

*Bldg. setback  
Sewage covenant*

SAVE

PLAT NO. S/D 74-17 MAP NO. 4445

NAME SHEPLER'S THIRD ADDITION

LOCATION: Southeast corner of 167th St. West and  
Kellogg Drive

ENGINEER Baughman Company

OWNER Harry Sheplers

APPLICATION FILED 2-11-74

SKETCH PLAT FILED 2-11-74

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

FINAL FILED 2-11-74

S/D ACTION 2-21-74

3-7-74 deferred 5-2-74 app

MAPC ACTION 3-28-74 deferred back to S/D

S/D 4-4-74 - deferred 4 weeks back to S/D 5-9-74 approved

BOCO REC ACTION Approved as Recorder 7/24/75

RECORDED 10-6-75

REMARKS \_\_\_\_\_

B.C.C./B. CO. C. Approved 7-21-73  
S/D defined 4 weeks 4-4-74  
S/D Approved 5-2-74  
map approved 5-9-74

S/D 74-17 - SHEPLERS THIRD ADD. -  
Southeast corner of 167th St. W.  
and Kellogg Dr. Baughman CO.

~~74~~

Map No. H5W-D  
Sec. No. 34  
Twp. No. 27  
Range 2W

Subdivision Report and Progress

S/D No.: 74-17

Name: SHEPLER'S THIRD ADDITION

General Location: Southeast corner of 167th St. West and Kellogg Drive

Owner: Harry Sheplers Phone: 794-2489  
Address: R. 2, Goddard, Kansas  
Subdivider: Gene Coombs Phone: 263-2261  
Address: 421 East 3rd, Box 405  
Engineer/Surveyor: Baughman Company Phone: 262-7271  
Address: 330 Laura

Application Received 2-11-74  
Conf. with Applicant \_\_\_\_\_  
Sketch Plat Received 2-11-74  
Present Zoning R  
Proposed Zoning E  
Letter of Intent \_\_\_\_\_

PREL. PLAT RECEIVED \_\_\_\_\_  
S/D Comm. Action \_\_\_\_\_  
Dept. Report on Prel. \_\_\_\_\_

TRACING PROGRESS:  
Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

FINAL PLAT RECEIVED 2-11-74  
S/D Comm. Action 2-21-74 deferred  
3-7-74 deferred 3-21-74 denied  
Dept. Report on Final \_\_\_\_\_  
M.A.P.C. ACTION 3-28-74 referred back  
Dept. Report on Final to S/D  
Letter on Irons Received \_\_\_\_\_  
Title/Taxes Rec'd & Reviewed 2-16-75  
Final Review \_\_\_\_\_  
Referral to B.C.C. \_\_\_\_\_

B.C.C. ACTION approved 9/24/75  
Recorded \_\_\_\_\_

S/D 4-4-74

Comments:

SHEPLER'S THIRD ADDITION  
Send plats to:

John D. McNeal  
State Highway Engineer  
State Highway Commission  
of Kansas  
Topeka, Kansas 66612

Ron Fletcher  
Professional Engineering Consult  
1440 E. English, 67211

Irvin H. Myers, Supt.  
USD #265  
231 N. Walnut  
Goddard, Kansas 67052

Marcellin Strunk, Trustee  
Attica Township  
Colwich, Kansas 67030

- Max Christman, County P.&Z. Off

S/D Comm 4/4/74 deferred  
until 5-8-74  
S/D Comm 5-8-74 App  
mapc 5-9-74 app.  
draft released tracing to Mark (Baughman Co.) for  
recording

S/D 74-17

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

SHEPLER'S THIRD ADDITION was

filed for record on October 6, 1975

John D. McNeal  
Register Of Deeds

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number **74-17** Name **SHEPLERS THIRD ADDITION**  
 Application & Sketch Filed: **2-11-74**  
 Preliminary Plat Filed: **--** Approved by S/D: **--**  
 Final Plat Filed: **2-11-74** Approved by S/D: **5-2-74**  
 Approved by Metropolitan Area Planning Commission: **5-9-74**

DESCRIPTION

General Location: **Southeast corner of 167th Street West  
and Kellogg Drive**

Surveyor or Engineer: **Baughman Company**  
 Owner: **Harry M. Shepler**  
 Address: **R. 2, Goddard, Kansas 67052**

1. Gross Acreage of Plat <u>2.1</u>	6. Access Control	
2. Number of Lots:	St. _____	No. Openings _____
Residential _____	St. _____	No. Openings _____
Commercial <u>1</u>	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving _____	Water <u>x</u>
Total Number of Lots: <u>1</u>	Sidewalk _____	Drainage _____
3. Minimum Lot Area: <u>2.1</u> Acres	Sewer <u>x</u>	Other _____
4. Existing Zoning <u>"R-1"</u>		
5. Special Problems Discussed <u>None</u>		

The Environmental Health Division has approved the use of a private water supply and sewage treatment system for subject property.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant shall provide a temporary building setback by separate instrument for a determined length of time in anticipation of the proposed future U.S. 54 Highway interchange.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Gragert moved, Rising seconded and it carried unanimously as to those voting (Hill abstained). Arnholz, Blakely, Kamen and Hennessy were absent.

NOTE: The associated zone case SCZ-0301 from "R-1" to "LC" has been approved by the Board of County Commissioners subject to platting.

ACTION: Instruct the County Clerk to file the temporary building setback with the Register of Deeds, the filing cost of which shall be billed to the applicant and approve the plat as approved by the Metropolitan Area Planning Commission.

EUGENE G. COOMBS  
DONALD E. LAMB DIN  
WILLIAM F. KLUGE, III  
E. CRAIG KENNEDY  
DOUGLAS J. MOSHIER

LAW OFFICES OF  
COOMBS, LAMB DIN & KLUGE  
CHARTERED  
HERITAGE PLACE  
421 E. THIRD - BOX 405  
WICHITA, KANSAS 67201

(316) 263-2261

August 19, 1975

Mr. Curtis Newby  
Metropolitan Area Planning Comm.  
City Building Annex  
Main and Douglas  
Wichita, Kansas 67202

Re: Shepler's Third Addition --  
Rezoning

Dear Mr. Newby:

Enclosed herewith is a Temporary Building Setback grant establishing a setback line on Lot 1, Block A, Shepler's Third Addition, until such time as the Highway Department of the State of Kansas decides the final alignment of U.S. Highway 54. I believe this takes care of all of the conditions and requirements for approval of the plat. If not, please let me know and I will try to comply with them promptly.

Very truly yours,

COOMBS, LAMB DIN, KLUGE  
& GARRITY, Chartered

*Eugene G. Coombs*  
Eugene G. Coombs

EGC:db

Enclosure

cc: Mr. William Korber  
Mr. Harry Shepler



EUGENE G. COOMBS  
DONALD E. LAMBDIN  
WILLIAM F. KLUGE, III  
E. CRAIG KENNEDY  
DOUGLAS J. MOSHIER

LAW OFFICES OF  
COOMBS, LAMBDIN & KLUGE  
CHARTERED  
HERITAGE PLACE  
421 E. THIRD - BOX 405  
WICHITA, KANSAS 67201

(316) 263-2261

September 8, 1975

Mr. Curtis Newby  
Metropolitan Area Planning Commission  
City Building Annex  
Main and Douglas  
Wichita, Kansas 67202

Re: Rezoning of Shepler's Third  
Addition  
S/D 74-17 and SCZ-0301

Gentlemen:

This is to certify that the following persons are the  
owners in fee simple of Lot 1, Block A, Shepler's Third Addition,  
Sedgwick County, Kansas, subject only to easements of record:

Harry L. Shepler  
Hazel M. Shepler  
Charles E. Shepler  
Gloria L. Shepler.

This is further to certify that all taxes on said real  
estate for the years 1974 and prior years have been paid in full.

Very truly yours,

COOMBS, LAMBDIN & KLUGE  
Chartered

*Eugene G. Coombs*  
Eugene G. Coombs

EGC:db

cc: Mr. Harry L. Shepler  
Mr. Bill Korber



TEMPORARY BUILDING SETBACK

A temporary building setback is hereby established on Lot 1, Block A, Shepler's Third Addition, Sedgwick County, Kansas, being a tract in the Northwest Quarter of Section 7, Township 27 South, Range 2 West. Said temporary building setback is described as follows:

Beginning at a point 50 Feet North of the Southeast corner of Lot 1, Block A, Shepler's Third Addition, Sedgwick County, Kansas; thence West parallel with the South line of said Lot, 140 Feet; thence North parallel with the West line of said Lot, 165 Feet to a point 150 Feet South of the North line of said Lot; thence Northeasterly to a point 100 Feet South of the Northeast corner of said Lot.

No building shall be built on said Lot 1, with any portion of it extending North, West or South of said temporary setback line as hereinbefore described.

This setback line shall remain in effect until such time as the Highway Department of the State of Kansas decides the final alignment of U. S. Highway 54 as it affects said addition.

When said alignment is established by the Highway Department of the State of Kansas, then this document establishing the temporary setback line shall be null and void and of no further force and effect.

IN WITNESS WHEREOF, we have hereunto caused this document to be executed the 31<sup>st</sup> day of July, 1975.

Harry L. Shepler  
Harry L. Shepler

Hazel M. Shepler  
Hazel M. Shepler

Charles E. Shepler  
Charles E. Shepler

Gloria L. Shepler  
Gloria L. Shepler

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.

BE IT REMEMBERED that on this 31st day of July, 1975, before me, the undersigned, a Notary Public in and for said county and state aforesaid, came Harry L. Shepler and Hazel M. Shepler who are personally known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Dee Ann Brooker  
Notary Public

My commission expires:



STATE OF TEXAS )  
TAYLOR COUNTY ) ss.

BE IT REMEMBERED that on this 4<sup>th</sup> day of August, 1975, before me, the undersigned, a Notary Public in and for said county and state aforesaid, came Charles E. Shepler and Gloria L. Shepler who are personally known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Delois Edwards  
Notary Public

My commission expires:

6-1-77

June 2, 1975

Mr. Eugene G. Coombs  
Attorney at Law  
P. O. Box 405  
Wichita, Kansas 67201

Re: S/D 74-17 - Sheplers Third  
Addition, associated zone  
case SCZ-0301, "R-1" to "LC";  
S/D 74-111, Wilson Acres  
Addition, and associated  
zone case SCZ-0327, "R-1" to  
"LC".

Dear Mr. Coombs:

This is to once again advise you as we have indicated before that the above referred to cases will be forwarded to the governing body for final approval at such time as the conditions of approval as outlined in our previous letter of January 13, 1975 have been complied with. When the plats have been approved by the governing body and recorded, the zone change resolutions will be published making the zoning effective.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

EUGENE G. COOMBS  
DONALD E. LAMB DIN  
WILLIAM F. KLUGE, III  
DANIEL S. GARRITY

TED L. PETERS  
E. CRAIG KENNEDY

LAW OFFICES OF  
COOMBS, LAMB DIN, KLUGE & GARRITY  
CHARTERED  
HERITAGE PLACE  
421 E. THIRD - BOX 405  
WICHITA, KANSAS 67201

March 25, 1975

(316) 263-2261

Metropolitan Area Planning Commission  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Attention: Curtis Newby

Re: Request for Zoning of Dean D. Wilson, Case No. SCZ-0327,  
"R-1" to "C", South side of U.S. 54 Highway in an area  
east of 167th Street West; and

S/D 74-17 -- Final Plat of Shepler's Third Addition,  
(Your File No. SCZ-0301, "R-1" to "E", Amended to  
request :LC", Southeast corner of U.S. 54 and Colwich  
Road.)

Dear Mr. Newby:

Enclosed herewith are the original Covenants pertaining  
to each of the above cases showing the recording stamp of the  
Register of Deeds on each.

To our knowledge, this concludes all of the requirements  
with reference to the rezoning on both these cases. If not, please  
be sure to let us know.

Very truly yours,

COOMBS, LAMB DIN, KLUGE  
& GARRITY, Chartered

*Eugene G. Coombs*  
Eugene G. Coombs

EGC:db

Enclosures

cc: Mr. and Mrs. Harry L. Shepler  
Mr. and Mrs. Dean D. Wilson



STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD *13*  
*4/15* M

FILM 127 PAGE 263

DEC 3 01974  
2 17317

JOHN HALE  
REGISTER OF DEEDS

*Paul B. Smith*  
*Secretary*

Original Compared  
With Record

*check*

COVENANT

WHEREAS, Dean D. Wilson and Betty J. Wilson, husband and wife, are the owners of the following described real estate situated in Sedgwick County, Kansas, to wit:

Wilson Acres, a tract in the Northwest Quarter of Section 7, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas;

and

WHEREAS, an Application for zone change of said real estate was made by the undersigned from R-1 to LC and granted; and

WHEREAS, the soil conditions in the area where said real estate is located are such that septic tanks should be installed on a restricted basis; and

WHEREAS, at the present time, said real estate is being used for the sale of new and used appliances and merchandise.

NOW, THEREFORE, for good and valuable consideration, the undersigned covenant and agree that no use of the premises other than its present use will be permitted on the premises which would produce or cause more sewage to be passed through and processed by the septic tank system on the premises without the consent in writing of the Sedgwick County Health Department, Wichita, Kansas.

THIS COVENANT shall be binding on the undersigned, their heirs, devisees, personal representatives and assigns, and shall run with the land.

MADE AND EXECUTED at Wichita, Kansas, this 30<sup>th</sup> day of December, 1974.

*Dean D. Wilson*  
\_\_\_\_\_  
Dean D. Wilson

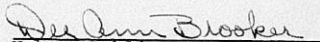
*Betty J. Wilson*  
\_\_\_\_\_  
Betty J. Wilson

40° Coombs, Lemkin, Kluge & Horvitz  
421 E. Third Box 405  
67201

STATE OF KANSAS )  
                  ) ss.  
SEDGWICK COUNTY )

BE IT REMEMBERED that on this 30<sup>th</sup> day of December, 1974, before me, the undersigned, a Notary Public in and for said county and state aforesaid, came Dean D. Wilson and Betty J. Wilson, who are personally known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

  
Notary Public

My commission expires:



*Check*

COVENANT

KNOW ALL MEN BY THESE PRESENTS:

That Harry L. Shepler, Hazel M. Shepler, Charles E. Shepler and Gloria L. Shepler, being the owners of the following described property, to wit:

A tract in the Northwest Quarter of the Northwest Quarter of Section 34, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the intersection of the South Right-of-Way line of U.S. Highway 54 and the West line of said Northwest Quarter; thence South along the West line of said Northwest Quarter a distance of 435 Feet; thence East parallel with said South Right-of-Way line 250 Feet; thence North parallel with the West line of said Northwest Quarter to a point on the South Right-of-Way line of said Highway; thence West along the South Right-of-Way line of said Highway to the place of beginning,

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD

DEC 3 0 1974  
2 17318

NO. JOHN HALE  
REGISTER OF DEEDS

*Good Seal*

Original Compared  
With Record

do hereby create and impose the following restrictive covenants which shall be recorded in the Office of the Register of Deeds of Sedgwick County, Kansas:

1. The volume of sewage on the above described premises cannot exceed five hundred (500) gallons per day and must only be deposited within the North 100 feet of said property, unless approval to do otherwise is obtained from the Sedgwick County Health Department.
2. Prior to any construction on the premises, approval from the Sedgwick County Health Department must be obtained as to the use and layout of the sewage system for said premises.
3. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until such time as city sewer services are extended to the captioned property.

WITNESS our hands this 12<sup>th</sup> day of November, 1973.

*Harry L. Shepler*  
\_\_\_\_\_  
Harry L. Shepler

*Hazel M. Shepler*  
\_\_\_\_\_  
Hazel M. Shepler

*Charles E. Shepler*  
\_\_\_\_\_  
Charles E. Shepler

*Gloria L. Shepler*  
\_\_\_\_\_  
Gloria L. Shepler

*4* Coombs, Pemberton, Kluge & Loraney  
421 E. Third Box 465 67201

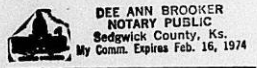
STATE OF KANSAS )  
 ) ss:  
 SEDGWICK COUNTY )

BE IT REMEMBERED that on this 1st day of November, 1973, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Harry L. Shepler and Hazel M. Shepler, who are personally known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Dee Ann Brooker  
Notary Public

My commission expires:



STATE OF TEXAS )  
 ) ss:  
 TAYLOR COUNTY )

BE IT REMEMBERED that on this 12 day of November 1973, 1973, before me, the undersigned, a Notary Public in and for said county and state aforesaid, came Charles E. Shepler and Gloria L. Shepler, who are personally known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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



Louise McCharen  
Notary Public  
LOUISE MCCHAREN

My commission expires:

June 1, 1975

January 13, 1975

Mr. Eugene G. Coombs  
Attorney at Law  
P. O. Box 405  
Wichita, Kansas 67201

Re: S/D 74-17 - Shepler's Third  
Addition and SCZ-0301, R-1  
to C; and S/D 74-111 - Wilson  
Acres Addition and SCZ-0327,  
R-1 to C.

Dear Mr. Coombs:

In response to your letter to me dated December 31, 1974, the following items still need to be completed prior to the rezoning becoming effective.

1. Sheplers Third Addition:

- A. The applicant shall submit by separate instrument a temporary building setback for subject property to coincide with the proposed future highway interchange right-of-way limits effecting subject property. Said instrument is to remain in effect for a specified time to be worked out with the State Highway Department.
- B. Submission of the fully completed and signed plat tracing.
- C. Certification by an attorney that fee title is vested in the plattor.
- D. Certification that all taxes for 1974 and prior years have been paid.

2. Wilson Acres Addition:

- A. The applicants surveyor shall contact the Maintenance-Flood Control Office relative to some of the dimensions shown on the plat.

Mr. Eugene G. Coombs  
January 13, 1975  
Page 2

- B. The applicants surveyor shall submit for approval, a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office.
- C. The chairman of the Metropolitan Area Planning Commission shall be appropriately labeled on the plat.
- D. A block number or letter shall be indicated on the face of the plat.
- E. The platters text shall be expanded to read "...platted into a lot, block and street..."
- F. This plat shall be forwarded to the MAPC at such time as the State Highway Department has had a chance to reply concerning highway right-of-way needs on subject property. NOTE: The State Highway Department has replied and the plat will be scheduled for consideration by the Planning Commission on January 23, 1975.
- G. A temporary building setback shall be submitted by separate instrument for subject property. Said setback shall coincide with the future right-of-way limits for the highway interchange and shall remain in effect for a specified length of time to be worked out with the Highway Department.

At such time as all the aforementioned conditions of the plat approval have been complied with, we will be able to forward the plats to the governing body for final acceptance and then at such time as the plats have been recorded with the Register of Deeds, the associated zone changes will become effective.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:EME

cc: Raughman Company, 330 Laura, 67211

2-12-12-12

**THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH**

**OFFICE OF ENVIRONMENTAL HEALTH**

**DATE** January 3, 1975

**TO** Mr. Curtis Newby, Junior Planner

**FROM** Steve Innes, Environmental Health Engineer

**SUBJECT** Shepler's Third Addition

The Environmental Health Division has received a copy of a covenant signed by the applicants on November 12, 1973 regarding sewage restrictions on subject addition. This covenant restricts sewage generated on the premises to 500 gallons per day or less and it must be deposited on the north 100 feet. Any sewage system must have construction approval from us. These covenants are binding on the present and all future owners of the land until public sewers are connected to.

The Environmental Health Division approves platting of Shepler's Third Addition on conditions as stated in the Covenant and approval is effective on the date the Covenant is recorded in the Office of the Registrar of Deeds.

SI/gt



LAW OFFICES OF  
COOMBS, LAMBDIN, KLUGE & GARRITY

EUGENE G. COOMBS  
DONALD E. LAMBDIN  
WILLIAM F. KLUGE, III  
DANIEL S. GARRITY  
—  
TED L. PETERS  
E. CRAIG KENNEDY

CHARTERED  
HERITAGE PLACE  
421 E. THIRD - BOX 405  
WICHITA, KANSAS 67201

(316) 263-2261

December 31, 1974

Metropolitan Area Planning Commission  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Attention: Curtis Newby

Re: Request for Zoning of Dean D. Wilson, Case No. SCZ-0327,  
"R-1" to "C", South side of U.S. 54 Highway in an area  
east of 167th Street West; and

S/D 74-17 -- Final Plat of Shepler's Third Addition,  
(Your File No. SCZ-0301, "R-1" to "E", Amended to  
request "IC", Southeast corner of U.S. 54 and Colwich  
Road.)

Dear Mr. Newby:

In accordance with the requirements in both these cases, we have obtained Covenants from each of the applicants pertaining to restrictions on the use of the land other than its present use, which would produce or cause more sewage to be passed through or processed by the septic tank systems or limiting the amount of sewage generated on the premises.

We have filed of record Covenants pertaining to each of the above cases. Copies of these Covenants are being transmitted to each of the recipients of this letter herewith for your information. After the recording stamp appears on the original copies of the Covenants, they will be further transmitted to you so that you may know that the Covenants have been recorded and therefore run with the land.

To our knowledge, this concludes all of the requirements with reference to the rezoning on both of these cases. We appreciate very much the very fine cooperation and courtesies which have been extended to us during the time we made application and processed these cases.

Very truly yours,

COOMBS, LAMBDIN, KLUGE  
& GARRITY, Chartered

*Eugene G. Coombs*  
Eugene G. Coombs

EGC:db  
Enclosures

cc: Mr. Mike Everhart  
Mr. and Mrs. Harry L. Shepler  
Mr. and Mrs. Dean D. Wilson



COVENANT

KNOW ALL MEN BY THESE PRESENTS:

That Harry L. Shepler, Hazel M. Shepler, Charles E. Shepler and Gloria L. Shepler, being the owners of the following described property, to wit:

A tract in the Northwest Quarter of the Northwest Quarter of Section 34, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the intersection of the South Right-of-Way line of U.S. Highway 54 and the West line of said Northwest Quarter; thence South along the West line of said Northwest Quarter a distance of 435 Feet; thence East parallel with said South Right-of-Way line 250 Feet; thence North parallel with the West line of said Northwest Quarter to a point on the South Right-of-Way line of said Highway; thence West along the South Right-of-Way line of said Highway to the place of beginning,

do hereby create and impose the following restrictive covenants which shall be recorded in the Office of the Register of Deeds of Sedgwick County, Kansas:

1. The volume of sewage on the above described premises cannot exceed five hundred (500) gallons per day and must only be deposited within the North 100 feet of said property, unless approval to do otherwise is obtained from the Sedgwick County Health Department.
2. Prior to any construction on the premises, approval from the Sedgwick County Health Department must be obtained as to the use and layout of the sewage system for said premises.
3. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until such time as city sewer services are extended to the captioned property.

WITNESS our hands this 12<sup>th</sup> day of November, 1973.

Harry L. Shepler  
Harry L. Shepler

Hazel M. Shepler  
Hazel M. Shepler

Charles E. Shepler  
Charles E. Shepler

Gloria L. Shepler  
Gloria L. Shepler

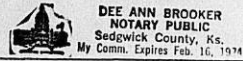
STATE OF KANSAS )  
                  ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED that on this 1st day of November, 1973, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Harry L. Shepler and Hazel M. Shepler, who are personally known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Dee Ann Brooker  
Notary Public

My commission expires:



STATE OF TEXAS )  
                  ) ss:  
TAYLOR COUNTY )

BE IT REMEMBERED that on this 12 day of November 1973, 1973, before me, the undersigned, a Notary Public in and for said county and state aforesaid, came Charles E. Shepler and Gloria L. Shepler, who are personally known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Louise McChann  
Notary Public

My commission expires:

June 1, 1975

May 14, 1974

John D. McNeal, P.E.  
State Highway Engineer  
State Office Building  
Topeka, Kansas 66612

Attention: R. R. Biege, Jr. P. E.

Re: S/D 74-17 - Sheplers Third  
Addition - southeast corner  
of 167th Street West and  
Kellogg Drive.

Dear Sir:

This letter is to advise you of the most recent action taken on the above referred to plat case by the Metropolitan Area Planning Commission. Based in part upon your letter of reply of March 5, 1974 concerning the Highway Department studies affecting the subject plat, the Planning Commission at their meeting of May 9, 1974 approved the plat subject to several conditions. One of those conditions is: "that the applicant submit a separate instrument which will provide a temporary building setback on subject property. Said setback is to coincide with the proposed future highway right-of-way limits and is to remain in effect for a period of 18 months, with the provisions that in the event the Highway Department has not made a determination as to the needed right-of-way by that time, the setback is to be automatically extended for an additional 18 months". The Planning Commission felt that three years was the maximum amount of time that the property owner could reasonably be restricted as to the full use of his property.

I would like to take this opportunity to thank you for your cooperation and assistance in this matter and if you have any questions or wish to discuss this case further, please contact me.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
cc: Ron Fletcher  
Professional Engineering Consultants  
1440 East English, 67211

May 13, 1974

Mr. Eugene Coombs, Attorney  
421 East Third  
Wichita, Kansas 67202

Re: S/D 74-17 - Final Plat of  
SHEPLER'S THIRD ADDITION

Dear Mr. Coombs:

At the regular meeting of the Metropolitan Area Planning Commission on May 9, 1974, the above-captioned plat was considered. After considerable discussion on item B. as indicated in our letter dated May 3, 1974, regarding the provisional setback which would allow the Highway Department sufficient time to acquire the property prior to its being developed, the action of the Commission was to require a separate instrument which will provide for a temporary building setback on subject property for a period of 18 months, with the provisions that, in the event the Highway Department has not made a determination as to the needed right-of-way by that time, the setback is automatically extended for an additional 18 months.

In addition to the instrument on the setback, it is necessary that you meet condition A listed in our letter of May 3, 1974, plus the following conditions:

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.

Page 2 - Mr. Eugene Coombs  
May 13, 1974

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Harry Shepler, Route 2, Goddard 67052  
Ron Fletcher, Professional Engineerig Consultants,  
1440 East English 67211  
Baughman Company, 330 Laura 67211  
Dean Sellers, Assistant City Engineer

Baughman Company  
330 Laura  
Wichita, Kansas 67211

May 3, 1974

Re: S/D 74-17 - Final Plat of  
SHEPLER'S THIRD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 2, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall obtain approval for the use of a private water supply and a sewage treatment system for subject property, from the Environmental Health Department. A letter obtained from said agency giving approval of such systems or indicating an acceptable alternative to such systems has been agreed to, shall be submitted to the Planning Department.
- B. The applicant shall contact the Planning Department relative to the submission of a separate instrument which will provide for a temporary building setback on subject property for a to be determined length of time in anticipation of the proposed future U. S. 54 Highway interchange right-of-way requirements.
- C. Recording of the plat within 30 days after approval by the Board of County 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, May 9, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rne

May 3, 1974  
Page 2

**Enclosure**

cc: Harry Shepler, Route 2, Goddard, Kansas 67052  
Gene Coombs, Attorney, 421 East Third, 67202  
Ron Fletcher, Professional Engineering Consultants,  
1440 East English, 67211  
Dean Sellers, Assistant City Engineer

April 8, 1974

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 74-17 - Final Plat of  
SHEPLER'S THIRD ADDITION

Gentlemen:

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 defer this case for four weeks at the request of the applicant's attorney.

This case will be rescheduled for the May 4, 1974 Subdivision Committee meeting.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Harry Shepler, Route 2, Goddard, Kansas 67052  
Craig Kennedy, Attorney, 421 East Third, Box 405, 67201  
Ron Fletcher, Professional Engineering Consultants,  
1440 East English, 67211  
Dean Sellers, Assistant City Engineer

April 1, 1974

Mr. Tom Scott, Chairman  
Board of County Commissioners  
525 North Main  
Wichita, Kansas 67203

Re: County zone case SCZ-0301,  
"R-1" to "E" approved for  
"LC" and associated plat  
S/D 74-17, Sheplers Third  
Addition. Located at the  
southeast corner of U. S.  
54 Highway and Colwich Road.

Dear Mr. Scott:

The above referred to County zone case was approved by the Board of County Commissioners on March 21, 1973, subject to platting within one year. The associated plat of subject property S/D 74-17, Sheplers Third Addition was submitted February 11, 1974, considered by the Subdivision Committee and forwarded to the Planning Commission on March 28, 1974. It was the action of the Planning Commission to return the plat to the Subdivision Committee for further consideration because of unresolved problems concerning Health Department approval for a sewage system and highway right-of-way needs. Since the one year platting limit on the zone case has expired the Planning Commission also recommended that the platting time limit be extended to allow time for completion of the plat.

In accordance with the adopted Planning Commission Policy Statement #5, the Chairman of the Board of County Commissioners is authorized to grant zone case platting time limit extension of up to 12 months if it is the first time an extension of the platting is being requested and where final platting is dependent upon some public improvement or design such as drainage,

Mr. Tom Scott  
April 1, 1974  
Page 2

sewer, etc. We would concur in the granting of a six month extension of the platting time for subject plat. Please call if you have any questions concerning this matter.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:CLN:rme

cc: Eugene Coombs, Attorney  
P. O. Box 405, 67201

Max Christman, County Planning & Zoning Office



March 29, 1974

Mr. Eugene Coombs, Attorney  
Box 405, 421 East 3rd Street  
Wichita, Kansas 67202

Re: S/D 74-17 - Final Plat of  
SHEPLER'S THIRD ADDITION

Dear Mr. Coombs:

At the regular meeting of the Metropolitan Area Planning Commission on March 28, 1974, the above-captioned plat was considered. After considerable discussion, and the fact that your client owns additional land in the area, it was the action of the Planning Commission to refer this plat back to the Subdivision Committee. The Planning Commission also recommended that the Board of County Commissioners grant an extension of the time for platting for an additional six months. We will advise the Board of County Commissioners regarding this recommendation.

Reconsideration of this plat will be scheduled for the Subdivision Committee meeting of April 4, 1974, the meeting to start at 1:00 p.m. in Room 401 City Building Annex, 104 South Main.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Harry Shepler, Route 2, Goddard, Kansas 67052  
Craig Kennedy, Attorney, 421 East Third, Box 405 67201  
Ron Fletcher, Professional Engineering Consultants,  
1440 East English 67211  
Baughman Company, 330 Laura 67211  
Dean Sellers, Assistant City Engineer

March 22, 1974

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Subject: S/D 74-17 - Final Plat  
of SHEPLER'S THIRD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 21, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be denied based on the following comments:

- A. It was noted that present plans under study for the reconstruction of U. S. 54 Highway to a limited access freeway standard, proposes an interchange at the intersection of 167th Street West (Colwich Road) and U. S. 54 Highway. Right-of-way for such an interchange would involve most all of the applicant's property. The State Highway Department, as well as their local consultants, have been contacted regarding this plat.
- B. Subject property will have to be developed with a municipal sewer system since the Environmental Health Department has advised that the results of percolation tests indicate that the use of septic tanks cannot be permitted. Subject property is also located in the designated urban growth area of the adopted Countywide Sewer Plan.

NOTE: Associated County zone Case SCZ-0301, "R-1" to "LC", has been approved by the Board of County Commissioners subject to platting within one year. The one year platting time limit will expire on March 21, 1974.

Final Plat of SHEPLER'S THIRD ADDITION  
March 22, 1974  
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 28, 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

cc: Harry Sheplers  
Route 2  
Goddard, Kansas 67052

Craig Kennedy, Attorney  
421 East Third - Box 405 67201

Ron Fletcher  
Professional Engineering Consultants  
1440 East English 67211

Dean Sellers, Assistant City Engineer

March 19, 1974

Subdivision Committee and Utility Advisory  
Committee Members  
Curtis L. Newby, Junior Planner

Subdivision Committee Agenda for Meeting  
of March 21, 1974.

In addition to the items indicated on the previously mailed out agenda, the following two cases will be considered at the March 21, 1974 Subdivision Committee meeting. Case number V-0672, request for vacation of a portion of Esthner Avenue associated with Veazey 2nd Addition, which appears on the agenda, and case number S/D 74-17, Sheplers 3rd Addition which has been placed back on the agenda at the request of the applicant.

If you have any questions concerning these matters, please call.

CLN:rme

ROBERT B. ROCKING, Governor

# State Highway Commission of Kansas

A. J. GRAY, Director of Highways  
H. J. ULRICH, Assistant Highway Director  
JOHN D. McNEAL, State Highway Engineer



KEN PHELPS  
Manhattan, Kansas  
BOB KENT  
Salina, Kansas  
RICHARD M. DRISCOLL  
Russell, Kansas  
KARL A. BRUECK  
Topeka, Kansas  
GALE MOSS  
St. Dorado, Kansas  
LOUIS KAMPSCHROEDER  
Garden City, Kansas

STATE OFFICE BUILDING  
TOPEKA, KANSAS 66612

March 5, 1974

(BC) 54-87 RF-038-3(38)  
(BC) 54-87 U-038-3(42)  
Sedgwick County  
Seville Avenue West to 4-Lane Freeway

Mr. Curtis L. Newby, Junior Planner  
Metropolitan Area Planning Department  
City Building Annex  
104 S. Main Street  
Wichita, Kansas 67202

Subject: S/D 74-17 - Shepler's  
Third Addition. Generally located  
at the southeast corner of 167th  
Street West and Kellogg Drive.

Dear Mr. Newby:

As per your telecon with Mr. Watts of our Department on February 21, 1974 and your letter to Mr. McNeal dated February 15, 1974 we are transmitting a sketch of the proposed interchange and frontage road requirements at the intersection of US-54 and 167th Street West.

It should be noted that the concept shown provides for 167th Street West to be separated from US-54 by a bridge over the improvement which, in this case, would probably be the most severe condition for the subject addition. This concept is only preliminary, however, and may be changed in the Design Phase. Until the detailed design plans are completed, the actual right of way requirements cannot be determined.

If you have any questions or if we can be of any further assistance, please feel free to contact us.

Very truly yours,

JOHN D. McNEAL, P.E.  
STATE HIGHWAY ENGINEER

By R. R. Biege, Jr.  
R. R. Biege, Jr., P.E.  
Engineer of Location  
and Design Concepts

JDM:RRB:WEW:csb  
Att.



March 12, 1974

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Subject: S/D 74-17 - Final Plat  
of SHEPLER'S THIRD ADDITION

Gentlemen:

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 recommend that this plat be deferred for two weeks. Problems yet to be resolved prior to resubmitting this plat for consideration before the Subdivision Committee are the right-of-way limits for U. S. 54, drainage, and serving subject property with sanitary sewer.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLW:rme

cc: Harry Sheplers  
Route 2  
Goddard, Kansas 67052

Craig Kennedy, Attorney  
421 East Third - Box 405 67201

Ron Fletcher  
Professional Engineering Consultants  
1440 East English, 67211

Dean Sellers, Assistant City Engineer

February 25, 1974

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 74-17 - Final Plat of  
SHEPLER'S THIRD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 21, 1974, the above captioned plat was considered. The action of the Committee was to defer the plat for two weeks.

The applicant shall be advised that he should contact the Wichita-Sedgwick County Environmental Health Department relative to getting approval for septic tank and a private water system for a "LC" usage of subject property.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Harry Sheplers  
Rt. 2  
Goddard, Kansas 67052

Gene Coombs, Attorney  
421 East 3rd Street - Box 405, 67202

Ron Fletcher  
Professional Engineering Consultants  
1440 East English, 67211

Dean Sellers, Assistant City Engineer

February 15, 1974

John D. McNeal  
State Highway Engineer  
State Highway Commission  
of Kansas  
Topeka, Kansas 66612

Subject: S/D 74-17 - Shepler's  
Third Addition. Generally located  
at the southeast corner of 167th  
Street West and Kellogg Drive.

Dear Mr. McNeal:

Enclosed for your information and comments is a copy of the above referred to final plat and a copy of our staff comments. This final plat is being considered by the Subdivision Committee of the Metropolitan Area Planning Commission on February 21, 1974.

We have already discussed this plat with Ron Fletcher of Professional Engineering Consultants, the local firm acting as consultants on West 54 Highway project. However, we would appreciate any comments you may have concerning this proposed commercial plat.

If you have any questions or comments, please call or write me. Thank you for your consideration in this matter.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Ron Fletcher  
Professional Engineering Consultants  
1440 East English, 67211

from: \_\_\_\_\_

*JHO* date: \_\_\_\_\_

- |                                  |                                     |   |                                   |                                  |
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| <input type="checkbox"/> handle        | <input type="checkbox"/> library     |

remarks: *Hold this for plot that will be filed at S.E. corner of 107 and W 54.*

LAW OFFICES OF  
**COOMBS, LAMB DIN, KLUGE, GARRITY & MOORE**

CHARTERED  
HERITAGE PLACE  
421 E. THIRD - BOX 405  
WICHITA, KANSAS 67201

December 6, 1973

(316) 269-2281

EUGENE G. COOMBS  
DONALD E. LAMB DIN  
WILLIAM F. KLUGE  
DANIEL S. GARRITY  
JOHN T. MOORE  
CRAIG KENNEDY

Mr. Jim Aiken  
Sedgwick County Health Department  
1900 E. 9th  
Wichita, Kansas

Mr. Jack H. Galbraith, Chief Planner  
Metropolitan Area Planning Commission  
City Annex Building  
104 S. Main  
Wichita, Kansas

Re: SCZ-0031 - "R-1" to "E" -  
Amended to request "LC" or  
"C" - Southeast corner of  
U. S. 54 and Colwich Road

Gentlemen:

Enclosed herewith is an executed copy of the Covenant we have prepared with regard to the restrictions placed upon the captioned property due to the percolation test results in accordance with our conversations concerning same. Baughman Company is currently preparing the required plat, and if the enclosed Covenant meets with your approval, we will submit the Covenant and the plat for filing of record for a finalization of the zoning procedures at the appropriate time.

Please advise if the Covenant meets with your approval and, if additional information or items will be necessary, we will be happy to provide same. Thank you for your assistance in this matter.

Very truly yours,

COOMBS, LAMB DIN, KLUGE, GARRITY  
& MOORE, Chartered

*John T. Moore*  
John T. Moore

JTM:dm

enclosure



December 12, 1973

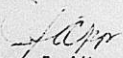
John T. Moore  
Coombs, Lambdin, Kluge, Garrity  
& Moore, Chartered  
Heritage Place  
421 East 10th - Box 405  
Wichita, Kansas 67201

RE: SCZ-0031 - "R-1" to "E" -  
Amended to request "LC" or  
"C" - Southeast corner of  
U.S. 54 and Colwich Road

The proposed covenant in relation to the subject property is satisfactory subject to platting of the property.

I have discussed this with Jack Galbraith and we are agreed in accepting the covenant. It is my understanding that your proposed covenant is specifically related to construction of residential warehouses on the property which would result in a limited amount of sewage being produced.

The acceptance of the covenant is also related to the fact that the percolation test generally indicated that the soil was not satisfactory for septic tank systems with the exception of the north part of the property.

  
James F. Aiken, Jr.  
Environmental Health Director

JFA:dg

cc Jack Galbraith ✓  
Rick Harney



COVENANT

KNOW ALL MEN BY THESE PRESENTS:

That Harry L. Shepler, Hazel M. Shepler, Charles E. Shepler and Gloria L. Shepler, being the owners of the following described property, to wit:

A tract in the Northwest Quarter of the Northwest Quarter of Section 34, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the intersection of the South Right-of-Way line of U.S. Highway 54 and the West line of said Northwest Quarter; thence South along the West line of said Northwest Quarter a distance of 435 Feet; thence East parallel with said South Right-of-Way line 250 Feet; thence North parallel with the West line of said Northwest Quarter to a point on the South Right-of-Way line of said Highway; thence West along the South Right-of-Way line of said Highway to the place of beginning,

do hereby create and impose the following restrictive covenants which shall be recorded in the Office of the Register of Deeds of Sedgwick County, Kansas:

1. The volume of sewage on the above described premises cannot exceed five hundred (500) gallons per day and must only be deposited within the North 100 feet of said property, unless approval to do otherwise is obtained from the Sedgwick County Health Department.
2. Prior to any construction on the premises, approval from the Sedgwick County Health Department must be obtained as to the use and layout of the sewage system for said premises.
3. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until such time as city sewer services are extended to the captioned property.

WITNESS our hands this 12<sup>th</sup> day of November, 1973.

Harry L. Shepler  
Harry L. Shepler

Hazel M. Shepler  
Hazel M. Shepler

Charles E. Shepler  
Charles E. Shepler

Gloria L. Shepler  
Gloria L. Shepler

STATE OF KANSAS )  
 ) ss:  
 SEDGWICK COUNTY )

BE IT REMEMBERED that on this 1st day of November 1973, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Harry L. Shepler and Hazel M. Shepler, who are personally known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Dee Ann Brooker  
Notary Public

My commission expires:



DEE ANN BROOKER  
NOTARY PUBLIC  
Sedgwick County, Ks.  
My Comm. Expires Feb. 16, 1974

STATE OF TEXAS )  
 ) ss:  
 TAYLOR COUNTY )

BE IT REMEMBERED that on this 12 day of November 1973, 1973, before me, the undersigned, a Notary Public in and for said county and state aforesaid, came Charles E. Shepler and Gloria L. Shepler, who are personally known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Louise McCham  
Notary Public

My commission expires:

June 1, 1975

S/D 74-17

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF ENVIRONMENTAL HEALTH      DATE      September 19, 1973  
9-0020

TO      Curtis Newby, Junior Planner  
FROM      R.M. Richard Marney, Environmental Health Engineer

SUBJECT      Percolation Tests, Southeast  
Corner, Hiway 54 at Colwich Road

Results of soil percolation tests on about two acres generally on the southeast corner of Highway 54 at Colwich Road were not satisfactory with an average rate of 190 minutes.

The use of soil absorption systems for sewage disposal is therefore not approved for this property.

fs

cc:      Coombs, Gerety and Moore  
421 East Third  
P. O. Box 405  
Wichita, Kansas

Meskers Sanitation Company  
1300 Airport Road  
Wichita, Kansas 67209



Map No.: \_\_\_\_\_  
Section No.: \_\_\_\_\_  
Twp. No.: \_\_\_\_\_  
Range: \_\_\_\_\_

S/D No. 74-17

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Shepler's Third Addition

General Location: S.E. Corner of 167th St. W. and Kellogg Drive

Name of Property Owner: Harry Sheplers  
Address: Rt. 2 Goddard, Kansas Phone: 794-2489

Name of Subdivider: Same % Gene Coombs  
Address: 421 E. 3rd Box 405 Phone: 263-2261

Name of Agent/Surveyor: Bauchman Company  
Address: 330 Laura Phone: 262-7271

Date of Application: February 4, 1974

SUBDIVISION INFORMATION:

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>2.08</u>   | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:   | a. <u>60</u> R/W <u>363</u> ft.   |
| Residential _____  | b. _____ R/W _____ ft.  |
| Commercial _____   | c. _____ R/W _____ ft.  |
| Industrial _____   | d. _____ R/W _____ ft.  |
| Other _____  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>1</u>  | TOTAL <u>363</u> ft.  |
| 3. Minimum Lot Frontage <u>180</u> ft.   | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>68658.0</u> ft.   |   |
| 5. Existing Zoning <u>R</u>  |   |
| 6. Proposed Zoning <u>E</u>  |   |
| 9. Public Water Supply _____ (Yes-No), Name _____                              |   |
| 10. Public Sanitary Sewers _____ (Yes-No), Name _____                          |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)               |   |
| 12. City of Wichita <u>Three-Mile Area</u> <input checked="" type="checkbox"/> |   |

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: Craig Kennedy  
Attorney for Harry Sheplers

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

Received by Joanne Smith  
Date 2-11-74  
Fee Submitted 50.00

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		50.00

DESCRIPTION	AMOUNT
<i>Electric 3rd add</i>	
<i>W. Lighting</i>	

*Electric 3rd add*

*W. Lighting*

Name *W. W. Smith*

Address *338 S. 10th*

Type *AA 407103* Due Date *2-11-74*

Comments:

Date \_\_\_\_\_ By *W. W. Smith*