

MISCELLANEOUS RECORD

(ACKNOWLEDGMENT)

557

STATE OF KANSAS
Sedgewick County,

Before me, Murel A. Upton, a Notary Public in and for said County and State, on this 14th day of August, 1953, personally appeared G. W. Hinkle and E. J. Hinkle, his wife

to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal on the day and year written above.
 My Commission expires: June 17, 1954 Murel A. Upton Notary Public.



(ACKNOWLEDGMENT)

STATE OF Kansas
Sedgewick County,

Before me, Murel A. Upton, a Notary Public in and for said County and State, on this _____ day of _____, 19____, personally appeared _____ and _____

to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal on the day and year written above.
 My Commission expires: _____ Murel A. Upton Notary Public.

25110

STATE OF KANSAS
 SEDGWICK COUNTY
 BE FORE NOTARY PUBLIC

OCT 9 1 31 PM 1953

310 Main 556

Series _____ FROM _____

TO
 KANEB PIPE LINE COMPANY

Line _____

Length _____

Notes _____

B. J. RANNEY 150
 Box 210 Elkendorf, Mo

MISCELLANEOUS RECORD

310

556

1-16

RIGHT OF WAY GRANT

FOR AND IN CONSIDERATION OF THE SUM OF \$ 392.00 the receipt of which is hereby acknowledged,

E. J. Hinkle and Geo. W. Hinkle, her husband,

hereinafter referred to as Grantors, (whether one or more) do hereby grant, convey and warrant unto KANEB PIPE LINE COMPANY, a Delaware corporation, its successors and assigns, hereinafter referred to as Grantee, the right to lay, construct, maintain, inspect, operate, protect, repair, replace, change the size of or remove a pipe line or pipe lines, and appurtenances necessary for and incident to the operation and protection thereof, for the transportation of oil, gas, petroleum or any of its products, along a route to be selected by Grantee on, over, and through the following described lands, of which Grantors warrant they are the owners in fee simple, situated in Sedwick County, State of Kansas to-wit:

The North Half (N/2) of Section 6 = Township 27 South = Range 2 East, and,

The East Half of the Northeast Quarter (E/2 NE/4) of Section 1 = Township 27 South = Range 1 East,

together with the right of ingress and egress to and from said line or lines, or any of them, for the purposes aforesaid. Grantors to have the right to fully use and enjoy the above described premises, except as to the rights herein granted; and Grantors agree not to build, create or construct, nor permit to be built, created or constructed, any obstruction, building, engineering works, or other structure over said pipe line or lines. Grantee hereby agrees to pay any damages which may arise to crops, pasturage, timber, fences or buildings of said Grantors from the exercise of the rights herein granted, said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by Grantors, one by Grantee, and the third by the two so appointed, and the written award of such three persons shall be final and conclusive.

Should more than one pipe line be laid under this grant, at any time, an additional consideration, equal to the consideration hereinabove recited, shall be paid for each line laid after the first line; all subsequent lines shall be laid adjacent to and parallel with the first line. It is agreed that any payment due hereunder may be made direct to said Grantors or any one of them.

Any pipe line or lines constructed by Grantee across lands hereinabove described shall, at the time of the construction thereof, be buried to such depth as will not interfere with the ordinary cultivation of said lands.



The rights herein granted may be assigned in whole or in part.

The terms, conditions and provisions of this contract shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantors herein have hereunto set their hands and seals this 17 day of

August, 1953

Signed, sealed and delivered
in the presence of:

State of Kansas
Co. of Sedgwick

Mrs. C. A. Hinkle
w. p.

E. J. Hinkle (Seal)

Geo. W. Hinkle (Seal)

My Commission exp. 1-17-54

(Seal)

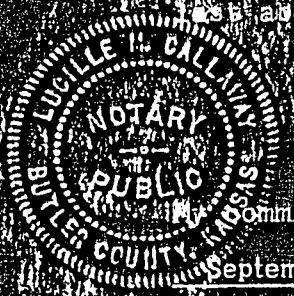
(Seal)

ACKNOWLEDGMENT

STATE OF KANSAS }
COUNTY OF BUTLER } SS

BE IT REMEMBERED, that on this 5th day of December, 1961, before me, a Notary Public in and for said County and State, personally appeared Robert L. Staples, Vice President and General Manager of Kaneb Pipe Line Company, a Delaware corporation, who is personally known to me and known to be the vice president and general manager of said corporation, who executed the foregoing instrument, and he duly acknowledged the execution of the same for and on behalf of and as the act and deed of said corporation.

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



Lucille M. Callaway
Notary Public

Commission expires:
September 24, 1964

STATE OF KANSAS
 SEDGWICK COUNTY
 FILED FOR RECORD
 FEB 7 1952
 NO. 2109
 RUFUS E. DEERING
 REGISTER OF DEEDS
Willet

PARTIAL RELEASE OF RIGHT-OF-WAY EASEMENT

For a valuable consideration, the receipt of which is hereby acknowledged, the Kanab Pipe Line Company does hereby forever relinquish, release, and waive its right-of-way easements dated September 30, 1954, and August 14, 1953, over and across the East Half (E/2) and the North Half (N/2) of Section 6 - Township 27 South - Range 2 East, and the East Half of the Northeast Quarter (E/2 NE/4) of Section 1 - Township 27 South - Range 1 East, excepting and reserving, however, a tract of land which its pipe line crosses said East Half (E/2) and the North Half (N/2) of Section 6 - Township 27 South - Range 2 East, and, the East Half of the Northeast Quarter (E/2 NE/4) of Section 1 - Township 27 South - Range 1 East, 16-1/2 feet on each side of a line which begins as:

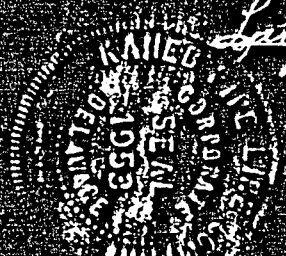
A point fifteen feet (15') South of the Northwest corner (NW/C) of the East Half (E/2) of the Northeast Quarter (NE/4) of Section 1 - Township 27 South - Range 1 East, Sedgwick County, Kansas; thence proceeds in a Southeasterly direction to a point in the East line of said Section 1 and said point being approximately Four Hundred Five feet (405') South of the Northeast corner (NE/C) of Section 1; thence continues in a Southeasterly direction to a point in the East line of Section 6, said point being approximately Eight Hundred Thirteen feet (813') North of the Southeast corner (SE/C) of the Northeast Quarter (NE/4) of Section 6 - Township 27 South - Range 2 East, Sedgwick County, Kansas.

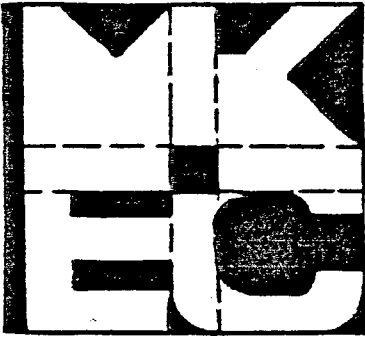
KANAB PIPE LINE COMPANY

By *R. L. Staples*
 R. L. Staples, Vice President
 and General Manager

Attest:

John B. Puchner
Samuel M. Gallagher
 Secretary





LETTER OF TRANSMITTAL

SUBJECT: Larksfield Place
Drainage Concept & Utility Layout

PROJECT #: _____ DATE: 12/03/85

MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

TO: Mike Lindebak
% Carl Gipson
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

We are sending the following items: Attached
 Under separate cover via _____

Prints Specifications Legal Descriptions
 Tracings Petitions Correspondence Other

COMMENTS: Transmitted herewith: The Drainage Concept & Utility Layout
for the above referenced project.

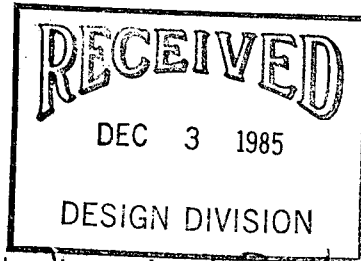
These are transmitted as checked below:

For Your Approval As Requested
 For Your Use For Your Files
 Approved as Noted For Review and Comment

REMARKS:

Copies:

KHB:js



Signed: Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.

S/D No.: 85-105 Name: LARKSFIELD PLACE ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/5/85

DESCRIPTION

General Location: Southeast corner of 29th Street North and Gouverneur.
Owner: Wesley Medical Endowment Foundation, 3306 East Central, Wichita,
KS 67226
Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 10.01 Acres
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area:
 4. Existing Zoning: "AA" with C.U.P.
 5. Proposed Zoning: "AA" & "B" with C.U.P.
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Comotara Community Unit Plan (DP-73). This plat proposes the platting of C.U.P. Parcels 4, 5, 16A and a portion of Parcel 16. Reserve "A" covers Parcel 16A which provides for development of community recreational facilities and floodway. Reserve "B" covers that portion of Parcel 16 which was not platted as part of Comotara Retirement Center Addition. Permitted uses for Parcel 16 include development of community recreational facilities and floodway. Lot 1 encompasses C.U.P. Parcels 4 and 5. Parcel 4 corresponds with the perimeter of the zone case (Z-2226) requesting "B" (multi-family) zoning. That portion of Lot 1, which is not within the perimeter of the zone change request, corresponds to C.U.P. Parcel 5. Planned development of this parcel is for a maximum of 300 mid-rise apartments.

- A. The paving plans for adjacent Gouverneur (collector street) called for a sidewalk to be installed on the east side of that street. Since this preliminary plat does not depict the sidewalk as existing, the applicant's agent shall be prepared to state if the sidewalk was constructed as per the street pavement plans. If the sidewalk does not exist on the collector street, the applicant shall submit a sidewalk certificate which states it will be constructed at the time of site development.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall provide proof, by letter from the Kanab Pipeline Company or by copy of the pipeline easement agreement, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- E. Since this plat proposes the vacation of a portion of the storm drainage easement granted on Film 491, Page 574, proper reference to K.S.A. 12-512(B) shall be made in the engineer's text on the final plat.
- F. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2226). A final plat shall not be submitted until the Board of City Commissioners has approved this associated zone case.

G. On the final plat, dimensions and bearings shall be provided for the utility easements indicated on the preliminary plat. The applicant's agent should be prepared to state if these easements are being created by this plat or already exist by virtue of a separate instrument. If the easements are already filed of record, their recording information shall be indicated on the final plat.

H. If this plat involves the platting of floodways, the standard floodway language shall be included as part of the final plat.

I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

J. 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.

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

L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

M. The City Engineer's representative should be prepared to state if Reserves A, B and C should be platted as floodways, and if the platting of Lot 1 requires the establishment of a minimum building pad elevation. Also, is the proposed vacation of storm drainage easements by this plat acceptable?

S/D No.: 85-105 Name: LARKSFIELD PLACE ADDITION

Preliminary Approved: 12/5/85
Scheduled S/D Meeting: 1/30/86

DESCRIPTION

General Location: Southeast corner of 29th Street North and Gouverneur.
Owner: Wesley Medical Endowment Foundation, 3306 East Central, Wichita,
KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 10.01 Acres
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 10.01 Acres
 4. Existing Zoning: "AA" with C.U.P. (DP-73)
 5. Proposed Zoning: "AA" & "B" (Z-2739) with C.U.P. (DP-73)
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Comotara Community Unit Plan (DP-73). This plat proposes the platting of C.U.P. Parcels 4, 5, and 16A, and a portion of Parcel 16. Reserve "A" covers Parcel 16A which provides for development of community recreational facilities and floodway. Reserve "B" covers that portion of Parcel 16 which was not platted as part of Comotara Retirement Center Addition. Permitted uses for Parcel 16 include development of community recreational facilities and floodway. Lot 1 encompasses C.U.P. Parcels 4 and 5. Parcel 4 corresponds roughly with the perimeter of the zone case (Z-2739) requesting "B" (multi-family) zoning. That portion of Lot 1, which is not within the perimeter of the zone change request, corresponds roughly to C.U.P. Parcel 5. Planned development of this parcel is for a maximum of 300 mid-rise apartments.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit a copy of the instrument which establishes the Kaneb Pipeline Company Easement on this property.
- D. The applicant shall provide proof, by letter from the Kaneb Pipeline Company or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- E. Since this plat proposes the vacation of a portion of the storm drainage easement granted on Film 491, Page 574, proper reference to K.S.A. 12-512(B) shall be made in the engineer's text on the final plat tracing.
- F. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- G. On February 4, 1986, the Board of City Commissioners will consider the associated zone case requesting "B" (multi-family) zoning for a portion of this lot.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- I. If this plat involves the platting of floodways, the standard floodway language shall be included as part of the final plat tracing.
- J. If this plat involves the platting of floodways, that portion of each reserve intended to be used as floodway shall be delineated. Dimensions and bearings shall be provided for the boundary of each floodway.
- K. If this plat involves the use of the reserves as floodways, the plat's text, on the final plat tracing, shall be amended to reference floodways as a purpose of the affected reserves.
- L. The final plat tracing shall indicate an appropriately sized easement to cover the 42-inch RCP storm water sewer, located west of the Greenbriar Circle cul-de-sac. Prior to submitting this plat for scheduling before the City Commission, the applicant shall meet with City Engineering regarding the geometrics and labeling of the required easement. If an easement presently exists to cover the storm sewer, it shall be indicated along with appropriate recording information.
- M. If the utility easements indicated on this plat are already filed of record, their recording information shall be indicated on the final plat tracing.
- N. The final plat shall reference, on the face of the plat as well as in the plat's text, that building setbacks are per the requirements of the Comotara Development Residential Community Unit Plan (DP-73) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- O. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- P. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- Q. The plat's text shall be amended to state that the location of the one permitted opening to 29th Street North "shall be determined by the City Engineer."
- R. The final plat shall indicate the amount of half-street right-of-way existing for Gouverneur adjacent to this property.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- T. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- U. The applicant's agent should be prepared to state why the stub storm water sewer easement, shown as part of the preliminary plat on Lot 2, has not been shown on this final plat. (Film 724, pg. 321.)
- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- W. The City Engineer's representative should be prepared to state if portions of Reserves A, B and C should be platted for floodway purposes.

Pre-Sub 12-5-85

Tyler. Building setback vacation. No water problem.

Moore Oldsmobile Inc. Vacation of Courtleigh street R/W. Existing 8" water main in Courtleigh, existing fire hydrant on corner of Kellogg Drive and Courtleigh. Need to retain water esmt.

ited Distributors, Inc. Alley R/W vacation. No water problem.

4. Dr. Tom Balan. Vacation of Utility Easement. No water problem.

5. Diamond Head of Wichita. Vacation of complete access control. No water problem.

6. Tower Lakes Estates Addition. Item b, wells. Nearest City water at 1st N & 119th West.

7. Mulberry East Third. Preliminary Plat. Item C, water to be extended. Nearest water at 37th St. N. and Rock Road.

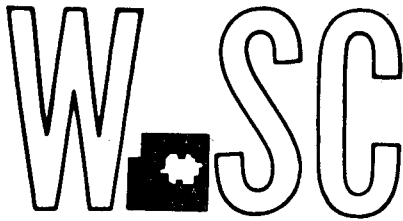
8. Bluestem Colony Addition. Preliminary Addition. Item B, water to be extended. Existing 12" AC Water main in Rock Road. Possible to loop the system through emergency access easement of Windwood Circle. No water problem.

~~9. Deutsches Eck Addition. Final Plat.~~

9. Larkfield Place Addition. Preliminary Plat. Water main in 29th and Gouverneur to be extended as necessary to serve the property. No water problem.

Early?

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

December 6, 1985

Bill G. Yung Design
8225 E. 35th Street North
Wichita, KS 67226

Re: S/D 85-105 - Preliminary Plat of Larksfield Place Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 5, 1985, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall provide proof, by letter from the Kanab Pipeline Company or by copy of the pipeline easement agreement, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- C. Since this plat proposes the vacation of a portion of the storm drainage easement granted on Film 491, Page 574, proper reference to K.S.A. 12-512(B) shall be made in the engineer's text on the final plat.
- E. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2226). A final plat shall not be submitted until the Board of City Commissioners has approved this associated zone case.

C
O
P
Y

Bill G. Yung Design

Re: S/D 85-105 - Preliminary Plat of Larksfield Place Addition.

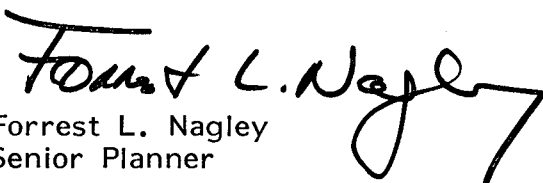
December 6, 1985

Page 2

- F. On the final plat, dimensions and bearings shall be provided for the utility easements indicated on the preliminary plat. If the easements are already filed of record, their recording information shall be indicated on the final plat.
- G. Since this plat involves the platting of floodways, the standard floodway language shall be included as part of the final plat.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. On the final plat, that portion of each reserve, intended to be used as a floodway, shall be delineated. Dimensions and bearings shall be provided for the boundary of each floodway.
- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Wesley Medical Endowment Foundation, 3306 East Central, Wichita, KS
67208
Landmark Communities, Inc., 3500 N. Rock Road, #100, Wichita, KS
67208
Mike Lindebak, City Engineer

>>> <<<
>>> JOB:

RADIUS = 50.0000
 LENGTH = 219.3330
 TANGENT = % 99999.9867D+33
 CHORD = 81.2404
 EXTERNAL = % 99999.9867D+33
 MIDDLE ORDINATE = 79.1548

CIRCULAR CURVE 25 31 24 L
 CENTRAL ANGLE = 33 31 26.000
 CHORD BEARING = N 58 36 25.000E
 RADIUS = 249.0100
 LENGTH = 145.6963
 TANGENT = 75.0001
 CHORD = 143.6269
 EXTERNAL = 11.0496
 MIDDLE ORDINATE = 10.5801

CIRCULAR CURVE 23 30 22 R
 CENTRAL ANGLE = 47 14 56.000
 CHORD BEARING = N 65 28 10.000E
 RADIUS = 228.6200
 LENGTH = 188.5312
 TANGENT = 99.9978
 CHORD = 183.2343
 EXTERNAL = 20.9129
 MIDDLE ORDINATE = 19.1302

*

*LOTS IN LARKSFIELD PLACE

*

AREA/BEARINGS 6*-----LOT 1-1-----
 AREA = 1288798.27

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
41	N 89 4 12.265E	140.0000	92342.3545	61446.0797
14	S 0 55 47.735E	200.0000	92344.6267	61586.0613
13	S 89 4 12.265W	4.6093	92144.6530	61589.3072

>>> <<<
>>> JOB:

AREA/BEARINGS 5
AREA = 2205735.37

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
40			92330.1691	60695.3645
N 89 4	12.265E	890.8141	92344.6267	61586.0613
S 0 55	47.735E	200.0000	92144.6530	61589.3072
N 89 4	12.265E	325.0024	92149.9277	61914.2668
S 23 15	14.000E	1258.4349	90993.7224	62411.1047
S 14 37	52.000E	50.0000	90945.3438	62423.7344
S 85 58	5.471E	50.0000	90941.8283	62473.6107
N 75 22	8.000E	53.3831	90955.3126	62525.2627
N 14 37	52.000W	249.0100	91196.2477	62462.3641
S 48 9	18.000E	249.0100	91030.1298	62647.8646
N 41 50	42.000E	75.4400	91086.3280	62698.1920
S 48 9	18.000E	228.6200	90933.8115	62868.5030
N 0 54	22.000W	228.6200	91162.4029	62864.8876
N 89 5	38.000E	400.0000	91168.7285	63264.8376
S 0 54	22.000E	616.9234	90551.8822	63274.5936
N 86 21	56.000W	81.7700	90557.0656	63192.9880
N 74 37	52.000W	2572.2952	91238.8077	60712.6795
N 0 54	32.217W	1091.4988	92330.1691	60695.3645
40				

CIRCULAR CURVE 27 29 26 L
CENTRAL ANGLE = 251 20 13.471
CHORD BEARING = S 50 17 58.735E

Pre-Sub 1-30-86

1. Builders Inc. Vacation of platted alley R/D. No water problem.
2. Keith L. Anderson. Vacation of utility easement. No water problem.
3. Keith L. Anderson. Vacation of a portion of platted utility and drainage easement. No water problem.
4. Keith L. Anderson. Vacation of complete access control. No water problem.
5. Harvest Chapel Addition. Preliminary plat. Item B, City Water to be extended. Water may be extended in Seneca or S5th. Main in Seneca to be 16" main in S5th to be 12".
6. Robert Rhodes Addition. Final plat. Existing water main in 13th St. is partially adjacent to plat.
7. Compilghter Mobile Home Park Addition. Preliminary plat. End of existing 12" water main is S8'E of hydrant at southeasterly corner of plat. 12" main should be extended across to east line of plat. Water Dept. to pay oversizing of main.
8. Cherokee Industrial Park. Revised final plat. Item D, main to be extended in 43rd St. So. Circle.
9. Rock Park Second Addition. Final plat. Existing main in Rock Road. No water problem.
10. Dave Waters Addition. Preliminary Plat. Nearest water in Hydraulic is North of S5th St. So. Item A, Utls.

11. Beacon Hill Addition. Preliminary Plat. Item B, water to be extended. No water problem.

12. Industrial Air Center (Formerly Toba 4th). Final Plat. Item B, mains to be extended. No water problem.

13. Teal Cove 2nd Addition. Final Plat. Item B, mains to be extended.

14. Larbsfield Place Addition. Final Plat. Water mains to be extended in 29th St. N. and Government as necessary to serve the property.

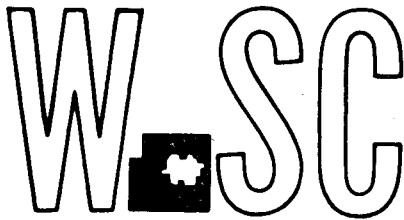
15. Frank Corney. Dedicate Temporary Drainage Esm't. No water problem.

16. Builders Inc. Utility Esm't. Dedication. No water problem.

17. Slaven Hodjiski. Grant Utility Esm't. No water problem.

18. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 31, 1986



Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 85-105 - Final Plat of Larksfield Place Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the storm water drain and storm sewers required by this plat.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit a copy of the instrument which establishes the Kaneb Pipeline Company Easement on this property.
- D. The applicant shall provide proof, by letter from the Kaneb Pipeline Company or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- E. Since this plat proposes the vacation of a portion of the storm drainage easement granted on Film 491, Page 574, proper reference to K.S.A. 12-512(B) shall be made in the engineer's text on the final plat tracing.
- F. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.

C
O
P
Y

- G. On February 4, 1986, the Board of City Commissioners will consider the associated zone case requesting "B" (multi-family) zoning for a portion of this lot.
 - H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
 - I. Since this plat involves the platting of floodways within Reserves A and B, the standard floodway language shall be included as part of the final plat tracing.
 - J. Since this plat involves the platting of floodways, it is suggested that the portion of Reserve A and B, intended to be used as floodway, be delineated. Dimensions and bearings shall be provided for the boundary of each floodway.
 - K. Since this plat involves the use of reserves as floodways, the plattor's text, on the final plat tracing, shall be amended to reference floodways as a purpose of the affected reserves (Reserves A and B).
 - L. The applicant shall meet with the Water Department to discuss a water line extension in Gouverneur Road.
 - M. The applicant shall submit a temporary drainage easement for recording with the plat. The particulars of this separate instrument shall be worked out with City Engineering. The temporary easement is needed in order to cover existing drainage improvements with an easement. Upon development of this property, new drainage improvements will be constructed, which will allow abandonment of existing improvements and the termination of the temporary drainage easement.
 - N. The final plat tracing shall indicate an appropriately sized easement to cover the 42-inch RCP storm water sewer, located west of the Greenbriar Circle cul-de-sac. Prior to submitting this plat for scheduling before the City Commission, the applicant shall meet with City Engineering regarding the geometrics and labeling of the required easement. If an easement presently exists to cover the storm sewer, it shall be indicated along with appropriate recording information.
 - O. If the utility easements indicated on this plat are already filed of record, their recording information shall be indicated on the final plat tracing.
-

- P. The final plat tracing shall reference, on the face of the plat as well as in the plat's text, that building setbacks are per the requirements of the Comotara Development Residential Community Unit Plan (DP-73) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- Q. Provisions shall be made for ownership and maintenance of the proposed reserves. Since the applicant intends for the Reserves to be owned and maintained by the owner of Lot 1, Larksfield Place, a restrictive covenant stating this shall be submitted for recording with the plat. The text of the covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- R. On the final plat tracing, the plat's text shall be amended to reference that the Reserves are to be owned and maintained by the owner of Lot 1, Larksfield Place.
- S. If Reserve C is deleted from this plat, appropriate substitute easements shall be indicated on the final plat tracing.
- T. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- U. The plat's text shall be amended to state that the location of the one permitted opening to 29th Street North "shall be determined by the City Engineer."
- V. The final plat tracing shall indicate the amount of half-street right-of-way existing for Gouverneur adjacent to this property.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- X. Recording of the plat within 30 days after approval by the Board of City Commissioners.

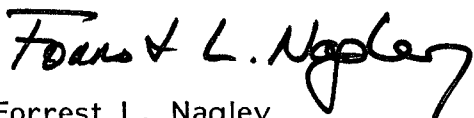
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit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

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 85-105 - Final Plat of Larksfield Place Addition
January 31, 1986
Page 4

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 6, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Wesley Medical Endowment Foundation, 3306 East Central, Wichita, KS
67208
Landmark Communities, Inc., 3500 N. Rock Road, #100, Wichita, KS
67208
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
~~Mike Lindebak, City Engineer~~
F. E. Withrow, Water Department

CI 360284

(Schedule B continued)

Policy Number _____
Owners

Policy Number _____
Loan

- 14. Terms and provisions of Ordinance 33-543 City of Wichita filed on Film 121, Page 797, provides for the delay in commencement of payment of special assessments for a period of time or until platting of subject property.
- 15. It is noted for informational purposes only, and not as an exception to title which will appear in our policy, that subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Certificates, Resolutions, Amended Resolutions and Ordinances.
- 16. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$2,500.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charges for same shall have been paid.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Taxes for last $\frac{1}{2}$ 1985 - \$17,448.68 unpaid. (Key #C-171-UP, C-171-3-UP, C-171-1B-UP and C-176-1UP)
9. Pipeline easement granted to Kanab Pipe Line Company over a portion of the Northeast Quarter of Section 6, Township 27 South, Range 2 East in Book Misc. 310, Page 556, and confined in Book Misc. 495, Page 351, over a strip $16\frac{1}{2}$ feet on each side of a line which begins at a point 15 feet south of the Northwest corner of the East Half of the Northeast Quarter of Section 1, Township 27 South, Range 1 East, Sedgwick County, Kansas; thence proceeds in a southeasterly direction to a point in the east line of said Section 1 and said point being approximately 405 feet south of the Northeast Quarter of Section 1, thence continues in a southeasterly direction to a point in the east line of Section 6, said point being approximately 813 feet north of the Southeast corner of the Northeast Quarter of Section 6, Township 27 South, Range 2 East, Sedgwick County, Kansas.
10. Utility easement established on Film 479, Page 667 over a portion of subject property.
11. Storm drainage easement established on Film 491, Page 574 over a portion of subject property.
12. Temporary storm water drain easement established on Film 677, Page 1135 over a portion of subject property.
13. Storm water sewer easement established on Film 724, Page 321 over a portion of subject property.

(See Added Page)

SCHEDULE A

Number
360284

Effective Date
May 16, 1986 at 7:00 A.M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: To Be Agreed Upon
(Amended 10-17-70)
Proposed Insured: (Rev. 10-17-84)

Metropolitan Area Planning Department

- Loan Policy to be issued: ALTA Form 1970 Amount:
(Amended 10-17-70)
Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

Wesley Medical Endowment Foundation

3. The land referred to in this Commitment is described as follows:

A tract of land lying within the Northeast Quarter of Section 6, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Beginning at the Southeast corner of 29th Street North and Gouverneur, said point being 70.00 feet south and 45.00 feet east of the Northwest corner of said Quarter Section; thence easterly along the South line of 29th Street North, N 89° 04'12" E, 890.82 feet to the Northwest corner of Jeff and Jay Second Addition; thence S 0°55'48" E, 200.00 feet; thence N 89°04'12" E, 325.00 feet to the Northwest corner of Comotara Retirement Center Addition; thence S 23°15'14" E, 1258.43 feet to a point on a curve to the right, thence 219.34 feet along said curve having a radius of 50.00 feet, a central angle of 251°21'25", a long chord of 81.24 feet bearing S 50°18'04" E; thence N 75°22'08" E, 53.38 feet to the beginning of a curve to the left; thence 145.70 feet along said curve having a radius of 249.01 feet, a central angle of 33°31'26", a long chord of 143.63 feet bearing N 58°36'25" E; thence N 41°50'42" E, 75.44 feet to the beginning of a curve to the right; thence 188.54 feet along said curve having a radius of 228.62 feet, a central angle of 47°14'56", a long chord of 183.24 feet bearing N 65°28'10" E; thence N 89°05'38" E, 400.00 feet to the Westerly line of Rock Road; thence along said westerly line S 0°54'22" E, 616.92 feet; thence N 86°21'56" W, 81.77 feet; thence N 74°37'52" W, 2572.29 feet to the easterly line of Gouverneur; thence along said easterly line N 0°54'32" W, 1091.50 feet to the point of beginning.

If you have any questions concerning this commitment, please call:

John Pyron
267-8371
nf

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

George P. Pella
President.

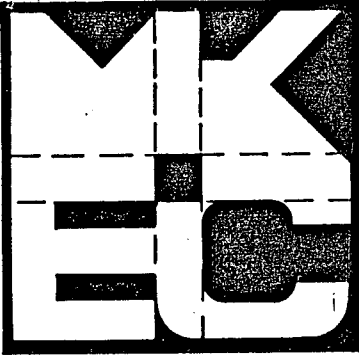
ATTEST:

Thomas J. Adams
Secretary.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) 267-8371

John Syron
Authorized Signatory





MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

PROJECT: Larksfield Place Addition

Storm Water Sewer

PROJECT #: _____ DATE: 5/27/86

TO: Carl Gipson
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67208

Cost Estimate for Larksfield Place Storm Water Sewer:

RCB	L.S.	\$ 50,000.00
Weir	L.S.	20,000.00
1,040 L.F. 54" @ \$ 60.00		62,400.00
400 L.F. 48" @ \$ 55.00		22,000.00
5 M.H.'s @ \$ 5,000.00		25,000.00
4 inlets @ \$ 3,000.00		12,000.00
Rip Rap		12,000.00
		<u>\$ 203,400.00</u>
	20%	<u>40,680.00</u>
		\$ 244,080.00

Use \$ 250,000.00 for petition.

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Dean Sellers

Dean Sellers, P.E.

DS:js

TEMPORARY EASEMENT

THIS EASEMENT made this _____ day of _____, 1986, by and between Wesley Medical Endowment Foundation of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a Temporary right of way and easement for the purpose of maintenance of storm sewer pipes and a channel over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

An 80.00 foot wide Storm Drainage Easement with centerline described as commencing at the Northwest Corner of the Northeast Quarter Section 6, Township 27 South, Range 2 East; thence Southerly along west line of said Northeast Quarter bearing S 0° 54' 32" E, 1148.33 feet; thence S 74° 37' 52" E, 838.90 feet to the point of beginning; thence N 6° 27' 54" W, 50.00 feet; thence N 61° 42' 54" W, 530.00 feet; thence N 5° 57' 54" W, 627.22 feet to the point of termination.

AND ALSO:

A 120.00 foot wide Storm Drainage Easement with centerline described as commencing at the Northwest Corner of the Northeast Quarter Section 6, Township 27 South, Range 2 East; thence Southerly along west line of said Northeast Quarter bearing S 0° 54' 32" E, 1148.33 feet; thence S 74° 37' 52" E, 1656.85 feet to the point of beginning; thence N 3° 41' 40" W, 50.00 feet; thence N 41° 35' 26" E, 201.20 feet; thence N 17° 54' 38" W, 694.80 feet to the point of termination.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

WESLEY MEDICAL ENDOWMENT FOUNDATION

By: _____
Duane L. Dyer, President

STATE OF KANSAS

ss:

SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Duane L. Dyer, President for Wesley Medical Endowment foundation, personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita this _____ day of _____, 1986.

Notary Public

My Appointment Expires: _____

>>> <<<
>>> JOB:

*JOB 111 86 USING FILE 111 AT 09:21:35
LAST FIGURE NUMBER USED= 19 MAXIMUM ALLOWED= 99
LAST POINT NUMBER USED= 233 MAXIMUM ALLOWED= 300

START/OF/JOB 111 86 111

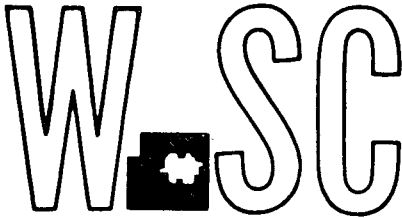
DESCRIBE/FIGURE/BEARINGS 15*C-L 20'STORM SEWER EASEMENT (LARKSFIELD PLACE)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
37			90557.0656	63192.9880
200	N 74 37 52.000W	934.8705	90804.8368	62291.5490
199	N 3 41 40.000W	77.8740	90882.5489	62286.5312
201	N 42 47 22.000E	173.2726	91009.7059	62404.2364
27	S 23 15 14.000E	17.3967	90993.7224	62411.1047

END/OF/RUN

JOB 111 86 IS COMPLETED AT 09:22:16
LAST FIGURE NUMBER USED= 19 MAXIMUM ALLOWED= 99
LAST POINT NUMBER USED= 233 MAXIMUM ALLOWED= 300
END/OF/RUN - PROGRAM TERMINATED

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 6, 1987

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 85-105 - Final Plat of Larksfeld Place Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 31, 1986.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

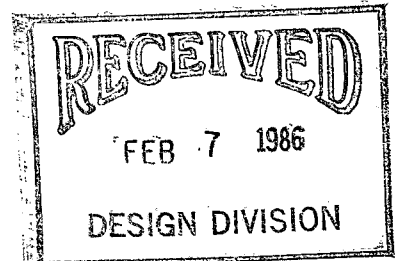
Very truly yours,

BRB

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Wesley Medical Endowment Foundation, 3306 E. Central, Wichita, KS 67208
Landmark Communities, Inc., 3500 N. Rock Rd., #100, Wichita, KS 67208
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
~~Mike Lindebak, City Engineer~~



C
O
P
Y



Copies: Chris
Vicki
Rob
Moms

PROJECT: Larksfield Place
Underground Improvements Schedule

PROJECT #: _____ DATE: 05/21/87

TO: Mr. Kenneth P. Stewart
c/o Boyer, Donaldson & Stewart
1st National Bank Building
106 W. Douglas Ave.
Wichita, KS 67202

MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

To initiate work on the sanitary sewer laterals, storm water sewers and water mains the following must take place:

1. The sanitary sewer and water main petitions have to be filed with the City of Wichita.
2. Letters of Credit must be posted in the amount of 35% of the petition.
3. Plans prepared by Mid-Kansas Engineering Consultants must be reviewed by the City of Wichita Engineering Division of Operations and Maintenance.

Expected time schedule:

- | | |
|--|---------|
| 1. Petitions Filed for Review | 5/27/87 |
| 2. Petitions Signed by Owners | 6/5/87 |
| 3. Petitions Scheduled for City Commission | 6/10/87 |
| 4. Petitions Heard by City Commission | 6/16/87 |
| 5. Letter of Credit Posted by Owner | 6/10/87 |
| 6. Contract Documents Submitted to City Engineer for Review Process. | 5/27/87 |
| 7. Bid Process Begins | 6/24/87 |
| 8. Bids Taken | 7/10/87 |
| 9. Contractor Ready to Begin Work | 8/3/87 |

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

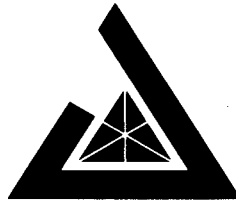
Kenneth H. Bengtson

Kenneth H. Bengtson, P.E.

KHB/dh

cc: Dean Sellers Mark McCluggage
Ben Gegen

*Water, San Sewer,
and SWS (includes R&BE)
to be included in
one petition and let as
one project.
CJH
5-22-87*



MINUTES OF MEETING
CITY ENGINEER'S OFFICE
CITY HALL

21 MAY 1987

LARKSFIELD PLACE RETIREMENT COMMUNITY
WICHITA, KANSAS

Attendees: Ken Stewart
Mike Lindebak ✓
Carl Gipson
Ken Bengtson
Mark McCluggage

1. Reviewed project requirements. Project will be single contract for all work rather than separate contracts in effort to reduce potential coordination problems with General Contractor, reduce total cost of utility work, and reduce required time of completion.
2. Probable bidders include Utility Contractors, Mid-States Construction, Wildcat Construction, and Stannard Construction.
3. MKEC distributed proposed schedule in memo dated 5/21/87.
4. City agreed proposed schedule appeared acceptable and probably could not be significantly accelerated.
5. MKEC will revise Drawings, prepare cost estimate, and verify new grades as a result of current site improvements in order to meet proposed schedule.
6. MKEC will confirm any new easements with Owner prior to filing Drawings with City.
7. Owner will have to obtain separate sales tax exemption certificate for this work.
8. Letter of credit in amount of 35% of petitioned construction cost estimate is required from Owner. Letter of credit will be returned when occupancy permit is issued for the building after completion of construction.

Please advise this office within one week if additions or modifications are required to these minutes.

Copy to all attendees and R. G. Langenwalter

THAM ASSOCIATES, P.A. ▲ Architects & Engineers

262 North Waco / Wichita, Kansas 67202 / (316) 262-5464





MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

PROJECT: Larksfield Place
Underground Improvements Schedule

PROJECT #: _____ DATE: 05/21/87

TO: Mr. Kenneth P. Stewart
c/o Boyer, Donaldson & Stewart
1st National Bank Building
106 W. Douglas Ave.
Wichita, KS 67202

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|--|---------|
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MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E.

KHB/dh

10-3-87

cc: Dean Sellers Mark McCluggage
Ben Gegen



*Larksfield
Plot folder*

MINUTES OF MEETING
CITY ENGINEER'S OFFICE
CITY HALL

21 MAY 1987

LARKSFIELD PLACE RETIREMENT COMMUNITY
WICHITA, KANSAS

Attendees: Ken Stewart
Mike Lindebak
Carl Gipson ✓
Ken Bengtson
Mark McCluggage

1. Reviewed project requirements. Project will be single contract for all work rather than separate contracts in effort to reduce potential coordination problems with General Contractor, reduce total cost of utility work, and reduce required time of completion.
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Please advise this office within one week if additions or modifications are required to these minutes.

Copy to all attendees and R. G. Langenwalter

*City NO
no set on req's
from Owner
MCCluggage
notified
5-26-87*

THAM ASSOCIATES, P.A. ▲ Architects & Engineers
262 North Waco / Wichita, Kansas 67202 / (316) 262-5464





REVISION TO
MINUTES OF MEETING
CITY ENGINEER'S OFFICE
CITY HALL

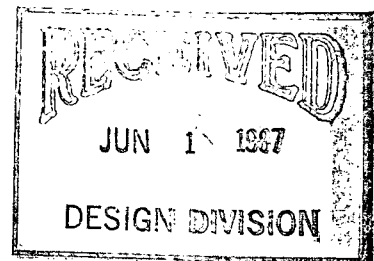
29 MAY 1987

THAM PROJECT #8433
LARKSFIELD PLACE RETIREMENT COMMUNITY
WICHITA, KANSAS

Copy to : R.G. Langenwalter
Ken Stewart
Mike Lindebak
Carl Gipson ✓
Ken Bengtson
Mark McCluggage

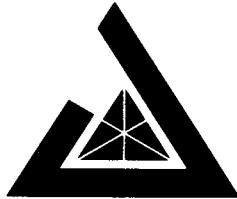
CLG

1. Item 7 in previous minutes dated 21 May 1987 is not correct. The City of Wichita will obtain a sales tax exemption certificate for the storm and sanitary sewer work. The water system does not qualify for sales tax exemption.



THAM ASSOCIATES, P.A. ▲ Architects & Engineers

262 North Waco / Wichita, Kansas 67202 / (316) 262-5464



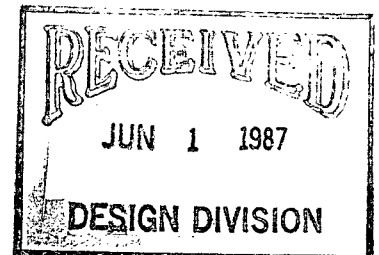
REVISION TO
MINUTES OF MEETING
CITY ENGINEER'S OFFICE
CITY HALL

29 MAY 1987

THAM PROJECT #8433
LARKSFIELD PLACE RETIREMENT COMMUNITY
WICHITA, KANSAS

Copy to : R.G. Langenwalter
Ken Stewart
Mike Lindebak ✓
Carl Gipson
Ken Bengtson
Mark McCluggage

1. Item 7 in previous minutes dated 21 May 1987 is not correct. The City of Wichita will obtain a sales tax exemption certificate for the storm and sanitary sewer work. The water system does not qualify for sales tax exemption.

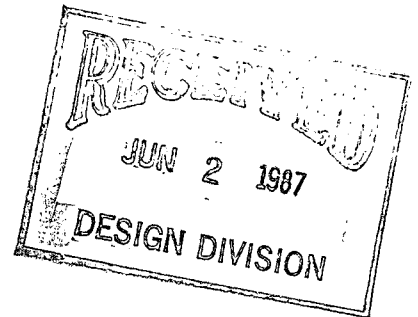
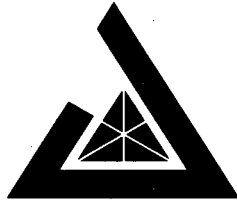


THAM ASSOCIATES, P.A. ▲ Architects & Engineers

262 North Waco / Wichita, Kansas 67202 / (316) 262-5464

TH

COPY



1 June 1987

Mr. Mike Corn
Fire Department
City Hall - 12th Floor
455 N. Main
Wichita, KS. 67202

RE: THAM Project #8433
Larksfield Place Retirement Community
Wichita, KS.

Dear Mike:

This letter is intended to confirm our discussion earlier today regarding fire protection service for the project referenced above.

1. A fire pump is required. The pump will be located in the Basement of the Commons Building and will be connected to the emergency generator.
2. The sprinkler system in the Basement of the Commons and First Floor Health Center and wet standpipes in the West Congregate Housing will be connected to the fire pump.
3. The siamese connection at the North wing of the West Congregate Housing will be deleted.
4. The only siamese connection serving the facility will be near the Health Center, but must be within 150 feet of a fire hydrant.

See attached plan for location of siamese connection approved by Fire Department and revised location of domestic water meter vault.

5. Since the fire valves can be installed only by a licensed contractor, all fire piping from the vault to the building will be provided by the Fire Protection Contractor. The Utility Contractor (under City contract) will extend the pipe from the main to the vaults, including the domestic water meter vault.

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Please advise this office within one week if your understanding of our conversation differs.

Sincerely,

Mark D. McCluggage, AIA, CSI

cc: Mike Lindebak ✓
Carl Gipson
Ken Bengtson
Ben Gegan
Dan Phelan

RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING LARKSFIELD PLACE ADDITION

THIS DECLARATION made this _____ day of _____ by _____, hereinafter called the Grantor.

WITNESSETH

WHEREAS, Grantor is owner of Larksfield Place Addition to Wichita, Kansas, which property is located near McConnell Air Base and is accordingly subject to considerable noise from the operation of aircraft, and is exposed at times to aircraft noise which may infringe upon a resident's enjoyment of property and may, depending upon the degree of accoustical treatment of the dwelling, affect his health and/or well being, and

WHEREAS, the City of Wichita in connection with approval of the plat of said addition considers it to be in the public interest to require any buildings constructed on said addition to be designed and constructed giving proper consideration to noise pollution in the area:

NOW THEREFORE, Grantor, hereby declares that Larksfield Place Addition, shall be and the same is subjected to the following restrictive covenant, to-wit:

Any building constructed on the premises shall be so designed and constructed as to minimize noise pollution in any such structure, giving due consideration to the use for which such structure is designed and built. This covenant is for the benefit of said property and shall run with the land and shall inure to the benefit of and pass with said property and shall apply to and bind the successors in interest and any owner thereof.

EXECUTED the date and year first above written.

Wesley Medical Endowment Foundation

BY: _____

Duane L. Dyer, President

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid _____

to me personally known to be the same person(s) who executed the foregoing instrument of writing and said person(s) duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this _____ day of _____, 19____.

Notary Public

(SEAL)
(My Appointment expires _____)

AVIGATIONAL EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That for a good and valuable consideration, the receipt of which is hereby acknowledged, that _____

_____ does hereby grant a permanent Avigational Easement to the public authority authorized by law to own and operate public-owned airports in Sedgwick County, Kansas, for the use of "Navigable Airspace" as defined by the Federal Aviation Act of 1958, over all of the following described real estate, to-wit:

All lots and reserves in Larksfeld Place Addition.

By virtue of this easement, the grantor, for and on behalf of himself and all successors in interest to any and all of the real property above described, waives as to the public authority only any and all claims for damage of any kind whatsoever incurred as a result of aircraft using the "Navigable Airspace" granted herein. This easement does not grant or convey any surface use rights, nor is it to be construed to grant any right to private persons or corporations.

"Navigable Airspace" means air space above the minimum altitudes of flight prescribed by regulations issued under the Federal Aviation Act of 1958, Section 101 (24) 49 U.S. Code 1301, and shall include air space needed to insure safety in take-off and landing of aircraft.

To have and to hold said easement forever.

IN WITNESS WHEREOF: The grantor has signed these presents this _____ day of _____, 19_____.

Wesley Medical Endowment Foundation

BY: _____

Duane L. Dyer, President

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid _____

to me personally known to be the same person(s) who executed the foregoing instrument of writing and said person(s) duly acknowledged the execution thereof.

Dated at Wichita, Kansas this _____ day of _____, 19_____.

Notary Public

(SEAL)

(My Appointment expires _____)

CERTIFICATE

City of Wichita)
Sedgwick County) ss:
State of Kansas)

I, Duane L. Dyer, President of Wesley Medical Endowment Foundation,
owner and plattor of Larksfield Place Addition, do hereby
certify that petitions for the following improvements have been submitted
to the Board of Commissioners of the City of Wichita, Kansas:

- 1. Storm Water Sewer
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

As a result of the above mentioned petitions for improvements, lots
within Larksfield Place Addition may be subject to special
assessments assessed thereto for the cost of construction of the above
described improvements.

Signed this _____ day of _____, 1986.

WESLEY MEDICAL ENDOWMENT FOUNDATION

By: _____
Duane L. Dyer, President

City of Wichita)
Sedgwick County) ss:
State of Kansas)

Personally appeared before me a notary public in and for the County
and State aforesaid Duane L. Dyer, President of Wesley Medical
Endowment Foundation, to me personally known to be the same person who
executed the foregoing instrument of writing and said person duly
acknowledged the execution thereof.

Dated at Wichita, Kansas, this _____ day of _____, 1986.

Notary Public

My Commission Expires: _____

Scale: 1" = 40' Horiz.
1" = 5' Vert.

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

3" meter vault to be installed by Plumbing Contractor with top of vault to be 9-inches below finish grade with extension piece on manhole opening. Also, the Plumbing Contractor is to reimburse the Water Dept. for the meter set in the amount of \$800.00.

HEALTH CENTER EAST WING

WATER SERVICE TO HEALTH CENTER & COMMONS BY PLUMBING CONTRACTOR

8" FIRE LINE TO BASEMENT COMMONS BY FIRE PROTECTION CONTRACTOR. INTERCONNECT TO FIRE PUMP SPRINKLERS, & STANDPIPES IN WEST CONC. HOUSING.

- Sta. 2 + 30.13
- 1-8" x 4" CIMJ Tee
 - 1-4" MJ Anchor Coupling
 - 1-4" MJ Gate Valve
 - 1-6" valve box
 - 1-4" CIMJ Plug
 - 1-8" CIMJ Plug

REVISE

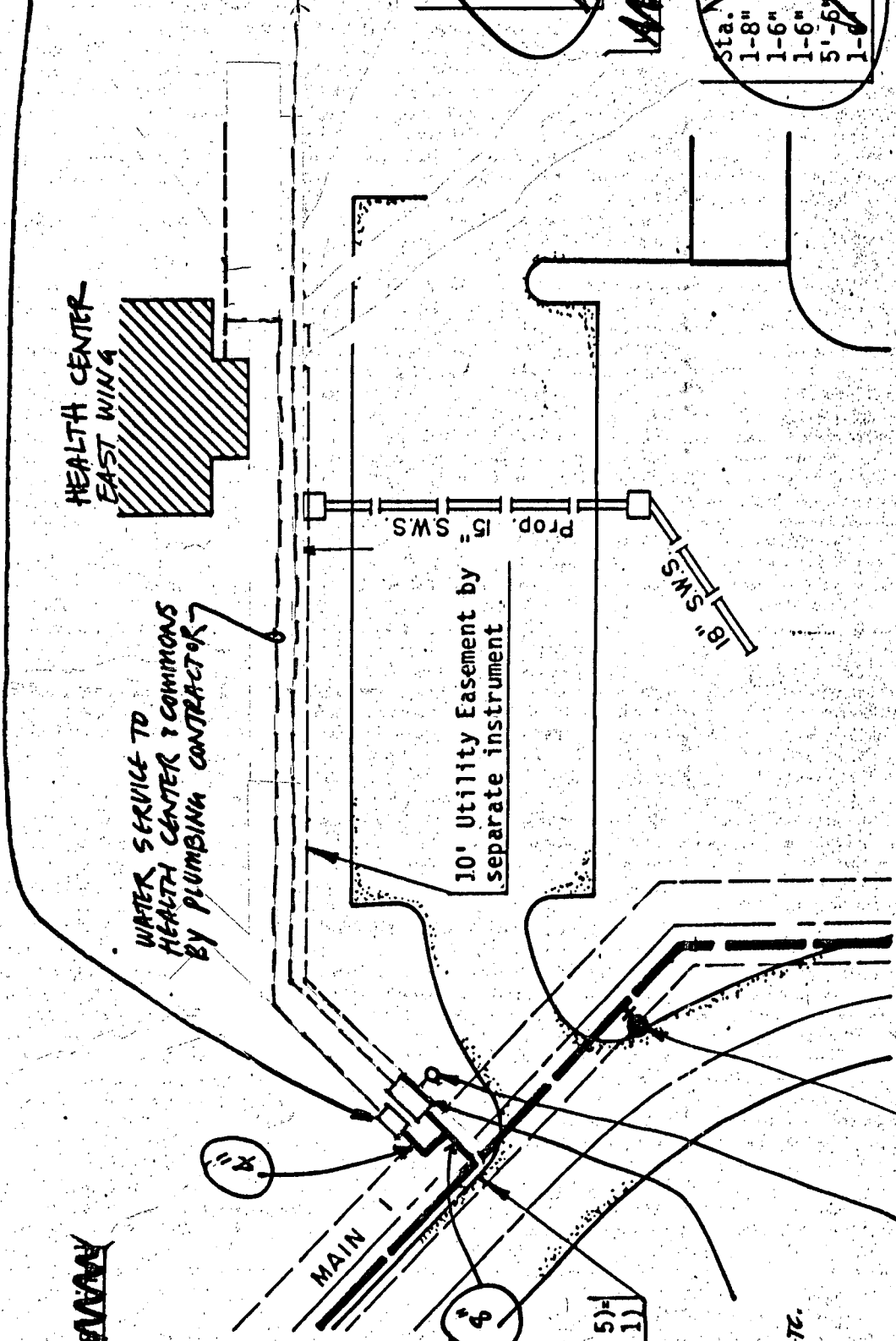
- Sta. 2 + 17.20
- 1-8" x 6" MJ Anchor Tee
 - 1-6" MJ Gate Valve
 - 1-6" valve box
 - 5'-6" DICA SJ Pipe
 - 1-6" CIMJ Cap

0 + 00 (Main 5)
17 + 50 (Main 1)

LINE VAULT, VALVE, POST VALVE, ETC. FIRE PROTECTION CONTRACTOR

WATER CONNECTION FIRE PROTECTION CONTRACTOR

FIRE HYDRANT



REVISED Ce-1-87