

PLAT NO. S/D74-15 MAP NO. F-3W-D

NAME RAINBOW LAKES WEST

LOCATION: Area south of Central on the east side of
135th St. West

ENGINEER K. O. Taylor

OWNER L. V. Bell

APPLICATION FILED 1-14-74

SKETCH PLAT FILED 1-14-74

PRELIMINARY FILED _____

S/D ACTION 3-7-74 *approved*

FINAL FILED 3-25-74

S/D ACTION 4-4-74 *approved 6-6-74 App.*

MAPC ACTION 4-11-74 *Approved 6-13-74 App.*

BCC ACTION 8-19-75 *Approved*

RECORDED 9-10-75

REMARKS _____

S/D 74-15 - RAINBOW LAKES WEST -
Area south of Central on the east
side of 135th St. West. Taylor

POSTED
2-9-74
CH

ACTION

	DATE
S/D COMMITTEE (action)	3-2-74
S/D Comm. (final)	4-4-74
M.A.P.C.	4-11-74
M.A.P.C. (action)	6-13-74
B.C.C./B.C.C.	8-19-75
S/D Comm. (action)	6-6-74
(action)	

Map No. F-3W-D
Sec. No. 24
Twp. No. 27S
Range 2W

Subdivision Report and Progress
S/D No.: 74-15

Name: RAINBOW LAKES WEST

General Location: Area south of Central on the east side of 135th St. West

Owner: L. V. Bell
Address: 360 N. 135th St. West Phone: 722-4176
Subdivider: _____
Address: _____ Phone: _____
Engineer/Surveyor: K. O. Taylor
Address: 1542 S. St. Francis Phone: AM 4-4072

Application Received 1-14-74
Conf. with Applicant _____
Sketch Plat Received 1-14-74
Present Zoning R-1
Proposed Zoning R-1
Letter of Intent _____

PREL. PLAT RECEIVED 2-25-74
S/D Comm. Action 3-7-74 approved
Dept. Report on Prel. 3-8-74

TRACING PROGRESS:
Received 7-10-74
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 3-25-74
S/D Comm. Action 4-4-74 App.
6-6-74 App.
Dept. Report on Final 4-5-74
M.A.P.C. ACTION 4-11-74 App.
Dept. Report on Final 4-12-74 App.
~~Letter on Irons Received N/A~~
Title/Taxes Rec'd & Reviewed 7/10/74
Final Review 8-14-75
Referral to B.C.C. 8-14-75

B.C.C. ACTION 8-19-75 Approved
Recorded 9-10-75

MEPC 6-13-74 - App.
as rec.

Comments:

SEND CORRESPONDENCE ALSO TO:

NELSON THOMAS
1914 N. SHERIDAN

RAINBOW LAKES WEST
Marcellin Strunk, Trustee
Attica Township
Colwich, Ks., 67030

Irvin H. Myers, Supt.
USD. #265
231 North Walnut
Goddard, Ks., 67052

7/10/74 print for M.F.C.
made SW corner distance
amended from 93.28' to 103.28'

T9-302 (2)

91074-15
REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS
RAINBOW LAKES WEST ADDITION was
filed for record on September 10, 1975
Beverly J. McCarty
Register Of Deeds

T9-328

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

262.0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

Marlo E. Goering, Engineer
8724 West Maple
Wichita, Kansas 67209

September 2, 1975

Re: S/D 74-15 - Rainbow Lakes West,
temporary turnaround easement
and flowage easement.

Dear Mr. Goering:

I am returning herewith the above referred to documents at the request of the City Clerk who advises that the documents cannot be filed with the Register of Deeds until the notary public's commission expiration date has been indicated. I would appreciate your having this information added to each document and then returned them to me.

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

Sincerely,

Curtis L. Newby
Curtis L. Newby
Junior Planner

CLN:rme

cc: L. V. Bell, 360 North 135th Street West, 67235

Dear Sir:

I am returning the documents, with the Notary Public's Commission Expiration Date, included. Please rush these documents on through as soon as possible.

Sincerely yours,
RAINBOW LAKES WEST
Sharon A. Bell
Sharon A. Bell

FLOWAGE EASEMENT

This Indenture made this 2 day of July, 1924 by
 Lorris V. Bell and Sharon A. Bell, husband and wife, whereby said
 persons, for valuable consideration, does hereby grant and convey unto
 the Governing Body a flowage easement in and over the following de-
 scribed real estate to-wit:

The easterly 20 feet of Lots 1, 2, 4, 5, 7, 8, 9, 10, 11
 and 12, Block 2, Rainbow Lakes West, Sedgwick County,
 Kansas, being also the 20 foot utility easement as shown
 on the recorded plat of said Rainbow Lakes West

also

The following described land: Beginning at a point 330
 feet south and 1130 feet east of the NW corner of the NW 1/4
 of Section 24, T27S, R2W of the 6th P.M., Sedgwick County,
 Kansas, said point being the NE corner of Lot 1, Block 2,
 Rainbow Lakes West, Sedgwick County, Kansas, ^{then} S27°027'W,
 173.49 feet; thence S9°50'E, 139.44 feet; thence S42°31'22"E,
 176.70 feet; thence S64°59'E, 140.25 feet; thence S2°42'30"E,
 118.22 feet; thence N89°58'W, 132.37 feet; thence S45°26'43"W,
 145.48 feet; thence S27°52'30", 164.98 feet; thence
 S56°06'30"E, 222.46 feet; thence S41°58'E, 148.29 feet; thence
 S38°28'E, 260.23 feet; thence S16°40'E, 196.0 feet (the above
 bearings and distances being the easterly line of Block 2 in
 said Rainbow Lakes West); thence S50°19'W along the souther-
 ly line of Lot 12 in said Block 2, 21.73 feet; thence
 S55°04'22"E, 377.65 feet; thence S15°46'49"E, 216.78 feet;
 thence S20°16'43"W, 241.90 feet; thence S51°18'W, 230.50
 feet to the south line of said NW 1/4; thence east on said
 south line 652.60 feet to a point 225.08 feet west of the
 SE corner of said NW 1/4; thence northerly on the west line
 of the property described in Book 96 at Page 100 in the
 Register of Deeds Office, Sedgwick County, Kansas (said
 west line described as N23°11'W, 178.88 feet; N31°16'W,
 232 feet; N16°11'W, 220 feet; N58°43'E, 97 feet; N4°21'W,
 420 feet) to the extreme SW corner of Lot 13, Block 1,
 Rainbow Lake Estates, Sedgwick County, Kansas; thence north
 on the west line of said Lot 13, 200 feet to the SE corner
 of Lot 12 in said Block 1 of said Rainbow Lake Estates;
 thence west on the south line of said Lot 12 and Lot 11 in
 said Block 1, 410.35 feet; thence northwesterly on the west
 line of Lots 10 and 9 in said Block 1, 580 feet; thence
 northerly 256.24 feet to a point 604.75 feet south and 1074
 feet west of the NE corner of said NW 1/4 of said Section 24;
 thence west parallel to the north line of said NW 1/4, 53.06
 feet; thence north parallel to the east line of said NW 1/4,
 274.75 feet to a point 330 feet south of the north line of
 said NW 1/4; thence west to the point of beginning.

The Floodway shall be the responsibility of the owners of the
 property until such time as the governing body exercising jurisdiction
 elects to assume the responsibility for maintenance and improvement of

Approved by Board of Commissioners
 this 2 day of July 1924

the drainage, provided further that no building shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of office.

IN WITNESS WHEREOF this Instrument has been executed by the undersigned parties as of the day and year last above written.

Lorris V. Bell Sharon A. Bell
Lorris V. Bell Sharon A. Bell

State of Kansas)
County of Sedgwick) SS

The foregoing instrument was acknowledged before me this 2nd day of October, 1974, by Lorris V. Bell and Sharon A. Bell, husband and wife.

My commission expires 9/25/75

Kay L. Turner
Notary Public

TEMPORARY EASEMENTS FOR
TURN AROUND ON DEAD END STREETS

We, the owners of the property platted as Rainbow Lakes West, Sedgwick County, Kansas, hereby grant a temporary turn around easement to and (for the use of the public at the southerly end of Rainbow Lake Road in said Addition for the purpose of providing sufficient area to turn school buses, emergency vehicles and other vehicles without backing.)

The easement shall include all the area lying outside the platted roadways and within a 75-foot radius circle whose center is 75 feet southwesterly from the southwest corner of Lot 12, Block 2, in said Rainbow Lakes West, measured on the southerly line of said Lot 12 extended to the southwest.

The easement shall remain in effect until such time as the particular roadway is extended as a public roadway to the south of said Addition, at which time the easement for the roadway extended outside of the platted roadway shall become void.

Dated this 2nd day of July, 1974.

Lorris V. Bell
Lorris V. Bell

Sharon A. Bell
Sharon A. Bell

State of Kansas)
County of Sedgwick) SS

This foregoing instrument was acknowledged before me this 2nd day of July, 1974.

My commission expires 9/25/75

Kay J. Turner
Notary Public

Approved by Board of Commissioners
Date Aug 19, 1975

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

262.0611 - AREA CODE 318
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

September 2, 1975

Marlo E. Goering, Engineer
8724 West Maple
Wichita, Kansas 67209

Re: S/D 74-15 - Rainbow Lakes West,
temporary turnaround easement
and flowage easement.

Dear Mr. Goering:

I am returning herewith the above referred to documents at the request of the City Clerk who advises that the documents cannot be filed with the Register of Deeds until the notary public's commission expiration date has been indicated. I would appreciate your having this information added to each document and then returned them to me.

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

Sincerely,

Curtis L. Newby
Curtis L. Newby
Junior Planner

CLN:rme

cc: L. V. Bell, 360 North 135th Street West, 67235

Dear Sir:

I am returning the documents, with the Notary Public's Commission Expiration Date, included. Please rush these documents on through as soon as possible.

Sincerely yours,
RAINBOW LAKES WEST
Sharon A. Bell
Sharon A. Bell

September 2, 1975

Marlo E. Goering, Engineer
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Wichita, Kansas 67209

Re: S/D 74-15 - Rainbow Lakes West,
temporary turnaround easement
and flowage easement.

Dear Mr. Goering:

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: L. V. Bell, 360 North 135th Street West, 67235

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number: 74-15 Name RAINBOW LAKES WEST
 Application & Sketch Filed: 1-14-74
 Preliminary Plat Filed: 2-25-74 Approved by S/D: 3-7-74
 Final Plat Filed: 3-25-74 Approved by S/D: 6-6-74
 Approved by Metropolitan Area Planning Commission: 6-13-74

DESCRIPTION

General Location: South of Central on the east
side of 135th Street West

Surveyor or Engineer: K. O. Taylor
 Owner: L. V. Bell
 Address: 360 North 135th Street West 67235

- | | | |
|---|-------------------------|-----------------------|
| 1. Gross Acreage of Plat <u>97.3</u> | 6. Access Control | |
| 2. Number of Lots: | St. <u>Central Ave.</u> | No. Openings <u>0</u> |
| Residential <u>25</u> | St. _____ | No. Openings _____ |
| Commercial _____ | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving _____ | Water _____ |
| Total Number of Lots: <u>25</u> | Sidewalk _____ | Drainage _____ |
| 3. Minimum Lot Area: <u>0.5</u> Acres | Sewer _____ | Other _____ |
| 4. Existing Zoning <u>"R-1"</u> | | |
| 5. Special Problems Discussed <u>None</u> | | |

Subject plat is beyond the corporate city limits and the Health Department has approved the use of septic tanks and private water supply on subject property. The applicant has made satisfactory arrangements with the County Public Works Department for suburban street improvements, a flowage easement for flood control purposes and a temporary cul-de-sac easement has (also been submitted).

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners.

Hill moved, Rising seconded and it carried unanimously.
 Armholz, Blakey, Gardenhire and Taylor were absent.

ACTION: Accept the easements and instruct the City Clerk to file the easements with the Register of Deeds, the 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.

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
... 11:32 A.M.
JUL 28 1975

Original Compared
With Record

NO. 2 40849
BETTE F. McCART
REGISTER OF DEEDS

PROTECTIVE COVENANT

at Rainbow Lakes

Conditions and Reservations affecting drainage easements on Block 2, Lots 4,5,9 and 10, Rainbow Lakes West, Sedgwick County, Kansas, covering property belonging to LORRIS V. BELL and SHARON A. BELL.

THIS DECLARATION, made this 11th day of July, 1975, by LORRIS V. BELL and SHARON A. BELL, hereinafter called Grantors.

WITNESSETH

WHEREAS, Grantors are the owners of record of the following described property to-wit:

Block 2, Lots 4,5,9 and 10, Rainbow Lakes West, Sedgwick County, Kansas, and

WHEREAS, it is desirous of subjecting this real property above described to the following protective covenant and

WHEREAS, the said Wichita-Sedgwick County Metropolitan Area Planning Commission Flood Control Office, has jurisdiction over all public dedicated drainage ways and easements and

WHEREAS, the Grantors desire to improve these drainage easements affecting the above described property and agree to maintain these drainage easements which includes construction, seeding, mowing weeds and grass and keeping any debris that might accumulate in the drainage way from interfering with the natural flow of the water in the easements and further Grantors agree to cause to be formed a Kansas corporation to be named RAINBOW LAKES HOMEOWNERS ASSOCIATION. Said Rainbow Lakes Homeowners Association's by-laws shall include a provision that the Association will maintain these drainage easements, in accordance with the requirements of the Wichita Sedgwick County Metropolitan Area Planning Commission Flood Control Office.

WHEREAS, no construction shall be permitted upon the drainage easements other than necessary utility installations which must not retard the flow of water through the drainage easements.

M. G. Greig

Page Two

NOW THEREFORE, it is further agreed that this covenant shall run with the land and be binding on said Grantors, their successors and assigns.

IN WITNESS WHEREOF, the Grantors, LORRIS V. BELL and SHARON A. BELL, have caused this instrument to be executed on this 11th day of July, 1975.

Lorris V. Bell
LORRIS V. BELL

Sharon A. Bell
SHARON A. BELL

STATE OF KANSAS ss.

Before me, a Notary Public, in and for the State of Kansas, came Grantors, LORRIS V. BELL and SHARON A. BELL and subscribed their names to the foregoing instrument on this 11th day of July, 1975.



Patricia L. Goering
Notary Public

My commission expires 4-10-76

THE CITY OF WICHITA

OFFICE OF

Ass't. Supt. of Public
Works Maint.

DATE

Aug. 13, 1975

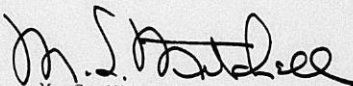
TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Rainbow Lakes West Addn.

Reference is made to previous correspondence describing the request of the owners of subject plat to substitute maintenance of an open waterway on two drainage easements in lieu of underground pipes as required by the Subdivision Committee as a condition of platting. We advised the applicant's attorney, Mr. Marlo Goering, that we would recommend substitution of the open waterway of the underground piping only if suitable provisions were made which would insure that the waterway was properly constructed and maintained.

I have now received a copy of a Protective Covenant executed by the owners, designed to run with the land and be a part of the chain of title in which they agree to maintain the drainage easements and to cause the maintenance of them to be turned over to a Home Owner's Association at the appropriate time. I have no further questions and recommend to you and the County Engineer that the plat be processed.



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

MSM/glm

cc: G. H. Wilton
G. C. McLure, Sedgwick County Eng.
Rainbow Lakes West Addn. Plat File
L. V. Bell

July 29, 1975

Marlo E. Goering
8724 West Maple
Wichita, Kansas 67209

Subject: S/D 74-15 - Rainbow
Lakes West. Generally located
on the south side of Central
and west of 135th Street West.

Dear Mr. Goering:

Mr. Mitchell of the Maintenance-Flood Control Office has discussed with me a letter of the maintenance agreement which you submitted on March 25th of this year. It would appear from the wording, the intent is that Lorris V. and Sharon A. Bell are to maintain the surface drainage system on Lot 2 until such time as Rainbow Lakes Home Association comes into effect. It would appear that a better form for this agreement would be to place it in a covenant form to run with the land until such time as the Home Association comes in and take over the maintenance of the easement. I would therefore request that this instrument be redrawn in the form of a covenant and submitted together with a copy of the Homeowners Association Agreement to our office in order to satisfy Mr. Mitchell's concern with the maintenance of the drainage easements.

If you have further questions concerning this matter, please contact me or Mr. Mitchell.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: K. O. Taylor, 1542 South St. Francis, 67211
M. S. Mitchell, Maintenance-Flood Control

newly



ON SAFETY
PHASE II

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

DATE July 15, 1974

TO Jack Galbraith, Chief Planner, MAPD
FROM M. S. Mitchell

SUBJECT - Rainbow Lakes Estates and
Rainbow Lakes West Additions

Reference is made to my request before the Subdivision Committee hearing on Rainbow Lakes West Addition that a floodway be provided for the area between subject plats. I have reviewed a document which grants the Floodway and we have checked the description for accuracy and completeness and find that it is satisfactory. You may want to submit the Floodway easement to the Director of Law for approval as to form.

If further information or discussion is desired, please advise.

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

MSM/glm

cc: G. H. Wilton
K. O. Taylor
Rainbow Lakes Estates Addn. Plat File
Rainbow Lakes West Addn. Plat File

Attach.



FLOWAGE EASEMENT

This Indenture made this 2 day of July, 1924 by
Lorris V. Bell and Sharon A. Bell, husband and wife, whereby said
persons, for valuable consideration, does hereby grant and convey unto
the Governing Body a flowage easement in and over the following de-
scribed real estate to-wit:

The easterly 20 feet of Lots 1, 2, 4, 5, 7, 8, 9, 10, 11
and 12, Block 2, Rainbow Lakes West, Sedgwick County,
Kansas, being also the 20 foot utility easement as shown
on the recorded plat of said Rainbow Lakes West
also

The following described land: Beginning at a point 330
feet south and 1130 feet east of the NW corner of the NW 1/4
of Section 24, T27S, R2W of the 6th P.M., Sedgwick County,
Kansas, said point being the NE corner of Lot 1, Block 2,
Rainbow Lakes West, Sedgwick County, Kansas, ^{thence} S27°27'W,
173.49 feet; thence S9°50'E, 139.44 feet; thence S42°31'22"E,
176.70 feet; thence S64°59'E, 140.25 feet; thence S2°42'30"E,
118.22 feet; thence N89°58'W, 132.37 feet; thence S45°26'43"W,
145.48 feet; thence S27°52'30", 164.98 feet; thence
S56°06'30"E, 222.46 feet; thence S41°58'E, 148.29 feet; thence
S38°28'E, 260.23 feet; thence S16°40'E, 196.0 feet (the above
bearings and distances being the easterly line of Block 2 in
said Rainbow Lakes West); thence S50°19'W along the southerly
line of Lot 12 in said Block 2, 21.73 feet; thence
S55°04'22"E, 377.65 feet; thence S15°46'49"E, 216.78 feet;
thence S20°16'43"W, 241.90 feet; thence S51°18'W, 230.50
feet to the south line of said NW 1/4; thence east on said
south line 652.60 feet to a point 225.08 feet west of the
SE corner of said NW 1/4; thence northerly on the west line
of the property described in Book 96 at Page 100 in the
Register of Deeds Office, Sedgwick County, Kansas (said
west line described as N23°11'W, 178.88 feet; N31°16'W,
232 feet; N16°11'W, 220 feet; N58°43'E, 97 feet; N4°21'W,
420 feet) to the extreme SW corner of Lot 13, Block 1,
Rainbow Lake Estates, Sedgwick County, Kansas; thence north
on the west line of said Lot 13, 200 feet to the SE corner
of Lot 12 in said Block 1 of said Rainbow Lake Estates;
thence west on the south line of said Lot 12 and Lot 11 in
said Block 1, 410.35 feet; thence northwesterly on the west
line of Lots 10 and 9 in said Block 1, 580 feet; thence
northerly 256.24 feet to a point 604.75 feet south and 1074
feet west of the NE corner of said NW 1/4 of said Section 24;
thence west parallel to the north line of said NW 1/4, 53.06
feet; thence north parallel to the east line of said NW 1/4,
274.75 feet to a point 330 feet south of the north line of
said NW 1/4; thence west to the point of beginning.

The Floodway shall be the responsibility of the owners of the
property until such time as the governing body exercising jurisdiction
elects to assume the responsibility for maintenance and improvement of

the drainage, provided further that no building shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of office.

IN WITNESS WHEREOF this Instrument has been executed by the undersigned parties as of the day and year last above written.

Lorris V. Bell
Lorris V. Bell

Sharon A. Bell
Sharon A. Bell

State of Kansas) SS
County of Sedgwick)

NOTARY
The foregoing instrument was acknowledged before me this 2nd day of July, 19 71, by Lorris V. Bell and Sharon A. Bell, husband and wife.

Kay D. Trimmer
Notary Public

TEMPORARY EASEMENTS FOR
TURN AROUND ON DEAD END STREETS

We, the owners of the property platted as Rainbow Lakes West, Sedgwick County, Kansas, hereby grant a temporary turn around easement to and for the use of the public at the southerly end of Rainbow Lake Road in said Addition for the purpose of providing sufficient area to turn school buses, emergency vehicles and other vehicles without backing.

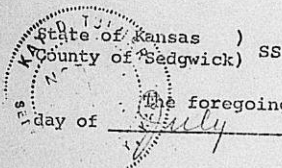
The easement shall include all the area lying outside the platted roadways and within a 75-foot radius circle whose center is 75 feet southwesterly from the southwest corner of Lot 12, Block 2, in said Rainbow Lakes West, measured on the southerly line of said Lot 12 extended to the southwest.

The easement shall remain in effect until such time as the particular roadway is extended as a public roadway to the south of said Addition, at which time the easement for the roadway extended outside of the platted roadway shall become void.

Dated this 2nd day of July, 1974.

Lorris V. Bell
Lorris V. Bell

Sharon A. Bell
Sharon A. Bell



Kay D. Turner
Notary Public

MARLO E. GOERING
Attorney and Counselor of Law

8724 W. Maple

Wichita, Kansas 67209

(316) 722-3391

June 27, 1974

REVISED TITLE OPINION
OK

Wichita-Sedgwick County
Metropolitan Area Planning Commission
104 So. Main
Wichita, Kansas 67202



Re: Rainbow Lakes West

Gentlemen:

I have examined the records pertaining to the following described real estate located in Sedgwick County, Kansas.

"A tract in the NW 1/4 of Section 24, Township 27, Range 2 West of the 6th P.M., Sedgwick County, Kansas, commencing at the NW corner of the said NW 1/4; thence S0°00'W on the west line of said NW 1/4, 280 feet; thence N89°18'30"E parallel to the north line of said NW 1/4, 520 feet to a point of beginning; thence S0°00'W parallel to the west line of said NW 1/4, 806.21 feet; thence S41°25'E, 669.66 feet; thence N45°43'15"E, 200.25 feet; thence S41°25'E, 234.28 feet to the P.C. of a curve; thence southeasterly on a curve to the right having a radius of 258 feet and a deflection angle of 20°30', 92.31 feet to the P.T. of said curve; thence S20°55'E on a tangent to said curve, 88.07 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 270 feet and a deflection angle of 21°55', 93.28 feet to the P.T. of said curve, thence S42°50'E on a tangent to said curve, 120 feet; thence N47°10'E, 70 feet; thence N50°19'E, 183.84 feet; thence N16°40'W, 196.00 feet; thence N38°28'W, 260.23 feet; thence N41°58'W, 148.29 feet; thence N56°06'30"W, 222.46 feet; thence N27°52'30"W, 164.98 feet; thence N45°26'43"E, 145.48 feet; thence S89°58'E, 132.37 feet; thence N2°42'30"W, 118.22 feet; thence N64°59'W, 140.25 feet; thence N42°31'22"W, 176.70 feet; thence N9°50'W, 139.44 feet; thence N27°27'E, 173.49 feet; thence N0°00'E, 50 feet; thence S89°18'30"W, 610 feet to the point of beginning."

Page Two - Rainbow Lakes West

It is my opinion that as of the above date, title to the above described real estate was vested in L. V. Bell and Sharon A. Bell, as joint tenants with rights of survivorship, subject to existing mortgages of record in favor of Seneca National Bank, Wichita, Kansas and Mid-Kansas Federal Savings and Loan Assn., Wichita, Kansas, and subject to utility easements of record.

Property taxes for the year 1973 and all prior years are shown as paid.

Very truly yours,

Marlo E. Goering

Marlo E. Goering
Attorney of Law

MEG:pr



COUNTY OF SEDGWICK
HIGHWAY DEPARTMENT

1015 STILLWELL
WICHITA, KANSAS 67213
OFFICE OF
COUNTY ENGINEER
June 24, 1974

PHONE 268-7201

MAPD
104 South Main Street
Wichita, Kansas

Gentlemen:

We have examined the road plans for Rainbow Lakes West, and we have no objection for the approval of these plans.

Very truly yours,

G. C. McLure Jr., P. E.
Sedgwick County Engineer

N. J. Graham
N. J. Graham
Engineering Aide II



June 14, 1974

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

Re: S/D 74-15 - Final Plat of
RAINBOW LAKES WEST

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on June 13, 1974, the above-captioned plat was considered. The action of the 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 7, 1974.

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 platlor.
4. Certification that all taxes due and payable for 1973 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: L. V. Bell, 360 North 135th Street West 67235
Dean Sellers, Assistant City Engineer

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

June 7, 1974

Re: S/D 74-15 - Final Plat of
RAINBOW LAKES WEST.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 6, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. The access control reference in the plattor's text shall be corrected as follows: "...and Lot 1, Block 2 are hereby granted."
2. A floodway covering all the lake area between this plat and Rainbow Lakes Estates to the east, shall be granted by separate instrument and shall be indicated on the face of this plat. Said floodway instrument shall be submitted to the Planning Department for review prior to recording of same.
3. A turnaround easement for a temporary cul-de-sac at the south end of Rainbow Lake Road shall be submitted in the form of a separate instrument to the Planning Department for review and approval.
4. *owner will agree to maintain of drainage canals & pipes not reqd.*
The applicant shall guarantee the improvement of Rainbow Lake Road and Rainbow Lake Court, including the installation of drainage pipes in the drainage easements from the streets to the lake. *Mitchell*
5. The applicant's engineer shall submit appropriate plans and profiles for the streets and associated drainage improvements to the County Engineer. A letter from the County Engineer approving said plans shall be submitted to the Planning Department.

June 7, 1974
Page 2

- ✓. All utilities shall be installed underground.
- ✓. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, June 13, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Mr. L. V. Bell
360 North 135th Street West, 67235
Dean Sellers, Assistant City Engineer

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE May 28, 1974

TO Curtis Newby, Junior Planner
FROM James F. Aiken, Jr., Environmental Health Director

SUBJECT Percolation Test -
Rainbow Lakes West Addition

The percolation tests performed on May 4, 1974, and May 23, 1974 in relation to the subject plat averaged 60 minutes. These tests related specifically to Lots 1 through 9, Block 1 and Lots 1 through 10, Block 3. These lots are, therefore, approved for spetic tank systems until such time as sanitary sewers are available.

JFA:pp

cc Kenneth Taylor
Stan Bell



MARLO E. GOERING
Attorney and Counselor of Law

8724 W. Maple

Wichita, Kansas 67209

(316) 722-3391

April 22, 1974

TAXES - OK
TITLE REFLECTS
THAT LOT 'G' IS UNDER
SEPERATE OWNERSHIP



City of Wichita
Metropolitan Planning Commission
104 S. Main
Wichita, Kansas 67202

Re: Rainbow Lakes West

Gentlemen:

A review of the appropriate records reveals that as of this date, title for the following described real estate is vested in Lorris V. and Sharon A. Bell subject to existing mortgages, easements and restrictions of record:

"Commencing at the NW corner of said NW 1/4; thence S0°00'W on the west line of said NW 1/4, 280 feet; thence N89°20'E parallel to the north line of said NW 1/4 520 feet to a point of beginning; thence S0°00'W parallel to the west line of said NW 1/4, 806.30 feet; thence S41°25'E, 1026.54 feet; thence S31°09'25"E, 211.16 feet; thence S42°50'E, 299.64 feet; thence S61°41'44"W, 180.78 feet; thence S42°50'E, 130.60 feet; thence S47°10'W, 70 feet; thence southerly on a curve to the right having a radius of 194.59 feet and a deflection angle of 41°27', 140.77 feet to the south line of said NW 1/4 (the tangents of said curve being S42°50'E, 73.63 feet to the P.I. of said curve; thence S1°23'E, 73.63 feet to the south line of said NW 1/4); thence N88°37'E, 1191.19 feet to the SE corner of said NW 1/4; thence N0°11'W on the east line of said NW 1/4, 968.10 feet to the SE corner of Rainbow Lake Estates, Sedgwick County, Kansas; thence S89°20'W on the south line of said Rainbow Lake Estates, 70 feet; thence N78°42'43"W on the south line of said Rainbow Lake Estates, 360 feet; thence S4°21'E, 323.35 feet; thence S61°41'44"W, 313.95 feet; thence N49°20'44"W, 194.11 feet; thence N61°51'27"W, 153.38 feet; thence N21°46'30"W, 248.14 feet; thence N31°38'37"W, 160 feet; thence N41°25'W, 175 feet; thence N53°41'18"W, 238.17 feet; thence N30°00'W, 185 feet; thence N43°30'E, 130 feet; thence N88°30'E, 135 feet; thence N13°40'E, 100 feet; thence N63°15'25"W, 174.23 feet; thence N42°28'08"W, 175.97 feet; thence N8°07'48"W, 141.42 feet; thence N27°27'04"E, 173.49 feet; thence N0°00'E, 50 feet to the north line of said NW 1/4; thence S89°20'W, 610 feet to the point of beginning."

Page Two

Except for the following described property of which title of record appears in the name of Charles H. Hall and Rhonda Sue Hall subject to existing mortgage, easements and restrictions of record:

"A tract in the NW 1/4 of Section 24, T27, R2W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the SE corner of said NW 1/4; thence N0°00'E on the east line of said NW 1/4: 968.10 feet to the SE corner of Rainbow Lake Estates, Sedgwick County, Kansas: thence S80°31'W on the south line of said Rainbow Lake Estates, 70 feet: thence N78°31'43"W along said south line, 360 feet; thence S4°10'E, 420 feet: thence S58°54'W, 97 feet: thence S16°00'E 220 feet: thence S31°05'E, 232 feet: thence S23°00'E, 178.88 feet to the south line of said NW 1/4: thence N88°48'E, 225.08 feet to the point of beginning, containing 8.763 acres, more or less."

Property taxes on the above-described property are shown as paid for 1973 and all prior years.

Very truly yours,

Marlo E. Goering

Marlo E. Goering
Attorney of Law

MEG:pr

April 12, 1974

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

Re: S/D 74-15 - Final Plat of
RAINBOW LAKES WEST

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on April 11, 1974, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 5, 1974.

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 1973 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
cc: L. V. Bell, 360 North 135th Street West 67235
Nelson Thomas, 1914 North Sheridan 67203
Dean Sellers, Assistant City Engineer

April 5, 1974

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

Re: S/D 74-15 - Final Plat of
RAINBOW LAKES WEST

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 4, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- The purpose for which Reserve A is reserved shall be indicated in the plat's text.
- The minimum building pad elevations indicated in the plat's text shall also be indicated on the face of the plat.
- A floodway covering all of the lake area between this plat and Rainbow Lakes Estates to the east shall either be indicated on the plat or granted by separate instrument. Said instrument to be submitted to the Maintenance-Flood Control Office for approval.
- D. The applicant shall be advised that subject property is abutting the designated urban growth area and may therefore be subject to assessments for sanitary sewer at a future date.
- E. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining approval of the use of appropriate water and sewer systems on subject property. A letter shall be obtained from said Department setting forth approval of such systems, which shall be submitted to the Planning Department. The applicant shall be advised that some lots may have to be adjusted to meet lateral field area requirements set forth by State statutes, if laterals are to be placed in the rear yards.

RAINBOW LAKES WEST

April 5, 1974

Page 2

- F. Twenty-five foot triangular drainage easements shall be indicated at the intersection of Central and Rainbow Lake Road.**
- G. A temporary cul-de-sac shall be granted by separate instrument at the south end of Rainbow Lake Road. Said instrument shall be submitted to the Planning Department.**
- H. Appropriate street names shall be indicated for those unnamed streets on this final plat.**
- I. All utilities shall be installed underground.**
- J. Appropriate plans and profiles for streets and associated drainage improvements shall be submitted to the County Engineer. A letter approving said plans by the County Engineer shall be submitted to the Planning Department.**
- K. The applicant shall determine who is to retain ownership of the lake on subject property. If the lake is to be publicly owned, a homes association agreement which contains provisions for the maintenance of the lake area shall be submitted to the Planning Department.**
- L. An appropriate easement for an existing east-west 7000 V KG&E service line crossing Lot 3, Block 2 and Lot 13, Block 3, shall be indicated on the final plat.**
- M. The applicant shall install or guarantee the improvement of all interior streets shown on this plat, including drainage pipes within the drainage easements from the streets to the lake. The County Engineer shall be contacted regarding this matter.**
- N. The applicant shall submit a covenant which contains adequate provisions for the improvement and continued maintenance of the open space areas indicated on the plat.**
- O. Any raising, lowering, or incasement of the Phillips pipeline crossing subject property due to street or other improvements on subject property, shall be at the sole expense of the applicant.**
- P. A letter obtained from the Phillips Petroleum Company stating that the pipeline easement as shown on the plat is satisfactory, shall be submitted to the Planning Department.**
- Q. The appropriate symbol for seconds shall be indicated for the bearing indicated on the north line of the floodway.**
- R. Recording of the plat within 30 days after approval by the Board of County Commissioners.**

RAINBOW LAKES WEST
April 5, 1974
Page 3

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 11, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rms
Enclosure

cc: Mr. L. V. Bell
360 North 135th Street West, 67235

Mr. Nelson Thomas
1914 North Sheridan, 67203

Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-15 Name RAINBOW LAKES WEST
Date Application Rec'd. 1-14-74 Preliminary Approval 3-7-74
Scheduled S/D Meeting 4-4-74

DESCRIPTION

General Location In an area south of Central on the east side
of 135th Street West
Owner L. V. Bell
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-4072

- | | |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>97.3</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>610</u> ft. |
| Residential <u>25</u> | b. <u>70</u> R/W <u>1300</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>25</u> | TOTAL <u>1910</u> ft. |
| 3. Minimum Lot Frontage <u>100</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>25,000</u> sq. ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1</u> | |
| 9. Public Water Supply No (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers No (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) Yes _____ (Yes-No) _____ | |
| 12. City of Wichita _____ : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. It shall be noted that this is the eastern portion of what was approved on the preliminary plat.
- B. The applicant shall be advised that subject property is abutting the designating urban growth area and may therefore be subject to assessments for sanitary sewer at a future date.
- C. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining approval of the use of an individual private water and septic tank systems on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- D. 25 foot triangular drainage easements shall be indicated at the intersection of Central and Rainbow Lake Road.
- E. A temporary cul-de-sac shall be indicated at the south end of Rainbow Lake Road.
- F. Appropriate street names shall be indicated for those unnamed streets on this final plat.
- G. All utilities shall be installed underground.
- H. Appropriate plans and profiles for streets and associated drainage improvements shall be submitted to the County Engineer. A letter approving said plans by the County Engineer shall be submitted to the Planning Department.
- I. The applicant shall determine who is to retain ownership of the lake on subject property. If the lake is to be publicly owned, a Homes Association Agreement which contains provisions for the maintenance of the lake area shall be submitted to the Planning Department.

- J. The applicant shall install or guarantee the improvement of all interior streets shown on this plat including drainage pipes within the drainage easements from the streets to the lake. The County Engineer shall be contacted regarding this matter.
- K. The applicant shall submit a covenant which contains adequate provisions for the improvement and continued maintenance of the open space areas indicated on the plat.
- L. Any raising, lowering, or incasement of the Phillips pipeline crossing subject property due to street or other improvements on subject property, shall be at the sole expense of the applicant.
- M. A letter obtained from the Phillips Petroleum Company stating that the pipeline easement as shown on the plat is satisfactory, shall be submitted to the Planning Department.
- N. The appropriate symbol for seconds shall be indicated for the bearing indicated on the north line of the Floodway.
- O. Recording of the plat within 30 days after approval by the Board of County Commissioners.

March 11, 1974

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

Subject: S/D 74-15 - Preliminary
Plat of RAINBOW LAKES WEST

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 7, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The three-way street intersection at the south end of Block 4 shall be realigned so that the intersection is more nearly of a "T" configuration. Also, Lot 6, Block 4 should be redesigned if possible so as not to have a lot fronting on three streets.
- B. The applicant shall be advised that subject property is abutting the designating urban growth area and may therefore be subject to assessments for sanitary sewer at a future date.
- C. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining approval of the use of an individual private water and septic tank systems on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- D. 75 feet of half-street right-of-way shall be indicated for Central Avenue and 135th Street West for a distance of 250 feet from the intersection of their centerlines and tapering to 50 feet of half-street right-of-way at a distance of 350 feet from the intersection of the centerlines.
- E. 25 foot triangular drainage easements shall be indicated on the corners of all road intersections.

Preliminary Plat of RAINBOW
LAKES WEST
March 11, 1974
Page 2

- F. Utility easements shall be indicated on the final plat as are shown on the engineer's "marked" copy of the preliminary plat.
- G. The 20 foot drainage easement between Lots 4 and 5, Block 5 shall be deleted from the plat.
- H. All utilities shall be installed underground.
- I. Appropriate plans and profiles for streets and associated drainage improvements shall be submitted to the County Engineer. A letter approving said plans by the County Engineer shall be submitted to the Planning Department.
- J. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the feasibility for developing Lots 15-19, Block 3.
- K. The applicant's engineer shall work with M. S. Mitchell relative to drainage and appropriately indicating reserves.
- L. The applicant shall determine who is to retain ownership of the lake on subject property. If the lake is to be publicly owned, a Home's Association Agreement which contains provisions for the maintenance of the lake area shall be submitted to the Planning Department.
- M. The applicant shall install or guarantee the improvement of all interior streets shown on this plat including drainage pipes within the drainage easements from the streets to the lake. The County Engineer shall be contacted regarding this matter.
- N. The purpose for which "Reserve A" is being reserved for shall be indicated on the final plat.
- O. The applicant shall submit a covenant which contains adequate provisions for the improvement and continued maintenance of the open space areas indicated on the plat.
- P. Any raising, lowering, or incasement of the Phillips pipeline crossing subject property due to street or other improvements on subject property, shall be at the sole expense of the applicant.
- Q. A letter obtained from the Phillips Petroleum Company stating that the pipeline easement as shown on the plat is satisfactory, shall be submitted to the Planning Department.

Preliminary Plat of RAINBOW
LAKES WEST
March 11, 1974
Page 3

- R. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:ems
Enclosure

cc: Mr. L. V. Bell
360 North 135th Street West, 67235

Mr. Nelson Thomas
1914 North Sheridan, 67203

Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-15 Name RAINBOW LAKES WEST
Date Application Rec'd. 1-14-74 Preliminary Approval _____
Scheduled S/D Meeting 3-7-74

DESCRIPTION

General Location In an area south of Central on the east side
of 135th Street West
Owner L. V. Bell
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-4072

- | | | | |
|--------------------------|-----------------------|---|-------------------|
| 1. Gross Acreage of Plat | <u>97.3</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>50</u> R/W <u>3540</u> ft. | |
| Residential | <u>71</u> | b. <u>70</u> R/W <u>7070</u> ft. | |
| Commercial | | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| 3. Total Number of Lots | <u>71</u> | TOTAL | <u>10,610</u> ft. |
| 4. Minimum Lot Frontage | <u>100</u> ft. | 8. Sidewalk adjacent to all | |
| 5. Minimum Lot Area | <u>25,000</u> sq. ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> | |
| 6. Existing Zoning | <u>R-1</u> | | |
| 7. Proposed Zoning | <u>R-1</u> | | |
9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) Yes _____ (Yes-No) _____
12. City of Wichita _____ : Three-Mile Area X

STAFF COMMENTS:

- A. The three-way street intersection at the south end of Block 4 shall be realigned so that the intersection is more nearly of a "T" configuration. Also, Lot 6, Block 4 should be redesigned if possible so as not to have a lot fronting on three streets.
- B. The applicant shall be advised that subject property is abutting the designating urban growth area and may therefore be subject to assessments for sanitary sewer at a future date.
- C. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining approval of the use of an individual private water and septic tank systems on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- D. 75 feet of half-street right-of-way shall be indicated for Central Avenue and 135th Street West for a distance of 250 feet from the intersection of their centerlines and tapering to 50 feet of half-street right-of-way at a distance of 350 feet from the intersection of the centerlines.
- E. 25 foot triangular drainage easements shall be indicated on the corners of all road intersections.
- F. Drainage associated with subject property shall be discussed at the Subdivision Committee meeting upon submission of the preliminary plat.
- G. All utilities shall be installed underground.
- H. Appropriate plans and profiles for streets and associated drainage improvements shall be submitted to the County Engineer. A letter approving said plans by the County Engineer shall be submitted to the Planning Department.

February 25, 1974

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

Re: S/D 74-15 - Sketch Plat of
Rainbow Lakes West.

Dear Mr. Taylor:

We have completed our review of the above-mentioned sketch plat and authorize the preparation of a preliminary plat, subject to:

- A. The applicant shall be advised that subject property is abutting the designating urban growth area and may therefore be subject to heavy assessments for sanitary sewer at a future date.
- B. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining approval of the use of an individual private water and septic tank systems on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- C. A north-south street shall be indicated in the area of Lot 18, Block 3, in order to allow access to the property adjacent on the south.
- D. "Complete access control" shall be indicated adjacent to all lots abutting Central Avenue and 135th Street West.
- E. 75 feet of half-street right-of-way shall be indicated for Central Avenue and 135th Street West for a distance of 250 feet from the intersection of their centerlines and tapering to 50 feet of half-street right-of-way at a distance of 350 feet from the intersection of the centerlines.
- F. 25 foot building setback lines shall be indicated from all streets.

Mr. Kenneth O. Taylor
February 25, 1974
Page 2

- G. 25 foot triangular drainage easements shall be indicated on the corners of all road intersections.
 - H. Drainage associated with subject property shall be discussed at the Subdivision Committee Meeting upon submission of the preliminary plat.
 - I. Requirements for a preliminary plat as listed in the MAPC Subdivision Regulations, Article 4-201 through 4-207.
- Please call if I may be of further assistance to you with this plat.

Sincerely,

John Richter
Planning Analyst

JR:rma

cc: L. V. Bell, 360 North 135th Street West, 67235

January 15, 1974

M. S. Mitchell, Maintenance-Flood Control
John Richter, Planning Analyst

Rainbow Lakes West

The attached sketch plat has been recently submitted to our office. Subject property is zoned "R-1" Suburban Residential. I would appreciate your review and comments for this plat returned to our office no later than January 23, 1974.

JR:rme
Attachment

Map No.: F-3W-D
Section No.: 24
Twp. No.: 27S
Range: 2W

S/D No. 74-15

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Rainbow Lakes West

General Location: SOUTH SIDE OF CENTRAL ON THE EAST SIDE OF 135TH ST. WEST

Name of Property Owner: L. V. BELL

Address: 360 N. 135TH ST. W Phone: 722-4176

Name of Subdivider: _____ Phone: _____

Address: _____ Phone: _____

Name of Agent/Surveyor: K. O. TAYLOR

Address: 1542 S. ST. FRANCIS Phone: AM 4-4072

Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 97.2
2. Number of Lots:
 - Residential 71
 - Commercial _____
 - Industrial _____
 - Other _____
3. Total Number of Lots 71
4. Minimum Lot Frontage 100 ft.
5. Minimum Lot Area 25000 ft.
6. Existing Zoning R-1
7. Proposed Zoning R-1
7. Lineal Feet of New Streets:
 - a. 50' R/W 3540 ft.
 - b. 70' R/W 7070 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 10610 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) Yes (Yes-No)
12. 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 with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. 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: L. V. Bell

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

Received by [Signature]
Date 11/24
Fee Submitted none

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-15 Name RAINBOW LAKES WEST
Date Application Rec'd. 1-14-74 Preliminary Approval _____
Scheduled S/D Meeting 3-7-74

DESCRIPTION

General Location In an area south of Central on the east side
of 135th Street West
Owner L. V. Bell
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-4072

1. Gross Acreage of Plat 97.3
2. Number of Lots:
 - Residential 71
 - Commercial _____
 - Industrial _____
 - Other _____
3. Total Number of Lots 71
4. Minimum Lot Frontage 100 ft.
5. Minimum Lot Area 25,000 sq. ft.
6. Existing Zoning R-1
7. Proposed Zoning R-1
7. Lineal Feet of New Streets:
 - a. 50 R/W 3540 ft.
 - b. 70 R/W 7070 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 10,610 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers NO (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ Yes _____ (Yes-No) _____
12. City of Wichita _____ : Three-Mile Area Yes No

STAFF COMMENTS:

- A. The three-way street intersection at the south end of Block 4 shall be realigned so that the intersection is more nearly of a "T" configuration. Also, Lot 6, Block 4 should be redesigned if possible so as not to have a lot fronting on three streets.
- B. The applicant shall be advised that subject property is abutting the designating urban growth area and may therefore be subject to assessments for sanitary sewer at a future date.
- C. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining approval of the use of an individual private water and septic tank systems on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- D. 75 feet of half-street right-of-way shall be indicated for Central Avenue and 135th Street West for a distance of 250 feet from the intersection of their centerlines and tapering to 50 feet of half-street right-of-way at a distance of 350 feet from the intersection of the centerlines.
- E. 25 foot triangular drainage easements shall be indicated on the corners of all road intersections.
- F. Drainage associated with subject property shall be discussed at the Subdivision Committee meeting upon submission of the preliminary plat.
- G. All utilities shall be installed underground.
- H. Appropriate plans and profiles for streets and associated drainage improvements shall be submitted to the County Engineer. A letter approving said plans by the County Engineer shall be submitted to the Planning Department.

- I. The applicant shall install or guarantee the improvement of all interior streets shown on this plat. The County Engineer shall be contacted regarding this matter.
- J. The purpose for which "Reserve A" is being reserved for shall be indicated on the final plat.
- K. The applicant shall submit a covenant which contains adequate provisions for the improvement and continued maintenance of the open space areas indicated on the plat.
- L. Any raising, lowering, or incasement of the Phillips pipeline crossing subject property due to street or other improvements on subject property, shall be at the sole expense of the applicant.
- M. A letter obtained from the Phillips Petroleum Company stating that the pipeline easement as shown on the plat is satisfactory, shall be submitted to the Planning Department.
- N. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

FORM 223-021

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		

1269.00

DESCRIPTION	AMOUNT
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<i>Subdivision application</i>	
<i>for lot 1, block 1, sub 1</i>	

Name _____

Address *2609 N. 11th St W.*

Type <i>AA-470</i>	Due Date
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Comments: _____

Date <i>2/12/74</i>	By <i>Carl Newby</i>
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