

Carol Jean
2nd Add'n

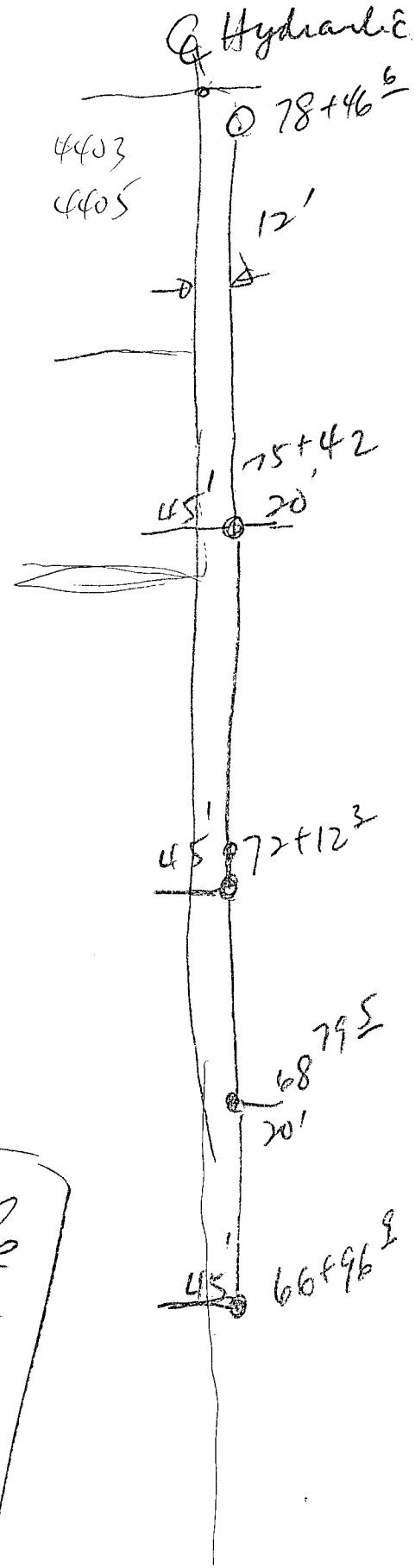
99-1-SW I

599
300
177

Pro

SW 5 A 67
Sunridge

Tony Gable
Nov.



WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: July 10, 1985

TO: Larry Henry, Program Development Engineer

FROM: Barbara Bonanni, Junior Planner

SUBJECT: Status of drainage improvements guaranteed as a condition of approval for S/D 80-75 - Carol Jean 2nd Addition, located south of 43rd Street South, on both sides of Ellis. (Letter of Credit No. 182.)

When this plat was approved by the Board of City Commissioners on October 4, 1983, a condition of approval was to guarantee drainage improvements. A \$3,000.00 Letter of Credit was submitted guaranteeing improvements within an off-site drainage easement that was required to adequately drain this property. This guarantee defaults on September 15, 1985. In the case of an update or revision to this guarantee, please indicate if the existing dollar amount of \$3,000.00 is adequate for a two-year extension of time to complete the improvement. If an extension of time is unacceptable to City Engineering, we need to prepare to collect on the guarantee. Please advise me about the status of the guarantee and call me should you have any questions.

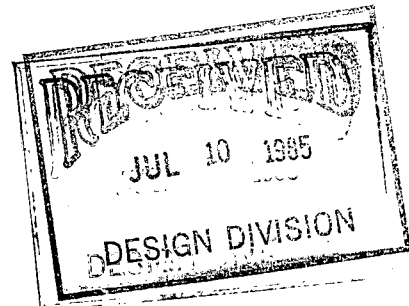
Barbara R. Bonanni

Barbara R. Bonanni
Junior Planner

BRB:mlh

Work has not been done! Advised Barbara to increase the amount to \$3300.

VRH 7/12/85



October 5, 1983

Mrs. Louise Olivarez
Senior Planner
Metropolitan Area Planning Department
10th Floor City Hall
455 N. Main
Wichita, KS 67202

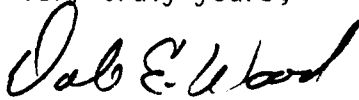
Reference: Drainage improvements for Carol Jean 2nd Addition

Dear Mrs. Olivarez:

It is my understanding that drainage improvements for Carol Jean 2nd Addition will have to be completed prior to street construction in said addition.

Prior to the Engineering Department receiving bids for street construction, the drainage improvements will be completed.

Very truly yours,



Dale E. Wood

✓ cc: Mike Lindebak
City Engineer



CORNER NE 1/4, SE 1/4
T28S R1E

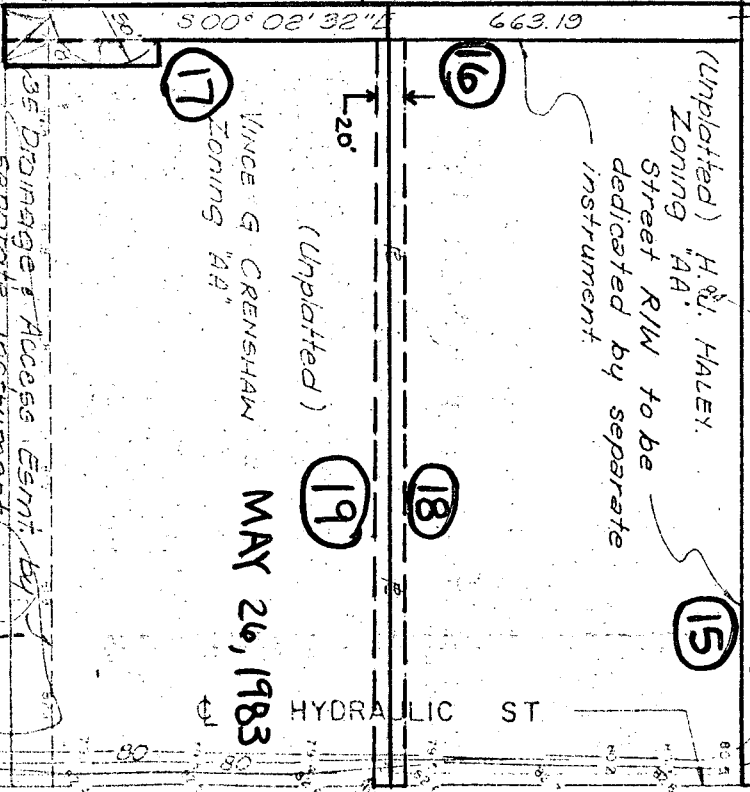
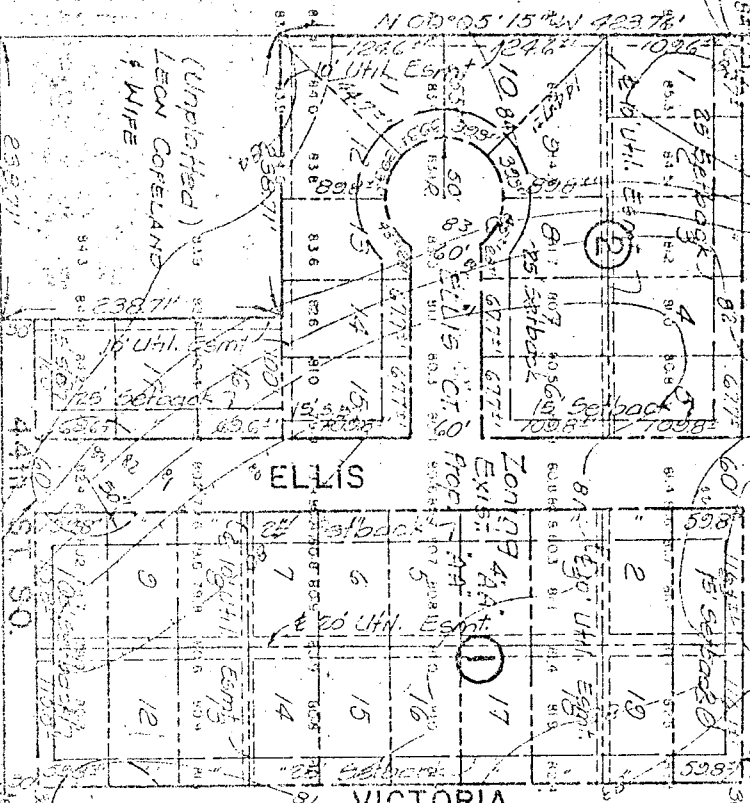
43RD ST. SO.

NE COR SE 1/4
TWP 28S, R1E

MYATT

VICTORIA

HYDRAULIC ST



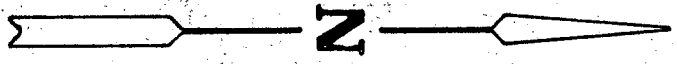
(Unplatted)
Ohio V. Higgins et al
Zoning "AA"

35" Drainage & Access Esmt. by
Separate Instrument

VINCE G CRENSHAW
Zoning "AA"

MAY 26, 1983

(Unplatted) H. H. HALEY
Zoning "AA"
Street R/W to be
dedicated by separate
instrument.



Engineering Consultants

ston and Thomas R. Gossen

CAROL JEAN 2ND ADDITION

Utilities:

REQUEST FOR PETITION

DATE: 4-1-81

I. NAME: Gary Willey PHONE _____

ADDRESS: _____

II. PAVEMENT Street _____ As Required by Carol Jean 2nd Addⁿ From _____

To _____

Street _____ From _____

To _____

SANITARY SEWER

STORM WATER SEWER

(1) Lot(s) Block(s) Addition

Same

(2) Address _____

(3) Other No Assessment for sewer to unplatted property to the East

III. COMPLETED PETITION:

Mail

Name _____

Address _____

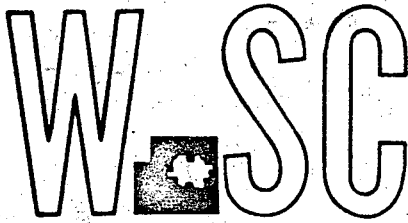
Phone

Name Same

Number _____

IV. ADDITIONAL INFORMATION:

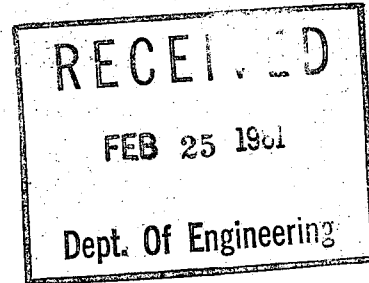
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 20, 1981



Professional Engineering Consultanta, P.A.
Gary Wiley
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-75 - Final plat of Carol Jean 2nd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 19, 1981, 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 obtain by separate instrument an off-site drainage and maintenance access easement as per the approved drainage concept plan.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall obtain by separate instrument from adjacent property owners, the right-of-way for the east half of Victoria Street adjacent to this plat and the right-of-way for the south half of 43rd Street South from the east line of this plat to Hydraulic Avenue.
- D. The applicant shall guarantee the paving of Ellis, Ellis Court, and Victoria Streets adjacent to this plat, and attempt to pave 43rd Street from the west line of this plat to Hydraulic Avenue. Since 43rd Street is a collector street, the petition shall provide for a sidewalk on both sides of the street. Provision shall also be made in the street paving petitions for temporary turnarounds for Victoria and Ellis Streets.
- E. The applicant shall guarantee the extension of City water and sanitary sewer to serve each lot being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.

- G. At the time of preliminary plat approval in October of 1980, the Subdivision Committee acted to recommend waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations for the proposed lots comprising Block 1.
- H. The wording in the plattor's text regarding the temporary turnarounds shall state that they will expire when the streets are extended further south or when 44th Street South is opened to traffic.
- I. In order to serve this plat with sanitary sewer, the applicant shall obtain by separate instrument a 20-foot utility easement across the unplatted property to the east from this plat to Hydraulic Avenue. A 20-foot east/west utility easement shall also be indicated in Block 1 on the final plat tracing.
- J. The Subdivision Committee recommends over-head utilities for this plat.
- K. The final plat tracing shall indicate a 10-foot utility easement between Lots 4 & 5, Block 1.
- L. 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.

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

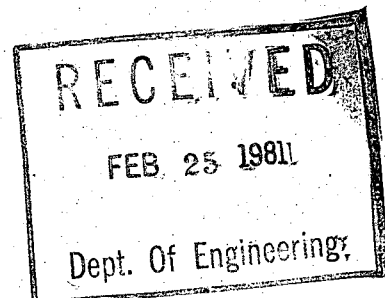
This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 26, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Dale E. Wood, 906 Arapaho, 67212
Wm. B. Livingston and Thomas R. Gossen, 420 S. Emporia, 67202
Mike Lindebak, City Engineering



THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING **DATE** February 11, 1981

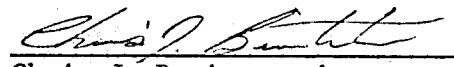
TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, Acting Drainage Engineer

SUBJECT Drainage Plan -
Carol Jean 2nd Addition

The above referenced drainage plan is approved, subject to:

1. Drainage Easement should be private, with maintenance covenant, or
2. 15' maintenance and access easement.


Chris J. Breitenstein
Acting Drainage Engineer

CJB:md

cc: Louise Olivarez
Kristen Hart, P.E.C. Land Development

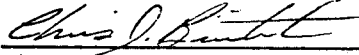
THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING **DATE** September 30, 1980

TO Jack Galbraith, Chief Planner
FROM Chris J. Breitenstein, Acting Drainage Design Engineer

SUBJECT Carol Jean 2nd Addition
Drainage Concept

The above referenced concept is approved; sufficient easement will be required for access and maintenance of channel to Hydraulic.


Chris J. Breitenstein, P.E.
Acting Drainage Engineer

CJB:md

cc: Louise Olivarez
Kristen Hart
Mike Lindebak

MEMO



TO: Chris Breitenstein, P.E. ✓
Acting Drainage Design Engineer
City Hall - Seventh Floor
455 N. Main
Wichita, Kansas 67202

PROJECT NO. 30-80220-259

PROJECT: Carol Jean 2nd Additio

COPIES TO:

ATTN: _____

DATE: September 24, 1980

Mike Lindebak

FROM: Kristen Hart, E.I.T.

Louise Olivarez

REFERENCE: Drainage Concept

Dick Linn

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed find a copy of the Drainage Concept and calculations for Carol Jean 2nd Addition.

It has been suggested we have an approved Drainage Concept prior to filing the Preliminary Plat. We anticipate filing the Plat October 3, and would appreciate your comments as soon as possible.

If any further information or clarification is needed regarding the Drainage Concept, please contact me.



Date Sept. 23, 1980 Page 1 of 3

Project Carol Jean 2nd Addition

Item Discharge

Peak Flowrate (from plat only)

D.A. - 8.8 acres

COR - 0.5

Length of Basin - 810'

Fall thru Basin - 84.5 - 80.63 = 3.87'

Slope - 0.48%

$$TOC = \frac{1.8 (1.1 - COR) (LSB)^{0.5}}{(SLSB)^{0.33}}$$

$$TOC = \frac{1.8 (0.6) (810)^{1/2}}{(0.48)^{1/3}} = 39.22$$

$$INT = \frac{5.51 \text{ in/hr}}{100}$$

$$Q_{100} = CIA$$

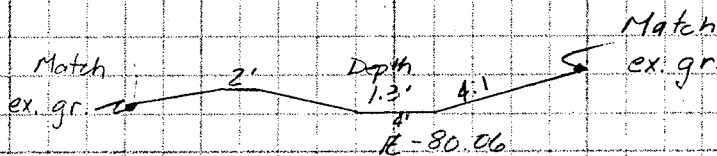
$$Q_{100} = (0.5)(5.51)(8.8) = 24.2 \text{ cfs}$$

$$K = \frac{Q_{100}}{b^{8/3} S^{1/2}} = \frac{(24.2)(0.03)}{(4)^{8/3} (0.003)^{1/2}} = 0.33$$

$$D/b = 0.305$$

$$D = (0.305)(4.0) = 1.22 \sim 1.3$$

Typical Section thru plat (Station 6+45 to 9+40)



Channel ~ 14.0' from South PL



Date Sept. 23, 1980 Page 2 of 3
 Project Carol Jean 2nd Add.
 Item Runoff / Discharge

Peak Flowrate (Plat and property to the east)

D.A.

8.8 acres - developed (plat) 57% 15.6 total acres
 6.8 acres - underdeveloped 43%

Soil Type

Entire Area Type B (C6)

CN

Residential (lots < 1/4 acre) $CN_B = 75$
 Pasture (fair conditions) - $CN_B = 70$

$$0.57(75) + 0.43(70) = 72.85 \sim 73 \text{ CN}$$

$$I = 1000/73 - 10 = 3.7$$

P (100 yrs, 6 hrs) for Sedgewick County = 5.9 in

$$R = \frac{(5.9 - 0.2(3.7))^2}{(5.9 + 0.8(3.7))} = \underline{3.0 \text{ in}}$$

Length - 1750' - 0.33 mi

$$\text{Fall} - 85.3 - 79.05 = 6.25$$

$$T_{OC} = \left[\frac{11.9(0.33)^3}{6.25} \right]^{0.385} = 0.36 \text{ hr}$$

$q_a = 0.61 \text{ cfs/acre-in}$

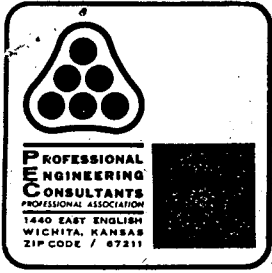
$$Q_p = (0.61 \text{ cfs/ac-in})(3.0 \text{ in})(15.6) = 28.6 \text{ cfs}$$

$$R = (3.0 \text{ in})(15.6 \text{ acre}) / 12 \text{ in/ft} = 3.9 \text{ ac-ft}$$

$$K' = \frac{Q_p}{b^{0.5} S^{1/2}} = 0.65$$

$$D/b = 0.415$$

$$D = (0.415)(4.0) = 1.66 \sim 1.7'$$

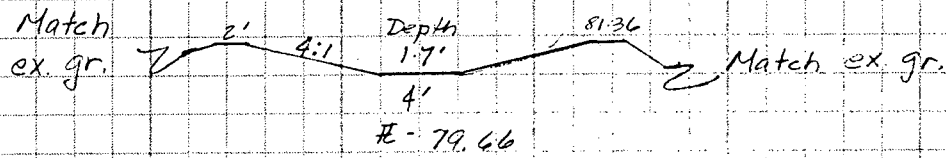


Date Sept. 23 1980 Page 3 of 3

Project Carol Jean 2nd Addition

Item Channel Section

Typical Section Channel, Station 0+00 to 6+45





MEMO

TO: Chris Breitenstein, P.E.
Acting Drainage Design Engineer
City Hall - Seventh Floor
455 N. Main
Wichita, Kansas 67202

PROJECT NO. 30-80220-259

PROJECT: Carol Jean 2nd Additio

COPIES TO:

ATTN:

DATE: September 24, 1980

Mike Lindebak ✓

FROM: Kristen Hart, E.I.T.

Louise Olivarez

REFERENCE: Drainage Concept

Dick Linn

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed find a copy of the Drainage Concept and calculations for Carol Jean 2nd Addition.

It has been suggested we have an approved Drainage Concept prior to filing the Preliminary Plat. We anticipate filing the Plat October 3, and would appreciate your comments as soon as possible.

If any further information or clarification is needed regarding the Drainage Concept, please contact me.

THE CITY OF WICHITA

OFFICE OF Department of Engineering
Administration & Planning

DATE September 8, 1980

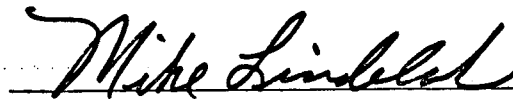
TO Louise Olivarez, Senior Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Carol Jean 2nd Addition
Sketch Plat

Sanitary sewer must be extended from Hydraulic to serve the site. This may require right-of-way (easements) from other property owners, as well as being included in the benefit district of the sewer project.

It will be necessary for the applicants engineer to submit a drainage concept plan with the preliminary plat.



Mike Lindebak
Program Development Engineer

ML:ck

THE CITY OF WICHITA

OFFICE OF Public Works Engineering

DATE July 16, 1979

TO Louise Olivarez, Senior Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Dale E. Wood/Carol Jean Sketch Plat

A drainage concept plan will be needed. It appears the site will not drain without an extensive storm sewer system down stream from the plat.

Lots 16 through 20 in Block B lack street right-of-way for development.

Main sanitary sewer is available in Hydraulic. The developers surveyor should locate the manhole in Hydraulic approximately 330 feet South of 43rd Street South. To minimize the sanitary sewer cost Lots in Blocks A and B should line up with the south line of Lots 4 and 8 in Blocks E and D.

Mike Lindebak
Program Development Engineer

ML:ck

SUBDIVISION REPORT

S/D NO. 80-75 Name Carol Jean 2nd Addition
Date Application Rec'd. 8-29-80 Preliminary Approval _____
Scheduled S/D Meeting 10-30-80

DESCRIPTION

General Location South of 43rd St South on both sides of Ellis

Owner Dale E. Wood
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, 67211 Phone 263-1107

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>8.74</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>850</u> ft. |
| Residential <u>38</u> | b. <u>30</u> R/W <u>1020</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>38</u> | TOTAL <u>1870</u> ft. |
| 3. Minimum Lot Frontage <u>59.8 at setback 44</u> | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>7300 sq. ft</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewer <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant's drainage concept plan has been approved subject to their ability to obtain a required off-site drainage easement by separate instrument.
- B. The applicant shall obtain by separate instrument from adjacent property owners the east half of Victoria Street right-of-way and the south half of 43rd Street South right-of-way.
- C. The applicant shall dedicate temporary cul-de-sacs for Victoria Street and Ellis Street. These may be referenced in the final plat's text or by separate document.
- D. The applicant shall guarantee the paving of all interior streets which serve this plat, including 43rd Street.
- E. The applicant shall guarantee the extension of City water and sanitary sewer to serve each lot being platted.
- F. Approval of this preliminary plat will require a waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations.
- G. The applicant shall guarantee the construction of a sidewalk on both sides of 43rd St. South (a collector).
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.
- I. The applicant shall guarantee all drainage improvements required by the platting of this 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).

43
DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, H.J. Haley

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The North 35 feet of the East 660 feet of the SE 1/4 of Section 16,
Township 28 South, Range 1 East of the 6th P.M.

does hereby dedicate the above described real estate to the public for Road Right-of-Way purposes.

Executed this 28th day of March 19 81.

H.J. Haley
H.J. Haley

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this 28th day of March, 1981,
came H.J. Haley

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

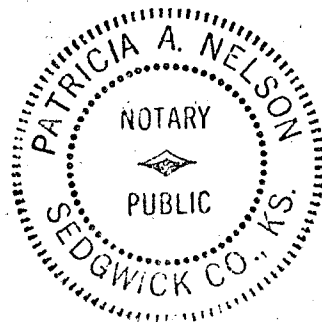
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,
this _____,

City Clerk

Patricia A. Nelson
Notary Public

My Commission Expires: January 28, 1984



DEDICATION

Wichita

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, H.J. Haley

being the owners of the following described real estate in Sedgwick County, Kansas, to wit:

The West 30 feet of the North 330 feet of the East 660 feet of the SE 1/4 of Section 16, Township 28 South, Range 1 East of the 6th P.M.

do hereby dedicate the above described real estate to the public for Road Right-of-Way purposes.

Executed this 28th day of March 1981.

H. J. Haley
H. J. Haley

STATE OF KANSAS)
SEDGWICK COUNTY)^{ss}

BE IT REMEMBERED, that on this 28th day of March, 1981,
came H.J. Haley

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

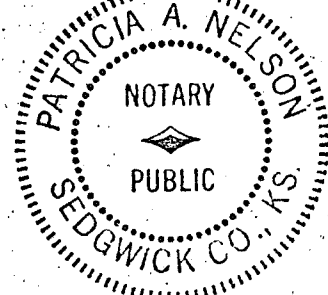
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,
this _____

City Clerk

Patricia A. Nelson
Notary Public

My Commission Expires: January 28, 1984



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Vince G. Crenshaw (a single person)

being the owner_s of the following described real estate in Sedgwick County, Kansas, to wit:

The West 30 feet of the North 660 feet of the East 660 feet of the SE 1/4 of Section 16, Township 28 South, Range 1 East of the 6th P.M.; Except the North 300 feet thereof.

do^{es} hereby dedicate the above described real estate to the public for Road Right-of-Way purposes.

Executed this 26th day of March 1981.

Vince G. Crenshaw
Vince G. CRENSHAW

STATE OF KANSAS)
SEDGWICK COUNTY)^{ss}

BE IT REMEMBERED, that on this 26th day of March,
came Vince G. Crenshaw (a single person)

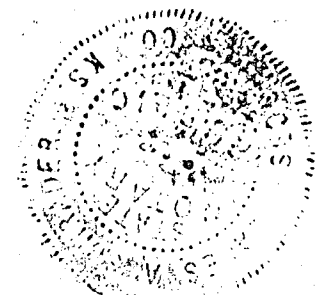
to me personally known to be the same person_s who executed the foregoing instrument and duly acknowledged the execution of the same.

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

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,
this _____,
City Clerk

James A. Dickson
Notary Public

My Commission Expires: 4-22-81



Victoria St.

TEMPORARY CUL-DE-SAC DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged the undersigned, Vince G. Crenshaw (A Single Person)

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The East 20 feet of the West 50 feet of the South 130 feet of the South 1/2 of the North 660 feet of the East 660 feet of the SE 1/4 of Section 16, Township 28 South, Range 1 East of the 6th P.M.

does hereby dedicate the above described real estate to the public for street purposes. Said temporary cul-de-sac dedication shall expire at the time subject streets are extended in the future. (44th Street South or Victoria.)

Executed this 26th day of March, 1981

[Signature of Vince G. Crenshaw]
Vince G. Crenshaw

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 26th day of March, 1981, before me, a Notary Public in and for the said County and State, came

Vince G. Crenshaw (a single person)

to me personally known to be the same person who executed the foregoing instrument and duly 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.

[Signature of Notary Public]
Notary Public

My commission expires 4-20-82



EASEMENT

THIS EASEMENT MADE THIS 28th DAY OF March, 1981,

BY AND BETWEEN H.J. Haley

OF THE FIRST PART AND THE CITY OF WICHITA, OF THE SECOND PART.

WITNESSETH: THAT THE SAID FIRST PARTS, 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 PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING SEWER AND ALL OTHER PUBLIC UTILITIES, OVER, ALONG AND UNDER THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SEDGWICK COUNTY, KANSAS, TOWIT:

The South 10 Feet of
A 20-foot Utility Easement centered on the South line of the North 1/2 of the North 660 feet of the East 660 feet of the SE 1/4 of Section 16, Township 28 South, Range 1 East of the 6th P.M. except the East 40 feet and the West 30 feet thereof.

AND SAID SECOND PARTY IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID PREMISES AT ANY TIME FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING SUCH SEWER AND ALL OTHER PUBLIC UTILITIES.

IN WITNESS WHEREOF: THE SAID FIRST PARTY H.A.S. SIGNED THESE PRESENTS THE DAY AND YEAR FIRST WRITTEN.

H.J. Haley
H.J. Haley

STATE OF KANSAS)
SEDGWICK COUNTY) SS

PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID H.J. Haley

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 28th DAY OF March, 1981.

(MY COMMISSION EXPIRES January 28, 1984)

Patricia A. Nelson
NOTARY PUBLIC
PATRICIA A. NELSON
NOTARY
PUBLIC
SEDGWICK CO., KS.

EASEMENT

THIS EASEMENT MADE THIS 26th DAY OF March, 1981,
BY AND BETWEEN Vince G. Crenshaw (a single person)
OF THE FIRST PART AND THE CITY OF WICHITA, OF THE SECOND PART.

WITNESSETH: THAT THE SAID FIRST PARTS, 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 PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF
CONSTRUCTING, MAINTAINING, AND REPAIRING SEWER AND ALL OTHER PUBLIC UTIL-
ITIES, OVER, ALONG AND UNDER THE FOLLOWING DESCRIBED REAL ESTATE SITUATED
IN SEDGWICK COUNTY, KANSAS, TOWIT:

The North 10 Feet of
A 20-foot Utility Easement centered on the South line of the North 1/2
of the North 660 feet of the East 660 feet of the SE 1/4 of Section 16,
Township 28 South, Range 1 East of the 6th P.M. except the East 40 feet
and the West 30 feet thereof.

AND SAID SECOND PARTY IS HEREBY GRANTED THE RIGHT TO ENTER UPON
SAID PREMISES AT ANY TIME FOR THE PURPOSE OF CONSTRUCTING, OPERATING,
MAINTAINING, AND REPAIRING SUCH SEWER AND ALL OTHER PUBLIC UTILITIES.

IN WITNESS WHEREOF: THE SAID FIRST PARTS HAVE SIGNED THESE
PRESENTS THE DAY AND YEAR FIRST WRITTEN.

Vince G. Crenshaw
Vince G. Crenshaw

STATE OF KANSAS)
SEDGWICK COUNTY) SS

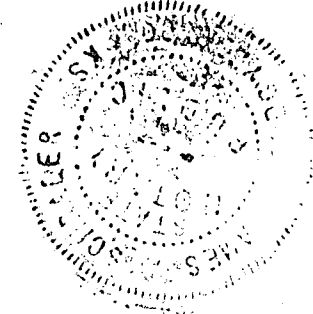
PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY
AND STATE AFORESAID Vince G. Crenshaw (a single person)

TO ME PERSONNALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FORE-
GOING INSTRUMENT OF WRITING AND SAID PERSONS DULY ACKNOWLEDGED THE EXE-
CUTION THEREOF.

DATED AT WICHITA, KANSAS, THIS 26th DAY OF March, 1981.

(MY COMMISSION EXPIRES 7-30-82)

James A. D. [Signature]
NOTARY PUBLIC



*Mike - Copies for your files
Lay Staley*

EASEMENT

THIS EASEMENT MADE THIS 28th DAY OF March, 1981

BY AND BETWEEN H.J. Haley

OF THE FIRST PART AND THE CITY OF WICHITA, OF THE SECOND PART.

WITNESSETH: THAT THE SAID FIRST PARTS, 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 PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING SEWER AND ALL OTHER PUBLIC UTILITIES, OVER, ALONG AND UNDER THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SEDGWICK COUNTY, KANSAS, TO-WIT:

A 20-foot Sanitary Easement centered on the South line of the North 1/2 of the North 660 feet of the East 660 feet of the SE 1/4 of Section 16, Township 28 South, Range 1 East of the 6th P.M. except the East 40 feet and the West 30 feet thereof.

AND SAID SECOND PARTY IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID PREMISES AT ANY TIME FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING SUCH SEWER AND ALL OTHER PUBLIC UTILITIES.

IN WITNESS WHEREOF: THE SAID FIRST PARTY H.J. SIGNED THESE PRESENTS THE DAY AND YEAR FIRST WRITTEN.

H.J. Haley
H.J. Haley

STATE OF KANSAS)
SEDGWICK COUNTY) SS

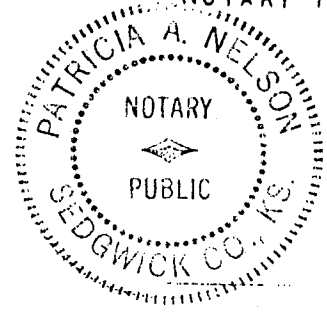
PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY OF STATE AFORESAID H.J. Haley

WHO IS 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 28th DAY OF March, 1981.

COMMISSION EXPIRES January 28, 1984

Patricia A. Nelson
NOTARY PUBLIC



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, H.J. Haley

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The North 35 feet of the East 660 feet of the SE 1/4 of Section 16,
Township 28 South, Range 1 East of the 6th P.M.

does hereby dedicate the above described real estate to the public for Road Right-of-Way purposes.

Executed this 28th day of March 19 81.

H.J. Haley
H.J. Haley

STATE OF KANSAS)
SEDGWICK COUNTY)^{SS}

BE IT REMEMBERED, that on this 28th day of March, 1981,
came H.J. Haley

to me personally known to be the same person who executed the foregoing instrument and duly 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.

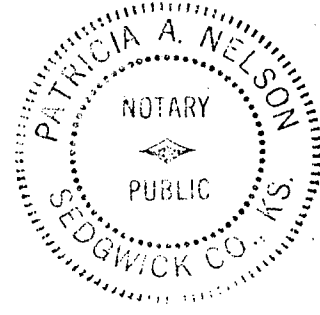
Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____,

City Clerk

Patricia A. Nelson
Notary Public

My Commission Expires: January 28, 1984



TEMPORARY CUL-DE-SAC DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged the undersigned, Vince G. Crenshaw (A Single Person)

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The East 20 feet of the West 50 feet of the South 130 feet of the South 1/2 of the North 660 feet of the East 660 feet of the SE 1/4 of Section 16, Township 28 South, Range 1 East of the 6th P.M.

does hereby dedicate the above described real estate to the public for street purposes. Said temporary cul-de-sac dedication shall expire at the time subject streets are extended in the future.

Executed this 26th day of March, 1981

Vince G. Crenshaw
Vince G. Crenshaw

STATE OF KANSAS)
SEDGWICK COUNTY) SS ,

BE IT REMEMBERED, that on this 26th day of March, 1981, before me, a Notary Public in and for the said County and State, came

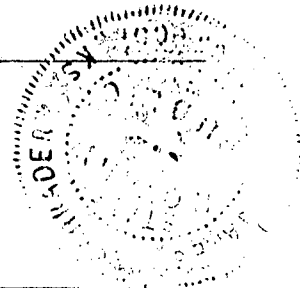
Vince G. Crenshaw (a single person)

to me personally known to be the same person who executed the foregoing instrument and duly 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.

Notary Public

My commission expires 7.20.82



DRAINAGE EASEMENT

THIS EASEMENT made this 26th day of MARCH, 1981
by and between Vince G. Crenshaw (A Single Person) of the first part
and the City of Wichita on the second part.

WITNESSETH: That the said first part of, 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
perpetual right-of-way and easement for the purpose of constructing, main-
taining, and repairing a drainage system, over, along and under the following
described real estate situated in Sedgwick County, Kansas; to wit:

A Drainage and Access Easement described as:

The South 40 feet of the South 1/2 of the North 660 feet of the East 660 feet
of the SE 1/4 of Section 16, Township 28 South, Range 1 East of the 6th P.M.,
except the East 40 feet and the West 30 feet thereof.

And said second party is hereby granted the right to enter upon said
premises at any time for the purpose of constructing, operating, maintaining,
and repairing such drainage system.

IN WITNESS WHEREOF: The said first part y has signed these presents
this 26 day and year first written.

Vince G. Crenshaw
Vince G. Crenshaw

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me, a notary public, in and for the County
and State aforesaid Vince G. Crenshaw (a single person)

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 26th day of March, 1981.

James A. ...
Notary Public

Commission Expires 7-22-83



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Vince G. Crenshaw (a single person)

being the owners of the following described real estate in Sedgwick County, Kansas, to wit:

The West 30 feet of the North 660 feet of the East 660 feet of the SE 1/4 of Section 16, Township 28 South, Range 1 East of the 6th P.M.

does hereby dedicate the above described real estate to the public for Road Right-of-Way purposes.

Executed this 26th day of March 1981.

Vince G. Crenshaw
(VINCE G. CRENSHAW)

STATE OF KANSAS)
SEDGWICK COUNTY)^{ss}

BE IT REMEMBERED, that on this 26th day of March,
came Vince G. Crenshaw (a single person)

to me personally known to be the same persons who executed the foregoing instrument and duly 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.

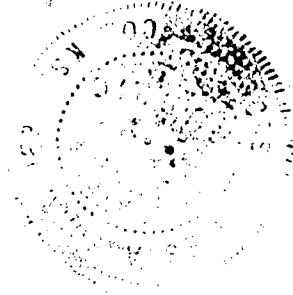
Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____

City Clerk

James A. D. [Signature]
Notary Public

My Commission Expires: 4-28-83



EASEMENT

THIS EASEMENT MADE THIS 26th DAY OF March, 1981,
BY AND BETWEEN Vince G. Crenshaw (a single person)
OF THE FIRST PART AND THE CITY OF WICHITA, OF THE SECOND PART.

WITNESSETH: THAT THE SAID FIRST PARTS, 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
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Township 28 South, Range 1 East of the 6th P.M. except the East 40 feet
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AND SAID SECOND PARTY IS HEREBY GRANTED THE RIGHT TO ENTER UPON
SAID PREMISES AT ANY TIME FOR THE PURPOSE OF CONSTRUCTING, OPERATING,
MAINTAINING, AND REPAIRING SUCH SEWER AND ALL OTHER PUBLIC UTILITIES.

IN WITNESS WHEREOF: THE SAID FIRST PARTS HAVE SIGNED THESE
PRESENTS THE DAY AND YEAR FIRST WRITTEN.

Vince G. Crenshaw
Vince G. Crenshaw

STATE OF KANSAS)
SEDGWICK COUNTY) SS

PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY
AND STATE AFORESAID Vince G. Crenshaw (a single person)

TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FORE-
GOING INSTRUMENT OF WRITING AND SAID PERSONS DULY ACKNOWLEDGED THE EXE-
CUTION THEREOF.

DATED AT WICHITA, KANSAS, THIS 26th DAY OF March, 1981.

(MY COMMISSION EXPIRES 7-20-82)

James A. D. Schmitt
NOTARY PUBLIC



S/D NO. 80-75 Name Carol Jean 2nd Addition
Date Application Rec'd. 8-29-80 Preliminary Approval 10-30-80
Scheduled S/D Meeting 2-19-81

DESCRIPTION

General Location South of 43rd St. South on both sides of Ellis

Owner Dale E. Wood
Surveyor/Engineer Professional Engineering Consultants, P.A., (Gary Wiley)
Address 355 Ellis, 67211 Phone 263-1107

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>8.74</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>850</u> ft. |
| Residential <u>38</u> | b. <u>30</u> R/W <u>1020</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>38</u> | TOTAL <u>1870</u> ft. |
| 3. Minimum Lot Frontage <u>59.8 at setback</u> | 8. Sidewalk adjacent to all streets? <u>yes</u> X <u>no</u> |
| 4. Minimum Lot Area <u>7300 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</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>NA</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's final drainage plan. The drainage concept plan was approved subject to obtaining by separate instrument an off-site drainage and maintenance access easement.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall obtain by separate instrument from adjacent property owners, the right-of-way for the east half of Victoria Street adjacent to this plat and the right-of-way for the south half of 43rd Street South from the east line of this plat to Hydraulic Avenue.
- D. The applicant shall guarantee the paving of Ellis, Ellis Court, and Victoria Streets adjacent to this plat, and attempt to pave 43rd Street from the west line of this plat to Hydraulic Avenue. Since 43rd Street is a collector street, the petition shall provide for a sidewalk on both sides of the street, Provision shall also be made in the street paving petitions for temporary turnarounds for Victoria and Ellis Streets.
- E. The applicant shall guarantee the extension of City water and sanitary sewer to serve each lot being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.
- G. At the time of preliminary plat approval in October of 1980, the Subdivision Committee acted to recommend waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations for the proposed lots comprising Block 1.
- H. At the time of preliminary plat approval, several utility easements were requested to be shown on the final plat. The existing 10-foot K.G. and E. easement on the east 10 feet of the west 30 feet of this property has not been shown. The applicant or his agent shall be prepared to comment on this.

(Over)

- I. The wording in the platator's text regarding the temporary turnarounds shall state that they will expire when the streets are extended further south or when 44th Street South is opened to traffic.
 - J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
-