
Chief of Right-of-Way
Kansas Department of Transportation
State Office Building
Topeka, Kansas 66612

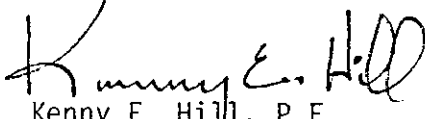
Dear Mr. Gilman:

As I explained by phone, we are working on a proposed mobile home park development for Richard Alcorn, which is shown on the enclosed drawings. The City of Wichita Engineering Department staff has been in contact with Ray Boxberger in your office who has indicated that there is access control to K-42 Highway at this location. It is my understanding that in 1952 the property owner obtained a permit for the highway access which is shown in red on the enclosed development plan. Before we can complete the plat of this mobile home park, we must provide the City with a letter from your office which indicates that we may use this access to serve the mobile home park. It would be very helpful if you could provide a letter to clarify the property owner's right to use this access.

Please contact me if I can provide any additional information about the proposed development.

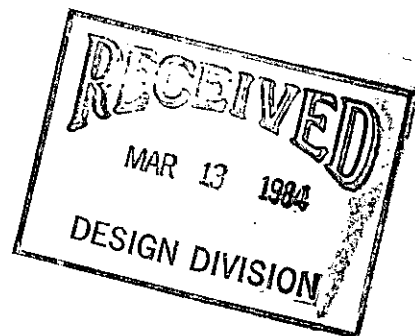
Yours truly,

POE & ASSOCIATES OF KANSAS, INC.


Kenny E. Hill, P.E.
Project Manager

KEH:csr

cc: Mr. Larry Henry
City of Wichita
Mr. Richard Alcorn



Mike,

According to Boxberger (KDOT R/W) the state has access control along K-42 from Pawnee SW approx 1 1/2 mi. to MSPerson Rd. (?)

Owner will need to request a break in A.C. from KDOT R/W Dept (Gilman) and provide width and location of break.

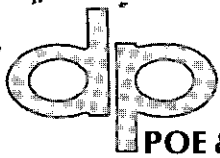
L

3/7/84 I called for Gilman - he's out for the week. Talked to Boxberger who again ascertained that AC was acquired. I advised that applicant would contact state for review of opening & break in A.C.

LDF

3/8/84 I talked to Kenny Hill of Poe and advised that they need to send info to state and secure written approval for break in A.C. He said he will handle.

LDF



POE & ASSOCIATES OF KANSAS INC.
CONSULTING ENGINEERS

434 N. Oliver, Suite 110 ■ Wichita, KS 67208 ■ 316/685-4114

August 13, 1984

Mr. Michael E. Lindebak
City Engineer
City of Wichita
455 N. Main Street
Wichita, Kansas 67202


Dear Mike:

The lot numbers were changed on the final plat of Lakeside Mobile Home Park 2nd Addition, but not changed in the plat's text. To correct this error, I have enclosed an Affidavit which must be executed by you in accordance with House Bill No. 2334, also enclosed.

If you are in agreement that this error should be corrected in this manner, please sign the enclosed Affidavit and return it to me. I will see that it is recorded and that the Register of Deeds is notified.

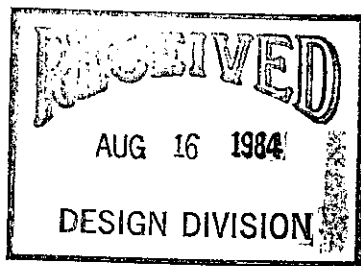
Yours truly,

POE & ASSOCIATES OF KANSAS, INC.



Kenny E. Hill, P.E.
Project Engineer

KEH:csr

Encls.



TRANSMITTAL

TO: <u>Mr. Kenny E. Hill, P.E.</u> <u>Project Engineer</u> <u>Poe & Associates of Kansas</u> <u>Post Office Box 11185</u> <u>Wichita, Kansas 67202</u> ATTENTION: _____	FROM: <u>Mike Lindebak, City Engineer</u> CITY OF WICHITA CITY ENGINEER'S OFFICE 455 N. MAIN, 7TH FLOOR WICHITA, KANSAS 67202 TELEPHONE: <u>268-4266</u> or (316) 268-4501
PROJECT TITLE: <p>Lakeside Mobile Home Park 2nd Addition</p>	
PROJECT NUMBER:	DATE: August 22, 1984
THE FOLLOWING ITEMS ARE BEING TRANSMITTED TO YOU: <input type="checkbox"/> Plans, prints or tracings <input type="checkbox"/> Specifications <input type="checkbox"/> Certificate of Insurance <input type="checkbox"/> Petition <input type="checkbox"/> Change order <input type="checkbox"/> Correspondence <input type="checkbox"/> Agreement form <input checked="" type="checkbox"/> Other <u>Affidavit changing lot numbers in the plattor's text for above plat</u>	
THE ITEMS ARE BEING TRANSMITTED FOR THE FOLLOWING PURPOSE: <input type="checkbox"/> For your approval and signature <input type="checkbox"/> For your files <input checked="" type="checkbox"/> For your use <input type="checkbox"/> For your review and resubmittal <input type="checkbox"/> Returned for revisions <input type="checkbox"/> To advise of approval <input type="checkbox"/> Other _____	
COMMENTS: <p>I have enclosed an Affidavit, executed by me this date, to be used in changing the plattor's text for the above-referenced plat.</p> <p style="text-align: right;"> Mike Lindebak City Engineer</p> <p>gr</p> <p>Enclosure</p>	



AFFIDAVIT

STATE OF KANSAS)
COUNTY OF SEDGWICK)

SS:

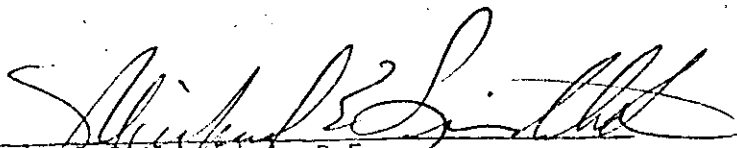
Michael E. Lindebak, P.E., City Engineer for the City of Wichita, Kansas,
being first duly sworn, on oath states:

I have examined the final plat of LAKESIDE MOBILE HOME PARK 2nd ADDITION to Wichita, Sedgwick County, Kansas, and have found that reference to Lot 3, Block 2 in the plattor's text should actually read Lot 2, Block 2, and that the text should be corrected to read as follows:

KNOW ALL MEN BY THESE PRESENTS:

That we, Richard Alcorn and Docia Alcorn, husband and wife, William P. Alcorn and Ruth E. Alcorn, husband and wife, have caused the land described in the Engineer's Certificate to be platted into lots, blocks and a street. The street is hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. All abutter's rights of access to or from West Street over and across the East line of Lot 1, Block 1, and all abutter's rights of access to or from Highway K-42, over and across the South line of the Atchison-Topeka and Santa Fe Railroad, right-of-way common to Lot 2, Block 2, and all abutter's rights of access to or from Highway I-235 over and across the West line of Lot 2, Block 2, are hereby granted to the appropriate governing body, except however, that Lot 2, Block 2 shall have one point of access to Highway K-42, over and across the Atchison-Topeka and Santa Fe Railroad right-of-way as determined by the appropriate authorities.

FURTHER AFFIANT SAITH NOT.


Michael E. Lindebak, P.E.

Dated this 22nd day of August, 1984.

(SEAL)

HOUSE BILL No. 2334

AN ACT concerning the correction of recorded plats.

Be it enacted by the Legislature of the State of Kansas:

Section 1. If, after recording a subdivision plat, an error is found in distances, angles, bearings, subdivision or street names, block or lot numbers, the computation of dimension or elevation or other details of the plat, except in connection with the outer boundaries of the plat, and if the property described in that part of the plat containing the error is under the ownership of the person who caused the plat to be prepared, the engineer of the approving city or county, in which the property is located, after substantiation of the existence of the error may file an affidavit with the register of deeds that the error was made. The affidavit shall describe the nature and extent of the error and the appropriate correction. The register of deeds shall record the affidavit, and shall place in the margin of the recorded plat a notation that the affidavit has been filed, the date of filing and the book and page where it is recorded. The filing of the affidavit shall correct any such errors, but shall have no effect on the validity of the plat or any property interest recorded by reference thereto.

Sec. 2. This act shall take effect and be in force from and after its publication in the statute book.

I hereby certify that the above BILL originated in the HOUSE, and passed that body.

HOUSE concurred in
SENATE amendments _____

Speaker of the House.

Chief Clerk of the House.

Passed the SENATE
as amended _____

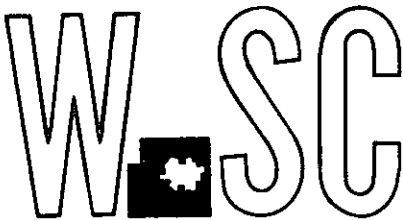
President of the Senate.

Secretary of the Senate.

APPROVED _____

Governor.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 27, 1984

Poe and Associates of Kansas, Inc.
P.O. Box 11185
Wichita, Kansas 67202

Re: S/D 83-116 Final plat of Lakeside Mobile Home Park 2nd
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Lots 1, 2, and 3, Block 2 are to have two access points: one to K-42 Highway (Southwest Blvd.) and one to West Street through the existing mobile home park. KDOT officials & A.T. and S.F. Railway officials have confirmed the fact that one opening already exists to K-42 across the railroad tracks and may remain although permits from both KDOT and the A.T. & S.F. will be required when the road is reconstructed to private street standards. A.T. & S.F. officials have stated that traffic control devices will probably be required to be installed at the developer's expense. The right of access to West Street through the existing park as well as the right for Lots 1 and 2 to cross Lot 3 out to K-42 shall be granted by separate instrument. A draft of this access agreement or easement shall be submitted to the Planning Department for review and approval. After approval, it shall be recorded and the recording data shall be shown on the final plat tracing along with the general boundaries of the access easement.
- B. Since the interior private street system is to be 29 feet wide, parking will be allowed on only one side of the streets. It will be the park manager's responsibility to control the parking limitations. A note shall be added to the Site Data list on the preliminary development plan referencing this parking limitation. Four copies of revised Sheet 1 of the development plan shall be submitted to the Planning Department.
- C. The applicant shall guarantee extension of sanitary sewer to serve the lots not already served. This can be done by petition after a public utility easement is granted to cover an existing sewer lateral in the adjacent mobile home park.

Poe and Associates of Kansas, Inc.
Page 2
April 27, 1984

- D. The applicant shall guarantee extension of City water to serve all lots not already served.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall indicate the utility easements necessary to extend sanitary sewer to all the lots being platted.
- G. The engineer's text excludes the east 30 feet of this property. However, the face of the plat shows 50 feet being dedicated for West Street. If the east 30 feet has been dedicated outright, the appropriate recording data shall be shown. If the east 30 feet is only a "right-of-way agreement," then the entire east 50 feet will need to be dedicated by this plat.
- H. The street name "Southwest Boulevard" shall be labeled on the plat in addition to the Highway K-42 designation.
- I. The platlor's text shall be amended to read: "...one point of access to Highway K-42 over and across the A.T. & S.F. Railway right-of-way as may be determined by the appropriate authorities."
- J. An overall dimension shall be added to the face of the plat for the north line of Block 2.
- X K. The applicant shall obtain by separate instrument a temporary construction easement for purposes of constructing main 14 adjacent to West Street.
- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the City Commission.

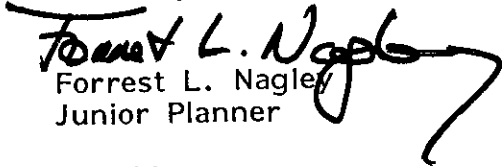
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

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

Poe and Associates of Kansas, Inc.
April 27, 1984
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 3, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: William P. Alcorn and Richard Alcorn, Lakeside Mobile Home Park,
2625 S. West Street, 67217
+ Mike Lindebak, City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 83-116

Name: Lakeside Mobile Home Park 2nd Addition

Preliminary Approved: 3-1-84

Scheduled S/D Meeting: 4-26-84

DESCRIPTION

General Location: West of West Street between Pawnee and 31st St. South.

Owner: William P. Alcorn and Richard Alcorn

Surveyor/Engineer: Poe & Associates of Kansas, Inc.

1. Gross Acreage of Plat: 41.6
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial: $\frac{2}{4}$
 - Total: $\frac{2}{4}$
 3. Minimum Lot Area: 24,000 sq. ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E" and "G" (Z-2568)
-

STAFF COMMENTS:

- A. Lots 1, 2, and 3, Block 2 are to have two access points: one to K-42 Highway (Southwest Blvd.) and one to West Street through the existing mobile home park. KDOT officials & A.T. and S.F. Railway officials have confirmed the fact that one opening already exists to K-42 across the railroad tracks and may remain although permits from both KDOT and the A.T. & S.F. will be required when the road is reconstructed to private street standards. A.T. & S.F. officials have stated that traffic control devices will probably be required to be installed at the developer's expense. The right of access to West Street through the existing park as well as the right for Lots 1 and 2 to cross Lot 3 out to K-42 shall be granted by separate instrument. A draft of this access agreement or easement shall be submitted to the Planning Department for review and approval. After approval, it shall be recorded and the recording data shall be shown on the final plat tracing along with the general boundaries of the access easement.
- B. Since the interior private street system is to be 29 feet wide, parking will be allowed on only one side of the streets. It will be the park manager's responsibility to control the parking limitations. A note shall be added to the Site Data list on the preliminary development plan referencing this parking limitation. Four copies of revised Sheet 1 of the development plan shall be submitted to the Planning Department.
- C. The applicant shall guarantee extension of sanitary sewer to serve the lots not already served. The City Engineer's representative shall be prepared to comment on the possible need for additional sewer easements within this plat or within the first Lakeside Mobile Home Park Addition plat.
- D. The applicant shall guarantee extension of City water to serve all lots not already served.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan for this property and state whether any drainage improvements are required to be guaranteed with the plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

(Over)

- G. The engineer's text excludes the east 30 feet of this property. However, the face of the plat shows 50 feet being dedicated for West Street. If the east 30 feet has been dedicated outright, the appropriate recording data shall be shown. If the east 30 feet is only a "right-of-way agreement," then the entire east 50 feet will need to be dedicated by this plat.
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- L. Recording of the plat within 30 days after approval by the City Commission.