

TO: Dick & DeanDATE: 4-25-75FROM: DRBSUBJECT: Miles Lakewood Living Area

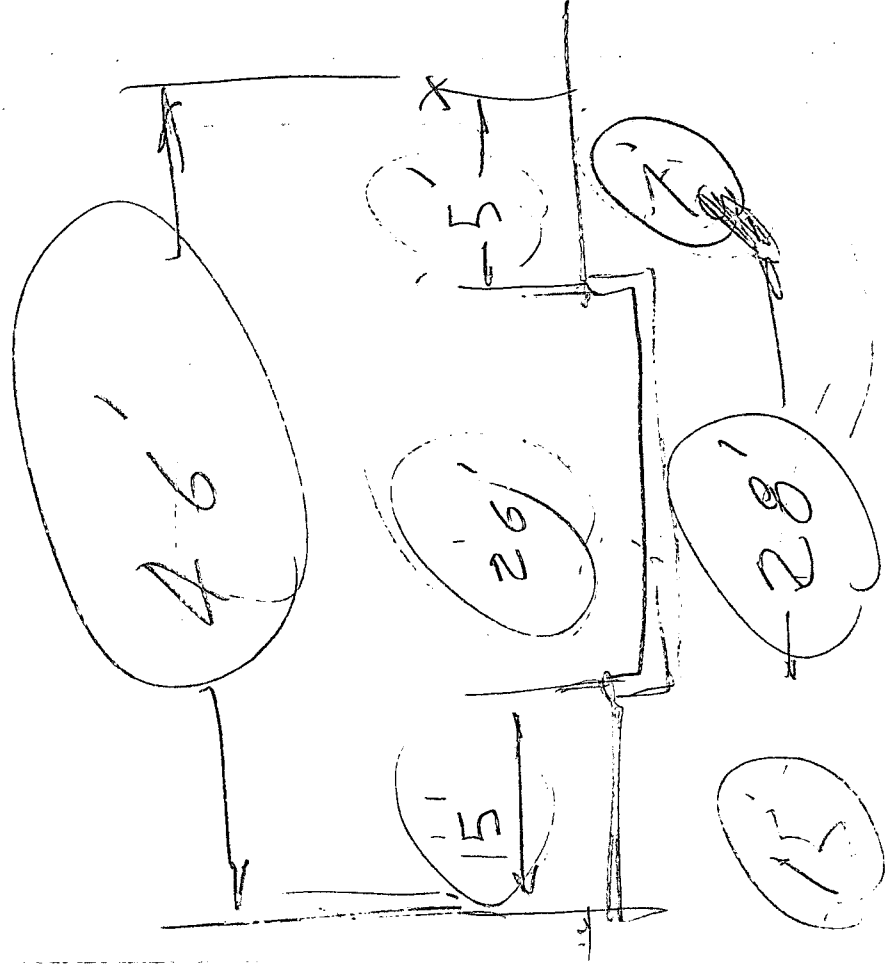
Ken Taylor says they will need to dedicate  $3\frac{1}{2}$  ft of R/W to make the 46' they discussed with you on subj. plat & will show 15 permit they left off as per discussion

26' part

46' R/W

App by Sub div Comm.

App by  
Mey



S/D NO. 75-24 Name MILES LAKEWOOD LIVING  
Date Application Rec'd. 3-24-75 Preliminary Approval 4-3-75  
Scheduled S/D Meeting 5-1-75

DESCRIPTION

General Location West side of I-235 Bypass north of 8th Street

Owner Gene Miles  
Surveyor/Engineer Kenneth O. Taylor  
Address 1542 South St. Francis Phone 264-4072

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>34.135</u>                                      | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:  | a. <u>30-100</u> R/W <u>200</u> ft.        |
| Residential <u>1</u>  | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft. |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft. |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft. |
| Total Number of Lots <u>1</u>   | TOTAL <u>        </u> <u>200</u> ft.       |
| 3. Minimum Lot Frontage <u>668</u> ft.                                      | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>1,468,820</u> sq. ft.                                | streets? <u>        </u> yes <u>X</u> no   |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>R-5</u>   |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No)        |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>              |  |

STAFF COMMENTS:

- A. Approval of this plat is subject to approval of the associated zone case Z-1687 from "AA" to "R-5" and the associated Community Unit Plan DP-70.
- B. Building setbacks as approved on the associated Community Unit Plan shall govern.
- C. The applicant shall be advised that no parking will be permitted within the designated setback areas.
- D. Prior to the issuance of any building permits on subject property, the applicant's engineer shall submit a site development plan to the Wichita Fire Department.
- E. The applicant shall guarantee the extension of City water to serve subject property.
- F. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- G. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- H. The applicant shall guarantee the paving of the cul-de-sac on Arapaho Avenue, the frontage road and cul-de-sac along I-235, and 8th Street from the west line of the plat to the frontage road.
- I. The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of 8th Street, around the cul-de-sac on Arapaho and along the frontage road.

(OVER)

- J. The applicant shall be advised that the construction of the sidewalk will be required at the time of final building inspection when said sidewalk has been required as a condition of plat approval.
- K. The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that adequate construction standards will be utilized in the development of subject property as to minimize the effects of noise pollution within any structures to be built on subject property.
- L. The applicant's engineer shall contact the City Engineer relative to assuring 50 feet of right-of-way for the frontage road will be provided by the plat.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

115000  
 28  
 23000  
 2500  
 246  
 2

190  
 87120  
 43560115  
 2.5

S/D NO. 75-24 Name MILES LAKEWOOD LIVING  
Date Application Rec'd. 3-24-75 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 4-3-75

DESCRIPTION

General Location West side of I-235 Bypass north of 8th Street

Owner Gene Miles

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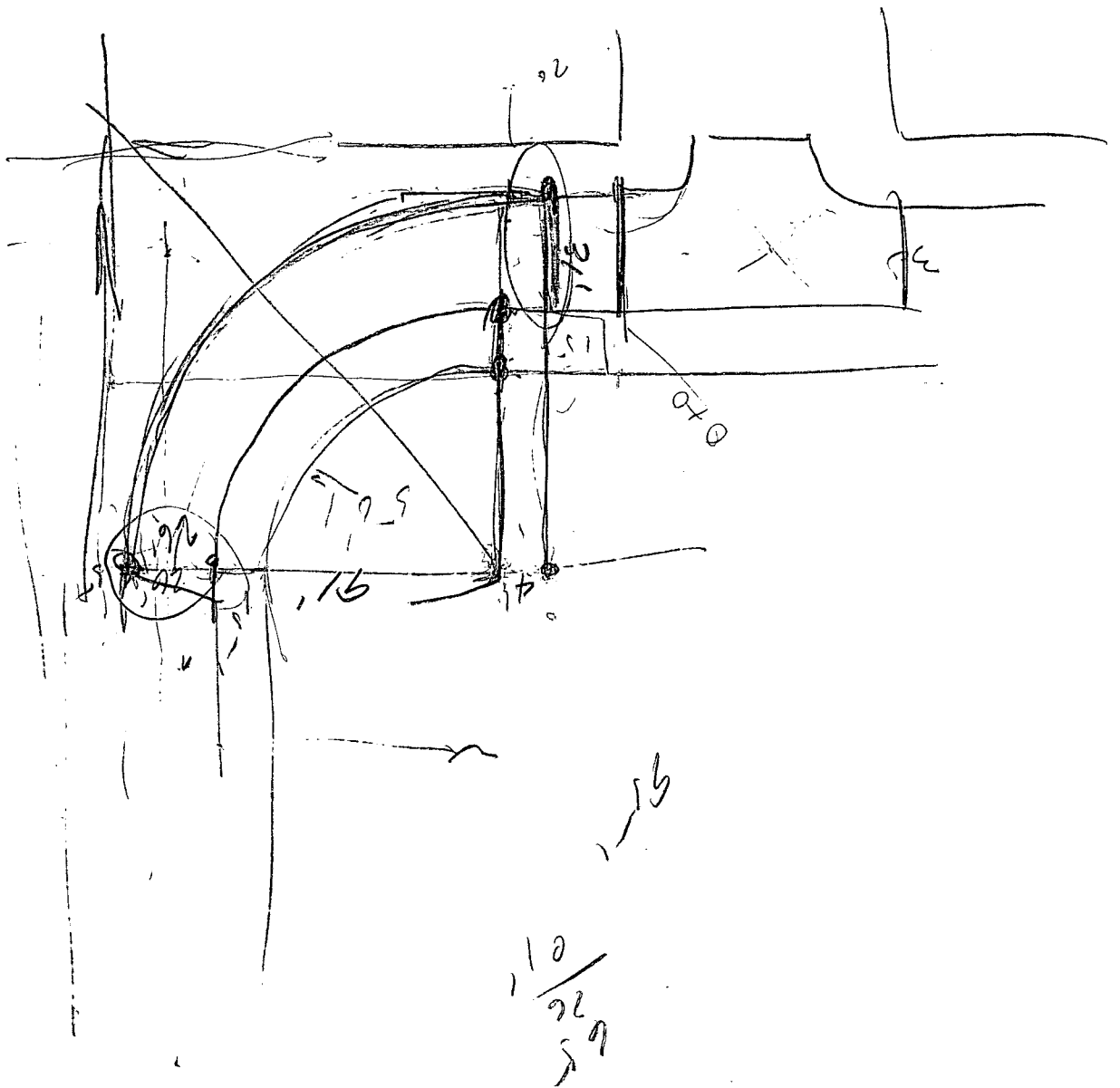
Address 1542 South St. Francis Phone 264-4072

- |  |                        |                                 |                |
|--|------------------------|---------------------------------|----------------|
| 1. Gross Acreage of Plat                             | <u>34.135</u>          | 7. Lineal Feet of New Streets:  |                |
| 2. Number of Lots:                                   |                        | a. <u>30 -100 R/W</u>           | <u>200</u> ft. |
| Residential  | <u>1</u>               | b. _____ R/W                    | _____ ft.      |
| Commercial   | _____                  | c. _____ R/W                    | _____ ft.      |
| Industrial   | _____                  | d. _____ R/W                    | _____ ft.      |
| Other  | _____                  | e. _____ R/W                    | _____ ft.      |
| Total Number of Lots                                 | <u>1</u>               | TOTAL                           | <u>200</u> ft. |
| 3. Minimum Lot Frontage                              | <u>668</u> ft.         | 8. Sidewalk adjacent to all     |                |
| 4. Minimum Lot Area                                  | <u>1,468,820</u> sqft. | streets? <u>yes</u> <u>X</u> no |                |
| 5. Existing Zoning                                   | <u>AA</u>              |                                 |                |
| 6. Proposed Zoning                                   | <u>R-5</u>             |                                 |                |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name     | <u>City of Wichita</u> |                                 |                |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name | <u>City of Wichita</u> |                                 |                |
| 11. Health Department Approval (where applicable)    | <u>No</u> (Yes-No)     |                                 |                |
| 12. City of Wichita <u>X</u> : Three-Mile Area       | _____                  |                                 |                |

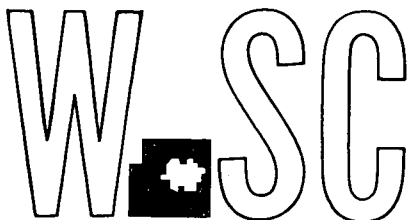
STAFF COMMENTS:

- A. Approval of this plat is subject to approval of the associated zone case Z-1687 from "AA" to "R-5" and the associated Community Unit Plan DP-70.
- B. Building setbacks as approved on the associated Community Unit Plan shall govern.
- C. The applicant shall be advised that no parking will be permitted within the designated setback areas.
- D. The termination of Arapaho by means of an appropriate cul-de-sac will be discussed at the meeting.
- E. The applicant shall guarantee the paving of the cul-de-sac on Arapaho Avenue, and the frontage Road and cul-de-sac along I-235, and 8th Street from ~~Gilda~~ <sup>WL of PIA</sup> to the Frontage Road.
- F. The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of 8th Street and around the cul-de-sac on Arapaho and along the frontage road.
- G. The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that adequate construction standards will be utilized in the development of subject property as to minimize the effects of noise pollution within any structures to be built on subject property.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

*Dirt Street on Gilda  
Extend San Sewer*



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

May 2, 1975

Kenneth O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 75-24 - Final plat of  
MILES LAKEWOOD LIVING  
ADDITION.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 1, 1975 the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of this plat is subject to approval of the associated zone case Z-1687 from "AA" to "R-5" and the associated Community Unit Plan DP-70.
- B. Building setbacks as approved on the associated Community Unit Plan shall govern.
- C. The applicant shall be advised that no parking will be permitted within the designated setback areas.
- D. Prior to the issuance of any building permits on subject property, the applicant's engineer shall submit a site development plan to the Wichita Fire Department.
- E. The applicant shall guarantee the extension of City water to serve subject property.
- F. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- G. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.

S/D 75-24  
May 2, 1975  
Page 2

- H. The applicant shall guarantee the paving of the cul-de-sac on Arapaho Avenue, the frontage road and cul-de-sac along I-235, and 8th Street from the west line of the plat to the frontage road.
- I. The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of 8th Street, around the cul-de-sac on Arapaho and along the frontage road.
- J. Referencing on the plat tracing to a minimum floor elevation shall be amended to read "Minimum building pad elevation."
- K. The applicant shall be advised that the construction of the sidewalks will be required at the time of final building inspection when said sidewalks have been required as a condition of plat approval.
- L. The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that adequate construction standards will be utilized in the development of subject property as to minimize the effects of noise pollution within any structures to be built on subject property.
- M. Forty-six feet of right-of-way for the frontage road shall be provided by the plat.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

In addition to the above conditions, the City Engineer has requested that the applicant's engineer contact him relative to minor adjustments in the cul-de-sac geometrics on Arapaho.

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 "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, May 8, 1975, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

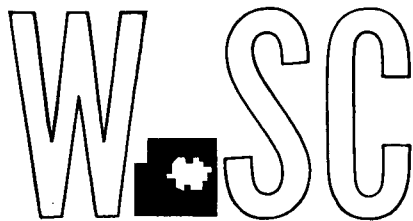
S/D 75-24  
May 2, 1975  
Page 3

Enclosure

cc: Mr. Gene Miles  
10711 West Kellogg, 67209

✓Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

PHONE 262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

May 9, 1975

Mr. Gene Miles  
10711 West Kellogg  
Wichita, Kansas 67209

Re: S/D 75-24 - Final Plat of  
MILES LAKEWOOD LIVING ADDI-  
TION

Dear Mr. Miles:

At the regular meeting of the Metropolitan Area Planning Commission on May 8, 1975, the above-captioned subdivision was considered. In the discussion, several questions were raised concerning the method of improving Gilda Street; whether or not such pavement should be paid for by only the abutting property owners; whether or not subject property should be assessed for a portion of the cost; whether or not the City-at-large should pay for the entire costs or pay for a lesser percentage.

The action of the Commission was to recommend approval of the plat, subject to the conditions as recommended by the Subdivision Committee and listed in our letter dated May 2, 1975. In addition, it was recommended to the City Commission that the developer of this plat not be responsible for all the costs of paving Gilda and that an equitable solution for the paving be reached for all parties concerned.

In addition to complying with the above conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

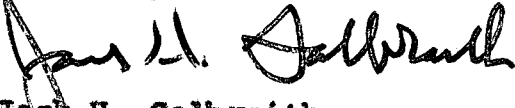
1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.

Page 2 - Mr. Gene Miles  
May 9, 1975

4. Certification that all taxes due and payable for 1974 and prior years have been paid.

If you have any questions, please call.

Sincerely,



Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Kenneth O. Taylor, 1542 South St. Francis 67211  
vDean Sellers, Assistant City Engineer

$$\frac{19,111.37}{1340 \text{ sq}} = 14.26/\text{sq}$$

~~+5,251.~~

$$\frac{17,411}{1340} = 12.99/\text{sq}$$

Per Foot Plain =  $12.99 \times 3.44 = 45/\text{ft}$   
for 31

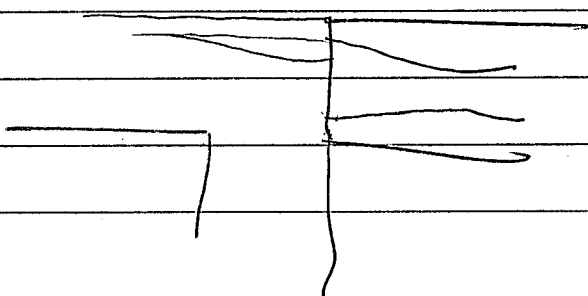
$$\frac{45}{31} \times 27 = 38.97$$

$$\text{Use } \frac{40}{3.44} = 11.65/\text{sq}$$

$$2500 \times 27 \div 9 + 400 \text{ sq} = 7900 \text{ sq} \times 11.65 = 92,000$$

Use ~~95,000~~ frontage  
3000 Prop

98000 Prop  
3000 City



WICHITA-SEDGWICK COUNTY

DATE

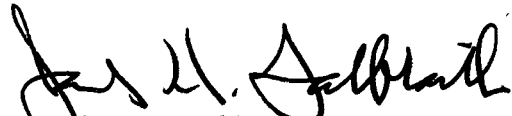
May 24, 1977

**METROPOLITAN AREA PLANNING DEPARTMENT**

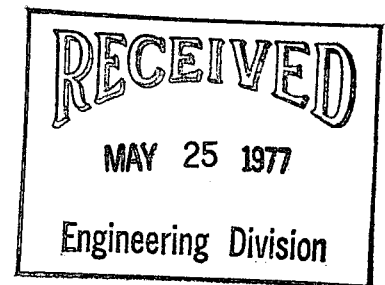
✓ Dick Linn, City Engineer  
Paul Graves, Traffic Engineer  
TO M.S. Mitchell, Ass't. Superintendent-Maintenance-Flood Control  
FROM Jack H. Galbraith, Chief Planner  
SUBJECT DP-70 Amendment to the Miles Lakewood Living CUP

Attached is a copy of a proposed amendment to the above captioned CUP. Please note that the contract purchaser proposes to rename this CUP to Sandpiper Bay Apartments. Specifically, this amendment proposes to increase the number of buildings from 10 to 18; increase the density from 320 dwelling units to 405; decrease the parking ratio from 1.67 spaces per dwelling unit to 1.5. It is also intended to park to within 15' of the Gilda Street Right-of-Way line adjacent to I-235.

This CUP is scheduled for the Planning Commission meeting of June 9, 1977. We would appreciate any comments you have by Wednesday, June 1, 1977.

  
Jack H. Galbraith  
Chief Planner

JHG:el  
Attachment



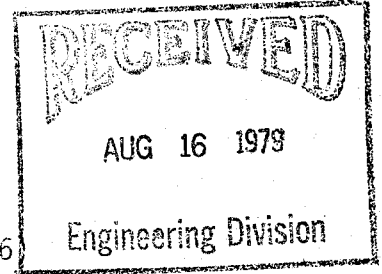
WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

August 15, 1979

TO Dick Linn, City Engineer  
FROM Arthur D. Chambers, Current Plans Division  
SUBJECT A-95-732 - Sandpiper Bay Apartments (KS 16-0018-006)



*Miles Lakewood Living File*

Attached are pages of additional information regarding the above mentioned A-95 Review that were inadvertently missed in the initial mailing of August 14.

*Arthur D. Chambers*  
Arthur D. Chambers, Junior Planner

ADC:vn  
Attachment

SUPPLEMENT TO FORM 2013  
APPLICATION -- PROJECT MORTGAGE INSURANCE  
(TO BE COMPLETED BY EACH SPONSOR, AND BY THE GENERAL CONTRACTOR)

Project Name: Sandpiper Bay Apartments	Project Number:
Name: Gene Miles	
Address: 10711 W. Kellogg	Telephone: 316-722-6630

Describe your affiliation with Project: General Partner

Credit References: Include all Bank, Finance, Trade and Supply Creditors. You may omit creditors with balances less than \$200.00.

Firm Name: <u>Wichita State Bank</u>	Firm Name:
Address: <u>711 W. Douglas, Wichita, KS</u>	Address:
Telephone: <u>316-263-9191</u>	Telephone:
Account Number:	Account Number:
Present Balance:	Present Balance:
Terms:	Terms:
Firm Name: <u>Fourth National Bank</u>	Firm Name:
Address: <u>100 N. Broadway, Wichita, KS</u>	Address:
Telephone: <u>316-261-4444</u>	Telephone:
Account Number:	Account Number:
Present Balance:	Present Balance:
Terms:	Terms:
Firm Name:	Firm Name:
Address:	Address:
Telephone:	Telephone:
Account Number:	Account Number:
Present Balance:	Present Balance:
Terms:	Terms:

Other References:

Are you or have you been a defendant in any suit or legal action?  Yes  No  
 Have you ever claimed bankruptcy or made compromised settlements with creditors?  Yes  No  
 Are there judgments recorded against you?  Yes  No  
 If the answer to any of the questions above is yes, give details below:

SPONSOR: I certify that the foregoing, submitted by me, for the purpose of obtaining mortgage insurance under the National Housing Act, is true and correct to the best of my knowledge and belief.

Signed this 27th day of July, 1979

(Name) Gene Miles

CONTRACTOR: I certify that the foregoing, submitted by me, is true and correct to the best of my knowledge and belief.

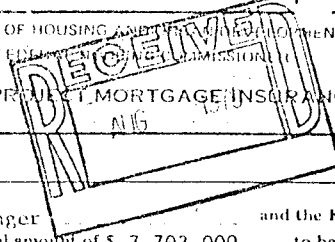
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

(Name) \_\_\_\_\_

WARNING

U. S. Criminal Code, Section 1010, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of . . . influencing in any way the action of such Administration . . . makes, passes, utters, or publishes any statement, knowing the same to be false, . . . shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
HOUSING FEDERAL HOME LOAN BANK BOARD  
APPLICATION - PROJECT MORTGAGE INSURANCE



Project Name: Sandpiper Bay Apartments Project Number:

TO: Thomas S. Kilbride, Area Manager and the FEDERAL HOUSING COMMISSIONER.  
The undersigned hereby requests a loan in the principal amount of \$ 7,703,000 to be insured under the provisions of Section 221d4 of the National Housing Act, said loan to be secured by a first mortgage on the property hereinafter described.  
Insurance of advances during construction  is,  is not desired,  Feasibility (Rehab.)  SAMA  Conditional  Firm  
Type of Mortgagor:  PM  LD  B-S  NP Permanent Mortgage Interest Rate 7 1/2 %.

**A. LOCATION AND DESCRIPTION OF PROPERTY:**

1. Street Nos.	2. Street	3. Municipality	4. Census Tract	5. County	6. State and ZIP Code
	8th & Gilda	Wichita	93	Sedgwick	Kansas
7. Type of Project:		8. No. Stories		9. Foundation:	
<input type="checkbox"/> Row (T.H.) <input type="checkbox"/> Elevator <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Semi-Detached		2 1/2		<input checked="" type="checkbox"/> Slab on Full <input type="checkbox"/> Partial <input type="checkbox"/> Crawl <input type="checkbox"/> Slab on <input checked="" type="checkbox"/> Grade	
10. <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Existing	11. Number of Units Revenue Non-Rev.	12. Number of Buildings	13. List Accessory Buildings and Area		13a. List Recreation Facilities and Area
	300 1	13	Clubhouse 1,600 sq.ft. Manager's Apartment 800 sq.ft.		Lake, sand beach, swimming pool tennis court.

**SITE INFORMATION**      **BUILDING INFORMATION**

14. Dimensions: Irregular ft. by ft. or 1,137,351,60 ft.	16. Yr. Built: New	16a. <input type="checkbox"/> Manufactured Housing <input checked="" type="checkbox"/> Conventionally Built
15. Zoning: (If recently changed, submit evidence)	16b. Exterior Finish: Wood	<input type="checkbox"/> Modules <input type="checkbox"/> Components
"B" Multiple Family Dwelling	17. Structural System: Wood	17a. Floor System: Wood
		18. Heating-A/C System: Gas-electric

**B. INFORMATION CONCERNING LAND OR PROPERTY:**

19. Date Acquired	20. Purchase Price	21. Additional Costs Paid or Accrued	22. If Leasehold, Annual Ground Rent	23a. Total Cost	23b. Outstanding Balance	24. Relationship- Business, Personal or Other Between Seller and Buyer

Land is an assemblage of several parcels made over 5 years ago \$200,000 Arms length

25. Utilities: Public <input checked="" type="checkbox"/> Community <input type="checkbox"/> Distance from Site	26. Unusual Site Features:
Water <input checked="" type="checkbox"/> Sewers <input checked="" type="checkbox"/> +2,000ft. +100ft.	<input type="checkbox"/> Cuts <input type="checkbox"/> Fills <input type="checkbox"/> Rock Formations <input type="checkbox"/> Erosion <input checked="" type="checkbox"/> None <input type="checkbox"/> Poor Drainage <input type="checkbox"/> High Water Table <input type="checkbox"/> Retaining Walls <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Off-Site Improvements

**C. ESTIMATE OF INCOME:**

27. Number of Family Type Unit	Living Area (Square Feet)	Composition of Units	Unit Rent Per Month	Total Monthly Rent for Unit Type
78	570	1 Bedroom 1 Bath (A Type)	\$ 295	\$ 23,010
60	563	1 Bedroom 1 Bath (B Type)	\$ 285	\$ 17,100
60	563	1 Bedroom 1 Bath (B Type) (Section 8 units)	\$ 225	\$ 13,500
54	786	2 Bedroom 1 1/2 Bath (C Type)	\$ 370	\$ 19,980
48	780	2 Bedroom 1 1/2 Bath (D Type)	\$ 360	\$ 17,280
28. TOTAL ESTIMATED RENTALS FOR ALL FAMILY UNITS				\$ 90,870
29. Number of Parking Spaces:		Open Spaces 355 @ \$ _____ per month		3,000
<input type="checkbox"/> Attended <input checked="" type="checkbox"/> Self Park 455		Garages Covered Spaces 100 @ \$ 30/space per month		
30. Commercial:		Laundry @ \$2/unit/mo. X 300		600
Area-Ground Level _____ sq. ft., @ \$ _____ per sq. ft./month		Other Levels _____ sq. ft., @ \$ _____ per sq. ft./month		
31. TOTAL ESTIMATED GROSS PROJECT INCOME AT 100% OCCUPANCY				\$ 94,470
32. TOTAL ANNUAL RENT (Item 31 x 12 months)				\$ 1,133,640

33. Gross Floor Area: 206,190 (Est.) sq. ft.	34. Net Rentable Residential Area: 191,904 sq. ft.	35. Net Rentable Commercial Area: 1,133,640 sq. ft.
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**NON-REVENUE PRODUCING SPACE**

Type of Employee	No. Rooms	Composition of Unit	Location of Unit in Project
Resident manager	4	2 Bedroom, 1 1/2 Bath	Attached to clubhouse

**D. EQUIPMENT AND SERVICES INCLUDED IN RENT: (Check Appropriate Items)**

<b>37. EQUIPMENT:</b> <input checked="" type="checkbox"/> Ranges (Gas or Elec.) <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Refrig. (Gas or Elec.) <input checked="" type="checkbox"/> Carpet <input checked="" type="checkbox"/> Air Cond. (Equip. Only) <input checked="" type="checkbox"/> Drapes <input checked="" type="checkbox"/> Kitchen Exhaust Fan <input checked="" type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Laundry Facilities <input checked="" type="checkbox"/> Tennis Court <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Other (Specify) *Coin operated in community bldg.	<b>38. SERVICES:</b> <input type="checkbox"/> Heat <input type="checkbox"/> Hot Water GAS: <input type="checkbox"/> Cooking <input type="checkbox"/> Air Conditioning ELEC.: <input type="checkbox"/> Heat <input type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Lights, etc., in Unit OTHER FUEL: <input type="checkbox"/> Heat <input type="checkbox"/> Hot Water <input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> OTHER Trash service	<b>39. SPECIAL ASSESSMENTS:</b> a. <input type="checkbox"/> Prepayable <input type="checkbox"/> Non-Prepayable None b. Principal Balance \$ _____ c. Annual Payment \$ _____ d. Remaining Term _____ years.
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PROPOSAL

The Proposal is to build for occupancy under the Section 8 Subsidy Program, family units as outlines elsewhere in the proposal and on the site as designated herein. Note that the entire project contains 300 units and that the family units under the Section 8 Subsidy Program are limited to 20% of the total project, or 60 units.

The rent scale proposed for the units under the Section 8 Subsidy Program is:

<u>Unit Type</u>	<u>Contract Rent</u>	<u>Utility Allowance*</u>	<u>Gross Allowable Rent</u>
1 Bedroom	\$225.00	\$36.00	\$261.00

\* Breakdown of utility costs

Water:	\$ 3.00
Trash:	2.00
Sewer:	1.00
Gas:	10.00
Electric:	<u>20.00</u>
Total	\$36.00

The utility allowance was obtained from the City of Wichita, Water Department and Department of Public Works, Kansas Gas and Electric Company, and The Gas Service Company. It represents an average for one bedroom walk-up apartment unit occupied by a family of 1-2 people with a dishwasher, gas forced air heat and cooking, electric forced air conditioning and frost-free refrigerator.

STATEMENT RELATIVE TO PROPOSAL

SANDPIPER, LTD.

WICHITA, KANSAS

The Proposal submitted is for a total of 300 multi-family units for single occupancy being broken down into 198 one bedroom units and 102 two bedroom units. Twenty percent of the project, or 60 one bedroom units, will be designated for occupancy by family units under Section 8 Subsidy Program. The basic intent of buildings proposed is shown on the schematic drawings prepared by Jeff L. Krehbiel, project architect.

This Proposal would comply with requirements of the Local Housing Assistance Plan. No persons or businesses will be displaced by the proposed construction.

The owner of the project will be Sandpiper, Ltd., 10711 West Kellogg, Wichita, Kansas 67209. The project will be managed by Claremont Management Company, 1209 North Topeka, Wichita, Kansas 67214 (316/264-9674). Claremont has its own management and maintenance staff and will expand to provide adequate management and maintenance services as required by Section 8 New Construction Regulations contained in Appendix 13 of Handbook 7420.1, Sections 880.119 and 880.118 through 880.226 (24 CFR). Note that Claremont Management Company is currently managing several FHA projects.

The builder or General Contractor has been unnamed at this time.

The architect is Jeff L. Krehbiel Associates, 1021 East Waterman, Wichita, Kansas (316/267-8233).

We hereby request rent subsidies for 60 one bedroom units and will thereby limit the number of assisted units to 20% of the total 300 units.

The project is to be financed by using the FHA Section 221d4 loan program. HUD Minimum Property Standards will be followed in the design and construction of the project, as well as local and State codes. The Agreement and/or Contract would be pledged as security for a loan only as required by HUD (FHA) loan procedures.

Utilities combinations will be provided as requested in Developer's package, see included attachment "A" with notes.

Management and Maintenance Services will be provided as noted on included Attachment "B".

Special security precautionary measure for locking will be to have the following hardware at each exterior door: One (1) regular deadlocking lockset; one (1) separate deadbolt, keyoperated from the interior with 1" throw; one (1) security chain latch.

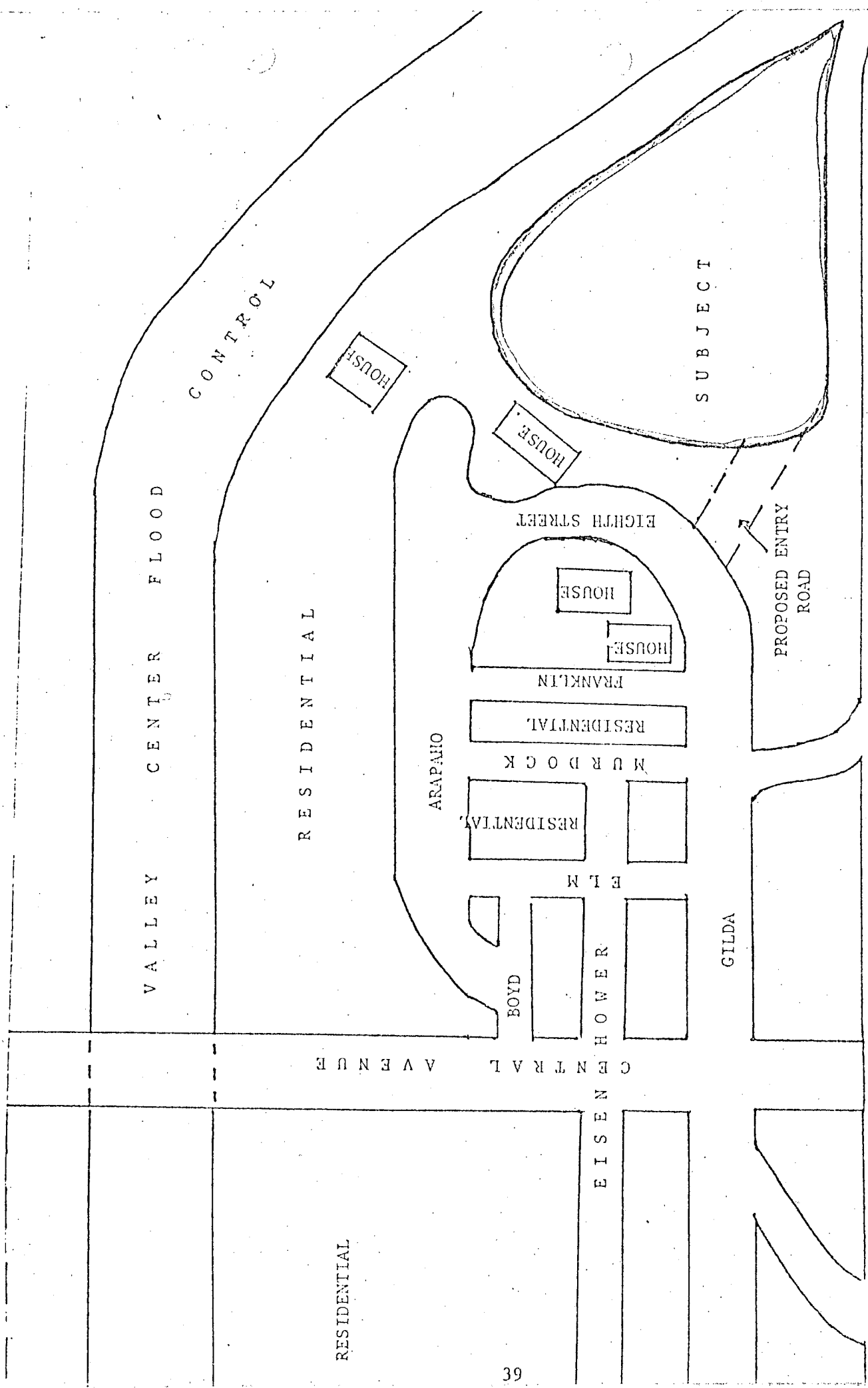
Developer will make positive efforts to provide minority race subcontractors opportunities and encouragement to bid and participate in the work.

ADDITIONAL PERTINENT DATA

A new study concerning the noise pollution levels around the Wichita Mid-Continent Airport is being prepared by Landrum and Brown of Atlanta, Georgia, and should be completed by the end of August, 1979. The current study available to Mr. Floyd Roedell of the Wichita Mid-Continent Airport Administration indicates that the subject property is not in the air lanes of the Wichita Mid-Continent Airport.

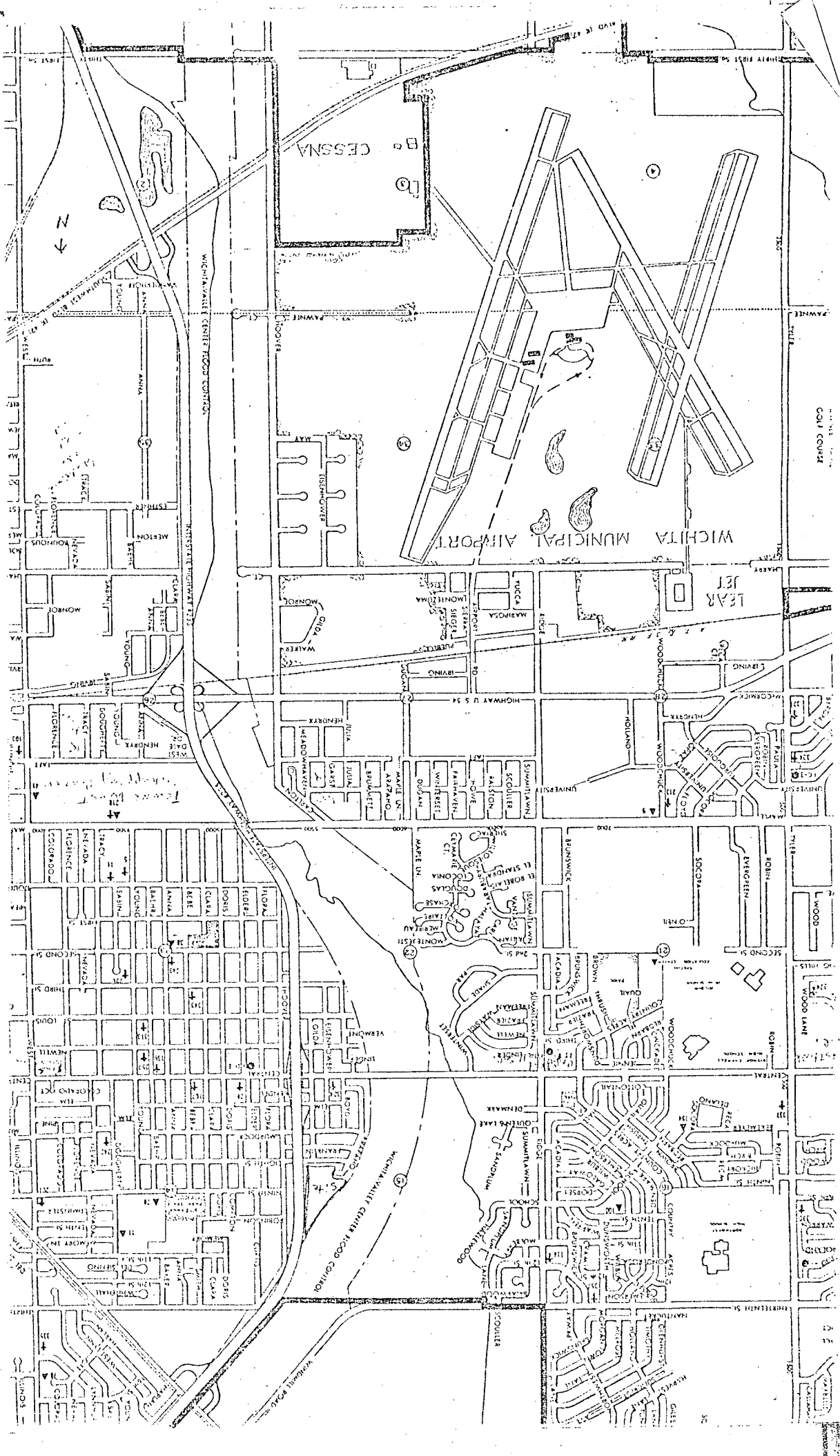
The subject site had a detailed investigation of water infiltration done on it by the Engineering Testing Company, 535 N. Washington Avenue, Wichita, Kansas, which indicated the site is satisfactory for building the proposed type of multi-family project. This study will be provided upon request, since it quite lengthy.

The project is out of the 100 year flood plain.



I - 235

I - 235



THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE August 20, 1979

TO Mark Bechtel, Junior Planner

FROM R. W. Bruggeman, Director of Public Works

SUBJECT Preliminary Proposal - Oak Knoll  
Apartments and Sandpiper Bay  
Apartments

The Department of Public Works has reviewed the information submitted for the above apartments.

A sanitary sewer can be constructed which will serve the Oak Knoll Apartments. The sanitary sewer in this area has been designed to serve three dwelling units per acre. The capacity of the sanitary sewer should be evaluated if density exceeds the design criteria. This area is out of the 100-year flood plain and a storm sewer system can be designed to serve this area. A grading plan should be submitted and approved by this department.

A sanitary sewer can be constructed that will serve the Sandpiper Bay Apartments. This area is out of the 100-year flood plain. Drainage from this area should be carried to the lake in this area. A grading plan should be submitted and approved by this department.

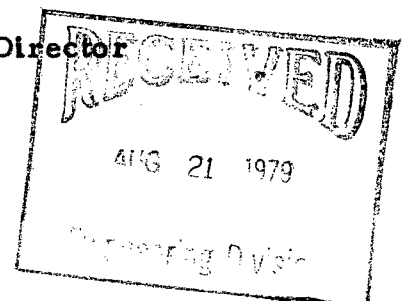
Site development plans for these two developments should also be submitted to the Department of Public Works for review and approval.



R. W. Bruggeman  
Director of Public Works

RWB:gr

cc: Dean Sellers, Acting City Engineer ✓  
Max Greene, Flood Control and Landfill Director



**THE CITY OF WICHITA**

OFFICE OF Director of Engineering

DATE July 8, 1981

TO E. H. Denton, City Manager

FROM R. W. Bruggeman, Director of Engineering

SUBJECT Paving of Seville, from the north  
line of U.S. 54 to the north line of  
Lot 1, Block 1, Miles Lakewood Addition


Mr. Rich Lechner, 1301 Seville, inquired at the City Commission meeting of July 7, 1981 regarding the status of the paving of Seville, from the north line of U.S. 54 to the north line of Lot 1, Block 1, Miles Lakewood Village Addition.

The petition was approved by the Board of City Commissioners on July, 9, 1974 for the paving of Seville, from the north line of U.S. 54 to the north line of Lot 1, Block 1, Miles Lakewood Village Addition. This petition was to be held for development. Sufficient development has taken place in the benefit district to proceed with the pavement; however, the petition does not provide for sufficient funds.

The alternatives that are now available are:

1. Our department will prepare a new petition for this pavement which can be circulated by any one of the property owners.
2. The City Commission can initiate the pavement of Seville, from the north line of U.S. 54 to the north line of Lot 1, Block 1, Miles Lakewood Village Addition. Such action is subject to a protest petition by the resident owners of property in the benefit district.
3. The City Commission can order the pavement of Seville, from the north line of U.S. 54 to Lynndale.

A slide of this area and these alternatives can be made available if the City Commission wishes to consider this matter at a future City Commission meeting.

  
R. W. Bruggeman  
Director of Engineering

RWB:gr



THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE July 13, 1981

TO The Honorable Board of City Commissioners

FROM E. H. Denton, City Manager

SUBJECT Paving of Seville, NL of U.S. 54  
to NL of Lot 1, Block 1, Miles  
Lakewood Addition (Approximately 1/2  
block south of Beaumont)

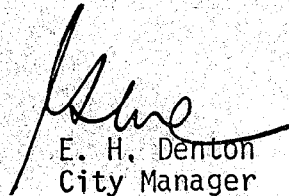
During the July 7, 1981, hearing on the west side annexation, Mr. Rich Lechner, 1301 Seville, inquired as to the status of the subject paving project.

The petition for this paving was approved on July 9, 1974, in connection with the plat for Miles Lakewood Addition with the instruction that it be held for development.

Sufficient development has now occurred to proceed with the paving, however, the petition does not now provide for sufficient funds for the project.

The Director of Engineering has been instructed to initiate the project under the Chesney Law (which provides for a protest petition by resident owners of property in the benefit district).

The paving of Seville Street, north of Miles Lakewood Addition, can be petitioned after the area comes within the City limits.

  
E. H. Denton  
City Manager

EHD/fpd

cc: R. W. Bruggeman, Director of Engineering





IN WITNESS WHEREOF, The said party of the first part has caused this Deed to be signed on its behalf by John B. Kemp, as Secretary of Transportation of the State of Kansas, thereto duly authorized so to do, on the day and year last above written.

THE STATE OF KANSAS

By: W. H. Wright  
AS Secretary of Transportation  
of The State of Kansas

ACKNOWLEDGMENT

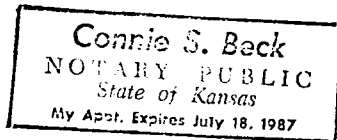
State of Kansas, Shawnee County, SS:

BE IT REMEMBERED, that on this 23<sup>rd</sup> day of March, 19 84, before me, the undersigned Notary Public in and for the State of Kansas-at-large, came W. H. Wright, Secretary of Transportation of the State of Kansas, who is personally known to me to be such officer and who is personally known to me to be the same person who executed as said officer, the within instrument of writing on behalf of The State of Kansas and such person duly acknowledged execution of the same, as said officer, and his execution thereof was the free act and deed of the State of Kansas.

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

Connie S. Beck  
State Notary Public  
Shawnee County, Kansas

My Commission Expires:



SEDCWICK COUNTY 39  
235-87 I 235-1(7) C/A 123  
6/17/84

THIS DEED MUST BE RECORDED

Quitclaim Deed

FROM  
TO

STATE OF KANSAS, }  
County, } ss.

This instrument was filed for record  
on the \_\_\_\_\_ day of \_\_\_\_\_  
19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
and recorded in Book \_\_\_\_\_ of  
at page \_\_\_\_\_

Register of Deeds.  
By \_\_\_\_\_ Deputy.  
I hereby certify that the within deed  
was entered for transfer on my Trans-  
fer Record this \_\_\_\_\_ day of \_\_\_\_\_  
, 19 \_\_\_\_\_

County Clerk.  
FEEES  
Register of Deeds, for recording, \$  
County Clerk, for transfer, \$  
Total, \$

DEED-QUITCLAIM

THIS INDENTURE, Made this 23rd day of March, 1984, by and between THE STATE OF KANSAS, acting by and through John B. Kemp, as Secretary of Transportation of The State of Kansas, of the first part, and Gene Miles

of Sedgwick County, in the State of Kansas of the second part:

WITNESSETH, That said party of the first part, in consideration of the sum of One dollar and other valuable considerations and 00/100 DOLLARS to it duly paid, has sold, and by these presents does Remise, Release and Quitclaim unto the said party of the second part, his heirs and assigns, forever, all that tract or parcel of land situated in the County of Sedgwick and State of Kansas described as follows, to-wit:

The East 41 feet of the following described tract: Commencing at the Northeast corner of the Northeast Quarter of Section 15, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence South along the East line of said Quarter Section, 691.32 feet to the point of beginning, said point also being the intersection of the West line of Gilda Avenue (now Lakewind), as platted in Miles Lakewood Living Addition, and the East line of said Quarter Section; thence Southwesterly along said West line of Gilda, 269.32 feet; thence Southeasterly, perpendicular to said West line, 45 feet; thence Northeasterly, parallel to and 45 feet East of said West line, to the East line of said Quarter Section; thence North along the East line of said Quarter Section, to the point of beginning.

STATE OF KANSAS } 85
SEDGWICK COUNTY }
FILED FOR RECORD AT
3:00 P.M.

APR 6 1984

NO. 6 84173
BETTE F. MCCART
REGISTER OF DEEDS

Ed Reed
Deputy

together with the appurtenances and all the estate, title and interest of the said party of the first part therein. TO HAVE AND TO HOLD all and singular the above-described premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

copy

# COMMISSIONERS PROCEEDINGS

5271

October 18, 1977

Edwana Collins  
Lt. George Stevens

Edwana Collins, Chairperson, Wichita Board of Crime and Corrections, and Lt. George Stevens, Crime Prevention Section, answered questions by the Commission regarding the report.

Discussion

Discussion was had as to what sources might be available for funding, and the City Manager suggested that there would have to be budgetary considerations to increase staff for some of those services.

Discussion

Discussion.

Motion--

Donnell moved that the report be received and filed and it be referred to the administrative staff for comment and development of a plan of implementation within 60 days. Motion carried 4 to 0.

--carried

AGREEMENTS TO CON-  
STRUCT UTILITY  
EASEMENT AT 2131  
SOUTH LORRAINE  
Bob Lakin  
Doyle Landrith  
Morris Grant

Agreements to construct on utility easements at 2131 South Lorraine, presented.

Director of Planning reviewed this matter while Doyle Landrith, 2130 South Chautauqua and Morris Grant, owner of property adjacent to that in question, spoke in opposition.

R.W. Bruggeman

Director of Public Works, informed the Commission that if the recommended action was not approved, then they would give notification to move the building off the easements.

Motion to strike--  
--carried

Porter moved that this item be stricken from the agenda. Motion carried 4 to 0.

REQUEST TO DETER-  
MINE DISPOSITION OF  
COVERED BRIDGE ON  
BRIDGEWATER DRIVE

Request to determine disposition of a covered bridge on Bridgewater Drive in connection with Miles Lakewood Village, 2nd Addition, presented.

Mr. Gene Miles, builder and developer, installed a covered bridge on Bridgewater Drive prior to the approval of the referenced plat. The bridge does not meet the height and width requirements as specified by City regulations.

The Public Works Department has indicated that the bridge could be retained as it presently is constructed through the use of a Minor Street Privilege Permit; however, they do not recommend the special permit for the following reasons:

- (1) The bridge (19.25 feet wide) is narrower than the street (24 feet wide).
- (2) The bridge clearance (distance from pavement to top of opening) is only 8.26 feet. A distance of 16 feet 6 inches is the minimum permitted on state highways.
- (3) The bridge design does not meet the current loading design.
- (4) The maintenance of such a bridge because of vandalism, damage from vehicles, etc., would be considerable.

Mr. Miles reported that the bridge was built with pre-stressed concrete units and is a safe structure. He further indicated that it was constructed for scenic value and should remain where it is so the flow of traffic can move from one side of the lake to the other. Mr. Miles suggested that the bridge be dedicated to the City or that the Miles Lakewood Home Owner Association, a Kansas Corporation, be responsible for the upkeep and maintenance of the bridge. Mr. Miles has also indicated that the Association would acquire insurance holding the City free and harmless from any liability resulting from use of the bridge.

The Commission may either (1) approve a Minor Street Privilege Permit and allow the bridge to remain as is, placing the responsibility for upkeep, maintenance and liability with the Miles Lakewood Home Owners Association; (2) accept dedication of the bridge to the City; or (3) direct that the bridge be removed.

# COMMISSIONERS PROCEEDINGS

5277

October 18, 1977

R. W. Bruggeman

Director of Public Works, reviewed this matter with the Commission and recommended that the first alternative be approved, and also the replacement of the bridge be included should that become necessary.

Motion--

Porter moved that a Minor Street Privilege Permit be approved and that the bridge be allowed to remain as is, placing the responsibility for upkeep, maintenance and liability with the Miles Lakewood Home Owners Association and to include bridge replacement to be the responsibility of the Home Owners Association.

Gene Miles

Gene Miles, Developer, stated that the Minor Street Privilege would be acceptable and they would accept the liability of the bridge.

--carried

Motion carried 4 to 0.

REQUEST TO APPROVE  
DRAINAGE EASEMENT  
& GRANT WAIVER OF  
FENCING REQUIREMENTS  
RE: SANDPIT OPERATION

Request to approve a drainage easement and grant a waiver of the fencing requirements in connection with a sandpit operation, presented.

On April 27, 1977, the Board of Zoning Appeals heard a request by Richard D. Hoskinson and Verda M. Hoskinson for an exception to permit the extraction of fill dirt, soil, sand and gravel on property zoned "AA" Single Family Dwelling District and "LC" Light Commercial District and generally located on the north side of Central and west of the Wichita-Valley Center Floodway. The Board approved the Hoskinson request subject to obtaining permission to utilize the existing floodway for the proposed extraction operation and subject to showing the agreed boundaries of the excavation on a revised site plan.

The applicant has complied with these conditions and has agreed to the granting of a drainage easement encompassing all of the water surface in the proposed sand extraction operation.

The applicant has also made application for a waiver of the fencing requirements as permitted under Section 5.34.080 of the Code of the City of Wichita, Kansas. The Superintendent of Central Inspection has investigated this matter and has approved the waiver of the fencing requirements, without exception.

The City Manager recommended that the drainage easement be approved and executed by the Mayor and the waiver of the fencing requirements be approved.

Motion--

Casado moved that the drainage easement be approved and the Mayor be authorized to execute and grant the waiver of fencing requirements. Motion carried 3 to 1. Peters "No".

--carried

REQUEST FOR  
REVOCATION OF MSP  
OF EVERETT'S MR.  
A.G. STORE

Request for revocation of minor street privilege permit of Everett's Mr. A. G. Store at 4605 South Seneca, presented.

On behalf of the members of the South Seneca Area Association, the CPO Area "C" Council requested that the Commission revoke the Minor Street Privilege Permit which was issued to Everett's Mr. A. G. Store at 4605 South Seneca.

A Minor Street Privilege Permit was granted in April, 1971, to Everett's Mr. A. G. Store allowing a retaining wall and parking spaces adjacent to 45th Street South. One condition of the permit is furnishing liability insurance to indemnify the City in use of the area.

During 1976, six accidents (three injury) were reported at the intersection and in the first eight months of 1977, five accidents (three injury) have been reported.

6. AGREEMENTS TO CONSTRUCT A UTILITY EASEMENT AT 2131 SOUTH LORRAINE.

Mr. George Winters, 2131 South Lorraine, has requested that the City execute two agreements permitting his construction on utility easements adjacent to his property. The agreements would permit the infringement of an auxiliary structure on the west and north lines of the property.

The north line easement was the subject of a vacation case before the Subdivision Committee of the MAPC, but was denied with the recommendation that the applicant request an agreement to construct on the easement comparable to the agreement for construction on the west line easement.

Other residents in the neighborhood have previously expressed concern over the type of auxiliary structure being constructed by Mr. Winters and the granting of a use of the easements. Mr. Winters has taken steps to bring the structure into compliance with the City Codes. Letters of notification to those adjacent property owners who have expressed an interest have been sent advising of the Commission hearing on this matter.

The Commissioners have been provided with copies of the Subdivision Committee minutes and other information relating to the agreements.

The City Manager recommends approval of the use of easement agreements.

ACTION: Approve the agreements and authorize the Mayor to sign.

7. REQUEST TO DETERMINE DISPOSITION OF A COVERED BRIDGE ON BRIDGEWATER DRIVE IN CONNECTION WITH MILES LAKEWOOD VILLAGE, 2ND ADDITION.

Mr. Gene Miles, Builder and Developer, installed a covered bridge on Bridgewater Drive prior to the approval of the referenced plat. The bridge does not meet the height and width requirements as specified by City regulations.

The Public Works Department has indicated that the bridge could be retained as it presently is constructed through the use of a Minor Street Privilege Permit; however, they do not recommend the special permit for the following reasons:

- (1) The bridge (19.25 feet wide) is narrower than the street (24 feet wide).
- (2) The bridge clearance (distance from pavement to top of opening) is only 8.26 feet. A distance of 16 feet 6 inches is the minimum permitted on state highways.
- (3) The bridge design does not meet the current loading design.
- (4) The maintenance of such a bridge because of vandalism, damage from vehicles, etc., would be considerable.

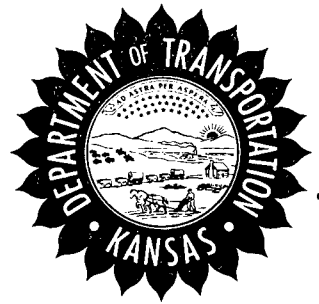
Mr. Miles reports that the bridge was built with pre-stressed concrete units and is a safe structure. He further indicates that it was constructed for scenic value and should remain where it is so the flow of traffic can move from one side of the lake to the other. Mr. Miles suggests that the bridge be dedicated to the City or that the Miles Lakewood Home Owner Association, a Kansas Corporation, be responsible for the upkeep and maintenance of the bridge. Mr. Miles has also indicated that the Association would acquire insurance holding the City free and harmless from any liability resulting from use of the bridge.

The Commission may either (1) approve a Minor Street Privilege Permit and allow the bridge to remain as is, placing the responsibility for upkeep, maintenance and liability with the Miles Lakewood Home Owners Association; (2) accept dedication of the bridge to the City; or (3) direct that the bridge be removed.

ACTION: Take such action as the Commission deems to be in the best interest of the public.

# KANSAS DEPARTMENT OF TRANSPORTATION

STATE OFFICE BUILDING—TOPEKA, KANSAS 66612



JOHN B. KEMP, Secretary of Transportation

JOHN CARLIN, Governor

April 20, 1984

Right of Way  
Sedgwick County  
235-87 I 235-1 (7)  
C/A 123

Michael Lindebak, P.E.  
City Engineer  
City of Wichita  
City Hall - Seventh Floor  
455 North Main Street  
Wichita, Kansas 67202

Re: Tract 39  
K-2331-01, P

Dear Mr. Lindebak:

We are forwarding a disclaimer covering the right of way acquired by the City adjacent to the Gene Miles tract along I-235 in the City of Wichita. The Kansas Department of Transportation previously sold a strip of right of way 41 ft. x 269.32 ft. along the west line of Gilda Avenue (now Lakewind) to Mr. Miles.

With the receipt of this disclaimer, it is our understanding that the City will complete the vacation of the subject right of way.

Yours truly,

JOSEPH KRAHN, CHIEF  
BUREAU OF RIGHT OF WAY

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

JK:PRG:pm  
Enc.  
cc: M. S. Fry  
Dick Linn



*4/25 - Copy to Jack Salomata*

*mf*

DISCLAIMER

WHEREAS, City of Wichita acquired the hereinafter described land; and

WHEREAS, the Kansas Department of Transportation no longer requires the hereinafter described land for the construction, operation, and maintenance of Highway 235, in the foreseeable future, the said Kansas Department of Transportation does not now claim, or intend, hereinafter, to claim, any jurisdiction or interest in and to said land, described as follows:

The West 4 feet of the following described tract: COMMENCING at the Northeast corner of the Northeast Quarter of Section 15, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence South along the East line of said Quarter Section, 691.32 feet to the point of beginning, said point also being the intersection of the West line of Gilda Avenue (now Lakewind), as platted in Miles Lakewood Living Addition, and the East line of said Quarter Section; thence Southwesterly along said West line of Gilda, 269.32 feet; thence Southeasterly, perpendicular to said West line, 45 feet; thence Northeasterly, parallel to and 45 feet East of said West line, to the East line of said Quarter Section; thence North along the East line of said Quarter Section, to the point of beginning.

**MICROFILMED  
OF RECORD**

STATE OF KANSAS }  
SEDGWICK COUNTY } 88  
FILED FOR RECORD AT  
S:O.C.M.

APR 13 1984

NO. 6 85160

BETTIE F. MCCART  
REGISTER OF DEEDS

*Pat Kettler  
Deputy*

6.00  
*Kansas Department of Transportation  
Bureau of Right of Way  
State Office Bldg.*

NOW, THEREFORE, on March 23, 19 84, the Kansas Department of Transportation hereby releases and disclaims all its rights in the previously described county right of way.

THE STATE OF KANSAS

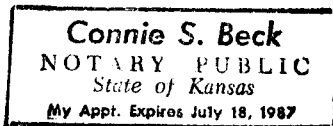
John B. Kemp  
Secretary of Transportation

by: W. H. Wright  
W. H. Wright  
State Transportation Engineer

State of Kansas )  
County of Shawnee ) SS:

BE IT REMEMBERED, that on this 23<sup>rd</sup> day of March, 19 84, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came W. H. Wright, Secretary of Transportation for the State of Kansas, who is personally known to me to be the same person who executed the foregoing instrument of writing and such person acknowledged the execution of the same.

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



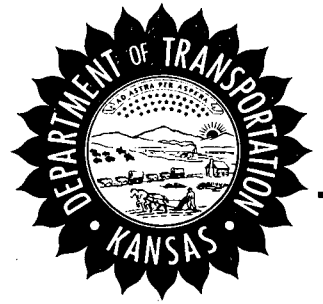
Connie S. Beck  
Notary Public

My Commission Expires:

July 18, 1987

# KANSAS DEPARTMENT OF TRANSPORTATION

STATE OFFICE BUILDING—TOPEKA, KANSAS 66612



JOHN B. KEMP, Secretary of Transportation

JOHN CARLIN, Governor

March 26, 1984

Right of Way  
Sedgwick County  
235-87 I 235-1 (7)  
C/A 123

Michael Lindebak, P.E.  
City Engineer  
City of Wichita  
City Hall - Seventh Floor  
455 North Main Street  
Wichita, Kansas 67202

Re: Tract 39  
K-2331-01, P

Dear Mr. Lindebak:

We are enclosing a copy of a quitclaim deed releasing a portion of the I-235 right of way adjacent to the Miles Lakewood Living Addition. We are also enclosing a copy of a disclaimer covering 4 feet of adjacent right of way that was acquired by the City of Wichita.

As soon as the disclaimer has been filed at the Sedgwick County Register of Deeds Office, I will forward you a copy of the document showing the book and page numbers. It is my understanding that the City intends to vacate the right of way acquired by the City of Wichita.

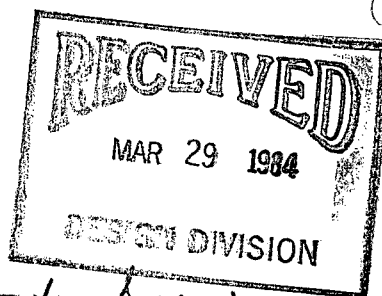
The right of way covered in the deed was purchased by Mr. Gene Miles, and the deed was forwarded to Mr. Richard Linn (copy of letter attached) who is handling the release for Mr. Miles.

Yours truly,

JOSEPH KRAHN, CHIEF  
BUREAU OF RIGHT OF WAY

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

JK:PRG:pm  
Encs.  
cc: M. S. Fry

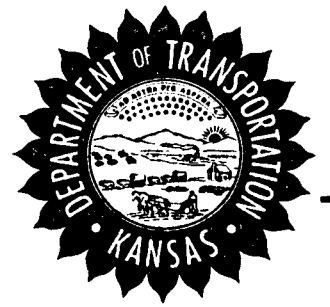


*3/30 - Copy sent to Pallenwith*

*MSG*

# KANSAS DEPARTMENT OF TRANSPORTATION

STATE OFFICE BUILDING—TOPEKA, KANSAS 66612



JOHN B. KEMP, Secretary of Transportation

JOHN CARLIN, Governor

March 26, 1984

Right of Way  
Sedgwick County  
235-87 I 235-1 (7)  
C/A 123

Richard W. Linn, P.E.  
Assistant Manager  
Planning & Development Division  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: Tract 39  
K-2331-01, P

Dear Dick:

Enclosed is the quitclaim deed covering the right of way acquired by the state adjacent to the Miles Lakewood Living Addition. This deed will relinquish any right the state may have had in the subject right of way and is given in consideration of Mr. Miles' payment of \$2,400.

I am also forwarding a copy of a disclaimer covering 4 feet of adjacent right of way that was acquired by the City of Wichita. As soon as the disclaimer is recorded at the Sedgwick County Register of Deeds Office, the City of Wichita Engineering Department will be notified. It is my understanding that the City plans to vacate this portion of the right of way upon receipt of our disclaimer.

Thank you for your assistance in the release of this right of way.

Yours truly,

JOSEPH KRAHN, CHIEF  
BUREAU OF RIGHT OF WAY

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

JK:PRG:pm

Encs.

cc: M. S. Fry

Michael Lindebak

DEED-QUITCLAIM

THIS INDENTURE, Made this 23rd day of March, 1984,  
by and between THE STATE OF KANSAS, acting by and through \_\_\_\_\_  
John B. Kemp, as Secretary of Transportation of The State  
of Kansas, of the first part, and Gene Miles

\_\_\_\_\_ of Sedgwick County, in the State of Kansas of  
the second part:

WITNESSETH, That said party of the first part, in consideration  
of the sum of One dollar and other valuable considerations  
and 00 DOLLARS to it duly paid, has sold, and by these presents  
100  
does Remise, Release and Quitclaim unto the said party of the  
second part, his heirs and assigns, forever, all that tract  
or parcel of land situated in the County of Sedgwick,  
and State of Kansas described as follows, to-wit:

The East 41 feet of the following described tract: Commencing at  
the Northeast corner of the Northeast Quarter of Section 15,  
Township 27 South, Range 1 West of the 6th P.M., Sedgwick  
County, Kansas; thence South along the East line of said Quarter  
Section, 691.32 feet to the point of beginning, said point also  
being the intersection of the West line of Gilda Avenue (now Lakewind),  
as platted in Miles Lakewood Living Addition, and the East line of  
said Quarter Section; thence Southwesterly along said West line of  
Gilda, 269.32 feet; thence Southeasterly, perpendicular to said West  
line, 45 feet; thence Northeasterly, parallel to and 45 feet East of  
said West line, to the East line of said Quarter Section; thence  
North along the East line of said Quarter Section, to the point of  
beginning.

together with the appurtenances and all the estate, title and interest  
of the said party of the first part therein. TO HAVE AND TO HOLD all  
and singular the above-described premises, together with the appurte-  
nances, unto the said party of the second part, his heirs  
and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has caused this Deed to be signed on its behalf by John B. Kemp, as Secretary of Transportation of the State of Kansas, thereto duly authorized so to do, on the day and year last above written.

THE STATE OF KANSAS

By: W. H. Wright  
As Secretary of Transportation  
of The State of Kansas

ACKNOWLEDGMENT

State of Kansas, Shawnee County, SS:

BE IT REMEMBERED, that on this 23<sup>rd</sup> day of March, 19 84, before me, the undersigned Notary Public in and for the State of Kansas-at-large, came W. H. Wright, Secretary of Transportation of the State of Kansas, who is personally known to me to be such officer and who is personally known to me to be the same person who executed as said officer, the within instrument of writing on behalf of The State of Kansas and such person duly acknowledged execution of the same, as said officer, and his execution thereof was the free act and deed of the State of Kansas.

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

Connie S. Beck  
State Notary Public  
Shawnee County, Kansas

My Commission Expires:

Connie S. Beck  
NOTARY PUBLIC  
State of Kansas  
My Appt. Expires July 18, 1987

SEL  
235-137  
61/11/84

THIS DEED MUST BE RECORDED

Quitclaim Deed

FROM

TO

STATE OF KANSAS, }  
County, } ss.

This instrument was filed for record

on the \_\_\_\_\_ day of \_\_\_\_\_

19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,

and recorded in Book \_\_\_\_\_ of \_\_\_\_\_

at page \_\_\_\_\_

Register of Deeds.

By \_\_\_\_\_ Deputy.

I hereby certify that the within deed was entered for transfer on my Transfer Record this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_ 19 \_\_\_\_\_

County Clerk.

FEES  
Register of Deeds, for recording, \$ \_\_\_\_\_  
County Clerk, for transfer, \$ \_\_\_\_\_  
Total, \$ \_\_\_\_\_

DISCLAIMER

WHEREAS, City of Wichita acquired the hereinafter described land; and

WHEREAS, the Kansas Department of Transportation no longer requires the hereinafter described land for the construction, operation, and maintenance of Highway 235, in the foreseeable future, the said Kansas Department of Transportation does not now claim, or intend, hereinafter, to claim, any jurisdiction or interest in and to said land, described as follows:

The West 4 feet of the following described tract: COMMENCING at the Northeast corner of the Northeast Quarter of Section 15, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence South along the East line of said Quarter Section, 691.32 feet to the point of beginning, said point also being the intersection of the West line of Gilda Avenue (now Lakewind), as platted in Miles Lakewood Living Addition, and the East line of said Quarter Section; thence Southwesterly along said West line of Gilda, 269.32 feet; thence Southeasterly, perpendicular to said West line, 45 feet; thence Northeasterly, parallel to and 45 feet East of said West line, to the East line of said Quarter Section; thence North along the East line of said Quarter Section, to the point of beginning.

NOW, THEREFORE, on March 23, 19 84, the Kansas Department of Transportation hereby releases and disclaims all its rights in the previously described county right of way.

THE STATE OF KANSAS

John B. Kemp  
Secretary of Transportation

by: *W. H. Wright*  
W. H. Wright  
State Transportation Engineer

State of Kansas )  
County of Shawnee ) SS:

BE IT REMEMBERED, that on this 23<sup>rd</sup> day of March, 1984, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came W. H. Wright, Secretary of Transportation for the State of Kansas, who is personally known to me to be the same person who executed the foregoing instrument of writing and such person acknowledged the execution of the same.

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

Connie S. Beck  
NOTARY PUBLIC  
State of Kansas  
My Appt. Expires July 18, 1987

*Connie S. Beck*  
Notary Public

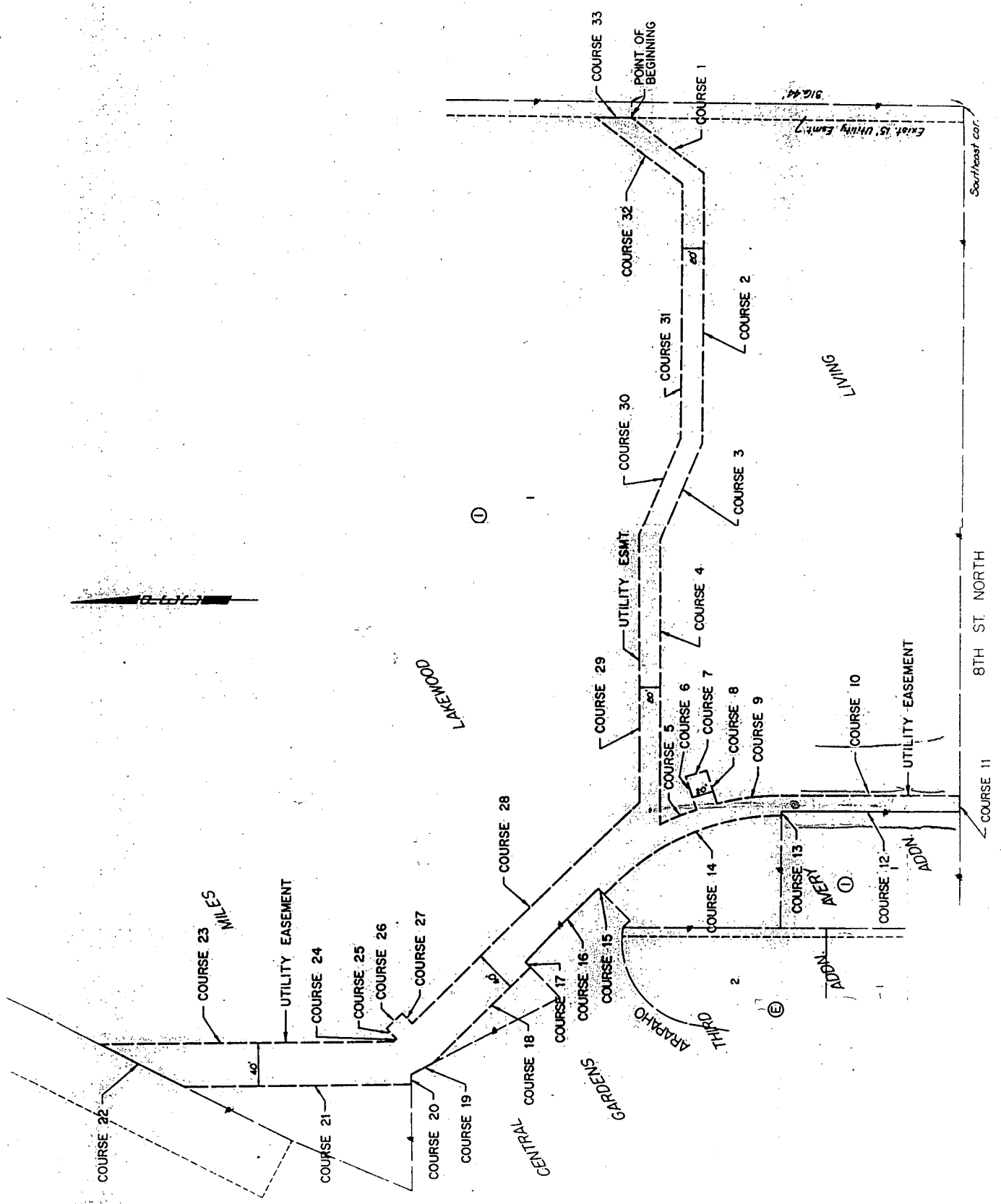
My Commission Expires:

July 18, 1987

A UTILITY EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, MILES LAKEWOOD LIVING, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, THENCE BEARING  $N0^{\circ}19'00''W$  A DISTANCE OF 316.44 FEET; THENCE BEARING  $S 89^{\circ}40'58''W$  A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING  $S36^{\circ}11'54''W$  A DISTANCE OF 83.96 FEET; THENCE BEARING  $S 89^{\circ}39'00''W$  A DISTANCE OF 259.14 FEET; THENCE BEARING  $N66^{\circ}32'59''W$  A DISTANCE OF 94.16 FEET; THENCE BEARING  $S89^{\circ}39'00''W$  A DISTANCE OF 268.01 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 245.50 FEET AND THROUGH A CENTRAL ANGLE OF  $9^{\circ}34'26''$ , ON ARC DISTANCE OF 41.02 FEET TO THE P.T. OF SAID CURVE; THENCE BEARING  $N73^{\circ}12'59''E$  A DISTANCE OF 33.20 FEET; THENCE BEARING  $S16^{\circ}47'01''E$  A DISTANCE OF 20.00 FEET; THENCE BEARING  $S73^{\circ}12'59''W$  A DISTANCE OF 33.20 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 245.50 FEET AND THROUGH A CENTRAL ANGLE OF  $14^{\circ}07'13''$ , ON ARC DISTANCE OF 60.50 FEET TO THE P.T. OF SAID CURVE; THENCE BEARING  $S0^{\circ}00'19''E$  A DISTANCE OF 170.37 FEET TO A POINT ON THE NORTH R/W LINE OF 8TH STREET NORTH; THENCE BEARING  $S89^{\circ}39'00''W$  A DISTANCE OF 14.50 FEET TO THE SOUTHWEST CORNER OF SAID ADDITION; THENCE BEARING  $N0^{\circ}20'30''W$  A DISTANCE OF 168.00 FEET; THENCE BEARING  $N89^{\circ}39'00''W$  A DISTANCE OF 4.54 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.50 FEET AND THROUGH A CENTRAL ANGLE OF  $48^{\circ}29'24''$ , ON ARC DISTANCE OF 191.05 FEET TO THE P.T. OF SAID CURVE; THENCE BEARING  $N45^{\circ}16'18''E$  A DISTANCE OF 7.59 FEET; THENCE BEARING  $N44^{\circ}43'42''W$  A DISTANCE OF 95.48 FEET; THENCE BEARING  $S44^{\circ}37'18''W$  A DISTANCE OF 7.36 FEET; THENCE BEARING  $N44^{\circ}35'21''W$  A DISTANCE OF 128.22 FEET; THENCE BEARING  $N27^{\circ}28'42''W$  A DISTANCE OF 23.01 FEET; THENCE BEARING  $S89^{\circ}39'00''W$  A DISTANCE OF 10.22 FEET; THENCE BEARING  $N0^{\circ}20'30''W$  A DISTANCE OF 213.56 FEET TO A POINT ON THE WEST PROPERTY LINE OF SAID ADDITION; THENCE BEARING  $N26^{\circ}25'33''E$  A DISTANCE OF 88.82 FEET; THENCE BEARING  $S0^{\circ}20'30''E$  A DISTANCE OF 275.80 FEET; THENCE BEARING  $S44^{\circ}35'21''E$  A DISTANCE OF 7.68 FEET; THENCE BEARING  $N45^{\circ}24'39''E$  A DISTANCE OF 13.00 FEET; THENCE BEARING  $S44^{\circ}35'21''E$  A DISTANCE OF 20.00 FEET; THENCE BEARING  $S45^{\circ}24'39''W$  A DISTANCE OF 13.00 FEET; THENCE BEARING  $S44^{\circ}35'21''E$  A DISTANCE OF 291.66 FEET; THENCE BEARING  $N89^{\circ}39'00''E$  A DISTANCE OF 250.68 FEET; THENCE BEARING  $S66^{\circ}32'59''E$  A DISTANCE OF 94.16 FEET; THENCE BEARING  $N89^{\circ}39'00''E$  A DISTANCE OF 244.86 FEET; THENCE BEARING  $N36^{\circ}11'54''E$  A DISTANCE OF 100.90 FEET; THENCE BEARING  $S0^{\circ}19'00''E$  A DISTANCE OF 33.61 FEET TO THE POINT OF BEGINNING.

Course No.	Bearing	Distance
1	S36°11'54"W	83.96'
2	S89°39'00"W	259.14'
3	N66°32'59"W	94.16'
4	S89°39'00"W	268.01'
5	Δ=9°34'26"	41.02'
6	N73°12'59"E	33.20'
7	S16°47'01"E	20.00'
8	S73°12'59"W	33.20'
9	Δ=14°07'13"	60.50'
10	S0°00'19"E	170.37'
11	S89°39'00"W	14.50'
12	N0°20'30"W	168.00'
13	N89°39'00"W	4.54'
14	Δ=48°29'24"	191.05'
15	N45°16'18"E	7.59'
16	N44°43'42"W	95.48'
17	S44°37'18"W	7.36'
18	N44°35'21"W	128.22'
19	N27°28'42"W	23.01'
20	S89°39'00"W	10.22'
21	N0°20'30"W	213.56'
22	N26°25'33"E	88.82'
23	S0°20'30"E	275.80'
24	S44°35'21"E	7.68'
25	N45°24'39"E	13.00'
26	S44°35'21"E	20.00'
27	S45°24'39"W	13.00'
28	S44°35'21"E	291.66'
29	N89°39'00"E	250.68'
30	S66°32'59"E	94.16'
31	N89°39'00"E	244.86'
32	N36°11'54"E	100.90'
33	S0°19'00"E	33.61'



KNOW ALL MEN BY THESE PRESENTS:

In consideration of One Dollar (\$1.00) and other good and valuable consideration, the undersigned Board of County Commissioners of Sedgwick County, Kansas do hereby grant to Gene Miles, his heirs, personal representatives, successors and assigns, an easement upon the following described property:

A strip of land 60 feet in width lying parallel and adjacent to the Easterly right-of-way of the Flood Control Project acquired as Tract Numbers 46, 47, 48 and 49 of Condemnation Case Number A-31849, more particularly described as follows:

Beginning at a point on said Easterly right-of-way line, said point being 984.60 feet South and 358.02 feet West of the Northeast corner of Section 15, T-27-S, R-1-W of the 6th P.M. Sedgwick County, Kansas; thence Southwesterly along said Easterly right-of-way line the following bearings and distances--S 41°45'30" W 440.42', S 40°47'30" W 169.41', S37°21'25" W 447.51', S 32°25'30" W 447.65', S 27°21'24" W 77.82', and S 26°25'33" E 434.05' to its intersection with the South line of said tract 46' thence Westerly along said South line S 89°41' W 65' to a point on a line parallel to and 60 feet normally distant from the Easterly design right-of-way line; thence Northeasterly along said parallel line the following bearings and distances--N 22° 24' E 93', N 27°23' E 453', N 32°25'30" E 452', N 37°21'25" E 451.89', N 40°41'30" E 172.41', N 41°45'30" E 386.51', N 41°44' E 442.85', N 89°35' E 81', S 41°44' W 442.85' to the point of beginning, containing 3.38 acres more or less

*Should be 40°47'30"*

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
SEP 8 1982

NO. 5 96597  
BETTE F. McCART  
REGISTER OF DEEDS

*Sat Kettlers Deputy*

MICROFILMED  
OF RECORD

for the purpose of a private road, vehicular access, off-street parking, ~~installation~~ of public utilities, drainage and a fire lane, all to serve Miles Lakewood Living, an addition to Wichita, Sedgwick County, Kansas, to which property this Easement is appurtenant.

Grantors retain full right to ingress and egress use of the private road to be constructed upon the above described easement for the purpose of maintenance access to the Wichita-Valley Center Flood Control Project.



BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

*Dorothy F. White*  
DOROTHY F. WHITE,  
County Clerk

By ABSENT Chairman

APPROVED AS TO FORM:

*Paul M. Buchanan*  
PAUL M. BUCHANAN,  
Assistant County Counselor

*Tom Scott*  
TOM SCOTT Commissioner

*Don Gragg*  
DON GRAGG Commissioner

*Thomas A. Wood  
R.H. Harvey Bldg., Suite 615  
300 W. Douglas  
67202*

600



# Miles Lakewood Living (Sandpiper Bay)

## Sanitary Sewer Petitions

old proj. Lat. 220, Main 5, S.S. #22 468-76-245-80215-000-000-001

① Pump Station & ~~650'~~<sup>1240'</sup> Force Main

Benefit district: Lot 1, Blk 1, Miles Lakewood Living

Method: sq. ft. basis

Est. Cost: ~~\$60,000~~<sup>\$70,000</sup>

② Phase 1 = Line on east side lake

Ben. Dist. The east 100' of Lot 1, Blk 1, Miles Lakewood Living, except the south 400'.

Method: sq. ft. basis

Cost:

1850' 8" @ <sup>20</sup> 15 =	27,750
5 MH @ 1500 =	7,500
sub. tot.	35,250
10% const. conting. =	3,525
	38,775
20% Engr., Insp, etc =	2,755
	<u>46,530</u>

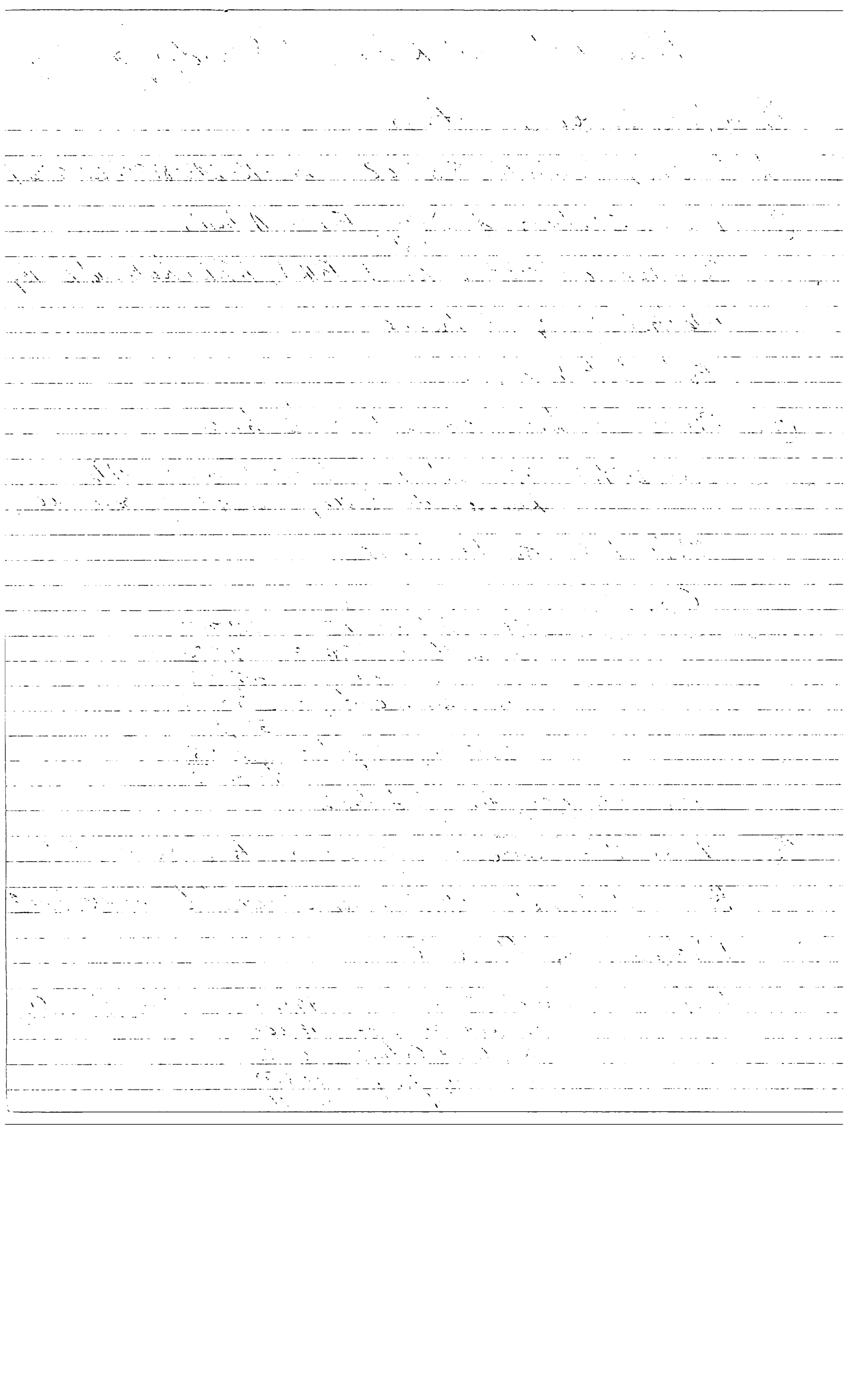
Use \$50,000 for petition

③ Phase 2 = Line for apartments & west side of lake

Ben. dist.: Lot 1, Blk 1, Miles Lakewood Living, exc. Phase 1

Method: sq. ft. basis

3300' 8" @ 15 =	49,500	Use <u>\$90,000</u>
12 MH @ 1500 =	18,000	
10% Const. Conting. =	6,750	
+ 20% engr & insp =	14,850	
Tot.	<u>89,100</u>	



# Miles Lakewood Living (Sandpiper Bay)

## Paving Petitions

① 8<sup>th</sup> St. 26'-2'-30" A.C.

E.L. Arapaho Ave. to W.L. Gilda (south)

Benefit District:

lot 1, Blk E, West Central Gardens 3<sup>rd</sup> Addn.

lot 2, Blk D, " " " "

lot 1, Blk 1, Avery Addn.

lots 1, 2, 3, 4, & 5, Blk 2 Avery Addn.

Part of lot 1, Blk 1, Miles Lakewood Living,  
described as follows: Beginning at the  
southeast corner of lot 1, Blk 1, Avery Addn.,  
thence east along the north line of  
8<sup>th</sup> St. a distance of 520.7'; thence  
north a distance of 400'; thence west  
a distance of 520.7'; thence south  
a distance of 400' to the point of  
beginning.

Replaces Proj No. 472-76-245-80337, 000-000-001

② Proj. No. 472-76-245-80337-000-000-001

8<sup>th</sup> St., W.L. Gilda to E.L. Gilda & Gilda Circle,  
from E.L. Gilda to & incl. cul-de-sac

8<sup>th</sup> St. = 26'-2'-30" A.C.

Gilda Circle = 24'-2'-28" A.C.

60% Benefit District

40% City at large

Ben. dist.: The easterly 143.53' of Lot 1, Blk 1,  
Miles Lakewood Living

sq. ft. basis