

PLAT NO. S/D 71-25 MAP NO. 5349

NAME MARINA LAKE SIXTH ADDITION

LOCATION On the west side of Amidon in an area south
of 21st Street North

ENGINEER Baughman Company

OWNER Clear Lake Inc.

APPLICATION FILED 4-5-71

SKETCH PLAT FILED 4-5-71

* PRELIMINARY FILED none submitted

* S/D ACTION N/A

FINAL FILED 4-5-71

S/D ACTION 4-15-71 Approve

MAPC ACTION 4-22-71 Approve

BCC ACTION 6-8-71 ^{two} wk; 6-~~17~~²²-71 Approve
inc. cond. #4

RECORDED 4-5-72

REMARKS * See Marina Lake & Marina Lake 2nd Addition

for original preliminary plat. Revised overall
preliminary of Marina Lake submitted on
3-10-69 and approved by S/D Com. on 3-20-69.

ACTION

S/S COMPT (final) Approve 4-15-71

M.A.P.C. Approve 4-22-71

B.C.C. [redacted] Review one wk. 6-1-71

BCC Approve as ²²6-22-71
recomm. sec. cond. #4

S/D 71-25 - MARINA LAKE SIXTH ADDITION
On the west side of Amidon in an area
south of 21st Street North
Baughman Company

Map No. 5349
Sec. No. 7
Twp. No. 27 S
Range 1 E

Subdivision Report and Progress
S/D No.: 71-25

Name: MARINA LAKE SIXTH ADDITION

General Location: On the west side of Amidon in an area south of
21st Street North

Owner: Clear Lake, Inc. (Attn. Don Satterthwaite)

Address: 6572 East Central 67214 Phone: MU 5-3813

Subdivider: Same c/o Robert Feagins

Address: 6572 East Central 67214 Phone: _____

Engineer/Surveyor: Baughman Company

Address: 2522 East Kellogg 67211 Phone: 683-7431

Application Received 4-5-71

Conf. with Applicant None

Sketch Plat Received 4-5-71

Present Zoning "AA"

*Proposed Zoning "LC"

Letter of Intent None

**PREL. PLAT RECEIVED none submitted
S/D Comm. Action N/A

Dept. Report on Prel. N/A

TRACING PROGRESS:

Received 5-12-71

Released 3-24-72

Received _____

Released _____

FINAL PLAT RECEIVED 4-5-71

S/D Comm. Action 4-15-71 Approve

Dept. Report on Final 4-19-71

M.A.P.C. ACTION 4-22-71 Approve

Dept. Report on Final 4-23-71

Letter on Irons Received _____

Title/Taxes Rec'd & Reviewed 5-12-71/5-26-71

Final Review 6-2-71

Referral to B.C.C. 6-3-71

B.C.C. ACTION 6-8-71 Refer 1 week

6-15-71 - approve
Recorded 4-5-72 ²² exc. cond #4

Comments:

* Z-1263 - Associated zone case "AA" to "LC"

** See Marina Lake & Marina Lake 2nd Addition
for original preliminary plat.
It reveals overall preliminary of Marina Lake
submitted on 3-10-69 and approved by
S/D Com. on 3-20-69

JH
4-12-72

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

MARINA LAKE SIXTH ADDITION was

filed for record on April 5, 1972
S-2 2-25
80
vh

John Hale
Register Of Deeds

T9-328

March 28, 1972

Ralph C. Eberly, City Clerk

John D. Gist, Principal Planner

S/D 71-25 - Marina Lake Sixth Addition

On June 22, 1971, the Board of City Commissioners approved the above captioned plat, subject to several conditions. There were several separate instruments associated with the plat which were recorded by your office following the Commission's approval. In your possession, not yet recorded, is a drainage easement dated May 18, 1971, from Clear Lake, Inc. and a "Certificate" for the plat referencing the petition submitted for guarantee of sanitary sewer. The certificate now needs to be expanded to also reference a petition for a storm water sewer, and both the certificate and drainage easement should then be recorded with the Register of Deeds and the costs therefore billed to the applicant.

The City Engineer will be forwarding the storm water sewer petition to the Manager for scheduling on his agenda, and this should then complete all the matters relating to the platting of this addition in accordance with City Commission action in June of 1971.

JDG:rme

cc: Dick Linn, City Engineer

Clear Lake, Inc.
c/o Don Satterthwaite
6572 East Central, 67214

CERTIFICATE

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

I, Clear Lake, Inc. & Harry D. Bledsoe owner and plat-
tor of Marina Lake Sixth Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

1. Guarantee sanitary sewer.
2. Storm Water sewer
- ~~3.~~
- ~~4.~~
- ~~5.~~
- ~~6.~~
- ~~7.~~

As a result of the above-mentioned petitions for im-
provements, lots within Marina Lake Sixth Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 18 day of May, 1921.

Attest: [Signature]
Notary Public

[Signature]
Harry D. Bledsoe

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

Be it remembered that on this 18 day of May,
1921, before me, a notary public in and for said County and State,
came [Signature], to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

[Signature]
Notary Public

ILL. K. SEITZ
NOTARY PUBLIC
My Commission Expires:
12/21/21
79-12B
SEDGWICK CO. KAN.

DRAINAGE EASEMENT

THIS EASEMENT made this 18th day of May, 1971,
by and between Clear Lake, Inc.

of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part, 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 drainage system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A strip of land 20 feet in width lying adjacent to and west of the following described line, Beginning at a point 1120.32 feet south and 60 feet west of the N. E. Corner of Govt. Lot 1 in the NW $\frac{1}{4}$ of Sec. 7, Twp. 27-S, R-1-E; thence south 402.68 feet;

also a strip of land 30 feet in width lying adjacent to and west of the following described line, Beginning at a point 1523 feet south and 50 feet west of the N. E. Corner of Govt. Lot 1 in the NW $\frac{1}{4}$ of Sec. 7, Twp. 27-S, R-1-E; thence south 362.64 feet to River-bank dedication.

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 has signed these presents the day and year first written.

Arthur Lee Jones
Marked Name

Wesley D. Blaine
Don E. Satterthwaite Pres.

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Don E. Satterthwaite

President

to me personally known to be the same person who executed the foregoing instrument, writing and said person duly acknowledged the execution



Wichita, Kansas, this 18 day of May, 1971.

James B. ...
Notary Public

1122-71

THE CITY OF WICHITA
OFFICE OF Director of Public Works

DATE March 27, 1972



TO John Gist, Principal Planner

FROM R. W. Bruggeman, Director of Public Works

SUBJECT Marina Lakes Sixth Addition

Mr. John C. Frieden, on behalf of the Hanson Development Company, Hackensack, New Jersey, pursuant to a Power of Attorney has guaranteed that the temporary storm drainage from Amidon Street across the Marina Lakes Sixth Addition will not in any manner be obstructed by any of the agents, servants or employees of the Hanson Development Company.

I consider this to be adequate for the purpose of complying with one of the conditions required by the City of Wichita to effectuate the filing of the Marina Lakes Sixth Addition plat.

RW Bruggeman
R. W. Bruggeman
Director of Public Works

RWB:gg

cc: R. W. Linn, City Engineer



CRANE, MARTIN, CLAUSSEN & HAMILTON

A. HARRY CRANE (968)
WARD D. MARTIN
ARTHUR L. CLAUSSEN
HARVEY D. ASHWORTH (968)
JOHN R. HAMILTON
DONALD D. BARRY
JOHN C. FRIEDEN
WESLEY A. WEATHERS

LAW OFFICES
SUITE 900, MERCHANTS NATIONAL BANK BUILDING
EIGHTH AND JACKSON STREETS
TOPEKA, KANSAS 66612
TELEPHONE FLANDERS 7-4471
AREA CODE 913

March 23, 1972

Mr. R. W. Bruggeman
Director of Public Works
City Annex Building
Main & Douglas Streets
Wichita, Kansas

Re: Marina Lakes, Wichita, Kansas.

Dear Mr. Bruggeman:

As the attorney for The Hanson Development Company, Hackensack, New Jersey, and pursuant to a Power of Attorney executed on March 22, 1972, I hereby guarantee on behalf of The Hanson Development Company that the temporary storm drainage from Amidon Street across the Marina Lakes Sixth Addition, as described on the CUP, into the lake owned by Clear Lakes, Inc., will not in any manner be obstructed to impede the drainage or flow of water by any of the agents, servants or employees of The Hanson Development Company.

This letter is written for the purpose of complying with one of the conditions required by the City of Wichita to effectuate the filing of the Marina Lakes Sixth Addition Plat.

If you have any questions, please advise.

Very truly yours,

CRANE, MARTIN, CLAUSSEN & HAMILTON

By John C. Frieden

JCF:br

cc: Mr. Dick Linn
City Engineer
City Annex Building
Main & Douglas Streets
Wichita, Kansas



Mr. R. W. Bruggeman
March 23, 1972
Page Two

cc: John Gist
Metropolitan Area Planning Dept.
City Annex Building
Main & Douglas Streets
Wichita, Kansas

Kelly Volner, Vice President
The Hanson Development Company
25 East Salem Street
Hackensack, New Jersey 07601

POWER OF ATTORNEY

KNOW ALL MEY BY THESE PRESENTS, That I, the under-
signed, Kelly Volner, Vice President of The Hanson Development
Company, of Hackensack, in the County of Bergen, State of
New Jersey, have made, constituted, and appointed, and by these
presents, do make, constitute and appoint John C. Frieden, of
Topeka, in the County of Shawnee, State of Kansas, my true and
lawful attorney in fact, for The Hanson Development Company
in its name and stead and to its use, to perform whatever acts
are necessary to effectuate the platting of Marina Lakes 6th Addition,
Wichita, Kansas, and to execute and acknowledge any and all
instruments and documents on behalf of The Hanson Development
Company required to plat said Marina Lakes 6th Addition, and to
make whatever guarantees on behalf of The Hanson Development
Company that may be required by the City of Wichita, or otherwise,
hereby giving unto my said attorney in fact, full authority and power
to do everything whatsoever requisite or necessary to be done in
the premises, as fully as I could or might do if personally
present, with full power of substitution and revocation, hereby
confirming and ratifying all that my said attorney in fact,
shall lawfully do or cause to be done, hereunder.

Witness my hand this 22nd day of March, 1972.

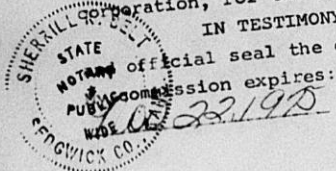
THE HANSON DEVELOPMENT COMPANY
BY: Kelly Volner
Kelly Volner

STATE OF KANSAS }
SEDGWICK COUNTY } ss:

Before me, the undersigned, a Notary Public, within
and for said County and State, on this 22nd day of March, 1972,
personally appeared Kelly Volner to me known to be the identical
person who subscribed the name of the maker thereof to the within
and foregoing instrument as its vice president and acknowledged
to me that he executed the same as his free and voluntary act
and deed, and as the free and voluntary act and deed of such
operation, for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand

and official seal the day and year last above written.



Shirley A. Beer
Notary Public

CRANE, MARTIN, CLAUSSEN & HAMILTON

A. HARRY CRANE (966)
WARD D. MARTIN
ARTHUR L. CLAUSSEN
HARVEY D. ASHWORTH (966)
JOHN R. HAMILTON
DONALD D. BARRY
JOHN C. FRIEDEN
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LAW OFFICES
SUITE 900, MERCHANTS NATIONAL BANK BUILDING
EIGHTH AND JACKSON STREETS
TOPEKA, KANSAS 66612
TELEPHONE FLANDERS 7-4471
AREA CODE 913

March 23, 1972

Mr. Dick Linn
City Engineer
City Annex Building
Main & Douglas Streets
Wichita, Kansas

Re: Marina Lakes, Wichita, Kansas.

Dear Mr. Linn:

As attorney for The Hanson Development Company, I hereby certify that a search has been made of the records at the Sedgwick County Treasurer's Office, which revealed that taxes for 1971 and all prior years had been paid in full on the tracts referred to in the CUP as Marina Lakes Fourth and Sixth Additions.

This letter is written for the purpose of complying with one of the conditions required by the City of Wichita to effectuate the filing of the plat to Marina Lakes Sixth Addition.

If you have any questions, please advise.

Very truly yours,

CRANE, MARTIN, CLAUSSEN & HAMILTON

By 

John C. Frieden

JCF:br



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

Mr. Robert T. Feagins
6572 East Central
Wichita, Kansas 67206

February 3, 1972

Subject: Z-1263 - Zone change
from "AA" to "LC" and S/D 71-25 -
Marina Lakes Sixth Addition.
Generally located on the west side
of Amidon, south of 21st Street.

Dear Mr. Feagins:

As you will recall, the above captioned case was approved by the Metropolitan Area Planning Commission on March 11, 1971 and by the Board of City Commissioners on March 30, 1971. The action of the governing body was to approve the request subject to the application area being platted within one year from the date of approval by the Board of City Commissioners and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed.

On April 5, 1971, the above referred to associated plat was submitted for approval. The plat was approved by the Planning Commission on April 22, 1971, and by the Board of City Commissioners on June 22, 1971 subject to completion of all conditions of approval. Said plat is still being held by our office from release for recording as all conditions of approval have not yet been completed.

This is to advise you that the one year platting time limit will expire on March 30, 1972 and in the event the plat has not been recorded by the expiration date, based on the action of the governing body the zone case file will be marked "denied and closed".

Page 2
February 3, 1972

We would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLN:rme

cc: Clear Lake, Inc.
Attn: Don Satterthwaite
6572 East Central, 67206

Baughman Company
330 Laura, 67211

File S/D 71-25

(C O P Y)

January 11, 1972.

Mr. Donald L. Hanson,
Vice-President,
The Hanson Development Company,
25 East Salem Street,
Hackensack, New Jersey. 07601

Re: Marina Lakes 6th Addition.

Dear Mr. Hanson:

The Engineering Division is proceeding with the preliminary engineering for the sanitary sewer and the Amidon Avenue acceleration-deceleration lane to serve Marina Lakes 6th Addition and abutting properties. The construction plans and specifications will be completed in approximately six weeks. These two projects have been petitioned and will be constructed by the City. The projects will be financed by special assessments over a ten year period against the properties included in the benefit district.

The plat of Marina Lakes 6th Addition has not been recorded. The plat has been approved in final form subject to certain conditions. The one condition yet to be met is the guarantee of drainage improvements. The plat will not be released by the Planning Department until this requirement is met. The owners of the property must provide for the guarantee of drainage improvements. Method of installation and guarantee are still in doubt.

The existing method of street drainage will prevent the completion of fill operations at this location until the storm water sewer is constructed.

If additional information is desired, please contact me.

Very truly yours,

R. W. Linn,
City Engineer.

RWL-LS

✓ cc
Mr. John Gist, Planning Department
Mr. Keith Parker, The Law Company
Mr. R. W. Bruggeman, Director of Public Works



WICHITA-SEDGWICK COUNTY

DATE

June 23, 1971

METROPOLITAN AREA PLANNING DEPARTMENT

TO The Files - S/D 71-25, Marina Lakes 6th Addition
FROM John D. Gist, Principal Planner *JDG*
SUBJECT Board of City Commissioner's action re drainage

On Tuesday, June 22, 1971, the Board of City Commissioners considered the above captioned plat. The action of the Commission was to approve the plat as recommended by the Metropolitan Area Planning Commission, except for the condition regarding drainage and the construction of a storm water sewer extending south to the Arkansas River. Robert A. Lakin, Planning Director, advises that after considerable discussion it was the Commission's action that the Twin Lakes area east of Amidon, and the Marina Lake area west of Amidon, shall handle and resolve each of its own drainage independently. This action as it applies to Marina Lakes 6th Addition, means that the final plat tracing is not to be released for recording until clearance is given from Dick Linn, City Engineer, with respect to the following:

- OK* 1. Adequate drainage easement(s) have been shown on the plat tracing & furnished by separate instrument if necessary.
 - OK* 2. That adequate guarantee(s) have been furnished by the applicant to assure the construction of a drainage system from Amidon, west to the applicant's lake. *petition*
- JDG:me* the applicant furnishing an agreement or adequate assurance to not fill or plug and or operate drain during fill of *to be used for construction.*
- cc: Dick Linn, City Engineering → *letter*
Ray Bruggeman, Director of Public Works
Marina Lakes C.U.P. file
Twin Lakes C.U.P. file

OK payment of 1971 & prior years taxes
→ see letter dated 3-24-72
& rec'd. 3-24-72 / 12

**RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS**

SUBDIVISION APPROVAL

| | | | |
|--|---------|------------------|---------------------------|
| S/D Number | 71-25 | Name | MARINA LAKES 6TH ADDITION |
| Application Filed: | 4-5-71 | Sketch Filed: | 4-5-71 |
| Preliminary Plat Filed: | 3-10-69 | Approved by S/D: | 3-20-69 |
| Final Plat Filed: | 4-5-71 | Approved by S/D: | 4-15-71 |
| Approved by Metropolitan Area Planning Commission: | | | 4-22-71 |

DESCRIPTION

General Location: West side of Amidon in an area south of 21st Street North

Surveyor or Engineer: _____
 Owner: Baughman Company
 Clear Lake, Inc.
 Address: 6572 East Central 67214

| | | | |
|--------------------------|--------------|--------------------------------|----------------|
| 1. Gross Acreage of Plat | 5.8 | 5. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. _____ R/W | _____ ft. |
| Residential | _____ | b. _____ R/W | _____ ft. |
| Commercial | 1 | c. _____ R/W | _____ ft. |
| Industrial | _____ | d. _____ R/W | _____ ft. |
| Other | _____ | e. _____ R/W | _____ ft. |
| Total Number of Lots: | 1 | TOTAL | None _____ ft. |
| 3. Minimum Lot Frontage: | 390 ft. | 6. Existing Zoning: | "AA" |
| 4. Minimum Lot Area | _____ sq.ft. | | |

A valid petition has been submitted guaranteeing extension of sanitary sewer to serve subject property. A certificate has also been submitted certifying the petition.

Planning Commission Recommendation:

HENNESSY moved and KAMEN seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to: (See attached sheet for conditions.)

NOTE: The associated zone Case Z-1263, "AA" to "LC", has been approved by the Board of City Commissioners on March 30, 1971, subject to platting.

Vote of Planning Commission: Unanimous.

ACTION: Approve the petition and instruct the Director of Law to prepare the necessary resolution, instruct the City Clerk to file the certificate and easements with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission, and authorize the Mayor to sign.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

| | | | |
|--|---------|------------------|---------------------------|
| S/D Number | 71-25 | Name | MARINA LAKES 6TH ADDITION |
| Application Filed: | 4-5-71 | Sketch Filed: | 4-5-71 |
| Preliminary Plat Filed: | 3-10-69 | Approved by S/D: | 3-20-69 |
| Final Plat Filed: | 4-5-71 | Approved by S/D: | 4-15-71 |
| Approved by Metropolitan Area Planning Commission: | | | 4-22-71 |

DESCRIPTION

General Location: West side of Amidon in an area south
of 21st Street North

Surveyor or Engineer: Baughman Company
Owner: Clear Lake, Inc.
Address: 6572 East Central 67214

| | | | |
|--------------------------|--------------|--------------------------------|----------------|
| 1. Gross Acreage of Plat | 5.8 | 5. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. _____ R/W _____ ft. | |
| Residential _____ | | b. _____ R/W _____ ft. | |
| Commercial _____ 1 _____ | | c. _____ R/W _____ ft. | |
| Industrial _____ | | d. _____ R/W _____ ft. | |
| Other _____ | | e. _____ R/W _____ ft. | |
| Total Number of Lots: | 1 | TOTAL | None _____ ft. |
| 3. Minimum Lot Frontage: | 390 ft. | 6. Existing Zoning: | "AA" |
| 4. Minimum Lot Area | _____ sq.ft. | | |

A valid petition has been submitted guaranteeing extension of sanitary sewer to serve subject property. A certificate has also been submitted certifying the petition.

Planning Commission Recommendation:

HENNESSY moved and KAMEN seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to: (See attached sheet for conditions.)

NOTE: The associated zone Case 2-1263, "AA" to "LC", has been approved by the Board of City Commissioners on March 30, 1971, subject to platting.

Vote of Planning Commission: Unanimous.

ACTION: Approve the petition and instruct the Director of Law to prepare the necessary resolution, instruct the City Clerk to file the certificate and easements with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission, and authorize the Mayor to sign.

Conditions of Approval - S/D 71-25 - MARINA LAKES 6TH ADDITION

1. A 20-foot drainage easement shall be granted by separate instrument adjacent to the west line of Amidon from the south line of subject plat, south to the Arkansas River. The Engineering Division should be contacted regarding this matter.
 2. The applicant shall contact the Maintenance-Flood Control Office regarding the dedication, by separate instrument, of additional land along the south side of the associated CUP, adjacent to the Arkansas River, to be used for access, drainage, riverbank maintenance, flood control, and river beautification purposes.
 3. The applicant shall contact the Engineering Division regarding the granting, by separate instrument, of additional sewer easements from adjoining lands in the associated CUP, which are required in order to reach subject property with sanitary sewer.
 4. The construction of a storm water sewer extending from subject property south to the Arkansas River, meeting the plans and specification requirements of the City Engineer, shall be guaranteed. It is recommended that the method of said guarantee and financing of the improvement be established by the Board of City Commissioners. (The applicant has submitted a letter to the Board of City Commissioners requesting that such a storm water sewer project be initiated by the City to serve this addition, and the adjoining properties that are to be drained, and that such a project be financed under a benefit district.)
 5. Recording of the plat within 30 days after approval by the Board of City Commissioners.
-

EASEMENT

THIS EASEMENT made this 10th day of June, 1971,
by and between Amidon Development, Inc.

of the first part and the City of Wichita, of the second part.

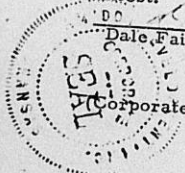
WITNESSETH: That the said first party y, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, 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 strip of land being 35 feet in width lying adjacent to and northerly of the following described line: Beginning at a point on the west line of Govt. Lot 1 in the NW $\frac{1}{4}$ of Sec. 7, Twp. 27-S, R-1-E of the 6th P. M., Sedgwick County, Kansas, S 00° 33' 45" E, 910 feet from the N. W. Corner of said NW $\frac{1}{4}$; thence S 86° 13' 45" E, 540 feet; thence S 78° 34' 30" E, 178.78 feet.

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 has signed these presents the day and year first written.

Attest:
Dale Fair, Secretary
(Corporate seal)



By Robert S. Lightner
Robert S. Lightner, President

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Be it remembered that on this 10th day of June, 1971, before me, the undersigned, a Notary Public, duly commissioned, in and for the county and state aforesaid, came Robert S. Lightner, president of Amidon Development, Inc., a corporation of the State of Kansas, personally known to me to be such officer, and to be the same person who executed as such officer the foregoing instrument of writing in behalf of said corporation, and he duly acknowledged the execution of the same for himself and for said corporation for the uses and purposes therein set forth.

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



Ruth J. Myers
Notary Public

My commission expires: Sept 17, 1974

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, Amidon Development, Inc.

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

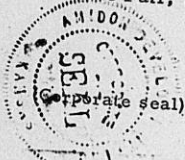
Beginning at a point on the west line of Govt. Lot 1 in the NW 1/4 of Section 7, T-27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, S00°33'45"E 910.00' from the NW corner of said NW 1/4; thence S38°13'45"E 540.00'; thence S78°34'30"E 178.78'; thence southerly to the North (left) mean high bank of the Arkansas River; thence westerly following said North (left) mean high bank to its intersection with said west line of Govt. Lot 1, thence north along said west line to the point of beginning.

do hereby dedicate the above described real estate to the public for access, drainage, river-bank maintenance, flood control, beautification

Executed this 10th

Attest:

Dale Fair, Secretary



STATE OF KANSAS)
SEDGWICK COUNTY) S

Be it remembered, that I, the undersigned, a Notary Public in and for the State of Kansas, came ROBERT S. Lightner, president of Amidon Development, Inc., a corporation of the State of Kansas, personally known to me to be such officer, and to be the same person who executed as such officer the foregoing instrument of writing in behalf of said corporation, and he duly acknowledged the execution of the same for himself and for said corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 10th day and year last above written.



Ruth J. Myers
Notary Public

My commission expires: Sept 17, 1974

Mayor Guen of the Flood Control office advises that after checking with the City Clerk's office, he finds that the dedication for drainage, river-bank maintenance, etc. was recorded on July 9, 1971.

LAW OFFICES OF
MARTIN, PORTER, PRINGLE, SCHELL & FAIR
1111 VICKERS TOWER
WICHITA, KANSAS 67202

ROBERT MARTIN
WILLIAM PORTER
K. W. PRINGLE, JR.
WILLIAM F. SCHELL
DALE FAIR
WILLIAM L. OLIVER, JR.
THOMAS C. TRIPLETT
WAYNE W. WALLACE
JOHN P. WOOLF
DOUGLAS K. DUSENBURY

June 16, 1971

AREA CODE 316
267-7325

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Attention: Mr. John Gist

Re: Marina Lakes

Dear Mr. Gist:

Enclosed is an Easement and Dedication which you recently forwarded to us for signature. The documents have been properly executed by the president and secretary of Amidon Development, Inc.

Very truly yours,

MARTIN, PORTER, PRINGLE, SCHELL & FAIR

By *Dale*

DF/rm
Enclosures

cc: Mr. James Vandaveer



THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE May 19, 1971



TO Jack Galbraith, Chief Planner
FROM Bill H. Otten, Design and Planning Supt.

SUBJECT Marina Lake Sixth Addition

The platters of Marina Lake Sixth Addition in order to satisfy the water utility requirement for platting of the property have granted a twenty foot utility easement along the west side of this property and also across lot 1, Marina Lake Fourth Addition, to 21st Street where the City has a 12-inch water main.

Since these properties are under one ownership and there is a long term lease on them with building construction to be across both lots, the above will satisfy the Water Department and we have no objection for platting and filing this addition.

A handwritten signature in cursive script that reads "Bill H. Otten".

Bill H. Otten
Design & Planning, Supt.

BHO:ls

cc: John D. Wynkoop, Operations Chief Engineer

Received 6-2-71
C.L. H.

May 17, 1971

Board of City Commissioners
City Building
Wichita, Kansas 67202

Gentlemen:

We respectfully request the City of Wichita to initiate a storm water sewer project on Marina Lakes 6th Addition and the adjoining properties that will be drained, and financed under a benefit district.

Clear Lakes, Inc.

BY: 

Don E. Satterthwaite, President

EASEMENT

THIS EASEMENT made this 26th day of May, 19 71,
by and between Clear Lake, Inc.
of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first part _____, 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 strip of land being 35 feet in width lying adjacent to and northerly of the following described line: Commencing at the N.E. Corner of Govt. Lot 1 in the NW $\frac{1}{4}$ of Sec. 7, Twp. 27-S, R-1-E; thence S 00° 04' 05" W along the east line of said Govt. Lot 1, a distance of 1350 feet; thence N 88° 12' 55" W, 60.03 feet; thence N 89° 57' 43" W, 584.53 feet for a place of beginning; thence N 59° 25' 05" W, 192.03 feet; thence N 61° 28' 20" W, 544.65 feet; thence N 77° 13' 25" W, 472.52 feet; existing therein a 24' width surface drive.

Also a strip of land 20 feet in width lying adjacent to and easterly of the following described line; Commencing at the N.E. Corner of Govt. Lot 1 in the NW $\frac{1}{4}$ of Sec. 7, Twp. 27-S, R-1-E; thence S 00° 04' 05" W along the east line of said Govt. Lot 1, a distance of 1120.32 feet; thence N 88° 12' 55" W, 130 feet; thence N 00° 04' 05" E, 15 feet; thence S 89° 56' 09" W, 455.06 feet; thence N 54° 26' 07" W, 194.13 feet for a place of beginning; thence S 16° 00' W, 235 feet to the north line of the above described tract 35 feet in width.

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 part _____ ha _____ signed these presents the day and year first written.



Don E. Sallettkewitz
Marcus J. Huss

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Don E. Sallettkewitz
Marcus J. Huss
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 26 day of May, 19 71.



Will K. Belt
Notary Public

My Commission expires 11-22-71

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, Clear Lake Inc.

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

Commencing at the N. E. Corner of Govt. Lot 1 in the NW¹/₄ of Sec. 7, Twp. 27-S, R-1-E of the 6th P. M.; thence S 00° 04' 05" W along the east line of said Govt. Lot 1, a distance of 1885.64 feet; thence N 88° 12' 55" W, 50 feet for a place of beginning; thence N 46° 04' 50" W, 108.16 feet; thence N 45° 53' 30" W, 238.14 feet; thence N 48° 58' 55" W, 435.78 feet; thence N 59° 25' 05" W, 210.84 feet; thence N 61° 28' 20" W, 544.65 feet; thence N 77° 13' 25" W, 472.52 feet; thence southerly to the North (left) mean high bank of the Arkansas River; thence southeasterly following the north (left) mean high bank to a point 50 feet normally distant from the east line of said NW¹/₄; thence north to the point of beginning.

do hereby dedicate the above described real estate to the public for access, drainage, river-bank maintenance, flood control and river beautification purposes.

Executed this 18th day of May, 19 71.

Notary Seal
PL
Sedgwick County, Kansas

Barry G. Leshae
Don E. Sattelmwait

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 18 day of May, 19 71, before me a Notary Public in and for the said County and State came Don E. Sattelmwait
President

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.

Marion E. Bee
Notary Public

My Commission Expires: 11-23-71
NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS

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, Clear Lake Inc.

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

Commencing at the N. E. Corner of Govt. Lot 1 in the NW¹/₄ of Sec. 7, Twp. 27-S, R-1-E of the 6th P. M.; thence S 00° 04' 05" W along the east line of said Govt. Lot 1, a distance of 1885.64 feet; thence N 88° 12' 55" W, 50 feet for a place of beginning; thence N 46° 04' 50" W, 108.16 feet; thence N 45° 53' 30" W, 238.14 feet; thence N 48° 58' 55" W, 435.78 feet; thence N 59° 25' 05" W, 210.84 feet; thence N 61° 28' 20" W, 544.65 feet; thence N 77° 13' 25" W, 472.52 feet; thence southerly to the North (left) mean high bank of the Arkansas River; thence southeasterly following the north (left) mean high bank to a point 50 feet normally distant from the east line of said NW¹/₄; thence north to the point of beginning.

do hereby dedicate access, drainage, beautification

Executed this

Map Man of the Flood Control Office advises that after checking with the City Clerk's office, he finds that the dedication for drainage, river-bank maintenance, etc. was recorded on July 9, 1971.

Notary Seal
STATE OF KANSAS
SEDGWICK COUNTY) S

BE IT REMEMBERED 19__

before me a Notary Public in and for Sedgwick County and State

came Don E. Sattelmair
President

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.

Merrie R. Burt
Notary Public

WILL K. BELMONT
NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS

My Commission Expires: 11-23-74

May 18 1971

EASEMENT

THIS EASEMENT made this 18th day of May, 1971, by and between Clear Lake, Inc.

of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first part, 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:

Part of Lot 1, Marina Lake Fourth Addition, Wichita, Kansas, described as beginning at a point 149.5 feet east of the N.W. Corner thereof; thence south parallel with the west line of said Lot, 175 feet; thence west parallel with the north line of said Lot 149.5 feet; thence south 505 feet to the S.W. Corner of said Lot; thence east 20 feet; thence north 475 feet; thence east 159.5 feet; thence north 205 feet to the north line of said Lot; thence west 30 feet to beginning.

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 part ha signed these presents the day and year first written.

[Handwritten signatures]

[Handwritten signature: Dan E. Satterthwaite]
[Handwritten signature: Barry D. Bledsoe]

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Dan E. Satterthwaite to me personally known to be the same person who executed the foregoing instrument of writing and said person Dan E. Satterthwaite duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 18 day of May, 1971.

[Handwritten signature]
Notary Public



11-22-71

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------|---|---|---|---|---|---|---|---|---|----------|---|---|---|---|---|---|---|---|---|----------|---|---|---|---|---|---|---|---|---|----------|---|---|---|---|---|---|---|---|---|---------------------|--|--|--|--|--|--|--|--|--|
| 7 | 4 | 2 | 1 | 7 | 4 | 2 | 1 | 7 | 4 | 2 | 1 | 7 | 4 | 2 | 1 | 7 | 4 | 2 | 1 | 7 | 4 | 2 | 1 | 7 | 4 | 2 | 1 | 7 | 4 | 2 | 1 | 7 | 4 | 2 | 1 | 7 | 4 | 2 | 1 | | | | | | | | | | |
| CLASS | | | | | | | | | | LOAN CO. | | | | | | | | | | TAX UNIT | | | | | | | | | | TOWNSHIP | | | | | | | | | | KEY NO. OR PAGE NO. | | | | | | | | | |

PLEASE RETURN ALL COPIES OF THIS STATEMENT, DUE NOV. 1 1970
 FIRST HALF DELINQUENT DEC. 31, 1970 SECOND HALF DELINQUENT
 JUNE 21, 1971 WITH INTEREST AT 10% PER ANNUM

1970 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

Ronald G. Miller COUNTY TREASURER
Marie Warden COUNTY CLERK

PLEASE CONTACT
 COUNTY ASSESSOR ON
 QUESTIONS ABOUT
 ASSESSED VALUATION

4

PLEASE PRINT, WITH ANY CHANGE OF ADDRESS

19-1571P
 CLEAR SERVICE
 630 S. GARDNER AVENUE
 WICHITA KS 67203

1973
 WICHITA LAND FORTUNE ASSOCIATION

| VALUATION | GENERAL TAX | SPECIAL | HALF | | TOTAL |
|--|-------------|------------|--------|-------------|--------|
| | | | FIRST | SECOND | |
| 430 | 4501 | 85629 | 45085 | 45085 | 90170 |
| RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203 | | | | | |
| 450.85 | | | 450.85 | | 361151 |
| INTEREST | | PAID | | RECEIPT NO. | |
| MAKE CHECKS PAYABLE TO RONALD G. MILLER COUNTY TREASURER | | | | | |
| THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE | | | | | |
| INTEREST | | TOTAL PAID | | RECEIPT NO. | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|--|--|--|--|--|--|--|--|--|----------|--|--|--|--|--|--|--|--|--|----------|--|--|--|--|--|--|--|--|--|
| DISTRICT | | | | | | | | | | TOWNSHIP | | | | | | | | | | SECTION | | | | | | | | | |
| VALUATION NUMBER | | | | | | | | | | TAX UNIT | | | | | | | | | | TOWNSHIP | | | | | | | | | |

C A _____
 C K _____

THEODORE H. HILL
MEARLE D. MASON
THOMAS H. GRABER
ROBERT L. NICKLIN

HILL, MASON, GRABER & NICKLIN

ATTORNEYS AT LAW
810 WEST DOUGLAS - SUITE D
SOUTHWEST CITIZEN FEDERAL BUILDING
WICHITA, KANSAS 67203

TELEPHONE 265-3247

May 12, 1971

Metropolitan Planning Commission
City Building
Wichita, Kansas 67200

RE: The south 130 feet of Lot 1, Marina Lake Fourth Addition, Wichita, Kansas, and Reserve A, Marina Lake Fourth Addition, Wichita, Kansas, and a tract in Govt. Lot 1 in the NW $\frac{1}{4}$ of Sec. 7, Twp. 27-S, R-1-E of the 6th P.M., described as follows (and being platted as Lot 1, Marina Lake Sixth Addition): Commencing at the N. E. Corner of said Govt. Lot 1 in said NW $\frac{1}{4}$; thence S 00° 04' 05" W along the east line of said Govt. Lot 1, 1120.32 feet; thence N 88° 12' 55" W parallel with the north line of Govt. Lot 1, a distance of 60.03 feet for a place of beginning; thence N 88° 12' 55" W, 69.97 feet; thence north 00° 04' 05" E, 15 feet; thence S 89° 56' 09" W, 455.06 feet; thence N 54° 26' 07" W 194.04 feet; thence north 282.09 feet to the S.W. Corner of said Lot 1 in said Marina Lake Fourth Addition; thence east 674.9 feet to the S. E. Corner of said Lot 1; thence south 390 feet to the place of beginning.

Gentlemen:

We are of the opinion that title to the captioned property on the date of the last certificate is in the name of Clear Lakes, Inc., a corporation.

Very sincerely yours,

HILL, MASON, GRABER & NICKLIN

Mearle D. Mason

MDM:skb



W HILL & SEASON ATTY.
A-8679-76
CONTINUATION

E 325FT S 130FT E 460FT S 250FT
E 604.9FT TO PT 130FT W E LI
NW 1/4 S 390FT E 130FT TO BEG EXC
N 50FT W 520FT FOR ST NW 1/4
SEC 7-27-1E

PLEASE CONTACT
 COUNTY REGULATOR
 OFFICE OF ASSESSOR
 FOR FURTHER VALUATION



W HILL & SEASON ATTY.
A-8679-76
CLEAR LINES INV.
REV 2005.64
RIGHTS IN \$1200
SEE 2120.32FT S NE COR NW 1/4 SEC
7 S TO GEN 18TH ST W 53FT TO
REV NELY TO PT 710FT E & 930FT
S NE COR SEC 7 NELY 250FT NELY
300FT S 470FT E 380FT S 300FT

| VALUATION | GENERAL TAX | SPECIAL | FIRE | SECONDS | TOTAL TAX |
|-----------|-------------|----------|----------|----------|-----------|
| | 0.00391341 | 1.956.71 | 1.956.70 | 3.913.41 | |
| 1,956.71 | 48.93 | NR 1671 | 2,005.64 | 4,506.73 | |

PLEASE CONTACT
 COUNTY REGULATOR
 OFFICE OF ASSESSOR
 FOR FURTHER VALUATION

PLEASE INDICATE ANY CHANGE OF ADDRESS

| VALUATION | GENERAL TAX | SPECIAL TAX | HALF | | TOTAL TAX |
|--|-------------|-------------|--------|---------|-----------|
| | | | FIRST | SECOND | |
| A-8679-76 CLEAR LAKE INC. 810 W. DOUGLAS SUITE D WICHITA KS 67203 | 6410 | 676.96 | 338.48 | 338.48 | 676.96 |
| BEG 1120.32FT S 1/4 COR 444 SEC 7 S 10 COR 18TH ST W 53FT TO 12 W RIV NELY 10 PT 710FT E & 950FT S 1/4 COR SEC 7 NELY 250FT NELY 300FT W 470FT E 560FT S 300FT | 338.48 | 5.18 | 343.66 | 345.152 | |



PLEASE INDICATE ANY CHANGE OF ADDRESS

| VALUATION | GENERAL TAX | SPECIAL TAX | HALF | | TOTAL TAX | |
|--|-------------|-------------|-------|--------|-----------|-------|
| | | | FIRST | SECOND | | |
| A-15794 CLEAR LAKE INC. 810 W. DOUGLAS SUITE D WICHITA KS 67203 | 120 | 1267 | 25210 | 13239 | 13238 | 26477 |
| RESERVE 4 MARINA LAKE FOURTH ADDITION FEB 12 71 | 13239 | 220 | 13459 | 345151 | | |

| ADDRESS | QUANTITY | FIRST | SECOND | TOTAL |
|--|----------|------------|--------|-------------|
| A-15794 CLEAR LAKE INC. 810 W. DOUGLAS SUITE D WICHITA KS 67203 | 120 | 1267 25210 | 13239 | 13238 26477 |
| RESERVE A MARINA LAKE FOURTH ADDITION FEB 12 U | 13239 | 220 | 13459 | 345151 |



| | | | | | |
|---|--------|--------|--------|---------|--------|
| A-8679-76 <i>hepple</i> CLEAR LAKE INC. 810 W. DOUGLAS SUITE D WICHITA KS 67203 | 6410 | 676.96 | 338.48 | 338.48 | 676.96 |
| BEG 1120.30FT S NE COR 1/4 SEC 7 S 10 COR 13TH ST-W 53FT TO PIV HSLY 10 PT 710FT E & 930FT S NE COR SEC 7 T4LY 250FT HSLY 300FT N 470FT E 580FT S 300FT | 338.48 | 518 | 343.66 | 345.152 | |

April 23, 1971

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Re: S/D 71-25 - Final Plat of
MARINA LAKE SIXTH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 22, 1971, the above-captioned plat was considered. The action of the Commission was to approve the plat subject to the twelve conditions as recommended by the Sub-division Committee and as shown in our letter dated April 19, 1971.

In the discussion of condition #10 regarding the guaranteeing of a storm water sewer extending from subject property south to the Arkansas River, at your request the Planning Commission emphasized that it was not their intent that your platted area bear the total cost for such improvement for the overall benefiting area, but only its appropriate share.

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.

of Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

of Certification by an attorney that fee title is vested in the plator.

of Certification that all taxes due and payable for 1970 and prior years have been paid.

last 1/2 of 70 taxes unpaid

Page 2 - Baughman Company
April 23, 1971

If you have any questions concerning this matter please call our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Clear Lakes, Inc. & Don Satterthwaite, 6572 E. Central 67214
Robert Feagins, 6572 E. Central 67214
H. D. Bledsoe, 11800 West Highway 54 67209
M. S. Mitchell, Maintenance-Flood Control
Dick Linn, City Engineer

April 19, 1971

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Subject: S/D 71-25 - Final Plat
of MARINA LAKE SIXTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 15, 1971, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

✓ *OK* The associated Community Unit Plan, DP-23, sets forth a Reserve "A" as being reserved for access to the parcels established in the approved CUP. The plat's text of the final plat shall define that portion of the front building setback area from Amidon (Reserve A) which is reserved for said access purposes, and shall describe said access as being in favor of the land to the north and south of subject property.

OK 2. The building setback line from Amidon Avenue shall be dimensioned on the face of the plat.

OK 3. The surveyor's certificate shall be amended as follows: "...thence east 674.9 feet to the NE corner of said Reserve A:..."

OK 4. The plat's text shall be amended as follows: "...Lot 1 shall have a minimum building pad elevation of 1310.5 feet mean sea level for all dwelling units." Said minimum elevation shall also be noted on the face of the final plat.

✓ *OK* A 20-foot drainage easement shall be granted by separate instrument adjacent to the west line of Amidon from the south line of subject plat, south to the Arkansas River. The Engineering Division should be contacted regarding this matter.

W. H. Seal, Secretary

Page 2
April 19, 1971

✓ *CP* The applicant shall contact the Maintenance-Flood Control Office regarding the dedication, by separate instrument, of additional land along the south side of the associated CUP, adjacent to the Arkansas River, to be used for access, drainage, riverbank maintenance, flood control, and river beautification purposes. *Legal Seal & Notary*

✓ *CP* The applicant shall contact the Engineering Division regarding the granting, by separate instrument, of additional sewer easements from adjoining lands in the associated CUP, which are required in order to reach subject property with sanitary sewer. *Legal Seal & Notary*

CP - petition The applicant shall install or guarantee the extension of sanitary sewer to serve subject property.

CP The applicant shall contact the Wichita Water Department and make satisfactory arrangements for guarantee of the necessary water line extension to serve subject property.

10. The construction of a storm water sewer extending from subject property south to the Arkansas River, meeting the plans and specification requirements of the City Engineer, shall be guaranteed. It is recommended that the method of said guarantee and financing of the improvement be established by the Board of City Commissioners.

11. The applicant's surveyor shall contact M. S. Mitchell of the Maintenance Division of the Department of Public Works relative to some of the dimensions shown on the final plat, and to the possible changing thereof.

12. 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. 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, April 22, 1971, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Page 2
April 19, 1971

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: Clear Lake, Inc., & Don Satterthwaite, 6572 East Central
67214
Robert Feagins, 6572 East Central, 67214
H. D. Bledsoe, 11800 West Highway 54, 67209
M. S. Mitchell, Maintenance-Flood Control
Dick Linn, City Engineering

April 14, 1971



Mr. Robert T. Feagins
Feagins and Kirsch Architects,
6572 East Central
Wichita, Kansas 67206

Subject: Marina Lake CUP

Dear Mr. Feagins:

Reference is made to my letter of March 30, 1971, to your reply addressed to George H. Wilton of April 1, and to our conference with Mr. Satterthwaite and Mr. Wilton of this date. It was agreed that we will change our recommendation to Metropolitan Area Planning Commission to remove the words "shops and offices" from those uses for which we recommend a minimum building pad elevation of 1310.5. In order to update past correspondence to the revised recommendation, we revise the wording of Item 2 of Paragraph 3 on page 2 of my letter dated March 30th to read as follows:

- 2) "We recommend a minimum building pad elevation for dwelling units of 1310.5."

Item 3 of the same Paragraph is changed to read as follows:

- 3) "We recommend that shops and offices, arcades, exhibit halls, galleries, patios and other types not be built below 1307.5. The amount of freeboard above 1307.5 should be sufficient to provide ample protection against damage to goods and facilities consistent with good engineering practices."

It will also be necessary to change the first paragraph on page 3 so that the next to the last sentence reads as follows:

"In that case, we would again recommend that a minimum of 3 feet freeboard be applied to the new maximum water surface elevation for the lake to obtain a minimum pad elevation for dwellings. Shops, offices, arcades, exhibit halls, galleries and patios, we would recommend to be not below the new elevation and would leave the amount of freeboard for them to the architect as stated in the earlier paragraph."

Robert T. Feagins

-2-

April 14, 1971

Mr. Wilton urges me to remind you that it is imperative to maintain adequate freeboard around the perimeter of the lake and that the action taken here should not be considered a precedent to lowering freeboard recommendations for dwelling units and closely associated uses.

Yours truly,

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

MSM/elm

cc: G. H. Wilton, Supt. of Public Works Maint.
Robert Lakin, MAFPC
Marina Lake Addn. Plat File
Arkansas River Stream File
Don E. Satterthwaite, Pres., Clear Lake, Inc.

March 30, 1971

Mr. Robert T. Feagins
Feagins and Kirsch Architects
6572 E. Central
Wichita, Kansas 67206

Subject: Marina Lake CUP

Dear Mr. Feagins:

Reference is made to your letter of November 9, 1970 and subsequent conferences in which you asked this office to recommend finish floor elevation at 1308.5 mean sea level for "non-dwelling type occupancies" in subject project. As early as 1967, you furnished this office a set of Marina Lake Development drawings in 4 sheets that showed the limits of the plat and parcels therein, an Overall Development Plan, an overall perspective from Amidon, a perspective of the Mall and a perspective and section of the Lower Level. The Lower Level shown on that plan was set at mean sea level elevation 1301 and we pointed out that this was approximately 6 1/2 feet below the design water surface elevation of the Arkansas River opposite Marina Lake, and in our opinion head loss from the river to the lake would be negligible and that for design purposes, we were assuming the maximum water surface elevation of Marina Lake would equal that in the Arkansas River. You were advised then that our dike or top of bank along the Arkansas River would be constructed to an average elevation of 1310.5, or 3 feet above the design elevation, for the following reasons:

- 1) The design elevation might be exceeded due to the inability to control all of the features which determine the conveyance capacity of the Arkansas River above and below Marina Lake.
- 2) The design elevation might be exceeded due to a greater flood than the project design flood.
- 3) The design elevation might be exceeded due to wave action.

Robert T. Feagins

-2-

March 30, 1971

- 4) Even if the design elevation were not exceeded, a safety factor above the expected water surface level was desirable and necessary for structural reasons.

You were further advised that we would recommend to the Metropolitan Area Planning Commission that the minimum pad for dwelling units be set at 1310.5 and that a continuous perimeter around the lake be maintained at the same elevation, regardless of land use, so as to prevent water in the lake from encroaching. We conceded that many uses associated with a major shopping center such as shown on the Marina Lake Development plan could be established with less freeboard than recommended for dwellings, shops, offices, etc. Following June of 1967, we noted on a copy of the preliminary plat for Marina Lake, the minimum pad elevation for dwelling units, shops and offices was recommended to be 1310.5 while the minimum elevation for arcades, exhibit halls, galleries and patios was recommended to be 1309.5.

Some time after, we were shown drawings which indicated arcades, galleries, exhibit halls, patios, etc., featured considerably more elaborate furnishings and permanent fixtures than those we saw on earlier development plans and advised that we were concerned that difference of only 1 foot between maximum water level in the lake and floor elevation of the lower level would not be sufficient to prevent severe damage and loss of property.

In our conference today, I advised you, and I am confirming by this letter, that our recommendation to the Metropolitan Area Planning Commission will be:

- 1) Design water surface elevation of the Arkansas River will be equalled by the water level in Marina Lake and this elevation is 1307.5.
- 2) We recommend a minimum building pad elevation for dwelling units, shops and offices of 1310.5.
- 3) We recommend that arcades, exhibit halls, galleries, patios and other types not be built below 1307.5. The amount of freeboard above 1307.5 should be sufficient to provide ample protection against damage to goods and facilities consistent with good engineering practices.

On November 17, 1970, you addressed to me a copy of a letter to Engineering Testing Company in which you made the following statement: "Recently Mr. Mitchell agreed to lower our minimum design elevation for non-dwelling type finished floors from 1,309.5 feet to 1,305 feet if we could provide sufficient evidence similar to studies made by you at Kings Cove and Queen Lake projects".

*No recommendation
made to the com.
of freeboard*

March 30, 1971

Again, I want to clarify in writing our position on the matter of the elevations discussed. The studies at Kings Cove and Queen's Lake which you mentioned were made to determine the amount of head loss, if any, between the design water surface elevations in the River (or Big Slough) and the level water could be expected to reach in a lake adjacent to them. In each case, the engineer making the study, which was based on in-place sampling of soils and laboratory analysis of them, reported his recommendation that water surface in the lake would be less than water in the River (or Big Slough) by specific amounts. If Engineering Testing Company, or any other qualified engineer, determines that sufficient head loss between the Arkansas River and Marina Lake can be expected, we would accept his written report and recommendation to reduce the elevation below 1307.5. In that case, we would again recommend that a minimum of 3 feet freeboard be applied to the new maximum water surface elevation for the lake to obtain a minimum pad elevation for dwellings, shops and offices. Arcades, exhibit halls, galleries and patios we would recommend to be not below the new elevation and would leave the amount of freeboard for them to the architect as stated in the earlier paragraph.

I trust this information is sufficient to answer your questions.

Yours truly,

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

MSM/glm

cc: G. H. Wilton, Supt. of Public Works Maintenance
Robert Lakin, MAPC
Marina Lake Addn. Plat File
Arkansas River Stream File

Letter File

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 71-25 Name MARINA LAKE SIXTH ADDITION
Date Application Rec'd. 4-5-71 Preliminary Approval N/A
Scheduled S/D Meeting 4-15-71

DESCRIPTION

General Location On the west side of Amidon in an area south of
21st Street North.
Owner Clear Lake, Inc.
Surveyor/Engineer Baughman Company Phone 683-7431
Address 2522 East Kellogg

1. Gross Acreage of Plat 5.8
2. Number of Lots:
Residential _____
Commercial 1
Industrial _____
Other 1
Total Number of Lots 1
3. Minimum Lot Frontage 390 ft.
4. Minimum Lot Area _____ ft.
5. Existing Zoning "AA"
6. Proposed Zoning "LC"
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 None ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

1. History:

The associated zone case Z-1263, "AA" to "LC", was approved by the Board of City Commissioners on March 30, 1971, subject to the approval of its associated development plan and subject to platting.

The associated Community Unit Plan, DP-23, as last amended was also approved by the Board of City Commissioners on March 30, 1971. Said plan covers the entire Marina Lakes area including that contained in subject plat, Marina Lake Sixth.

An overall preliminary plat was submitted and reviewed with Marina Lake and Marina Lake 2nd Additions. A revised preliminary plat was later submitted with Marina Lake Fourth Addition, and was approved by the Subdivision Committee on March 20, 1969.

2. Subject plat includes a replat of Reserve A, Marina Lake Fourth Addition. Said Reserve A as setforth on the associated C.U.P., DP-23, is reserved as access to the parcels established in the approved C.U.P. It is recommended that the reserved area (that portion of Lot 1 lying east of the building setback line) be defined in the plat's text as serving as a means of access to the properties adjacent to the north and south of subject plat.
3. The building setback line from Amidon Avenue shall be dimensioned on the face of the plat.
4. The surveyor's certificate shall be amended as follows: "... thence east 674.9 feet to the NE corner of said Reserve A; ..."
5. The minimum building pad elevation indicated in the plat's text, shall also be labeled on the face of the plat.

(over)

LAW OFFICES OF
WEIGAND, CURFMAN, BRAINERD, HARRIS & KAUFMAN
SUITE 630 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

LAWRENCE WEIGAND
LAWRENCE E. CURFMAN
BYRON BRAINERD
CHARLES W. HARRIS
ORVAL J. KAUFMAN
DONALD A. BELL
J. L. WEIGAND, JR.
SPENCER L. DREW
PAUL H. BUCHANAN
JOHN B. STALLINGS
BRIAN G. GRACE
WINDELL G. SNOW
ROBERT L. ROBERTS
WINTON H. HINCLE

263-9111
AREA CODE 316

March 26, 1971



The Board of City Commissioners
of the City of Wichita, Kansas
City Building
Wichita, Kansas

and

City Clerk
City Building
Wichita, Kansas

Re: Case No. Z-1263 and DP-23 (Marina Lakes)



Gentlemen:

We are the attorneys for Lakeview Development Co., Inc. and are writing on their behalf. As you know, we have appeared on numerous occasions in opposition to the ever enlarging request for additional commercial zoning in respect to the Marina Lakes tract. We have advised you that the Ritchies, who are the owners of Twin Lakes, do not object for fear of any competition. As you will recall, they did not object to the earlier zoning cases which established Sweetbriar, Atlantic Thrift, Davids, etc. Their objection relates to traffic considerations. In respect to this, we would point out the following:

1. At the time of the last controversy and series of hearings, the proponents of increased zoning for Marina Lakes relied upon a traffic study by outside consultants. We relied principally on traffic studies conducted by the Wichita Traffic Engineering Department. These studies varied radically as to projected street traffic growth. The variance was a difference of 100%.
2. We are now informally advised by the Traffic Engineering Department that certainly the outside consultants' report was inaccurate and probably both reports are conservative as to the rate of traffic growth.
3. The area in question includes retail shopping square footage that is more than one-half that of downtown Wichita.

The Board of City Commissioners
of the City of Wichita, Kansas
March 26, 1971
Page Two

4. The area in question is unique in that all traffic must flow through the intersection of 21st and Amidon, and there is little practical likelihood of alternate routes.

5. The intersection and the connecting streets have already been rebuilt several times at considerable expense to the City.

6. The Traffic Engineering Department indicates that at projected rates of traffic growth, the intersection at both Amidon and 21st Streets would again be required to be enlarged and improved, including such things as double left turn bays.

7. There is insufficient right of way on both 21st Street and on Amidon to accommodate such enlargements.

8. The Twin Lakes facility is in being and there is insufficient room to lose additional land area for any such enlargements or improvements.

9. There is only an 80 foot right of way on Amidon North of 21st Street.

10. The cost of condemnation of the land necessary for any such improvements will be prohibitively expensive.

11. The cost of construction of any such improvements will be prohibitively expensive.

Lakeview Development Co., Inc. makes suggestions and requests as follows:

1. In the interests of the City at large, secure a new traffic engineering study of the area in question, taking into account new factors which include:

(a) The designation of 21st Street as a major trafficway and the reconstruction of the bridge on 21st Street;

(b) The enlargement of the Sears Store (for which Twin Lakes has long had the zoning);

(c) The construction of the proposed number of square feet in the Marina Lakes development.

2. Deny the requested extension by commercial zoning.

The Board of City Commissioners
of the City of Wichita, Kansas
March 26, 1971
Page Three

3. Require the developers to grant a current or contingent dedication of the street right of way necessary for the enlargement of Amidon Street.

We believe that the traffic problem is critical. We do not believe that it can practically be cured in the future if the proposed shopping center is developed without granting at least one or more of the foregoing requests.

Very truly yours,

Charles W. Harris
of WEIGAND CUREMAN BRAINERD HARRIS & KAUFMAN

CWH:nc

cc: Dave Ritchie

Map No.: 5349
Section No.: 7
Twp. No.: 27 S
Range: 1 E

S/D No. 71-25

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: MARINA LAKE SIXTH ADDITION
General Location: 21st St. & Amidon *W side of Amidon*
S of 21st
Name of Property Owner: Clear Lake Inc. 6572 E. Central
Address: Att: Don Sattarhwaite Phone: MU 53813
Name of Subdivider: same % Robert Feagina Phone: _____
Address: 6572 E. Central
Name of Agent/Surveyor: Baughman Co. Phone: _____
Address: _____
Date of Application: April 5, 1971

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 5.8
- Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____Total Number of Lots 1
- Minimum Lot Frontage 390 ft.
- Minimum Lot Area 5.8 Ac. ft.
- Existing Zoning CC
- Proposed Zoning CC
- Lineal Feet of New Streets:
 - R/W _____ ft.
 - R/W _____ ft.
 - R/W _____ ft.
 - R/W _____ ft.
 - R/W _____ ft.TOTAL none ft.
- Sidewalk adjacent to all streets? yes no
- Public Water Supply yes (Yes-No), Name C. of W.
- Public Sanitary Sewers yes (Yes-No), Name " " "
- Health Department Approval (where applicable) N/A (Yes-No)
- City of Wichita Three-Mile Area

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: Clear Lake Inc
By Don Sattarhwaite

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

Received by Geat
Date 4/5/71
Fee Submitted 50.00

T9-301B (10-68)



FORM 273-021

PAYMENT NOTICE

City of Wichita

PAYMENT 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 | | |

| DESCRIPTION | AMOUNT |
|----------------------|--------|
| Marina Lake 6th bldg | 50.00 |

Name *Don E. Satterthwaite*

Address *6572 E. Central*

Type *AA 407 104*

Comments:

Date *4-5-71* By *me*