

PLAT NO. S/D 75-36 MAP NO. 4445  
I-5W-A

NAME JEFFERY ADDITION

LOCATION One-half mile south of 54 Highway in an area  
west of 151st St. West.

ENGINEER Air Capital Land Surveyors

OWNER Lloyd L. Jeffery

APPLICATION FILED 4-17-75

SKETCH PLAT FILED 4-17-75

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

S/D ACTION Prelim-11-20-75 approved

FINAL FILED 8-30-76

S/D ACTION 9-9-76 approved

MAPC ACTION 9-16-76 Approved

By G. L.  
S/D ACTION 11-10-76 Approved

RECORDED November 24, 1976

REMARKS \_\_\_\_\_

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF COUNTY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number **75.36** Name **JEFFERY ADDITION**  
 Application & Sketch Filed: **4-17-76**  
 Preliminary Plat Filed: **10-29-75** Approved by S/D: **11-20-75**  
 Final Plat Filed: **8-30-76** Approved by S/D: **9-9-76**  
 Approved by Metropolitan Area Planning Commission: **9-16-76**

DESCRIPTION

General Location: **1/2 mile south of 54 Highway in an area west of 151st Street West**

Surveyor or Engineer: **Air Capital Company**  
 Owner: **Lloyd Jeffery**  
 Address: **Rt. 1, Goddard 67052**

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

A valid petition has been submitted guaranteeing the improvement of Dora Circle to suburban standards with a sand or gravel surface. Satisfactory arrangements have been made with the Health Department for the use of a septic tank and private water well on subject property.

Planning Commission Recommendation:

That this plat be approved subject to being recorded within 30 days after approval by the Board of County Commissioners. Bayouth moved, Gragg seconded and it carried unanimously. Taylor was absent.

ACTION: Accept the petition and instruct the County Clerk to not publish the resolution effectuating the petition until the plat has been recorded; and approve the plat as approved by the Metropolitan Area Planning Commission.

*Handwritten:* Newby

September 27, 1976

Metropolitan Area Planning Commission  
City Hall - Tenth Floor  
455 North Main  
Wichita, Kansas 67202

Re: S/D 75-36 - Final Plat of  
JEFFERY ADDITION

Dear Sirs:

Please be advised that we, the undersigned applicants in the above referenced matter, hereby evidence our agreement to connect any improvements constructed on the above referenced addition to sanitary sewer and City water at such time as it is available for such connection.

Sincerely,

*George F. Jeffery*  
George F. Jeffery

*Lloyd L. Jeffery*  
Lloyd L. Jeffery

*Winifred L. Jeffery*  
Winifred L. Jeffery



*Handy*

September 27, 1976

Metropolitan Area Planning Commission  
City Hall - Tenth Floor  
455 North Main  
Wichita, Kansas 67202

Re: S/D 75-36 - Final Plat of  
JEFFERY ADDITION

Dear Sirs:

Please be advised that we, the undersigned applicants in the above referenced matter, hereby evidence our agreement to connect any improvements constructed on the above referenced addition to sanitary sewer and City water at such time as it is available for such connection.

Sincerely,

*George F. Jeffery*  
\_\_\_\_\_  
George F. Jeffery

*Lloyd L. Jeffery*  
\_\_\_\_\_  
Lloyd L. Jeffery

*Winifred L. Jeffery*  
\_\_\_\_\_  
Winifred L. Jeffery



LAW OFFICES OF  
BLASE, BLASE & GRIFFITH  
CHARTERED  
BRYNWOOD PLACE - 2302 NORTH HOOD  
WICHITA, KANSAS 67204

ROBERT E. BLASE  
HENRY H. BLASE  
WILLIAM R. GRIFFITH

TELEPHONE  
(316) 838-7733

September 27, 1976

Metropolitan Area Planning Commission  
City Hall - Tenth Floor  
455 North Main  
Wichita, Kansas 67202

Dear Sirs:

This is to advise that we have this date examined the Abstract of Title and examined the title records to the following described real property, to-wit:

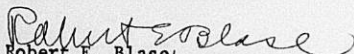
A tract beginning 460ft. North of the S.E. corner of the NE $\frac{1}{4}$  of Section 34, Township 27S, Range 2W thence, Westerly parallel with the South line of said NE $\frac{1}{4}$ , 653.40 feet to a point of curve having a radius of 75ft, thence along said curve a distance of 403.96ft, thence Easterly 2.41ft thence Southerly parallel with the East line of said NE $\frac{1}{4}$  a distance of 395ft thence Easterly along the south line of said NE $\frac{1}{4}$  217.80ft thence Northerly 400ft, thence Easterly 435.60ft to the East line of the NE $\frac{1}{4}$ , thence Northerly 60ft to the point of beginning in Sedgwick County, Kansas.

We find title to said property to be in the name of George Jeffery, Lloyd L. Jeffery and Winifred L. Jeffery.

There are no mortgages or liens shown of record against this property.

The real estate taxes for the year 1975 and prior years show as being paid.

Respectfully submitted-

  
Robert E. Blase  
of Blase, Blase & Griffith

REB:lj

September 17, 1976

Air Capitol Land Surveyors  
2222 Wildwood  
Wichita, Kansas 67217

Re: S/D 75-36 - Final Plat of  
JEFFERY ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 16, 1976, 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 September 10, 1976.

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.
- 9-27 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company, or an attorney's opinion that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1975 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Lloyd Jeffery, Route 1, Goddard, Kansas 67052  
Henry Blase, Attorney, 2302 North Hood 67204  
dean Sellers, Assistant City Engineer  
Timothy Hamilton, County Dept. of Public Works

September 10, 1976

Air Capitol Land Surveyors  
2222 Wildwood  
Wichita, Kansas 67217

Re: S/D 75-36 - Final plat of  
JEFFERY ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 9, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The street name "Lloyd Lane" shall be changed to read "Dora Circle".
- B. The applicant's surveyor shall contact the Flood Control Office relative to the wording of the legal description in the surveyor's certificate.
- cancel or issue by Don Yelton, Co. Eng. Off.*  
C. The applicant's surveyor shall prepare and submit to the County Engineer appropriate plans and profiles for the improvement of Dora Circle. The County Engineer shall notify the Planning Department when such plans have been approved.
- petition*  
D. The applicant shall guarantee the improvement of Dora Circle to County standards.
- E. The plat approval language of the Mayor and City Clerk shall be removed from the final plat tracing as this area is outside the City's 3-mile ring.
- how?*  
F. Inasmuch as subject property is located within the designated Urban Growth Area, the applicant shall agree to connect to sanitary sewer and City water at such time as it is available.
- G. The applicant shall be advised that no further platting will be permitted within this area until an overall drainage plan has been approved and sanitary sewer and municipal water are available to serve this area.

S/D 75-36  
September 10, 1976  
Page 2

H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 16, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Lloyd Jeffery, Route 1, Goddard, Ks., 67052  
Henry Blase, Attorney, 2302 North Hood, 67204  
Dean Sellers, Assistant City Engineer  
Timothy Hamilton, County Building, Planning & Inspection

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-36 Name JEFFERY ADDITION  
Date Application Rec'd. 4-17-75 Preliminary Approval 11-20-75  
Scheduled S/D Meeting 9-9-76

DESCRIPTION

General Location One-half mile south of 54 Highway in an area  
west of 151st Street West  
Owner Lloyd Jeffery  
Surveyor/Engineer Air Capitol Land Surveyors  
Address 2222 Wildwood Phone 943-2411

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>2</u>  | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:   | a. <u>60</u> R/W <u>653.4</u> ft.          |
| Residential <u>1</u>   | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </u>   | c. <u>        </u> R/W <u>        </u> ft. |
| Industrial <u>        </u>   | d. <u>        </u> R/W <u>        </u> ft. |
| Other <u>        </u>  | e. <u>        </u> R/W <u>        </u> ft. |
| Total Number of Lots <u>1</u>  | TOTAL <u>653.4</u> ft.                     |
| 3. Minimum Lot Frontage <u>217.80</u> ft.                                  | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>87,120 sq.</u> ft.                                  | streets? <u>yes</u> <u>X</u> no            |
| 5. Existing Zoning <u>R</u>  |  |
| 6. Proposed Zoning <u>R</u>  |  |
| 9. Public Water Supply No (Yes-No), Name <u>        </u>                   |  |
| 10. Public Sanitary Sewers No (Yes-No), Name <u>        </u>               |  |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No) |  |
| 12. City of Wichita <u>        </u> : Three-Mile Area <u>X</u>             |  |

STAFF COMMENTS:

- A. The applicant's surveyor shall contact the Flood Control Office relative to the wording of the legal description in the surveyor's certificate.
- B. The applicant's surveyor shall prepare and submit to the County Engineer appropriate plans and profiles for the improvement of Lloyd Lane. The County Engineer shall notify the Planning Department when such plans have been approved.
- C. The applicant shall guarantee the improvement of Lloyd Lane to County standards.
- D. The plat approval language of the Mayor and City Clerk shall be removed from the final plat tracing as this area is outside the city's 3-mile ring.
- E. Inasmuch as subject property is located within the designated "Urban Growth Area" the applicant shall guarantee the extension of sanitary sewer and City water at such time as it is available.
- F. The applicant shall be advised that no further platting will be permitted within this area until an overall drainage plan has been approved and sanitary sewer and municipal water are available to serve this area.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

November 24, 1975

Air Capitol Land Surveyors  
2222 Wildwood  
Wichita, Kansas 67217

Re: S/D 75-36 - Preliminary plat  
of JEFFERY ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 20, 1975, 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 applicant's surveyor shall prepare and submit appropriate plans and profiles for the improvement associated with the east-west street serving subject lot. Said plans and profiles to be submitted to the County Engineer for approval.
- B. The applicant shall guarantee the improvement of the east-west street.
- C. The applicant and/or his surveyor shall contact the Department of Public Works regarding the appropriate street names for the east-west street.
- D. An additional 5 feet of street right-of-way shall be dedicated from this lot for the east-west street.
- E. Inasmuch as subject property is located within the designated "Urban Growth Area" for the City of Wichita, the applicant shall guarantee the extension of sanitary sewer and City water as such time as it is available.
- F. A new name shall be chosen for the east-west street inasmuch as the existing name is a duplication of a street name at another location in the county.

S/D 75-36  
November 24, 1975

- G. The applicant shall be advised that no further platting will be permitted within this area until an overall drainage plan has been approved and sanitary sewer and a municipal water supply are available to serve said area.
- H. 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.
- I. 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:rme  
Enclosure

cc: Lloyd Jeffery, Route 1, Goddard, Ks., 67052  
Henry Blase, Attorney, 2302 North Hood, 67204  
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-36 Name JEFFERY ADDITION  
Date Application Rec'd. 4-17-75 Preliminary Approval  
Scheduled S/D Meeting 11-20-75

DESCRIPTION

General Location One-half mile south of 54 Highway in an area west of 151st Street West.

Owner Lloyd Jeffery  
Surveyor/Engineer Air Capitol Land Surveyors  
Address 2222 Wildwood Phone 943-2411

- |   |                       |                                      |                  |
|---|-----------------------|--------------------------------------|------------------|
| 1. Gross Acreage of Plat                          | <u>2</u>              | 7. Lineal Feet of New Streets:       |                  |
| 2. Number of Lots:                                |                       | a. <u>60-70</u> R/W                  | <u>653.4</u> ft. |
| Residential                                       | <u>1</u>              | 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>653.4</u> ft. |
| 3. Minimum Lot Frontage                           | <u>217.80</u> ft.     | 8. Sidewalk adjacent to all streets? | yes <u>X</u> no  |
| 4. Minimum Lot Area                               | <u>87,120</u> sq. ft. |                                      |                  |
| 5. Existing Zoning                                | <u>R</u>              |                                      |                  |
| 6. Proposed Zoning                                | <u>R</u>              |                                      |                  |
| 9. Public Water Supply NO (Yes-No), Name          | _____                 |                                      |                  |
| 10. Public Sanitary Sewers NO (Yes-No), Name      | _____                 |                                      |                  |
| 11. Health Department Approval (where applicable) | _____                 | (Yes-No)                             |                  |
| 12. City of Wichita _____: Three-Mile Area        | <u>X</u>              |                                      |                  |

STAFF COMMENTS:

- A. The applicant's surveyor shall prepare and submit appropriate plans and profiles for the improvement associated with the east-west street serving subject lot. Said plans and profiles to be submitted to the County Engineer for approval.
- B. The applicant shall guarantee the improvements of the east-west street.
- C. The applicant and/or his surveyor shall contact the County Zoning and Building Inspection Department regarding the appropriate street names for the east-west street.
- D. An additional 10 feet of street right-of-way shall be dedicated for the east-west street.
- E. Inasmuch as subject property is located within the designated "Urban Growth Area" for the City of Wichita, the applicant shall guarantee the extension of sanitary sewer and City water at such time as it is available.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

FORM 22

**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.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Subdivision</i>	
<i>Plan</i>	

Name

Address

Type

Due Date

Comments:

Date

By

September 30, 1975

Earl E. Rush, Chairman  
Board of County Commissioners  
320 Sedgwick County Courthouse  
525 North Main  
Wichita, Kansas 67203

Re: S/D 75-36 - JEFFERY ADDITION -  
One-half mile south of 54  
highway in an area west of  
151st Street West.

Dear Commissioner Rush:

Last Friday morning I met with Mr. and Mrs. Jeffery on their problem of platting a portion of their property on the west side of 151st Street in an area south of the Sante Fe railroad, south of U. S. 54. As you determined in your conversation with them, there has been and still may be a misunderstanding on their part as to the purpose of platting. I am somewhat surprised at this, as Curtis Newby of our staff recalls discussing the platting procedure in detail with them for at least 4 or 5 years, and on this latest problem, since March and April of this year. We have had an application for platting, signed by Mr. Jeffery, since April although he did not recall having signed the application. I am of the opinion that he generally is not agreeable to platting and is not willing to admit that there are drainage problems on his property as expressed by M. S. Mitchell.

I believe that at least I have answered their questions, and have satisfied their immediate request that they be required to file only a one lot plat rather than the three lot plat that was encouraged by M. S. Mitchell and Newby. At least the submission of the one lot plat will place their problem before the Sub-division Committee and hopefully we can satisfactorily resolve the plat so that they can construct a home on the lot.

Earl E. Rush  
September 30, 1975  
Page 2

I appreciate your bringing this matter to our attention and I believe we can now go forward with the plat. I discussed the submission of the plat with their surveyor this morning and he seemed certain they would be able to meet our next closing date of October 6, 1975 to accept plats. If I can be of further assistance on this matter, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:rme

cc: M. S. Mitchell, Maintenance-Flood Control  
G. C. McLure, Director, County Department of  
Public Works

September 30, 1975

Mr. & Mrs. Lloyd Jeffery  
Route 1  
Goddard, Kansas 67052

Re: S/D 75-36 - JEFFERY  
ADDITION - One-half  
mile south of 54 highway  
in an area west of 151st  
Street West.

Dear Mr. and Mrs. Jeffery:

As we discussed last Friday, you were previously authorized to submit a three lot plat so that the drainage problems in the area could be reviewed and a minimum building pad elevation could be established. Inasmuch as you apparently have already been issued permits for the construction of two homes and inasmuch as you objected to submitting a three lot plat, I authorize you to submit a one lot plat with the appropriate right-of-way being dedicated for an east-west street and a suburban cul-de-sac. Inasmuch as this area is zoned "R" Rural Residential, the lot has to be a minimum of two acres in size. Street right-of-way should be 70 feet in width and the suburban cul-de-sac is required to be 150 feet in diameter.

Please be advised however, that I would expect the area where the two homes have been constructed to be discussed at the Subdivision Committee meeting, as I am certain the drainage problems in that area will be raised by either the Flood Control Office or the County Engineer.

The submission of this preliminary plat is to be submitted in accordance with the requirement of the preliminary plat of the Subdivision Regulations and shall be accompanied by the filing fee of \$50.00. The next closing date for submitting plats is on or before October 6, 1975, to be scheduled for consideration by the Subdivision Committee meeting of October 16, 1975, at 1:00 p.m., in Room 401, City Building Annex, 104 South Main, Wichita, Kansas.

Mr. & Mrs. Lloyd Jeffery  
September 30, 1975  
Page 2

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:rme

cc: Air Capitol Land Surveyors, 2222 Wildwood, 67217

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**


September 29, 1975

**TO** The File  
**FROM** Jack H. Galbraith, Chief Planner  
**SUBJECT** S/D 75-36 - JEFFERY ADDITION - generally located one-half mile south of 54 Highway in an area west of 151 Street West.

On Friday, September 26, 1975 I discussed the above captioned plat with Mr. and Mrs. Jeffery. There were many statements from them that gave the indication that they were completely confused about platting process and it was difficult to sort out the facts on previous discussions with our staff. They advised that they had already moved in and constructed two houses recently, that Curt Newby had authorized the County to issue such permits based on the tracts being over 10 acres. However, neither area shown on the submitted sketch is 10 acres in size. Another statement made was that Curt required a memo from Steve Innes to be recorded with the Register of Deeds. Mr. Jeffery knew nothing about having filed an application for this plat, although his signature is on the plat application. He also questioned the purpose for the \$50.00 filing fee.

After considerable discussion, and after attempting to point out that the recent construction of the two homes placed on this property were not in compliance with the Subdivision Regulation, and after pointing out that there is a drainage problem that needs reviewing, they still insisted that they be permitted to submit only a one lot plat for the third house that they are desirous of moving in.

Although I stated that we could accept a one lot plat, I pointed out that other representatives of the Utility Advisory Committee, such as Flood Control and the County Engineer may require additional information for the drainage area. I finally authorized a submission of a one lot plat with a dedicated 70 foot east-west street ending in a standard 150 foot diameter cul-de-sac.

  
\_\_\_\_\_  
Jack H. Galbraith, Chief Planner

JHG:rme

September 17, 1975

Mr. Lloyd Jeffery  
Route 1  
Goddard, Kansas 67052

Re: S/D 75-36 - JEFFERY ADDITION.

Dear Mr. Jeffery:

This is to advise you that a meeting was recently held in the Flood Control Office, at that meeting were your surveyor, Air Capitol Land Surveyors, Inc.; M. S. Mitchell, Maintenance-Flood Control Office and myself. The drainage problems which we have pointed out to you in our previous correspondence were the subject of discussion at this meeting. It was determined in order for the new east-west street to be dedicated out to 151st Street West, some of the right-of-way for that street would need to come from the two tracts to the north which have been developed recently with homes. It is these two tracts on which the majority of the drainage problems are evident. There is some indication that one of the homes on the two tracts may be subject to flooding in the future from the small meandering creek which crosses the subject tract. It was therefore the feeling that, of those in attendance at the meeting, the preliminary plat should be expanded to include the two tracts to the north which have been developed with the two residences in order to properly dedicate the east-west street right-of-way out to 151st Street. This would also make it possible for your surveyor to do the necessary contour survey on these two tracts to determine the extent of the drainage problems and how they will affect the east-west street drainage and as well the two tracts that have already been developed. We have also been advised that the Gas Service Company is waiting upon the street dedication in order to extend gas service to the two developed tracts to the north. It is therefore even more necessary that these tracts be included in the plat. Therefore we have authorized your surveyor to submit an expanded preliminary plat which will include not only the one tract which you are trying to final plat at the present time but also the two aforementioned developed tracts to the north and that this expanded preliminary plat is to be submitted as quickly as possible by your surveyor.

Mr. Lloyd Jeffery  
September 17, 1975  
Page 2

If you have any questions concerning this matter, I recommend that you either discuss the plat with your surveyor or please call me.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Air Capitol Land Surveyors, Inc., 2222 Wildwood, 67217  
M. S. Mitchell, Maintenance-Flood Control

7-17 242

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH  
OFFICE OF ENVIRONMENTAL HEALTH      DATE August 29, 1975

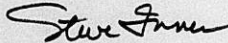
TO Curtis Newby, Junior Planner

FROM Steve Innes, Environmental Health Engineer

SUBJECT S/D 75-36  
Jeffery Addition

The soil percolation rate in this area is generally not acceptable for septic systems. However, approval of this plat for use of septic systems is granted based on the required installation of a special system incorporating an overflow holding tank as specified by our approved Sewerage Facility Application/Permit issued to Lloyd Jeffery on July 1, 1975.

Private water wells are approved for this property with the condition that they are constructed in accordance with Article 30 of The State Health Regulations.



Steve Innes  
Environmental Health Engineer

SI/gt

cc Lloyd Jeffery  
R #1  
Goddard, Kansas 67052



August 20, 1975

Air Capitol Land Surveyors  
2222 Wildwood  
Wichita, Kansas 67217

Re: S/D 75-36 - Revised sketch  
plat of Jeffery Addition.

Gentlemen:

We have reviewed the revised sketch plat of Jeffery Addition and first of all we would like to point out that the extremely long cul-de-sac street indicated on the revised sketch far exceeds the maximum 600 foot length for a cul-de-sac street requirement in the Metropolitan Area Planning Commission Subdivision Regulations. It would also be appropriate for the street to bend south along the west property line to the south line of subject property so that the property further south would be afforded the opportunity in the future of having access to a public street.

We have as yet not received confirmation from the Environmental Health Division for the approval of the use of individual septic tanks and water supply facilities on the subject property. Again we point out that the subject property is located in the designated urban growth area and the development which is occurring in the area and which is proposed in the future should be served by municipal sewer and water systems. We are also still concerned about minimum pad elevation and the general drainage patterns within this area.

With these comments in mind, we hereby authorize the preparation and submission of a preliminary plat on the one<sup>2</sup>/<sub>16</sub> acre lot which the applicant is desirous of building upon at this time. This authorization however being subject to the following conditions:

Air Capitol Land Surveyors  
August 20, 1975  
Page 2

- (A) That the applicant's surveyor meet with M. S. Mitchell of the Maintenance-Flood Control Office prior to submission of the preliminary plat to determine minimum pad elevations, floodways, drainage easements, etc., which should appear on the face of the preliminary plat.
- (B) The applicant shall obtain a letter from the Environmental Health Division of the Wichita-Sedgwick County Health Department stating that a septic tank and private water supply system has been approved for the subject lot.
- (C) The applicant's surveyor shall prepare and submit appropriate plans and profiles for the improvement associated with the east-west street serving subject lot. Said plans and profiles to be submitted to the County Engineer for approval.
- (D) The applicant shall guarantee the improvements of the east-west street.
- (E) The applicant and/or his surveyor shall contact the County Zoning and Building Inspection Department regarding the appropriate street names for the east-west street.
- (F) Requirements for the preliminary plat of the MAPC Subdivision Regulations.

Enclosed herewith for your information and files is a marked "engineers copy" of the sketch plat. If you have any questions concerning this matter, please call.

*Approval given for this one site only  
therefore expand comment to state no further subdivision  
without sewer sewer available*

sincerely,  
Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Don Yelton, Acting Division Head, County Building,  
Planning and Inspection  
Lloyd Jeffery, Rt. 1, Goddard, Kansas 67052  
Steve Innes, Environmental Health Department

July 17, 1975

M. S. Mitchell, Maintenance-Flood Control

John Richter, Planning Analyst

Revised overall sketch plat of S/D 75-36  
Jeffery Addition.

The enclosed sketch plat of Jeffery Addition was recently revised to show the surrounding area, and in particular, how the proposed street is intended to tie into a street system. It should be noted that subject property is zoned "R" Rural Residential. I would appreciate your review of this plat with any comments you may have returned to me no later than Thursday, June 24.

JR:rme  
Encl.

John Richter, Planning Analyst

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 21, 1975

TO The File  
FROM Curtis L. Newby, Junior Planner  
SUBJECT Sketch plat of Jeffery Addition

Over a period of approximately the last 2½ years, Lloyd Jeffery, the owner of the south half of a quarter section of land generally located at the southwest corner of 151st Street West and U. S. Highway has come into our office on several occasions requesting information as to platting requirements if any on his property. Apparently at one time his ownership consisted of all of the northeast quarter of Section 34, Township 27 South, Range 2 West. Over a period of years he has sold off the north half of the quarter section to various individuals and the north half of said quarter section has been developed with some single family homes and two mobile home park sites. In selling off the north half of said quarter section, the applicant retained a private road, 30 feet in width, extending from 54 Highway south to his existing home. The applicant has also sold off some 5 to 6 building sites along 151st Street, again over a period of years and has also constructed one additional home next to his existing home at approximately the midpoint of the quarter section. He has advised me on past occasions when talking to him in our office that the north-south 30 foot private road has been maintained by the township also for a number of years. On each occasion when I have spoken to the applicant in our office, I have advised that he should be platting in order to insure an orderly development of his property. On past occasions he has requested a determination from our office that he be permitted to build additional homes at the south end of the private road easement for other members of his family. I have always advised that the private road easement did not insure good public access into the central portion of the quarter section and further advised him that he should be platting lots for these other home sites and also dedicating the private road with additional right-of-way to make up a 60 foot right-of-way minimum for a public road to serve the interior of this quarter section. At one time last year the applicant came into our office to discuss the possibility of developing a home site again on 151st Street for a site lying immediately south of the east-west railroad right-of-way which generally runs through the northern third of the south 80 acres of the quarter section. We discussed several possibilities at that time he advised me that the site that he had selected contained some 11 to 12 acres and would be directly adjacent to

The File  
May 21, 1975  
Page 2

151st Street. I advised him at that time that in my opinion platting would be required at that location because of the need to start an interior street system running east and west off of 151st Street before all of the frontage on 151st Street had been sold off and developed. I was advised later that because of the site being in excess of 10 acres and located on 151st Street, he had apparently been successful in obtaining a building permit from the County to build the house on the 11 acre site.

Approximately one month ago the applicant again approached me in our office, this time requesting approval or waiver of platting requirements for another 10 acre site, this one being located along the south line of his ownership, being the south line of the quarter section and located some 435½ feet west of 151st Street; this would place the subject property immediately behind two or three home sites which are located adjacent to 151st Street. I advised him at this time that again platting was required and that a road needed to be dedicated from 151st Street West into the interior of the quarter section to serve this site and as well to potentially provide the roadway for future development of his ownership lying west of 151st Street. I advised him that he would need to contact a surveyor or engineer and have a sketch plat submitted indicating the type of platting that was proposed and which would also indicate or reflect the 70 foot wide public road right-of-way extending from 151st Street to the proposed site. In the latter part of April a sketch plat was submitted. The surveyor being Air Capitol Land Surveyors, Inc. and the sketch plat submitted reflected a 70 foot east-west road right-of-way and the 10 acre tract that was proposed to be platted. I have forwarded copies of this sketch plat to the other agencies such as the Flood Control Office and the County Engineer's Office requesting their comments as is our usual procedure on sketch plats in the County. I have been advised by the Flood Control Office that subject property is located southwest of an area which is subject to flooding and that there are two home sites which has been developed north of the subject 10 acres and adjacent to 151st Street which are in an area that is floodable. It was their recommendation that an overall contour or topographical map be prepared of the general area so that they further study the drainage systems in this area as related to this proposed 10 acre one lot plat and the proposed public road dedication. After reviewing the sketch plat based on our aerial photographs and the zoning maps of the area, I also concluded that the sketch plat should be expanded to include all of the area generally south of the railroad tracks from 151st Street West to the west line of the applicant's ownership being the west line of said quarter section. It was my opinion that because of the railroad track right-of-way and a rather extensive drainage network and creek system which meanders generally through the applicant's ownership lying south of the railroad track that it would be important to see how the proposed 70 foot roadway

The File  
May 21, 1975  
Page 3

could be extended further west and loop back out in some fashion either south to the half section line or back out to 151st Street so that some thought would be given to potential future lotting further west and south and north of the subject one lot plat. I also advised that the applicant would need approval from the Sedgwick County Environmental Health Division for the use of a septic tank and private water supply system on the proposed one lot plat and further that the applicant's plan was in the designated urban growth area which meant that the area should be served by sanitary sewer and municipal water system and that approval of the use of septic tanks and private water supply would be strictly on a temporary basis until sanitary sewer and public water supply were available. My letter of reply was mailed on May 12 and on May 15th I received a phone call from the applicant, Mr. Loyd Jeffery, inquiring why I was requesting an expanded sketch plat and advising me that the subject property was not in a floodable area and furthermore had never been in a floodable area and also advising me that Steve Innes of the Health Department had told him that Mr. Jeffery's property was not under their jurisdiction. I advised Mr. Jeffery on the phone of my reason for requesting the expanded sketch plat and also indicated that the Flood Control Office was concerned that approximately 1,000 acres of land drains through the vicinity of the sketch plat. I also pointed out in the letter that as we stated, the soils map of the area indicate that subject property is unsuitable for septic tanks and that Steve Innes of the Health Department should be contacted regarding this matter. He again advised me that Mr. Innes had told him that this property was not in the jurisdiction of the Health Department. I advised Mr. Jeffery that his property was within the jurisdiction of the County Environmental Health and perhaps that he had misunderstood Mr. Innes' comment. I further advised Mr. Jeffery that his surveyor, Air Capitol, should contact Mr. Mitchell of the Maintenance-Flood Control Office regarding the drainage of the area and that he should contact the Health Department once again and discuss the matter of sewage of this plat with him. I closed the conversation by indicating to Mr. Jeffery that I was still expecting his surveyor to submit a revised and expanded sketch plan which would show how the proposed east-west street could be extended further west in order to serve the balance of his ownership lying south of the railroad track at some point in the future when he may wish to subdivide more land.

In general it appears that over the past several years in talking with Mr. Jeffery that he has been very reluctant to plat any of his ownership and apparently to date has been successful in selling of building sites and building homes on his property without getting into the platting process. Once again I wish to reemphasize

The File  
May 21, 1975  
Page 4

that on the several past occasions in talking with Mr. Jeffery,  
he has been advised of the need to plat the various selloffs that  
have been occurring on his ownership.

CLN:rme

Curtis L. Newby, Junior Planner

May 12, 1975

Air Capitol Land Surveyors  
2222 Wildwood  
Wichita, Kansas 67212

Re: S/D 75-36 - sketch plat  
of Jeffery Addition.

Gentlemen:

We have completed our review of the above-captioned sketch plat. We have been informed by M. S. Mitchell of the Maintenance-Flood Control Office that subject property is critically located within a floodplain area. He has indicated that approximately the surrounding 1000 acres of land drains to this vicinity. It should be brought to your attention also that available soil maps show this area to be unsuitable for septic tanks. Steve Innes of the Environmental Health Department should be contacted relative to this matter.

It will be necessary that you direct your attention to these two matters prior to proceeding further with platting. At such time as these matters have been resolved, we request that you submit a revised expanded sketch plat showing the surrounding area, and in particular, how the proposed street is intended to tie into a functional street system to serve the balance of the applicant's ownership south of the railroad right-of-way.

If you have any further questions regarding this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:JR:rme

cc: Lloyd Jeffery, Route 1, Goddard, Kansas 67052

April 30, 1975

M. S. Mitchell, Maintenance-Flood Control

John Richter, Planning Analyst

S/D 75-36 - Sketch plat of Jeffery Addition.

The above referred to sketch plat was recently submitted to our office. Subject property is zoned "R" Rural Residential, requiring a minimum lot area of two acres with at least 200 feet of frontage. I would appreciate your review of this plat with any comments you may have returned to me no later than Thursday, May 6.

John Richter, Planning Analyst

JR:rme  
Encl.

Memo and plat also sent to: Don Yelton, County Engineering  
Sid Werbin, County Zoning Administrator

Map No.: I-5-W-9  
Section No.: 31  
Twp. No.: 27-S  
Range: 2-W

S/D No. 75-36

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Jeffery Addition

General Location: One half mile south of 54 hwy and 151 st west

Name of Property Owner: Lloyd L. Jeffery

Address: Rt. 1, Goddard Phone: 722-4379

Name of Subdivider: Same Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Agent/Surveyor: Air Capitol Land Surveyors

Address: 2222 Wildwood, Wichita, Kan. Phone: 943-2411

Date of Application: April 17, 1975

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2 acres
2. Number of Lots:
  - Residential 1
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 1
3. Minimum Lot Frontage 217.80 ft.
4. Minimum Lot Area 87,120 ft.
5. Existing Zoning R
6. Proposed Zoning R
7. Lineal Feet of New Streets:
  - a. ~~600~~ 701 ft R/W 653.4 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 653.4 ft.
8. Sidewalk adjacent to all streets? yes  no
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 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: Lloyd L. Jeffery

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

Received by Paul Newby  
Date 4/17/75  
Fee Submitted none



?

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO., INC. hereby certifies that the following is a true and correct list of the property owners as shown by the last deed of record in the Office of the Register of Deeds of Sedgwick County, Kansas, of the following legal descriptions, viz:

Beginning 430' North of SE corner of NE/4; West 347.8'; North 320.4'; West 771.91' to Atchison Topeka Santa Fe right-of-way; Easterly to East line of NE/4; South 631.55' to beginning, Section 34, Twp. 27 South, Range 2 West

Larry W. & Rhonda K. Jeffery  
Route 1  
Goddard, Kansas 67052

Beginning 430' North & 347.8' West of SE corner of NE/4; West 271.91'; North 320.4'; East 271.91'; South to begin, Section 34, Twp. 27 South, Range 2 West

Vernon & Theresa J. Blase  
11209 West Highway 54  
Wichita, Kansas 67209

North 100' of South 400' of East 435.6' of NE/4 of Section 34, Twp. 27 South, Range 2 West

Lewis M. & Zella R. Hill  
1921 North Gow  
Wichita, Kansas 67203

South 100' of East 435.6' of NE/4 of Section 34, Twp. 27 South, Range 2 West

Walter D. & Nona L. Hines  
1951 South 151st St. West  
Wichita, Kansas 67235

North 100' of South 300' of East 435.6' of SE/4 of NE/4, Section 34, Twp. 27 South, Range 2 West

Gary E. & Marilyn J. Corbin  
1931 South 151st St. West  
Wichita, Kansas 67235

North 100' of South 200' of East 435.6' of NE/4 of Section 34, Twp. 27 South, Range 2 West

Steven L. & Kathy D. Allen  
1941 South 151st St. West  
Wichita, Kansas 67235

Dated this 7th day of October, 1976 at 7:00 a.m.

GUARANTEE TITLE COMPANY, INC.



by Gary G. Newcome, President

Miscellaneous #2372