

PLAT NO. S/D 69-46 MAP NO. 5555  
~~X-5-C-15~~

NAME AHLE MOBILE HOME PARK

LOCATION Generally north of 61st St. North  
and east of U.S. 81 (Broadway)

ENGINEER Reiss & Goodness

OWNER OFACO, INC.

APPLICATION FILED 5-8-69

SKETCH PLAT FILED 5-8-69

PRELIMINARY FILED 5-26-69

S/D ACTION 6-5-69 Approve

FINAL FILED 6-8-70

S/D ACTION 6-18-70 app

MAPC ACTION 6-25-70 Approve

BCC ACTION 7-7-70 Approve

RECORDED 9-14-70

REMARKS \_\_\_\_\_

S/D 69-46 - AHLF MOBILE HOME PARK-  
Generally north of 61st St. No. &  
east of U.S. 81. Reiss & Goodness

POSTER  
5/12/69

### ACTION

	DATE
S/D COMMITTEE (public) <del>approve</del> 6-5-69	
" " (final) approve 6-18-70	
M.A.P.C. <del>approve</del> 6-25-70	
B.C.C. <del>approve</del> 7-2-70	

Map No. 5555  
X-5-C  
Sec. No. 9  
Twp. No. 26S  
Range 1E

Subdivision Report and Progress  
S/D No.: 69-46

Name: AHLF MOBILE HOME PARK  
General Location: Generally north of 61st St. North and east of U.S. 81  
Owner: OFACO, INC. (Donald Morris & J. E. Ahlf)  
Address: P. O. Box 1517 Phone: AM 78296  
Subdivider: same  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Engineer/Surveyor: Reiss & Goodness  
Address: 2160 E Douglas 14 Phone: AM 41391

Application Received 5-8-69  
Conf. with Applicant 4-69  
Sketch Plat Received 5-8-69  
Present Zoning ~~B-1~~ AA  
Proposed Zoning ~~B-1~~ AA  
\* Letter of Intent None

FINAL PLAT RECEIVED 6-8-70  
S/D Comm. Action 6-18-70 Appro  
Dept. Report on Final 6-22-70  
M.A.P.C. ACTION 6-25-70 Approve  
Dept. Report on Final 6-26-70  
Letter on Irons Received \_\_\_\_\_  
Title/Taxes Rec'd & Reviewed 6-8-70  
Final Review 6-30-70  
Referral to B.C.C. 7-1-70

PREL. PLAT RECEIVED 5-26-69  
S/D Comm. Action 6-5-69 Approve  
Dept. Report on Prel. 6-9-69

B.C.C. ACTION 7-7-70 Approve  
Recorded 9-14-70

TRACING PROGRESS:  
Received 6-8-70  
Released 8-5-70  
Received \_\_\_\_\_  
Released \_\_\_\_\_

Comments:

\* 5-22-69, Called Charles Goodness this date and  
authorized preparation of the preliminary  
plat. Subject to the following:  
1 - indicating 70-foot of R.F.W. for the  
public street within the plat  
2 - 25-foot setback line on each lot  
from public st. R.F.W.  
3 - location, description and elevation  
for BM bench in making  
vertical survey  
4 - eventually need letter from Park City  
Improvement District regarding utilization  
of sewer & water facilities  
5 - approval, subject to filing and approval  
of conditional use application & mobile  
home development plan  
6 - label lots as lot 1 Block 1 and lot 1 Block 2  
7 - dimension lot lines  
8 - vicinity or location map  
9 - legal tie  
10 - requirements for a preliminary plat  
of MAPC Subdivision Regulation.  
8-5-70 - called John Ahlf's office to pick up  
tracing for recording. C.S.V.

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

AHLF MOBILE HOME PARK ADDITION was

filed for record on September 14, 1970  
R-2 4-20  
Book 77  
vh

*John Heik*

Register Of Deeds

T9-328

REGISTERED PROFESSIONAL ENGINEERS:  
CHARLES M. GOODNESS  
AL E. REISS

PHONE (316) 264-1391

**REISS & GOODNESS ENGINEERS**

*Consulting Engineers*

2160 E. DOUGLAS AVE.

WICHITA, KANSAS 67214

Aug. 4, 1970

Mr. John D. Gist, Planner III  
Metropolitan Area Planning Department  
104 S. Main St.  
Wichita, Kansas 67202

Re: Ahlf Mobile Home Park

Dear Mr. Gist:

Enclosed is a copy of the drainage easement required by  
the Planning Commission for release of the Ahlf Mobile  
Home Park plat for recording.

Very truly yours,

*Charles M. Goodness*  
Charles M. Goodness, P. E.

CMG:h  
Encl.



George Miller

EASEMENT

THIS INDENTURE made the 30 day of July, 1970, between

George Miller hereinafter called First Party and the Park City Improvement District, Sedgwick County, Kansas, hereinafter called Second Party:

WITNESSETH, That the said First Party in consideration of the payment of One Dollar (\$1.00) and other valuable considerations, does by these presents grant unto the Second Party, its successors and assigns, a perpetual utility and drainage easement and right of way in and over the following real estate situated in Sedgwick County, Kansas, to-wit:

A twelve (12) foot wide easement for drainage and utilities, the south line of which is described as follows: Beginning 85 feet east and 862.5 feet north of the southwest corner of Section 9, T 26 S, R 1 E of the 6th P.M., Sedgwick County, Kansas and running thence easterly at a deflection angle of 88°30' to the right for a distance of 245 feet.

ALSO, an easement for drainage and for location and installation of an underground sewage pumping station described as follows: Beginning 60 feet east and 862.5 feet north of the southwest corner of Section 9, T 26 S, R 1 E of the 6th P.M., Sedgwick County, Kansas and running easterly at a deflection angle to the right of 88°30' for a distance of 25 feet; thence north 25 feet; thence west and south to beginning.

In consideration for the above easements, the undersigned will be allowed to connect two existing residences to the sewer system and will not in any way be responsible for cost of installation, operation or maintenance of the sewage pumping station or appurtenant sewage force main installed upon the easements.

Easements are for the purpose of constructing, operating and maintaining utilities and drainage of said District.

In accepting said easement, the Second Party agrees that the surface of the ground shall be left in good condition and the Second Party agrees to hold harmless the First Party from any loss or claim for damage by reason of the construction of said utility lines and drainage on said property.

IN WITNESS WHEREOF the First Party has executed this instrument the day and year first above written.

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
4.15

*George Miller*

AUG 3 1970

13017

State of Kansas }  
Sedgwick County }

ss.

JOHN HALE  
NOTARY PUBLIC

*John Hale Deputy*

BE IT REMEMBERED, that on this 30th day of July, 1970, before me, the undersigned, a notary public in and for the County and State aforesaid, came *George Miller*

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

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

*Garnelle C. Brayfield*  
Notary Public

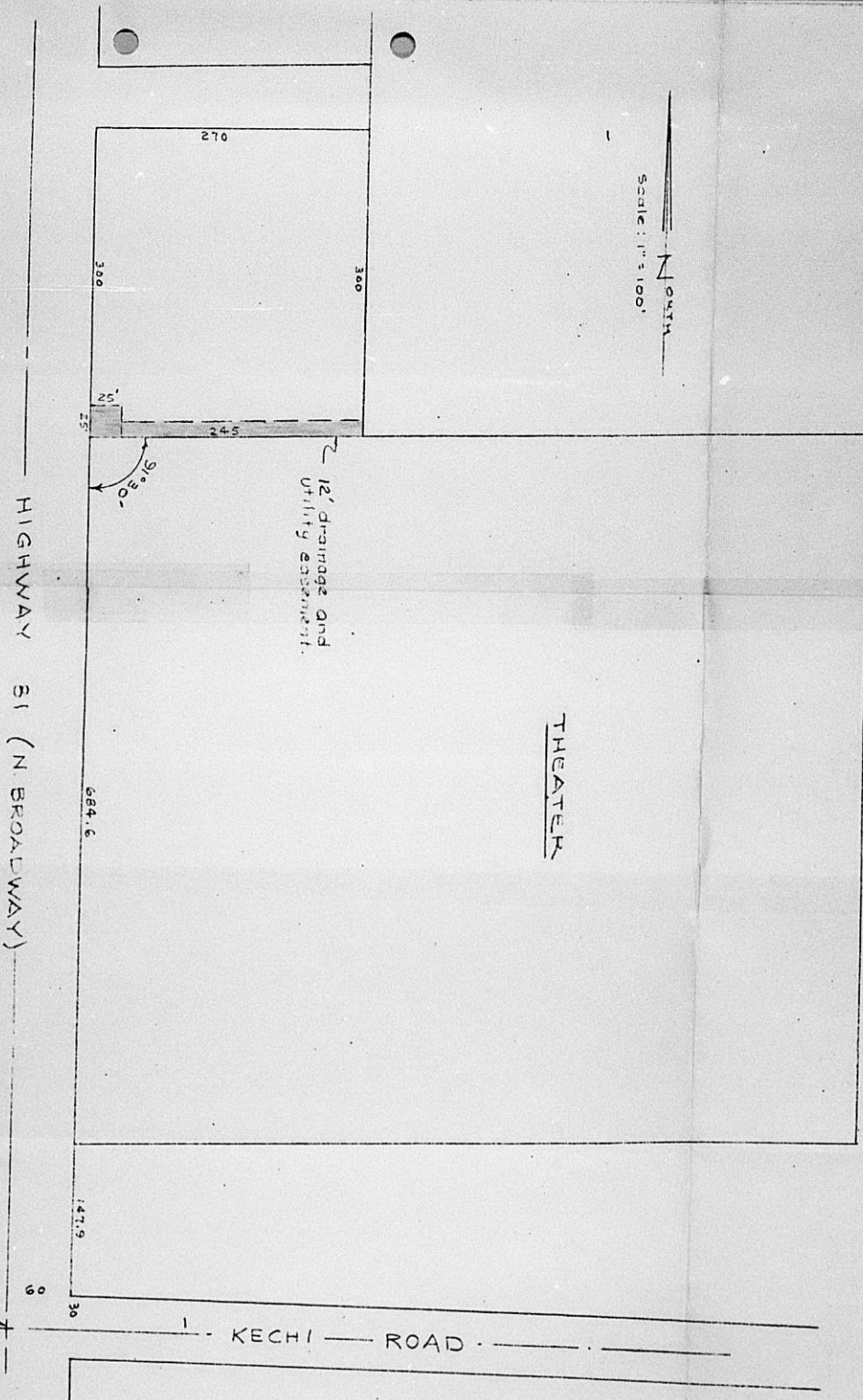
Commission expires *Sept 27, 1974.*



*Copy*

MISC BOOK 671 PAGE 533

Scale: 1" = 100'  
N  
94TH



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	69-46	Name	AHLF MOBILE HOME PARK
Application Filed:	5-8-69	Sketch Filed:	5-8-69
Preliminary Plat Filed:	5-26-69	Approved by S/D:	6-5-69
Final Plat Filed:	6-8-70	Approved by S/D:	6-18-70
Approved by Metropolitan Area Planning Commission:			6-25-70

DESCRIPTION

General Location: North of 61st Street North and east of U. S. 81

Surveyor or Engineer: Reiss and Goodness  
Owner: OFACO, Inc.  
Address: P. O. Box 1517

- |                          |            |                                |
|--------------------------|------------|--------------------------------|
| 1. Gross Acreage of Plat | 48.7       | 5. Lineal Feet of New Streets: |
| 2. Number of Lots:       |            | a. _____ R/W _____ ft.         |
| Residential _____        |            | b. _____ R/W _____ ft.         |
| Commercial _____         |            | c. _____ R/W _____ ft.         |
| Industrial _____         |            | d. _____ R/W _____ ft.         |
| Other _____              | 2          | e. _____ R/W _____ ft.         |
| Total Number of Lots:    | 2          | TOTAL None ft.                 |
| 3. Minimum Lot Frontage: | N/A ft.    | 6. Existing Zoning: "AA"       |
| 4. Minimum Lot Area      | N/A sq.ft. |                                |

Sidewalks were not required as the plat lies outside the City Limits of Wichita, and the property lies within the Park City Improvement District and can be served therefrom with sewer and water.

Planning Commission Recommendation:

- BLEDSOE moved and HENNESSY seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to:
- The applicant and/or their representatives shall meet with the Planning Department regarding the applicant's proposed restrictive covenants, which were required by the Board of County Commissioners in the approval of the associated Conditional Use Case CU-117. Once said covenants are agreed upon in final form, the executed copy of same shall be forwarded with the plat to the City Commission.
  - Recording within 30 days after approval by the City Commission.
- Associated Conditional Use Case CU-117 - Approved by the Board of County Commissioners subject to platting.

Vote of Planning Commission: Unanimous

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign, and instruct the City Clerk to file the Restrictive Covenants with the Register of Deeds, the cost of which shall be paid by the applicant.

THE CITY OF WICHITA  
OFFICE OF Ass't. Supt. of  
Public Works Maintenance

DATE June 29, 1970

TO John Gist, Planner III  
FROM M. S. Mitchell

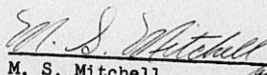


SUBJECT - Final plat of Ahlf Mobile  
Home Park Addn.  
SD-69-46

Reference is made to my request before the Sub-division Committee for a drainage plan for subject addition. Please be advised that Mr. Charles Goodness furnished me with such a plan. After discussion of that plan, Mr. Goodness has furnished a revised plan (6/29) which I have reviewed, and which is approved subject to the following comments.

- 1) In order to use the minimum 0.32% street gradient on Evanston and New Castle Streets, it will be necessary when they are improved to provide storm water drains.
- 2) The drainage ditch leaving the property at the southwest corner of the plat will require a private easement in favor of the plat.
- 3) If the 36" diameter pipe underneath the Chisholm Creek Diversion Canal Levee flows full, some water will stand in the east street.

I trust this information is sufficient to permit final processing of the plat.

  
M. S. Mitchell,  
Ass't. Superintendent of Public  
Works Maintenance

cc: G. H. Wilton  
Ahlf Mobile Home Park Addn.

Attach. - Ahlf Mobile Home Park Plat - 6/29/70



June 26, 1970

Tom Craig, County Zoning Administrator  
Sedgwick County, Kansas

John D. Gist, Senior Planner

Mobile Home Development Plan associated with the plat, S/D 69-46 - AHLF Mobile Home Park and Conditional Use case CU-117, generally located in an area north of 61st Street North and east of U. S. 81 Highway.

Attached for your information and files is a mobile home development plan which has been generally approved by the Wichita-Sedgwick County Health Department, and by the Metropolitan Area Planning Commission at their regular meeting on June 25, 1970. The additions noted in red reflect some of the conditions of approval of the applicants' above mentioned case CU-117.

The Planning Department's review, and the Commission's approval of the plan, was primarily concerned with the physical design elements such as interior circulation, relationship and function of open space, etc. It should be understood, however, that any final plans utilized in the actual development of the mobile home park are to comply with the County Trailer Code and should remain consistent with the attached plan.

If you have any questions concerning this matter please call.

JDG:rme

Attachment

cc: Reiss & Goodness, Engineers  
2160 East Douglas, Wichita, Kansas 67214

*Revised Copy - final  
received 6-25-70*

RESTRICTIVE COVENANTS

We, the undersigned, J. E. Ahlf and Louise Ahlf, husband and wife, OFACO, INC., a Kansas Corporation, and Porter Mortgage Company, Inc., who are the owners of the following described property, to-wit:

AHLF MOBILE HOME PARK, Sedgwick  
County, Kansas,

do hereby make this declaration, this 25<sup>th</sup> day of June, 1970.

WITNESSETH:

The Board of County Commissioners has approved a Conditional Use Application for a mobile home park; and

WHEREAS, the undersigned contemplate the construction, maintenance and operation of said property under said Conditional Use Approval as a mobile home park in accordance with plans approved by the Metropolitan Area Planning Commission on June 25, 1970; and

WHEREAS, the undersigned, in connection therewith, desire to make the following declarations as to the limitations, restrictions and uses to which said park and mobile home spaces constituting said area may be put, hereby specifying that the said declarations, restrictions and uses shall constitute covenants running with the land as provided by law, and this declaration of restrictions and covenants is for the purpose of setting forth the requirements upon the undersigned and their successors in title which requirements, limitations, restrictions and uses shall be for the benefit of the governing body having jurisdiction.

NOW, THEREFORE, the undersigned do hereby declare that the following will be complied with by the undersigned, and their successors in title so long as the said property shall be used for a mobile home park, to-wit:

1. All private streets shall be at least 30 ft. wide with curb and gutter and constructed of asphalt, concrete or other hard surface material.
2. Each mobile home shall consist of at least the following:
  - a. A 20 foot by 20 foot off street, asphalt or other hard surface material, parking slab.

- b. All utilities including municipal sewer, water, gas, electricity and telephone, will be made available.
  - c. Gas or electrical outdoor post lighting will be provided with lighting equal to 40 watts and lighted automatically from dusk to dawn.
3. All utilities shall be underground except for electric lines rated over 12,000 watts.
  4. Fire hydrants will be installed
  5. Electrical outlets shall furnish both 120 and 240 volts.
  6. In connection with the operation and maintenance of said mobile home park, the following shall constitute a covenant to run with the land so long as said land shall be used for the purposes of a mobile home park. Such covenants running with the land are as follows, to-wit:
    - a. All mobile homes must connect and use municipal sewer and water, or be connected to a private system approved by the Wichita Sedgwick County Health Department; and franchise gas and/or electricity.
    - b. The number of mobile homes shall not exceed the equivalent of a gross density or seven units per acre.
    - c. The minimum size lot for each mobile home site shall be 4000 square feet.
    - d. The area shall be limited to mobile homes as defined by the County Trailer Code.
    - e. Minimum length and width of mobile homes permitted in said park to be 50 feet by 10 feet.

The above covenants, conditions and limitations shall run with the land and be binding upon the present owners, their successors, trustees and assigns and all parties claiming by, through or under them so long as said property shall continue to be used for the purposes of a mobile home park; provided, however, that these protective covenants may be altered, modified or changed only by action of the Board of County Commissioners of Sedgwick County, Kansas, upon a proper hearing therefor and a copy of this instrument shall be filed in the office of the Register of Deeds of Sedgwick County, Kansas.

In the event the owners of said property as above set forth, or their successors in interest or assigns, shall

violate or attempt to violate any of the conditions, covenants and limitations as contained herein, it shall be lawful for the County Commissioners of Sedgwick County, Kansas to prosecute any proceeding at law or in equity against said party or parties violating or attempting to violate any such covenant, limitation or condition either to prevent them from doing so or to compel compliance therewith; provided, however, that a failure to prosecute for such violation shall not constitute a waiver of any rights under this declaration.

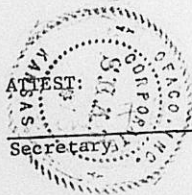
If any of these covenants, or any part hereof, shall be held or found to be unconstitutional or unenforceable by any court of competent jurisdiction, the remainder of these covenants and restrictions shall be and remain in full force and effect and binding upon the present owners, their survivors, trustees and assigns, and all parties claiming by, through or under them so long as such property shall continue to be used for the purposes of a mobile home park.

IN WITNESS WHEREOF, the said owners and grantors of these limitations, conditions, covenants or restrictions have executed this declaration on the day and year above written in Wichita, Sedgwick County, Kansas.

J. E. Ahlf  
J. E. Ahlf  
Louise Ahlf  
Louise Ahlf

OFACO, INC.

By [Signature]  
President



ATTEST:

W. P. Porter  
Secretary

PORTER MORTGAGE COMPANY, INC.

By [Signature]  
President



STATE OF KANSAS, SEDGWICK COUNTY, ss

BE IT REMEMBERED, that on this 25 day of June, 1970, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came J. E. Ahlf and Louise Ahlf, husband and wife, personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

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

Ellen Hauko  
Notary Public

My com. expires: 4-22-71



STATE OF KANSAS, SEDGWICK COUNTY, ss

BE IT REMEMBERED, That on this 25 day of June, 1970, before me, the undersigned, a Notary Public in and for said County and State, came L. E. Forsse, known to me to be the President of said OFACO, INC., a Kansas corporation, who is personally known to me to be the same person who executed the foregoing instrument of writing, and such person duly acknowledged the execution of the same and on behalf of and as the act and deed of said corporation.

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

Ellen Hauko  
Notary Public

My com. expires: 4-22-71



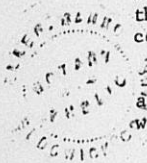
STATE OF KANSAS, SEDGWICK COUNTY, ss

BE IT REMEMBERED, That on this 25 day of June, 1970, before me, the undersigned, a Notary Public in and for said County and State, came R. A. Porter, known to me to be the President of Porter Mortgage Company, Inc., a Kansas Corporation, who is personally known to me to be the same person who executed the foregoing instrument of writing, and such person duly acknowledged the execution of the same and on behalf of and as the act and deed of said corporation.

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

Ellen Hauko  
Notary Public

My com. expires: 4-22-71



June 26, 1970

Reiss & Goodness  
2160 East Douglas  
Wichita, Kansas 67214

Re: S/D 69-46 - Final Plat of  
AHLF MOBILE HOME PARK

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 25, 1970, 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 June 22, 1970.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1969 and prior years have been paid.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Donald Morris & J. E. Ahlf, OFACO, Inc.  
P. O. Box 1517, Wichita, Kansas 67201

June 22, 1970

Reiss & Goodness  
2160 East Douglas  
Wichita, Kansas 67214

Subject: S/D 69-46 - Final Plat of  
AHLF MOBILE HOME PARK

Dear Sirs:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 18, 1970, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. Original irons set for Park City Second Addition and R-O-W markers of the Wichita-Valley Center Flood Control Project, shall be distinguished from those irons which have or are being set as a result of this plat.

2. The applicant shall submit his mobile home development plan to the Environmental Health Department for its approval. Three copies of the approved plan shall then be submitted to the Planning Department prior to the Planning Commission's consideration of the final plat.

3. The applicant and/or their representatives shall meet with the Planning Department regarding the applicant's proposed restrictive covenants, which were required by the Board of County Commissioners in the approval of the associated Conditional Use Case CU-117. Once said covenants are agreed upon in final form, the executed copy of same shall be forwarded with the plat to the City Commission.

4. The applicant shall develop the mobile home park in accordance with all applicable conditions established in the County Trailer Code.

5. No individual mobile home space shall have direct access to a public street.
6. The applicant shall obtain a written statement from the Park City Improvement District expressing that they are agreeable to extending water and sewer lines to serve subject property, a copy of which shall be submitted to the Planning Department.
7. The applicant shall be responsible for providing both electric power and telephone underground service.
8. At the time of development, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.  
The applicant and/or his engineer shall submit to M. S. Mitchell of the Maintenance Division of the Department of Public Works, a drainage plan for subject property. The applicant shall obtain a letter from M. S. Mitchell stating that a satisfactory plan has been approved and a copy of the letter shall be submitted to the Planning Department.
10. Recording within 30 days after approval by the Board of City Commissioners.

It was pointed out at the meeting that the drainage plan required in condition #9 above had already been submitted. However, there appeared to be some problems related to the minimum street grades on both the public and private streets, and the applicant's engineer should meet with Mr. M. S. Mitchell to resolve same.

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

Page 3  
June 22, 1970

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 25, 1970, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Senior Planner

JDG:rme

Enclosure

cc: OFACO, INC.  
Donald Morris & J. E. Ahlf  
P. O. Box 1517  
Wichita, Kansas 67201

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

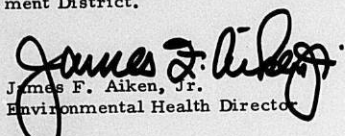
DATE June 18, 1970

TO John Gist, Planner III, Regulations Division

FROM James F. Aiken, Jr., Environmental Health Director

SUBJECT Ahlf Mobile Home Park  
Addition

Submitted herewith are three copies of the proposed mobile home park layout with an appropriate approval stamp. This approval is based on the incorporation of the addition into the Park City Improvement District and the providing of water and sewer service by the Park City Improvement District.

  
James F. Aiken, Jr.  
Environmental Health Director

JFA:pp

cc Reiss and Goodness Engineers



RESTRICTIVE COVENANTS

We, the undersigned, J. E. Ahlf and Louise Ahlf, husband and wife, OFACO, INC., a Kansas Corporation, and Porter Mortgage Company, Inc., who are the owners of the following described property, to-wit:

AHLF MOBILE HOME PARK, Sedgwick County, Kansas,

do hereby make this declaration, this \_\_\_\_ day of June, 1970.

WITNESSETH:

The Board of County Commissioners has approved a Conditional Use Application for a mobile home park; and

WHEREAS, the undersigned contemplate the construction, maintenance and operation of said property under said Conditional Use Approval as a mobile home park in accordance with plans approved by the Metropolitan Area Planning Commission on June 25, 1970; and

WHEREAS, the undersigned, in connection therewith, desire to make the following declarations as to the limitations, restrictions and uses to which said park and mobile home spaces constituting said area may be put, hereby specifying that the said declarations, restrictions and uses shall constitute covenants running with the land as provided by law, and this declaration of restrictions and covenants is for the purpose of setting forth the requirements upon the undersigned and their successors in title which requirements, limitations, restrictions and uses shall be for the benefit of the governing body having jurisdiction.

NOW, THEREFORE, the undersigned do hereby declare that the following will be complied with by the undersigned, and their successors in title so long as the said property shall be used for a mobile home park, to-wit:

1. All private streets shall be ~~constructed~~ <sup>constructed</sup> at least 28 ft. wide with ~~concrete~~ <sup>concrete</sup> curb and gutter and constructed of asphalt or other <sup>concrete</sup> hard surface material.
2. Each mobile home space shall consist of at least the following:
  - a. An 18 foot by 18 foot off street, asphalt or other hard surface material, parking slab.

*Comments noted hereon per meeting w/ Jim Ahlf & his atty. Gary Prosser on 6/22/70 which Gary will now instrument in new instrument & submit executed copy by PC meeting on 6/25*

*30' required by state*

*26x20*

- b. All utilities including municipal sewer, water, gas, electricity and telephone will be made available.
- c. Gas or electrical outdoor post lighting will be provided, *with lighting equal to 40 watts, and lighted automatically from dusk to dawn.*
- 3. All utilities shall be underground except for electric primary lines. *rated over 12,000 volts*
- 4. Fire hydrants will be installed.
- 5. Electrical outlets shall furnish both 120 and 240 volts.
- 6. In connection with the operation and maintenance of said mobile home park, the following shall constitute a covenant to run with the land so long as said land shall be used for the purposes of a mobile home park. Such covenants running with the land are as follows, to-wit:
  - a. All mobile homes must connect and use municipal sewer and water, or be connected to a private system approved by the Wichita Sedgwick County Health Department; and franchise gas and/or electricity.
  - b. The number of mobile homes shall not exceed the equivalent of a gross density of seven units per acre.
  - c. The minimum size lot for each mobile home site shall be 4,000 square feet.
  - d. The area shall be limited to mobile homes as defined by the County Trailer Code.
  - e. Minimum length and width of mobile homes permitted in said park to be 50 feet by 10 feet.

The above covenants, conditions and limitations shall run with the land and be binding upon the present owners, their successors, trustees and assigns and all parties claiming by, through or under them so long as said property shall continue to be used for the purposes of a mobile home park; provided, however, that these protective covenants may be altered, modified or changed only by action of the Board of City Commissioners of the City of Wichita upon a proper hearing therefor and a copy of this instrument shall be filed in the office of the Register of Deeds of Sedgwick County, Kansas.

*Com. of Deeds  
Sedgwick Co. Ks.*

*insert similar provisions elsewhere*

In the event the owners of said property as above set forth or their successors in interest or assigns shall violate or attempt to violate any of the conditions, covenants and *if by act of law, court proceeding, or any other reason a portion or portions of these covenants are declared invalid, it shall in no way effect the validity of the remaining portions of these covenants and they shall remain in full effect.*

*Ed. of Conv. of Sedg. Co., Kan.*

limitations as contained herein, it shall be lawful for the City of Wichita to prosecute any proceeding at law or in equity against said party or parties violating or attempting to violate any such covenant, limitation or condition either to prevent them from doing so or to compel compliance therewith; provided, however, that a failure to prosecute for such violation shall not constitute a waiver of any rights under this declaration.

IN WITNESS WHEREOF, the said owners and grantors of these limitations, conditions, covenants or restrictions have executed this declaration on the day and year above written in Wichita, Sedgwick County, Kansas.

\_\_\_\_\_  
J. E. Ahlf

\_\_\_\_\_  
Louise Ahlf

OFACO, INC.

ATTEST:

By \_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

PORTER MORTGAGE COMPANY, INC.,

ATTEST:

By \_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

STATE OF KANSAS, SEDGWICK COUNTY, ss

BE IT REMEMBERED, That on this \_\_\_\_ day of June, 1970, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came J. E. Ahlf and Louise Ahlf, husband and wife, personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

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

\_\_\_\_\_  
Notary Public

My commission expires:

STATE OF KANSAS, SEDGWICK COUNTY, ss

BE IT REMEMBERED, That on this \_\_\_\_ day of June, 1970, before me, the undersigned, a Notary Public in and for said County and State, came \_\_\_\_\_ of the said OFACO, INC., known to me to be the \_\_\_\_\_ a Kansas Corporation, who is personally known to me to be the same person who executed the foregoing instrument of writing, and such person duly acknowledged the execution of the same and on behalf of and as the act and deed of said corporation.

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

\_\_\_\_\_  
Notary Public

My commission expires:

STATE OF KANSAS, SEDGWICK COUNTY, ss

BE IT REMEMBERED, That on this \_\_\_\_ day of June, 1970, before me, the undersigned, a Notary Public in and for said County and State, came \_\_\_\_\_ of Porter Mortgage Company, Inc., a Kansas Corporation, who is personally known to me to be the same person who executed the foregoing instrument of writing, and such person duly acknowledged the execution of the same and on behalf of and as the act and deed of said corporation.

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

\_\_\_\_\_  
Notary Public

My commission expires:

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 69-46 Name AHLF MOBILE HOME PARK  
Date Application Rec'd. 5-8-69 Preliminary Approval 6-5-69  
Scheduled S/D Meeting 6-18-70

DESCRIPTION

General Location Generally north of 61st Street North and east of  
U. S. 81

Owner OFACO, Inc. (Donald Morris & J. E. Ahlf)  
Surveyor/Engineer Reiss and Goodness  
Address 2160 East Douglas Phone AM 4-1391

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>48.7</u>   | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:   | a. <u>        </u> R/W <u>        </u> ft. |
| Residential <u>        </u>  | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </u>   | c. <u>        </u> R/W <u>        </u> ft. |
| Industrial <u>        </u>   | d. <u>        </u> R/W <u>        </u> ft. |
| Other <u>        </u> <u>2</u>   | e. <u>        </u> R/W <u>        </u> ft. |
| Total Number of Lots <u>2</u>  | TOTAL <u>None</u> ft.                      |
| 3. Minimum Lot Frontage <u>N/A</u> ft.   | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>N/A</u> ft.   | streets? <u>yes</u> <u>X</u> no            |
| 5. Existing Zoning <u>AA</u>   |  |
| 6. Proposed Zoning <u>AA</u>   |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Park City Improvement District</u>     |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Park City Improvement District</u> |  |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No)                      |  |
| 12. City of Wichita <u>No</u> ; Three-Mile Area <u>Yes</u>                                 |  |

STAFF COMMENTS:

1. Original irons set for Park City Second Addition and R-O-W markers of the Wichita-Valley Center Flood Control Project, shall be distinguished from those irons which have or are being set as a result of this plat.
2. The applicant shall submit his mobile home development plan to the Environmental Health Department for its approval. Three copies of the approved plan shall then be submitted to the Planning Department prior to the Planning Commission's consideration of the final plat.
3. The applicant and/or their representatives shall meet with the Planning Department regarding the applicant's proposed restrictive covenants, which were required by the Board of County Commissioners in the approval of the associated Conditional Use Case CU-117. Once said covenants are agreed upon in final form, the executed copy of same shall be forwarded with the plat to the City Commission.
4. The applicant shall develop the mobile home park in accordance with all applicable conditions established in the County Trailer Code.
5. No individual mobile home space shall have direct access to a public street.
6. The applicant shall obtain a written statement from the Park City Improvement District expressing that they are agreeable to extending water and sewer lines to serve subject property, a copy of which shall be submitted to the Planning Department.
7. The applicant shall be responsible for providing both electric power and telephone underground service.

(over)

Re: AHLF MOBILE HOME PARK

PARK CITY IMPROVEMENT DISTRICT  
SEDGWICK COUNTY  
6125 NORTH HYDRAULIC  
WICHITA, KANSAS 67218

June 8, 1970

Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67202

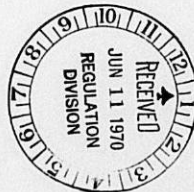
Gentlemen:

Please be advised that Park City Improvement District is agreeable to providing water and sewer service to the mobile home park to be constructed on a site which is a portion of what was formerly known as Park City Second Addition to Sedgwick County, Kansas, all in the Southwest Quarter of Section 9, Township 26 South, Range 1 East of the 6th P.M., provided that the owner of the proposed mobile home park can effect connection with the Improvement District's sewer and water lines.

Very truly yours,

PARK CITY IMPROVEMENT DISTRICT

By Marion H. Grayfield  
President



LAW OFFICES  
DRESIE AND JORGENSEN  
815 UNION NATIONAL BUILDING  
BROADWAY AND DOUGLAS  
WICHITA, KANSAS 67202

GREY DRESIE  
J. PAUL JORGENSEN (1012-1067)  
JAMES F. RICHEY

PHONE AMHERST 7-4231  
AREA CODE 316  
W. E. WOODARD  
ASSOCIATE

4 June 1970

Metropolitan Area Planning Commission  
Wichita, Kansas

Gentlemen:

We have examined the abstract of title to the property which is being platted as

AHLF MOBILE HOME PARK, Sedgwick County,  
Kansas.

As a means of such examination we have used an abstract last certified on May 21, 1970 at 7:00 a. m. by The Security Abstract & Title Co., Inc., together with tax receipts from the Sedgwick County Treasurer. Assuming such title evidence to be complete and correct, it is our opinion that the fee simple title to such property is at the present time vested in

J. E. AHLF and LOUISE AHLF, husband and wife, and  
OFACO, INC., a Kansas Corporation

subject to the following:

1. Taxes for 1969 and prior years are shown paid.
2. At Entry 120 there appears a mortgage to the Porter Mortgage Company, Inc., dated June 30, 1964, filed for record July 6, 1964 at 8:00 a. m. in Book 1500 of Mortgages, page 285.

Very truly yours,

DRESIE & JORGENSEN

By *[Signature]*



GD/ew

76.1.0.0.1

## T/S VERSION 001 TRAVERSE ANALYSIS OUTPUT

UNADJUSTED TRAVERSE  
PROBLEM ID AHLF'S

Ahlf Mobile Home Park, Sedgwick County, Kansas

STATION	DISTANCE	BEARING	COORDINATES	
			NORTH	EAST
BEGINNING	AZIMUTH	N 0 38 39.96 W	20000.000	20000.000 (ASSUMED)
824.480	824.480	S 0 38 39.96 E	19175.572	20009.273
1154.480	330.000	S 89 30 20.07 W	19172.725	19679.285
2113.070	958.590	S 0 38 39.91 E	18214.195	19690.067
3300.120	1187.050	S 89 38 0.12 W	18206.599	18503.041
3540.370	240.250	N 9 58 30.15 E	18443.218	18544.657
3814.950	274.580	N 7 23 50.18 E	18715.512	18580.009
4138.310	323.360	N 7 10 30.20 E	19036.340	18620.357
4495.050	356.740	N 9 40 30.22 E	19388.006	18660.351
4811.000	315.950	N 8 8 30.24 E	19700.772	18725.096
4894.480	83.480	N 11 43 50.26 E	19728.508	18728.068
5063.930	169.450	N 7 37 30.29 E	19950.460	18764.553
5111.040	47.110	N 57 38 20.31 E	19975.675	18804.346
5626.350	515.310	N 88 54 0.33 E	19985.567	19319.561
5634.350	8.000	S 1 59 19.63 E	19977.572	19319.839
6314.880	680.530	N 88 4 40.31 E	20000.358	19999.986

ERROR OF CLOSURE	LENGTH	BEARING	LINEAR PRECISION
	0.398	S 2 0 18.19 E	0.000

## T/S VERSION 001 TRAVERSE ANALYSIS OUTPUT

LEAST SQUARES ADJUSTED TRAVERSE  
PROBLEM ID AHLF'S

STATION	DISTANCE	BEARING	COORDINATES	
			NORTH	EAST
BEGINNING	AZIMUTH	N 0 38 39.96 W	20000.000	20000.000
824.574	824.574	S 0 38 39.96 E	19175.478	20009.274
1154.569	329.995	S 89 30 20.07 W	19172.630	19679.292
2113.268	958.700	S 0 38 39.91 E	18213.991	19690.074
3300.299	1187.030	S 89 38 0.12 W	18206.396	18503.068
3540.522	240.224	N 9 58 30.15 E	18442.988	18544.680
3815.072	274.550	N 7 23 50.18 E	18715.958	18580.026
4138.396	323.324	N 7 10 30.20 E	19036.045	18620.411
4495.097	356.701	N 9 40 30.22 E	19387.472	18660.358
4811.012	315.915	N 8 8 30.24 E	19700.403	18725.099
4894.483	83.471	N 11 43 50.26 E	19728.131	18728.070
5063.914	169.431	N 7 37 30.29 E	19950.064	18764.552
5111.022	47.108	N 57 38 20.31 E	19975.278	18804.343
5626.340	515.318	N 88 54 0.33 E	19985.170	19319.566
5634.341	8.001	S 1 59 19.63 E	19977.174	19319.844
6314.880	680.539	N 88 4 40.31 E	20000.000	20000.000

AREA OF TRAVERSE REQUESTED  
AREA 2119313.133 SQUARE FEET  
48.653 ACRES


INITIAL DATA

73

RUNNING TIME: 06.0 SECS 1/2 TIME: 11.7 SECS

READY  
BYE

OFF AT 17:02



Charles M. Godness

June 9, 1969

Reiss and Goodness  
2160 East Douglas  
Wichita, Kansas 67214

Subject: S/D 69-46 - Preliminary Plat of  
AHLF MOBILE HOME PARK

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 5, 1969, 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:

1. Approval of the plat is subject to the approval of the associated case CU-117, request of a "conditional use" for a mobile home park. *2 - approved 7-16-69*
2. The applicant shall submit his mobile home development plan to the Environmental Health Department for its approval. Three copies of the approved plan shall then be submitted to the Planning Department along with the final plat, thus permitting them to be reviewed by the Subdivision Committee and in turn approved by the Planning Commission.
3. The applicant shall submit restrictive covenants which guarantee or assure proper development of the mobile home park. These proposed covenants shall be submitted to the Planning Department along with the final plat, and once agreed upon in final form, the executed copy shall be forwarded with the plat to the City Commission.

Page 2 - S/D 69-46  
Reiss and Goodness  
June 9, 1969

4. The applicant shall develop the mobile home park in accordance with all applicable conditions established in the County Trailer Code.

5. No individual mobile home space shall have direct access to a public street.

6. The applicant shall obtain a written statement from the Park City Improvement District expressing that they are agreeable to extending water and sewer lines to serve subject property, a copy of which shall be submitted to the Planning Department.

OK  
All lot lines shall be dimensioned.

OK  
Label the name for the limited access highway adjacent to the east side of subject plat, and indicate the condemnation case numbers for same as well as that acquired for the flood control channel.

9. The applicant shall be responsible for providing both electric power and telephone underground service.

OK  
10. Indicating a 20-foot utility easement adjacent to the easterly line of Lot 1, Block 1.

11. At the time of development, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.

12. The applicant and/or his engineer shall submit to M. S. Mitchell of the Maintenance Division of the Department of Public Works, a drainage plan for subject property. The applicant shall obtain a letter from M. S. Mitchell stating that a satisfactory plan has been approved and a copy of the letter shall be submitted to the Planning Department.

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

Page 3 - S/D 69-46  
Reiss and Goodness  
June 9, 1969

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

If you should have any questions concerning this matter, please contact our office.

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

Enclosure

cc: OFACO, Inc.  
P. O. Box 1517  
Wichita, Kansas 67201

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 69-46 Name AHLF MOBILE HOME PARK  
Date Application Rec'd. 5-8-69 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 6-5-69

DESCRIPTION

General Location Generally north of 61st Street North and east of U. S. 81

Owner OFACO, Inc. (Donald Morris & J. E. Ahlf)  
Surveyor/Engineer Reiss and Goodness Phone AM 4-1391  
Address 2160 East Douglas

- |  |              |                                |  |
|--|--------------|--------------------------------|--|
| 1. Gross Acreage of Plat   | <u>53.96</u> | 7. Lineal Feet of New Streets: |  |
| 2. Number of Lots:   |              | a. _____                       | R/W _____ ft.  |
| Residential  | _____        | b. _____                       | R/W _____ ft.  |
| Commercial   | _____        | c. _____                       | R/W _____ ft.  |
| Industrial   | _____        | d. _____                       | R/W _____ ft.  |
| Other  | <u>2</u>     | e. _____                       | R/W _____ ft.  |
| Total Number of Lots   | <u>2</u>     | TOTAL                          | <u>None</u> ft.  |
| 3. Minimum Lot Frontage  | <u>N/A</u>   | ft.                            | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area  | <u>N/A</u>   | ft.                            |  |
| 5. Existing Zoning   | <u>AA</u>    |                                |  |
| 6. Proposed Zoning   | <u>AA</u>    |                                |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Park City Improvement District</u>     |              |                                |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Park City Improvement District</u> |              |                                |  |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No)                      |              |                                |  |
| 12. City of Wichita <u>No</u> : Three-Mile Area <u>Yes</u>                                 |              |                                |  |

STAFF COMMENTS:

1. The applicant needs to file a Conditional Use Application for a mobile home park and receive approval of same by the Planning Commission, all prior to the submission of the final plat.
2. The applicant shall submit his mobile home development plan to the Environmental Health Department for their approval. Three copies of the approved plan shall then be submitted to the Planning Department along with the final plat, thus permitting them to be reviewed by the Subdivision Committee and in turn approved by the Planning Commission.
3. The applicant shall submit restrictive covenants which guarantee or assure proper development of the mobile home park. These proposed covenants shall be submitted to the Planning Department along with the final plat, and once agreed upon in final form, the executed copy shall be forwarded with the plat to the City Commission.
4. The applicant shall develop the mobile home park in accordance with all applicable conditions established in the County Trailer Code.
5. No individual mobile home space shall have direct access to a public street.
6. The applicant shall obtain a written statement from the Park City Improvement District expressing that they are agreeable to extending water and sewer lines to serve subject property, a copy of which shall be submitted to the Planning Department.
7. All lot lines shall be dimensioned.
8. Label what limited access highway is adjacent to the east side of subject plat, and indicate the condemnation case numbers for same as well as that acquired for the flood control channel.

(OVER)

REGISTERED PROFESSIONAL ENGINEERS:  
CHARLES M. GOODNESS  
AL E. REISS

PHONE (316) 264-1391

**REISS & GOODNESS ENGINEERS**

*Consulting Engineers*

2160 E. DOUGLAS AVE.

WICHITA, KANSAS 67214

May 26, 1969

Mr. John Gist, Planner III  
Wichita-Sedgwick County Metropolitan  
Area Planning Department  
104 S. Main St.  
Wichita, Kansas

Re: Ahlf Mobile Home Park

Dear Mr. Gist:

Although we have not yet received your letter relative to the "Sketch Plan" for Ahlf Mobile Home Park, we have taken your suggestion and are filing herewith the preliminary plat, incorporating all the suggestions made by phone on May 23, 1969.

Very truly yours,

*Charles M. Goodness*  
Charles M. Goodness, P. E.

CMG:h  
Encls.



Map No.: X-5-C  
Section No.: 9  
Twp. No.: 126  
Range: 1E

S/D No. 69-46

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: AHLF MOBILE HOME PARK

General Location: Northeast of intersection of U. S. Highway 81  
and 61st Street North

Name of Property Owner: OFACO, INC., Donald Morris and J. E. Ahlf  
Address: P. O. Box 1517, Wichita, Kansas Phone: AM 7-8296

Name of Subdivider: J. E. Ahlf  
Address: P. O. Box 1517, Wichita, Kansas Phone: AM 7-8296

Name of Agent/Surveyor: Reiss & Goodness Engineers  
Address: 2160 E. Douglas, Wichita, Kansas 67214 Phone: AM 4-1391

Date of Application: \_\_\_\_\_

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 53.96
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 2
  - Total Number of Lots 2
3. Minimum Lot Frontage N/A ft.
4. Minimum Lot Area N/A ft.
5. Existing Zoning R-1 AA
6. Proposed Zoning R-1 AA
7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply Yes (Yes-No), Name Park City Improvement District
10. Public Sanitary Sewers Yes (Yes-No), Name Park City Improvement District
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita No Three-Mile Area Yes

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: J. E. Ahlf  
J. E. Ahlf (Over)

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by [Signature]  
Date 5-8-69  
Fee Submitted \$33.00

Form 273-R21

**PAYMENT NOTICE**

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		<u>53.00</u>

DESCRIPTION

AMOUNT

*Plotting of Adlf mobile  
Home parks*

Name

*J. E. Adlf*

Address

*6306 Willowbrook*

Type

*R71C*

Due Date

Comments:

Date

*5-12-69*

By

*Joyce Smith*

Map No.: X-5-C  
Section No.: 9  
Twp. No.: 126  
Range: 1E

S/D No. 69-46

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: AHLF MOBILE HOME PARK

General Location: Northeast of intersection of U. S. Highway 81 and 61st Street North

Name of Property Owner: OFACO, INC., Donald Morris and J. E. Ahlf  
Address: P. O. Box 1517, Wichita, Kansas Phone: AM 7-8296

Name of Subdivider: J. E. Ahlf  
Address: P. O. Box 1517, Wichita, Kansas Phone: AM 7-8296

Name of Agent/Surveyor: Reiss & Goodness Engineers  
Address: 2160 E. Douglas, Wichita, Kansas 67214 Phone: AM 4-1391

Date of Application: \_\_\_\_\_

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 53.96
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 2Total Number of Lots 2
3. Minimum Lot Frontage N/A ft.
4. Minimum Lot Area N/A ft.
5. Existing Zoning R-1 AA
6. Proposed Zoning R-1 AA
7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply Yes (Yes-No), Name Park City Improvement District
10. Public Sanitary Sewers Yes (Yes-No), Name Park City Improvement District
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita No Three-Mile Area Yes

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: \_\_\_\_\_

J. E. Ahlf  
J. E. Ahlf

(Over)

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by [Signature]  
Date 5-8-69  
Fee Submitted \$33.00

Continuance of Owner's Signatures:

Donald Morris  
Donald Morris

OFACO, INC.

By [Signature]  
President

ATTEST:

Virginia F. Force  
Secretary

(SEAL)

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 69-46 Name AHLF MOBILE HOME PARK  
Date Application Rec'd. 5-8-69 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 6-5-69

DESCRIPTION

General Location Generally north of 61st Street North and east of  
U. S. 81

Owner OFACO, Inc. (Donald Morris & J. E. Ahlf)  
Surveyor/Engineer Reiss and Goodness  
Address 2160 East Douglas Phone AM 4-1391

- |  |                |   |  |
|--|----------------|---|--|
| 1. Gross Acreage of Plat   | <u>53.96</u>   | 7. Lineal Feet of New Streets:                                    |  |
| 2. Number of Lots:   |                | a. <u>    </u> R/W <u>    </u> ft.                                |  |
| Residential  | <u>    </u>    | b. <u>    </u> R/W <u>    </u> ft.                                |  |
| Commercial   | <u>    </u>    | c. <u>    </u> R/W <u>    </u> ft.                                |  |
| Industrial   | <u>    </u>    | d. <u>    </u> R/W <u>    </u> ft.                                |  |
| Other  | <u>    2</u>   | e. <u>    </u> R/W <u>    </u> ft.                                |  |
| Total Number of Lots   | <u>    2</u>   | TOTAL <u>    </u> None <u>    </u> ft.                            |  |
| 3. Minimum Lot Frontage  | <u>N/A</u> ft. | 8. Sidewalk adjacent to all                                       |  |
| 4. Minimum Lot Area  | <u>N/A</u> ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |  |
| 5. Existing Zoning   | <u>AA</u>      |   |  |
| 6. Proposed Zoning   | <u>AA</u>      |   |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Park City Improvement District</u>     |                |   |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Park City Improvement District</u> |                |   |  |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No)                      |                |   |  |
| 12. City of Wichita <u>No</u> : Three-Mile Area <u>Yes</u>                                 |                |   |  |

STAFF COMMENTS:

1. The applicant needs to file a Conditional Use Application for a mobile home park and receive approval of same by the Planning Commission, all prior to the submission of the final plat.
2. The applicant shall submit his mobile home development plan to the Environmental Health Department for their approval. Three copies of the approved plan shall then be submitted to the Planning Department along with the final plat, thus permitting them to be reviewed by the Subdivision Committee and in turn approved by the Planning Commission.
3. The applicant shall submit restrictive covenants which guarantee or assure proper development of the mobile home park. These proposed covenants shall be submitted to the Planning Department along with the final plat, and once agreed upon in final form, the executed copy shall be forwarded with the plat to the City Commission.
4. The applicant shall develop the mobile home park in accordance with all applicable conditions established in the County Trailer Code.
5. No individual mobile home space shall have direct access to a public street.
6. The applicant shall obtain a written statement from the Park City Improvement District expressing that they are agreeable to extending water and sewer lines to serve subject property, a copy of which shall be submitted to the Planning Department.
7. All lot lines shall be dimensioned.
8. Label what limited access highway is adjacent to the east side of subject plat, and indicate the condemnation case numbers for same as well as that acquired for the flood control channel.

(OVER)

9. 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.

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

PLAT NO. S/D 69-66 MAP NO. 5149

NAME AGILE ADDITION

LOCATION Northwest corner of West and 13th Streets

ENGINEER Baughman Company

OWNER Kansas District Lutheran Church

APPLICATION FILED 7-28-69

<sup>pre-</sup>  
SKETCH PLAT FILED 6-69

PRELIMINARY FILED 7-28-69

S/D ACTION 8-7-69 Refer 8-21-69 Approve

FINAL FILED 11-10-69

S/D ACTION 11-20-69 Approve

MAPC ACTION 11-26-69 Approve

BCC ACTION 4-28-70 Approve

RECORDED 5-5-70

REMARKS \_\_\_\_\_  
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