

PLAT NO. 78-30 MAP NO. 5743

NAME Colonial Park IV

LOCATION: East of K-15 in an area North of the  
Kansas Turnpike

ENGINEER Delamater, Freund & Associates

OWNER Elmer G. Womack

APPLICATION FILED 3-10-78

SKETCH PLAT FILED N/A

PRELIMINARY FILED 3-10-78

S/D ACTION 3-23-78 approve

FINAL FILED 6-19-78

S/D ACTION 6-29-78 approve

MAPC ACTION 7-6-78 Approved

BCC ACTION 9-26-78 Approved

RECORDED October 3, 1978

REMARKS (assoc. 2-2009, V-0893)

M.H.P.

S/D# 78-30 COLONIAL PARK IV East  
of K-15 in an area North of the  
Kansas Turnpike Delamater,  
Freund & Associates

**ACTION**

	DATE
S/D COMMITTEE (Pulkin) approve	3-23-78
S/D (Gruel) approve	6-29-78
M.A.P.C. <u>Approved</u>	7-6-78
B.C.C./B.C.C. <u>Approved</u>	9-26-78



June 23, 1980

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Release of credit associated with Colonial Park IV Addition, located on the east side of K-15, in an area north of the Kansas Turnpike (Credit Number 563)

We have been advised by the Engineering Section of the Water Department that the extension of the 6-inch water line, a condition of approval for the Colonial Park IV Addition, has been completed. On September 26, 1978, the Board of City Commissioners "received and filed" a letter of credit in the amount of \$7,500.00 from Fourth National Bank for the account of Colonial Mobile Home Park, Inc., as guarantee that this work would be performed. The letter of credit may now be released at the request of either an authorized agent of Colonial Mobile Home Park, Inc. or the bank.

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Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Elmer G. Womack, 3559 S. Clifton, 67216  
Fourth National Bank, 100 N. Broadway, 67202  
Benny Gegen, Civil Engineer, III, Water Department

October 10, 1978

Robert Feldner, Superintendent of Central Inspection

Louise Olivarez, Junior Planner

Preliminary development plan for Colonial Park IV

Attached is a preliminary site development plan for Colonial Park IV which has been approved by the Subdivision Committee. This is being forwarded to you for your information and files. Any final site development plan should conform substantially to this preliminary plan.

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

Sincerely,

---

Louise Olivarez  
Junior Planner

LO:bh  
Attach.

October 4, 1978

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-2009 - "AA" to "G"; and  
✓ S/D 78-30 - Colonial Park IV

At the regular meeting of the Board of City Commissioners on January 31, 1978, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on September 26, 1978.

This is to advise you that the final plat of Colonial Park IV was recorded with the Register of Deeds on October 3, 1978 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith  
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-30                      Name Colonial Park IV  
Application & Sketch Filed: 3-10-78  
Preliminary Plat Filed: 3-10-78                      Approved by S/D: 3-23-78  
Final Plat Filed: 6-19-78                      Approved by S/D: 6-29-78  
Approved by Metropolitan Area Planning Commission: 7-6-78

DESCRIPTION

General Location: East of K-15 Highway in an area north of the  
Kansas Turnpike.

Surveyor or Engineer: Delamater, Freund and Associates  
Owner: Elmer G. Womack  
Address: 3559 S. Clifton, 67216

- |                                       |   |
|---------------------------------------|---|
| 1. Gross Acreage of Plat <u>6.1</u>   | 6. Access Control                                   |
| 2. Number of Lots:                    | St. SoE. Blvd (K-15) No. Openings <u>1</u>          |
| Residential _____                     | St. _____ No. Openings _____                        |
| Commercial _____                      | St. _____ No. Openings _____                        |
| Industrial _____                      | 7. Req'd Improvements                               |
| Other _____                           | St. Paving <u>req'd</u> Water <u>req'd</u>          |
| Total Number of Lots: <u>1</u>        | Sidewalk <u>not req'd</u> Drainage <u>not req'd</u> |
| 3. Minimum Lot Area: <u>6.1</u> Acres | Sewer <u>required</u> Other <u>None</u>             |
| 4. Existing Zoning <u>"AA"</u>        |   |
| 5. Special Problems Discussed _____   |   |

Valid petitions have been submitted guaranteeing the construction of a cul-de-sac on Clifton and the extension of sanitary sewer to serve subject property, an irrevocable letter of credit has been submitted guaranteeing extension of City water to serve the property. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation: That this plat be approved subject to:

- A. The applicant vacating by separate application the portion of Clifton Avenue between the north line of the plat and the south line of the cul-de-sac being dedicated for Clifton.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Cole moved, Bell seconded and it carried unanimously. May and Greider were absent.

Note: Associated zone case Z-2009, "AA" to "G" has been approved by the Board of City Commissioners subject to platting.  
Associated Vacation V-0893 appears elsewhere on this same agenda.

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

CERTIFICATE

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

I, Elmer G. Womack, owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_

Colonial Mobile Home Park IV

do hereby certify that petitions for the following improvements  
have been submitted to the Board of Commissioners of the City of  
Wichita, Kansas:

1. Petition for paving of new cul - de - sac on Clifton
2. Petition for extension of sanitary sewer.
- 3.
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for  
improvements, lots or portions thereof within \_\_\_\_\_  
Colonial Mobile Home Park IV addition may be subject to special  
assessments assessed thereto for the cost of constructing the  
above-described improvements.

Signed this 15 day of Sept, 1978.

Elmer G. Womack

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

Be it remembered that on this 15 day of September,  
1978, before me, a notary public in and for said County and State,  
came Elmer G. Womack, to me personally  
known to be the same person who executed the foregoing instrument  
of writing and duly acknowledged the execution of same.

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

Betty Ann Laguna  
Notary Public

My Commission Expires:

27 May 1979

T9-207

THE CITY OF WICHITA  
OFFICE OF WATER DEPARTMENT

DATE August 31, 1978



TO Jack Galbraith, Chief Planner  
FROM Benny Gegen, Civil Engineer III

SUBJECT Water Service To Colonial Park  
Fourth Addition

The plat of Colonial Park Fourth Addition, Colonial Mobile Home Park, Inc. has submitted an Irrevocable Letter of Credit as a guarantee for the extension of a water main to serve this plat. Therefore, our requirement for water service to this area has been fulfilled.

*Benny Gegen*  
Benny Gegen  
Civil Engineer III

BG:sd

IRREVOCABLE LETTER OF CREDIT

Fourth National Bank, Wichita, Kansas  
(Name of bank)

Date: August 29, 1978

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 7,500.00 for the account of Colonial Mobile Home Park, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before September 25, 1980  
(Insert date two years from MAPC approval of plat)

1. Installation of 550 ft. of 6" water line
- 2.
- 3.

in Lot 1, Colonial Park Fourth Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Fourth National Bank and Trust Company, Wichita, Credit No. 563, dated 8-29-78.  
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before September 25, 1980.

Very truly yours,

Fourth National Bank  
(Name of bank)

By: Marilyn B. Paulk  
(Authorized signature)

Marilyn B. Paulk, Assistant Vice President

(CORPORATE SEAL)

DEDICATION OF ABUTTER'S ACCESS RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Elmer G. Womack being the owner of the following described real estate in Sedgwick County, Kansas, to-wit:

COLONIAL MOBILE HOME PARK IV AND COLONIAL MOBILE HOME PARK III do hereby transfer and convey to the City of Wichita, Kansas, all abutter's rights of access, ingress and egress to said property from or to Clifton over and across the north and east line of the above described property; to have and to hold the same forever. It being understood that this conveyance is a covenant running with the land and prohibits all subsequent owners thereof and all members of the public from entering upon said property from Colonial Mobile Home Park IV & Colonial Mobile Home Park III.

Executed this 15 day of Sept, 1978.

Elmer G. Womack

State of Kansas  
Sedgwick County ss:

BE IT REMEMBERED, that on this 15 day of September, 1978, before me a notary public in and for the said County and State, came Elmer G. Womack to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

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

Betty Ann Ingua  
Notary Public

My Commission expires:

27 May 1979

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Elmer G. Womack and Doris E. Womack

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

Beginning 72 Feet North and 40 Feet West of the Southeast Corner of the Southwest Quarter of the Northwest Quarter, Section 11, Township 28 South, Range 1 East, which point is on the existing west right-of-way line of Clifton Avenue; thence West 10 Feet, thence North 80 Feet, thence East 10 Feet to a point on the west right-of-way line of Clifton Avenue, thence South 80 Feet on said west line of Clifton Avenue to the point of beginning; AND beginning at a point 72 Feet North and 40 Feet East of the Southeast Corner of the Southwest Quarter of the Northwest Quarter, Section 11, Township 28 South, Range 1 East, thence North on the East line of Clifton Avenue a distance of 80 Feet, thence East 10 Feet, thence South parallel to the east right-of-way line of Clifton Avenue a distance of 80 Feet, thence West 10 Feet to the point of beginning, said tracts containing 0.037 acres, more or less.

do hereby dedicate the above described real estate to the public for

street purposes.

Executed this 7th day of June 19 78.

Colonial Mobile Home Park Inc. by Elmer & Doris E. Womack  
Elmer & Womack Doris E. Womack  
*President*

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss

BE IT REMEMBERED, that on this 7th day of June, 1978,  
came Elmer G. Womack and Doris E. Womack

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

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

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this \_\_\_\_\_

City Clerk

Elicia A. Freund  
Notary Public

My Commission Expires: 10-1-81



White—Maint. Dept.  
Yellow—Petitioner  
Pink—District  
Green—Area  
Blue—F. H. W. A., City of  
Sub-area

KANSAS DEPARTMENT OF TRANSPORTATION

Maintenance Department

HIGHWAY PERMIT

District Permit No. 5-78089

Whereas, ELMER G. WOMACK Name 3559 South Clifton Street & No. Wichita City  
Owner, and \_\_\_\_\_ Name \_\_\_\_\_ Street & No. \_\_\_\_\_ City

as Agent, Lessee, Contractor, hereinafter termed the petitioner, request permission and authority to do certain work involving State

Highway right-of-way in, upon or along State Highway Route K-15 Sec 11 Twp 28S Range 1E

Lincoln County, \_\_\_\_\_ Miles \_\_\_\_\_ From \_\_\_\_\_ (City) (Jct.) \_\_\_\_\_ described as follows:

1. Construct an entrance to Colonial Park IV along the East side of K-15 Highway approximately 200 feet North of KTA\* Right-of-Way.
2. Provide for existing drainage to drain into the East ditch of K-15.
3. Construct a median crossing approximately 200 feet North of KTA\* Right-of-Way.
4. Remove existing median crossing approximately 75 feet North of KTA\*.

\* Kansas Turnpike Authority.  
subject to the following conditions and restrictions:

1.0 PLANS: Petitioner shall furnish five (5) sets of comprehensive plans or sketches, 8 1/2" x 11" or larger, of the proposed work.

1.1: Plans for commercial entrances must include the plot plan of the proposed installation and will be reviewed by the Urban Highways Department.

1.2: Entrance locations and utility installations must be approved by the Transportation Engineer or his duly authorized representative.

1.3: Drainage structure requirements to be determined by the District.

2.0 MATERIALS AND METHODS: All materials and construction methods used on work within the limits of the right-of-way shall be equal to or better than that required by the Standard Specifications for State Road and Bridge Construction, current edition.

2.1: Commercial Entrances shall be surfaced with material of the same general type as roadway surfacing.

3.0 COMPLETION: The Petitioner shall furnish all material, do all work, pay all costs and restore said right-of-way to the condition existing prior to approval of work described on this permit. Work to be completed within 30 Da. Mo. of APPROVAL DATE, otherwise permit null and void. An extension of time may be requested in writing.

3.1: Petitioner agrees that an approved signed copy of permit will be on premises before any work is performed.

4.0 BOND: A check, or other suitable bond, in the amount of \_\_\_\_\_ dollars \$ \_\_\_\_\_ made payable to the Kansas Department of Transportation, is hereby deposited with this permit to guarantee satisfactory performance of the conditions of the permit.

4.1: The Petitioner agrees that bond will be forfeited in case of failure or refusal to perform the work to the satisfaction of the Department.

4.2: The Petitioner agrees to notify the District Engineer or Area Superintendent when work covered by the permit is initiated and again when completed.

4.3: The Department agrees that upon satisfactory compliance with all conditions of the permit, said bond will be released.

5.0 OBSTRUCTION OF TRAFFIC: Petitioner agrees that highway traffic will be free of interference unless specifically provided for as part of the permit. Traffic protection to be in accordance with the Manual on Uniform Traffic Control Devices.

6.0 RIGHT-OF-WAY: Petitioner agrees that the right-of-way will be kept free from parking, advertising signs or any other commercial activity.

6.1: Any sod, shrubs or trees destroyed by this work shall be replaced as directed by the Transportation Engineer or his authorized representative.

7.0: The Petitioner, his successors, or assigns, shall assume all risk and liability for accidents and damages that may accrue to persons or property on account of this work.

8.0: That in the event the Department of Transportation deems it necessary or proper to make any alteration or improvement along or upon the highway or right-of-way, the petitioner agrees to save the Department of Transportation harmless for any damage to said petitioner's construction along or upon the said highway or right-of-way and the Petitioner further agrees that upon notice being served upon him, he will, within a reasonable time, alter, change the location, or move his construction or work as requested by said Department or its duly authorized representative without expense to the Department aforesaid.

9.0: ATTACHMENT TO STRUCTURES: Permits for the attachment of pipelines carrying liquid petroleum, hazardous and/or corrosive products must have attached D. O. T. Form No. 304B, Attachment of Pipeline to Bridges.

10.0: MAINTENANCE: All utility installations must be maintained by the owner.  
 11.0: ADDITIONAL CONDITIONS where Interstate or other Freeway Right-of-way is Involved: The Petitioner agrees that the installations and maintenance of work covered by this permit will be done in accordance with the current "POLICY ON THE ACCOMMODATION OF UTILITIES ON THE NATIONAL SYSTEM OF INTERSTATE AND DEFENSE, HIGHWAYS OR OTHER FREEWAYS," adopted by the American Association of State Highway Officials, with which the Kansas Department of Transportation is affiliated.

Proposed construction approved on this Permit is to be conducted in such a manner to prevent any interference with construction or contractor's work on a project.

This permit is hereby accepted and its provisions agreed to this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

RECOMMENDED: \_\_\_\_\_ OWNED BY: Therese Shumack

James H. Harrison  
 Hwy. Maint. Supt.—Ret. Engr. Utility Coordinator

RECOMMENDED: \_\_\_\_\_ AGENT  
 \_\_\_\_\_ LESSEE  
 \_\_\_\_\_ CONTRACTOR

M. L. ...  
 District Engineer

Permit Granted this 1st day of May 1978 by Dean Sellers  
 City Engineer

ALL PARTIES TO THIS AGREEMENT ARE ON NOTICE OF THE PROVISIONS OF K.S.A. 1970 SUPP. 46-901 ET SEQ.

Approved: O. D. Turner  
 Secretary of Transportation of the State of Kansas

**SCHEDULE OF DEPOSITS**

The MINIMUM deposit which must accompany all permits is as follows:

- EXCAVATION:**
- Excavation within Right-of-Way limits ..... \$100.00
  - Boring under pavement with auger ..... 100.00
  - Tunneling under pavement ..... 500.00
  - Trenching across driving surface of Highway is prohibited: unless specifically approved by the District Engineer or his Agent.
- ENTRANCES:**
- Private entrance for farm or home 24' or less in width ..... \$25.00
  - Commercial entrances including filling stations, each (Maximum width 40 feet) ..... 150.00
- TREE TRIMMING:**
- A deposit of \$5.00 for each tree to be trimmed with a minimum deposit of \$100.00.
- SIDEWALKS:**
- A deposit of \$10.00 per each lineal foot of sidewalk is required for all sidewalks built on highway right-of-way.
- ALL OTHERS:**
- Minimum deposit \$25.00.
- EXCEPTIONS:**
- A deposit is not required from non-profit governmental units doing work with own forces.

SCHEDULE A

Amended  
Commitment No. 323-77

8-25

1. Effective date: June 10, 1978 at 7:00 A.M.

2. Policy or Policies to be issued.

Amount

(a)  Owner's Policy (ALTA, Standard Owner's form) \$ 63,000.00  
Proposed Insured: Colonial Mobile Home Park, Inc., a Kansas Corporation

(b)  Loan Policy (ALTA, Standard Loan form) \$  
Proposed Insured: NONE

3. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple  
and as of the effective date hereof vested in: The Douglas M. Battershell  
Equity Trust

4. The land referred to in this Commitment is described as follows:

That part of the Northwest Quarter of the  
Southwest Quarter of Section 11, Township 28 South,  
Range 1 East of the Sixth Principal Meridian, Sedgwick  
County, Kansas, lying East of the Kansas State  
Highway 15 Right-of-Way and North of the Kansas  
Turnpike Right-of-Way.

## COMMITMENT FORM

### SCHEDULE B

I. The following are the requirements to be complied with:

1. The following deeds to be placed in escrow at United American Bank:
  - 1.) Quit Claim Deed executed by Douglas M. Battershell, as President of Hawkeye Enterprises, Inc., vesting its interest in title to Larry M. Womack and Lynn Womack, husband and wife.
  - 2.) Trustees' Deed executed by the Trustees named in Affidavit in Requirement 2, as Trustees of The Douglas M. Battershell Equity Trust, vesting fee simple title in Larry M. Womack and Lynn Womack, husband and wife, together with a certificate of value to accompany said deed.
  - 3.) Quit Claim Deed executed by Douglas M. Battershell and Glenda C. Battershell, husband and wife, vesting their interest in title to Larry M. Womack and Lynn Womack, husband and wife.
2. Record Affidavit executed by Douglas M. Battershell, the creator and grantor of the Douglas M. Battershell Equity Trust, and the parties who are in fact at this time the duly appointed, qualified, and acting trustees of the Douglas M. Battershell Equity Trust, stating that they have the express authority to sell the caption property and also the express authority to make, execute and deliver a deed of conveyance with full covenants of warranty to the purchasers.

(SEE ATTACHED)

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. General Taxes for ALL OF the year 19 78, and all subsequent years, and special assessments due or payable therewith.
3. Rights of parties in possession not shown of record, and questions of boundary, location of improvements or any state of facts dependent on actual survey for determination.
4. Instruments filed under provisions of the Uniform Commercial Code which do not specifically describe the real estate by the legal description set forth in Schedule A, vendor's liens or unpaid bills for any heating, cooling, lighting, refrigeration or other equipment in or on said premises.
5. Mechanic's Liens if any not shown of record.
6. Easement for street over that portion of subject property lying within Clifton Avenue as it existstat date hereof.
7. The right to prohibit, limit, restrict or control access to the Kansas Turnpike, as vested in the State of Kansas by condemnation in Case No. A-54472 in the District Court in and for Sedgwick County, Kansas.
8. An easement for natural gas pipeline, and incidental purposes, in favor of Cities Service Gas Company, its successors or assigns, as disclosed by instrument recorded in Miscellaneous Book 126, Page 93, the exact location thereof not being set out of record.

(SEE ATTACHED)

## SCHEDULE B

Number 323-77

## Schedule B-I (Continued)

3. Furnish title company a copy of the escrow contract executed by all parties involved as Sellers and Larry M. Womack and Lynn Womack, husband and wife, as Buyers; and of the three Deeds called for in Requirement 1. Said escrow contract and deeds must be dated and fully executed.
4. Record release of mortgage dated March 8, 1973, executed by Hawkeye Enterprises, Inc., in favor of Farmers and Merchants State Bank of Derby, Kansas, in the original amount of \$10,500.00, recorded March 9, 1973, on Film 51, Page 52.
5. Record release of mortgage dated January 6, 1971, executed by Douglas Battershell, a single person, in favor of MIR-Kansas Federal Savings and Loan Association of Wichita, in the original amount of \$15,000.00, recorded January 20, 1971, in Mortgage Book 1706, Page 351.

NOTE: Taxes for the year 1977 (original amount \$125.08) and prior years are paid. Key No. C-156-UP.

NOTE: Taxes for the year 1977 (original amount \$394.60) and prior years are paid. Key No. C-156-1-UP.

## Schedule B-II (Continued)

9. An easement for telephone and t~~ele~~graph lines, and incidental purposes, in favor of Southwestern Bell Telephone Company, recorded in Miscellaneous Book 157, Page 490, described therein as "The Northeast corner of the Northwest quarter of the Southwest Quarter".
10. An easement for sewer lines, and incidental purposes, in favor of Boeing Airplane Company, its successors or assigns, recorded in Miscellaneous Book 159, Page 313, the exact location thereof not being set out of record.
11. Terms and conditions of the unrecorded escrow contract executed by all parties involved as Sellers and Larry M. Womack and Lynn Womack, husband and wife, as Buyers. The Buyers' interest under said contract has been assigned and conveyed to Colonial Mobile Home Park, Inc., a Kaddas corporation, by deed recorded on Film 310, Page 533.

July 6, 1978

Delamater, Freund and  
Associates  
412 Century Plaza  
Wichita, Kansas 67202

Re: S/D 78-30 - Final plat of Colonial Park IV

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 6, 1978, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 30, 1978.

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 Department.
- 8-30 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 8-30 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.
- 8-30 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith  
Chief Planner

JHG:bh

cc: Elmer G. Womack, 3559 S. Clifton, 67216  
Dean Sellers, Assistant City Engineer

permit # 5-78089 for opening approx. 200' N. of K.T.A.  
issued 5-1-78 and removing existing opening approx. 75' N. of K.T.A.

g.v. (Womack has put up a \$7500 bond for this work)

June 30, 1978

Delamater, Freund & Associates  
412 Century Plaza  
Wichita, Kansas 67202

Re: S/D 78-30 Final plat of Colonial Park IV

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 29, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

*not left*  
*turn bay request*  
*MM - Kinley called*  
*6-25-78*  
A. The applicant and/or his engineer shall contact Bill McKinley of the Traffic Engineering Division relative to the State approval of the plan for the median break in K-15 Highway and the possible need for a left turn bay to be constructed at the median break which, if approved, shall be guaranteed by the applicant. It will be necessary that this matter be resolved prior to the MAPC meeting of July 6, 1978.

*B.* Approval of the plat is subject to the approval of the associated vacation case for the portion of Clifton being vacated north of the plat.

*petition C.*  
C. The applicant shall guarantee the construction of the cul-de-sac to terminate Clifton.

*petition D.*  
D. The applicant shall guarantee the extension of sanitary sewer to serve all the mobile home sites.

*E-1*  
E-1 The applicant shall guarantee the extension of City water to serve all the mobile home sites. The applicant shall guarantee the closing of the existing median break, if the new access drive location to K-15 Highway as proposed on the mobile home park development plan is approved.

*OK 9-7-78*  
*letter*  
*credit*  
Dick Linn, City engineer called on 9-15-78 to state that the applicant's highway permit + the signed construction contract reviewed by him were adequate guarantees for closing of the existing median break and driveway entrance to the property. He is sending memo to this effect.

Re: S/D 78-30  
June 30, 1978  
Page Two

- not needed  
8-16-78  
Public Works  
called.*
- F. An easement shall be retained on vacated Clifton for the existing Southwestern Bell Telephone Company pole line.
  - G. An easement for construction of a drainage ditch to carry the drainage from the end of Clifton west to K-15 Highway, shall be indicated on the plat and the applicant shall guarantee the construction of the drainage ditch.

H. The billboard located on the site shall be removed prior to recording the plat.

- Letter from Womack 10-2-78 saying  
billboard was removed in March 1978 (Letter in 2-2009)*
- I. 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, July 6, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:et  
cc:

Dean Sellers, Assistant City Engineer  
Elmer G. Womack, 3559 S. Clifton, Wichita, Kansas 67216

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 78-30 Name Colonial Park IV  
Date Application Rec'd. 3-10-78 Preliminary Approval 3-23-78  
Scheduled S/D Meeting 6-29-78

DESCRIPTION

General Location East of K-15 in an area north of the Kansas Turnpike

Owner Elmer G. Womack  
Surveyor/Engineer Delamater, Freund & Associates  
Address 412 Century Plaza (67202) Phone 263-6121

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>6.1±</u>  | 7. Lineal Feet of New Streets:                        |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft.            |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft.            |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft.            |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.            |
| Other <u>        </u> <u>1</u>  | e. <u>        </u> R/W <u>        </u> ft.            |
| Total Number of Lots <u>1</u>   | TOTAL <u>        </u> ft.                             |
| 3. Minimum Lot Frontage <u>725</u> ft.  | 8. Sidewalk adjacent to all                           |
| 4. Minimum Lot Area <u>266,850 sq.</u> ft.  | streets? <u>    </u> yes <u>    </u> x <u>    </u> no |
| 5. Existing Zoning <u>AA</u>  |   |
| 6. Proposed Zoning <u>G (Z-2009)</u>  |   |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>        </u> City <u>        </u>     |   |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>        </u> City <u>        </u> |   |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No)                |   |
| 12. City of Wichita <u>x</u> : Three-Mile Area <u>        </u>                            |   |

STAFF COMMENTS:

NOTE: The applicant's engineer has submitted revised copies of the Mobile Home Park Preliminary Development Plan indicating the requested changes and additions.

- A. Approval of the plat is subject to the approval of the associated vacation case for the portion of Clifton being vacated north of the plat.
- B. The applicant shall guarantee the construction of a cul-de-sac to terminate Clifton.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all the mobile home sites.
- D. The applicant shall guarantee the extension of City water to serve all the mobile home sites.
- E. The applicant shall obtain written approval from the Highway Department for relocation of the median break in K-15 Highway and the applicant shall guarantee the closing of the existing median break, if the new access drive location to K-15 Highway as proposed on the mobile home park development plan.
- F. An easement shall be retained on vacated Clifton for the existing Southwestern Bell Telephone Company pole line.
- G. An easement for construction of a drainage ditch to carry the drainage from the end of Clifton west to K-15 Highway, shall be indicated on the plat and the applicant shall guarantee the construction of the drainage ditch.
- H. The billboard located on the site shall be removed prior to recording the plat.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.



DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

June 19, 1978

Mr. Robert A. Lakin, Director  
Metropolitan Area Planning Department  
10th Floor - City Hall  
Wichita, Kansas 67202

Attention: Mr. Curtis L. Newby, Junior Planner

Re: Colonial Mobile Home Park IV (78-30)

Gentlemen:

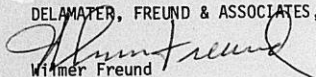
Herewith we are submitting twenty-nine (29) prints of the final plat of Colonial Mobile Home Park IV along with three (3) copies of the revised development plan for same. We are also submitting Request for Vacation of part of Clifton Avenue accompanied with a proposed ordinance, accompanying ownership list and a draft for \$50 to cover the application fee. In connection with the platting of Colonial Mobile Home Park IV, it was necessary that additional right-of-way be dedicated on both sides of Clifton to accommodate construction of a cul-de-sac. That dedication is included herewith along with the above ownership list of the property owners involved.

We believe the plat, development plan, vacation request and dedication papers are all in accordance with the recommendations of the Subdivision Committee and your letter of March 27, 1978. We are submitting these documents and understand they will be placed on the Subdivision Committee agenda for Thursday, June 29, 1978.

Should any of the members of the Subdivision Committee have any questions concerning any of the matters addressed herein, please ask them to contact us in order that we may resolve any problems prior to the Subdivision Committee meeting.

We appreciate the help you have rendered concerning this project.

Very truly yours,  
DELAMATER, FREUND & ASSOCIATES, P.A.

  
Wilmer Freund  
WF/jb

cc: Mr. Elmer Womack  
Mr. Tom Cooper  
Mr. Doug Womack

229-C

THE CITY OF WICHITA

OFFICE OF Flood Control Maintenance DATE June 7, 1978

TO Jack Galbraith, Chief Planner, MAPD  
FROM Max Greene, Flood Control Engineer

SUBJECT Colonial Park IV ADDN.  
S/D 78-30



Reference is made to my request for a Lot Grading Plan before the Subdivision Committee for subject Addition. Please be advised I have been furnished a Drainage Plan by Mr. Womack on June 2 which has been approved by the Kansas Department of Transportation for accepting the drainage from the plat. This plan is satisfactory with the Flood Control Office and is approved.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

*Max Greene*

Max Greene,  
Flood Control Engineer  
Flood Control Maintenance

MG/glm

cc: G. H. Wilton  
Wilmer Freund/Delamater, etc.  
Colonial Park IV Addn. Plat File  
Central Insp/. John Riddel

March 27, 1978

Delamater, Freund & Associates  
412 Century Plaza  
Wichita, Kansas 67202

Subject: S/D 78-30 - Preliminary Plat of Colonial Park IV

Gentlemen:

At their regular meeting of March 23, 1978, the Subdivision Committee of the Planning Commission considered the above referred to case. The action of the Committee was to approve the preliminary plat and the development plan, and to authorize the submission of a final plat subject to the following conditions:

- A. The applicant is vacating a portion of Clifton Avenue by means of this plat. It is recommended that only the portion of Clifton south of the south line of Lot 4, Womack-Schlegel Addition be vacated. The applicant shall submit by separate instrument the dedication of additional right-of-way for a cul-de-sac to terminate the portion of Clifton which is to remain. *(Dedication form in associated vacation file)*
- B. The applicant shall guarantee the construction of the cul-de-sac to terminate Clifton.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all proposed mobile home sites.
- D. The applicant shall guarantee the extension of water lines to serve all proposed mobile home sites.
- E. The development plan shows that the existing driveway opening to K-15 is to be relocated about 150 feet north. This would allow for only right turns into and out of the mobile home park because there is no K-15 medial opening in line with the proposed driveway opening. Planning staff recommends that the existing driveway location be utilized. If the applicant still prefers a new location, he shall write to the State Highway Department and obtain approval for the new access point as well as approval for the relocation of the medial opening which the applicant shall

guarantee. A letter from the Highway Department approving the new access point and the relocation of the medial opening shall be submitted to the Planning Department.

- h* The area(s) to be used for recreational purposes (minimum of 8% of the plat) shall be designated on the development plan and the approximate square footage shall be shown.
  - g* The ten-foot side yard which is required to be landscaped adjacent to industrial zoning, shall be labeled on the development plan.
  - f* "Access control except for one opening" shall be labeled adjacent to the west line of the plat and "complete access control" shall be labeled on the north line of the plat adjacent to Clifton Avenue. *Clifton is being vacated north of north side of plat*
  - e* The street west of this plat shall be labeled as Southeast Boulevard.
  - d* A 25-foot setback line from Southeast Boulevard shall be labeled on the final plat.
  - c* Three copies of the revised development plan, showing the information requested in items "F" and "G" above shall be submitted with the final plat.
  - b* The billboard located on the site shall be removed prior to recording the plat.
  - a* An easement shall be retained in the Clifton right-of-way being vacated for the existing Southwest Bell Telephone pole line. Said company shall be contacted regarding this matter.
  - N.* An easement to provide for taking of the drainage from the end of Clifton west to K-15 Highway shall be indicated on the plat. The applicant's engineer shall contact the Flood Control Office regarding this matter.
  - O.* The applicant shall guarantee the construction of the drainage improvement within the drainage easement from Clifton to K-15 Highway.
  - P.* Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

cc: Elmer Womack  
3559 S. Clifton  
Dean Sellers, Assistant City Engineer

*MAPC has approved a drainage plan but final plat needs to show easement. We still need a guarantee.*

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 78-30 Name Colonial Park IV  
Date Application Rec'd. 3-10-78 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-23-78

DESCRIPTION

General Location East of K-15 in an area north of the Kansas Turnpike

Owner Elmer G. Womack  
Surveyor/Engineer Delamater, Freund & Associates  
Address 412 Century Plaza Phone 263-6121

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>6.1±</u>  | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft.                                    |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft.                                    |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft.                                    |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.                                    |
| Other <u>        </u> <u>1</u>  | e. <u>        </u> R/W <u>        </u> ft.                                    |
| Total Number of Lots <u>        </u> <u>1</u>                               | TOTAL <u>        </u> <u>none</u> ft.   |
| 3. Minimum Lot Frontage <u>725</u> ft.                                      | 8. Sidewalk adjacent to all streets? <u>        </u> yes <u>        </u> x no |
| 4. Minimum Lot Area <u>266,850 sq.</u> ft.                                  |   |
| 5. Existing Zoning <u>AA</u>  |   |
| 6. Proposed Zoning <u>G (Z-2009)</u>  |   |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No)  |   |
| 12. City of Wichita <u>x</u> : Three-Mile Area <u>        </u>              |   |

STAFF COMMENTS:

- A. The applicant is vacating a portion of Clifton Avenue by means of this plat. It is recommended that only the portion of Clifton south of the south line of Lot 4, Womack-Schlegel Addition be vacated. The applicant shall submit by separate instrument the dedication of additional right-of-way for a cul-de-sac to terminate the portion of Clifton which is to remain.
- B. The applicant shall guarantee the construction of the cul-de-sac to terminate Clifton.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all proposed mobile home sites.
- D. The applicant shall guarantee the extension of water lines to serve all proposed mobile home sites.
- E. The development plan shows that the existing driveway opening to K-15 is to be relocated about 150 feet north. This would allow for only right turns into and out of the mobile home park because there is no K-15 medial opening in line with the proposed driveway opening. Planning staff recommends that the existing driveway location be utilized. If the applicant still prefers a new location, he shall write to the State Highway Department and obtain approval for the new access point as well as approval for the relocation of the medial opening which the applicant shall guarantee. A letter from the Highway Department approving the new access point and the relocation of the medial opening shall be submitted to the Planning Department.
- F. The area(s) to be used for recreational purposes (minimum of 8% of the plat) shall be designated on the development plan and the approximate square footage shall be shown.
- G. The ten-foot side yard which is required to be landscaped adjacent to industrial zoning, shall be labeled on the development plan.

- H. "Access control except for one opening" shall be labeled adjacent to the west line of the plat and "complete access control" shall be labeled on the north line of the plat adjacent to Clifton Avenue.
- I. The street west of this plat shall be labeled as Southeast Boulevard.
- J. A 25-foot setback line from Southeast Boulevard shall be labeled on the final plat.
- K. Three copies of the revised development plan, showing the information requested in items "F" and "G" above shall be submitted with the final plat.
- L. The billboard located on the site shall be removed prior to recording the plat.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

March 21, 1978

To Whom It May Concern:

Re: Closing of Clifton Avenue approximately one block south of  
Craig Street

This letter is being sent to you for your information and to advise you that in connection with the platting of Colonial Park IV Addition it is proposed to vacate and close Clifton Avenue from a point 550 feet south of Craig Street to the north line of the Kansas Turnpike. The portion of Clifton Avenue involved is within the area being platted as a mobile home park as a result of a recently approved zone change to "C" Mobile Home Zoning on the property.

The plat, S/D 78-30 Colonial Park IV, which proposes to vacate said portion of Clifton Avenue, will be considered by the Subdivision Committee at their regular meeting on March 23, 1978, beginning at 1:00 p.m., in the Board Room, First Floor, City Hall, 435 North Main. The plat being considered at this time is only a preliminary plat and, if you have any questions or comments concerning the closing of Clifton Avenue south of Craig Street, please call before or after the meeting.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:et

cc:

Charles H. Byrd, 3525 Craig Street, Wichita, Kansas 67216  
Ival Peebler, 3517 South Clifton, Wichita, Kansas 67216  
Vernon Rohr, 3527 South Clifton, Wichita, Kansas 67216  
Alvin Newell, 3547 South Clifton, Wichita, Kansas 67216

Property owners on Clifton south  
of Craig St.

Lot 8 Blk. 3 Craigs Addition  
Charles H. Boyd  
3525 Craig St. 41216

lot 9 Blk 3 Craigs Addition  
Irene Pochler  
3517 S. Clifton

lot 6 Womack - Schlegel Addition  
Vernon Robie  
3527 S. Clifton

lot 5 Womack - Schlegel Addition  
Alvin Kemel  
3547 S. Clifton

~~lot 4 Womack - Schlegel Addition  
Alvin Womack  
3~~



JB

March 14, 1978  
File #8102

Mrs. Vernon Rohr  
3527 South Clifton  
Wichita, Kansas 67216

Dear Mrs. Rohr:

This letter is about the fence being constructed by the Womack firm opposite your residence on the east side of Clifton.

The original application for a zone change to permit the development of the mobile home park was voted down by the City Commission in 1974. The firm made an appeal to the Sedgwick County District Court seeking injunctive relief against the denial and their appeal was sustained. As a result of this relief, none of the restrictions and requirements were incorporated into the injunction. The terms of the injunction simply permit the park to be developed without provision for amenities such as fences and other barriers.

Earlier today I discussed the status of the park with the attorney who handled Womack's appeal. I discussed with him the status of the fence. The action by Womack to install the fence is completely voluntary which means that the city has no legal means to require the fence either to be built or to be completed by any set time. However, the attorney assures me that as soon as the weather permits, work will be resumed and he is quite confident that the entire fence will be completed in a matter of weeks.

Mrs. Vernon Rohr  
March 14, 1978  
Page Two

Last Sunday I toured the area and I noticed that about one-third of the planks have been nailed onto the rails. The post and rails for the balance of the fence are in place and the planks for the rest of the fence appeared to be on location.

At this stage, we must rely on the good will and efforts of Womack because we cannot require anything stronger. Based on the assurances the attorney gave me, I have every reason to think we will see the fence completed in a reasonable time.

Sincerely,



Fredrick A. Linde,  
Grievance Officer

FL:lc

cc: ✓ Bob Lakin, Director, Wichita Metropolitan Area Planning  
Department.

cc: Joe Donnelly, Central Inspection Division.

Same letter sent to: Mrs. Jewell Andrews  
3357 South Clifton  
Wichita, Kansas 67216

THE CITY OF WICHITA  
OFFICE OF Grievance Office

DATE March 9, 1978

TO Robert Lakin, Planning Department  
FROM Fredrick Linde, Grievance Officer

SUBJECT Zoning case no. Z-1630.  
Our file no. 8102.



On May 23, 1974, the Planning Commission considered an application for a mobile home park on the east side of Clifton in the 34 and 3500 blocks south. The case proceeded to the City Commission where it was heard on August 23, 1974 and denied. The applicant, Mr. Womac, appealed to District Court where the denial by the City Commission was reversed.

As I understand the subsequent considerations, the original CUP was not reversed by District Court. One of the stipulations was the construction by the Womac firm of a solid fence to border the west line of the mobile home park, that is, to be on the east side of Clifton and to serve as a barrier between the "AA" zone to the west and the "G" zone to the east. Part of the fence was built but the work was stopped perhaps two years ago when it had proceeded only as far south as approximately 3500 South Clifton.

Last year we had a neighbor complain about the failure to complete the fence. At the time of the earlier complaint we wrote the Womac Company and Mrs. Womac phoned us and said they planned to continue the construction but she refused to give me any timing. Her response could hardly be construed as cooperative or conciliatory. She did say a supply of fencing material had been purchased in Arkansas and would be moved to the site at the Womac Company's convenience.

Today we have received two additional neighboring complaints as indicated in the copies. I understand the fencing material is on the site but there has been no work for six or eight months.

*No written response -  
needed ALB 3/10*

Robert Lakin  
March 9, 1978  
Page Two

Additionally, Womac is continuing his development as approved by case Z-2009 January 5, 1978 and January 31, 1978. Further, we understand the work has not yet been authorized because the plat for the addition has not yet been recorded.

What can be done by your department or the Planning Commission to expedite the completion of the original 1974 project?

*FAL*  
Fredrick A. Linde,  
Grievance Officer

FL:lc

cc: Mrs. Vernon Rohr, 3527 South Clifton, Wichita, KS 67216  
Mrs. Jewell Andrews, 3457 South Clifton, Wichita, KS 67216



DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

March 10, 1978

Mr. Robert A. Lakin, Director  
Metropolitan Area Planning Department  
10th Floor City Hall  
Wichita, Kansas 67202

Attention: Mr. Curtis Newby, Junior Planner

IN RE: Colonial Park IV (Preliminary Plat)

Gentlemen:

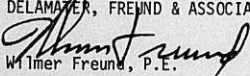
We are transmitting herewith 29 prints of a preliminary plat referenced above along with 15 prints of a development plan and an Application for Subdivision Approval including a draft in the amount of Fifty (50) Dollars to cover the application fee.

This plat is a requirement of the associated Zone Case Z-2009. Sewer and water facilities are available for the subject property. A drainage plan for the subject plat will be submitted to the Flood Control Office for their review prior to the Subdivision Committee Meeting.

Should any of the Subdivision Committee members have any question concerning the plat, please ask them to contact us prior to the Subdivision Committee Meeting in order that we may work out any problems before that date. We understand that this matter will be on the Subdivision Committee Agenda for Thursday, March 23, 1978.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.

  
Wilmer Freund, P.E.

Enclosures

cc: Mr. M.S. Mitchell, Asst. Super. of Pub. Wks. Maintenance  
Mr. Elmer G. Womack

229-C

Map No.: 5743  
Section No.: 11  
Twp. No.: 28  
Range: 1E

of 3-23-78 meeting  
S/D No. 78-30

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Colonial Park IV  
General Location: East of K-15 in an area  
West of Clifton Ave North of the Kansas Turnpike  
in the NW 1/4 Sec 11 - 28S + E  
Name of Property Owner: Elmer G Womack  
Address: 3559 So Clifton Wichita Phone: 684-6771  
Name of Subdivider: Same  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Agent/Surveyor: Delamater, Trumbull & Associates  
Address: 412 Century Plaza Phone: 263-6121  
Date of Application: 3-10-78

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 6.1±
2. Number of Lots: \_\_\_\_\_  
Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other Mobile Home - 6 One  
Total Number of Lots one
3. Minimum Lot Frontage \_\_\_\_\_ ft.
4. Minimum Lot Area 266,850 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning G (2-2009)
7. Lineal Feet of New Streets:  
a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL None ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply X (Yes-No), Name Wichita, Mo Dept
10. Public Sanitary Sewers X (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes/No)
12. City of Wichita X 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: Elmer G. Womack  
Elmer G. Womack

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

Received by R.O.  
Date 3-10-78  
Fee Submitted 50.00

T9-301B  
(2-71)

229-C

FORM 2. 021

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan <del>Plan</del>	Cement	M.S.P.

DESCRIPTION	AMOUNT
-------------	--------

<i>Water Plan 12</i>	
<i>Water Plan 12</i>	

NAME *Wichita Water Dept*

ADDRESS *1000 E. 10th St*

FUND *1000* DUE DATE *3-12-77*

COMMENTS

DATE *3-12-77* BY *W.C.*