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S/D 70-11
approved subject to:

1. Approval of the plat is subject to the approval of the associated zone cases Z-1173 and Z-1181.
2. Indicate access control to Hillside as shown hereon and on the plat's text.
3. Indicate a 20' belly setback from Ruten as shown hereon.
4. Indicate the existing north-south utility easement centered on the common dividing line between the proposed OB and CC zoning.
5. Contact the Engineering Div, K.G. & E. and SW Bell regarding utility easements to be indicated on the final plat.
6. Any relocation of utilities necessitated because of street R.O.W. being created by this plat shall be at the sole expense of the applicant and all proceeding being without cost to City, County or any Utility Co.
7. Dedicate and add street R.O.W. for Third St. to provide 75% of half of R.O.W. from the 2' of the improvements.

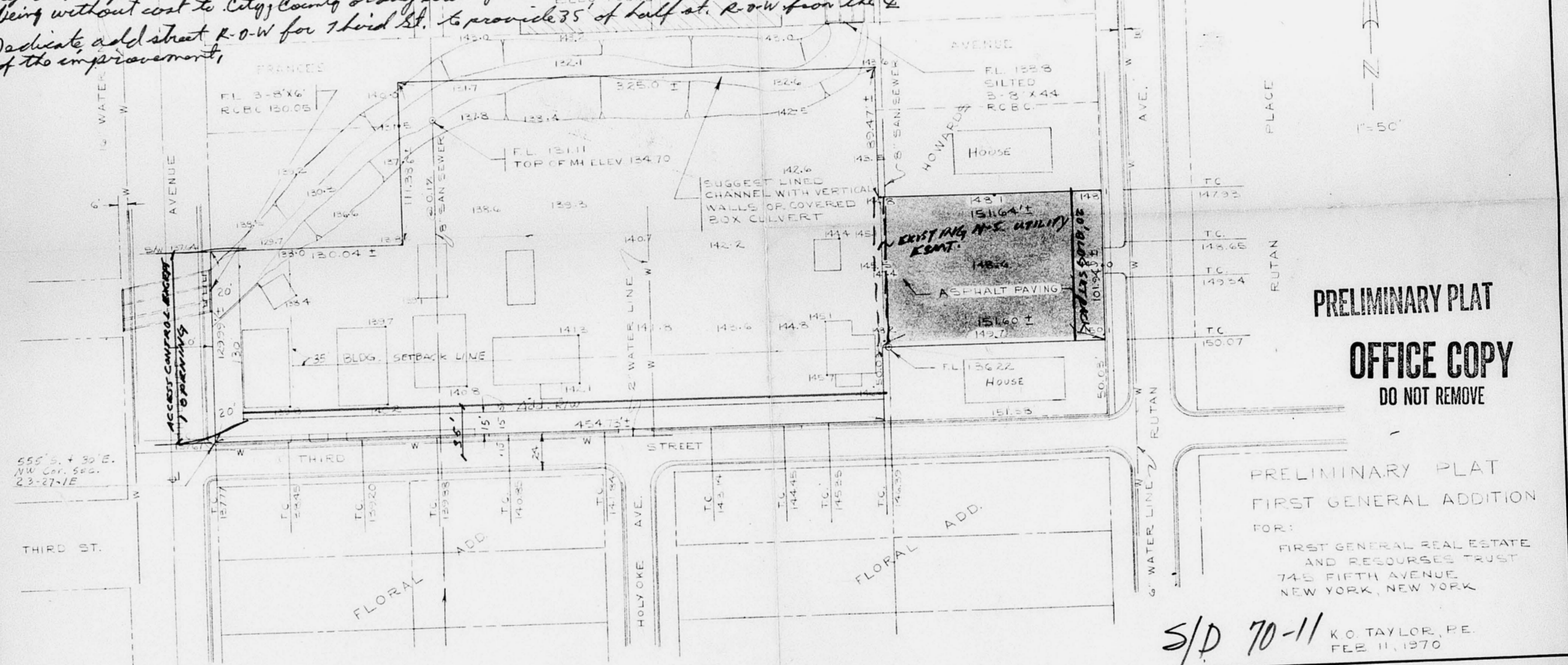
LEGAL

8. The applicant shall guarantee completion of sidewalks on Hillside and Third St. only to the new property lines.

9. Provide necessary drainage easement and install or guarantee installation of a drainage bed or guarantee installation of a drainage bed extending to contain the existing drainage existing on the northern portion of subject property. Such drainage bed shall be constructed in accordance with plans and specifications approved by the Dept. of Public Works and the exact location for such improvement will have to be determined prior to preparation of the final plat.

10. Requirements for a final plat of the MAPC. See Div. Regs.

Note: see letter dated 9-9-70
C/LN



PRELIMINARY PLAT
OFFICE COPY
DO NOT REMOVE

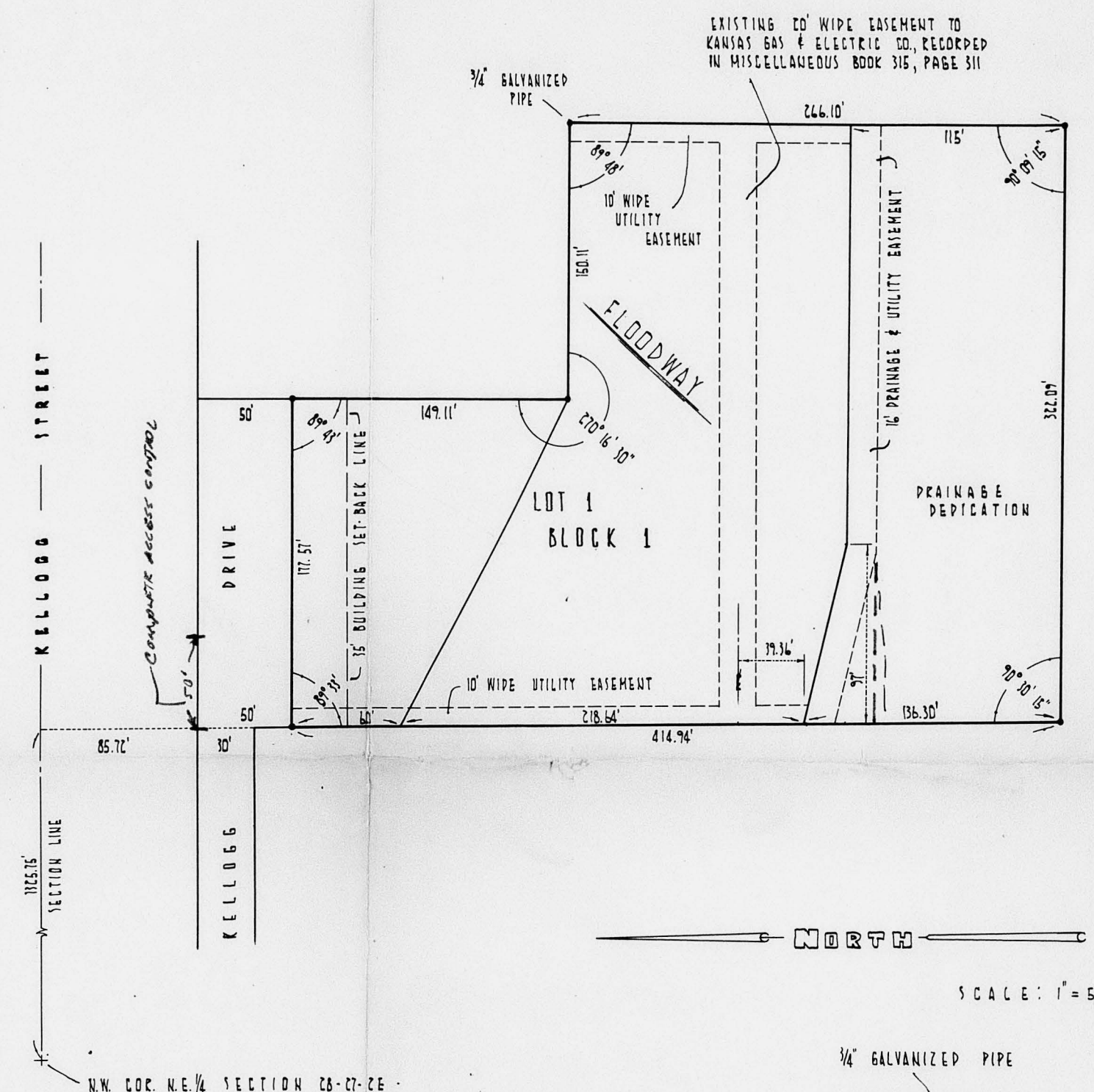
PRELIMINARY PLAT
FIRST GENERAL ADDITION
FOR:
FIRST GENERAL REAL ESTATE
AND RESOURCES TRUST
745 FIFTH AVENUE
NEW YORK, NEW YORK

S/D 70-11
K. O. TAYLOR, P.E.
FEB. 11, 1970

BM ELEV. 120.05 - FLOW LINE TRIPLE 8" & 6" RCBC 90° NORTH
OF 3RD ST. ON EAST SIDE OF HILLSIDE AVE.

TOPO MADE FEB. 11, 1970

NO.	REVISION	BY	DATE



PLAT
 HOLSTED ADDITION
 TO THE CITY OF WICHITA
 SEDGWICK COUNTY - KANSAS
 1970

FINAL PLAT
 OFFICE COPY
 DO NOT REMOVE

STATE OF KANSAS } ss.
 COUNTY OF SEDGWICK }
 I, Charles M. Goodness, being a duly licensed professional engineer in said county and state, do hereby certify that I have surveyed and platted HOLSTED ADDITION to the City of Wichita, Sedgwick County, Kansas, described as follows: Beginning 1,255.75 feet east and 135.72 feet south of the northwest corner of the NE1/4 of Section 26, T 27 S, R 2 E of the 6th P.M., Sedgwick County, Kansas and running thence east parallel with the north section line for a distance of 177.57 feet; thence south at a deflection angle to the right of 90°17' for a distance of 149.11 feet; thence east at a deflection angle to the left of 90°16'30" for a distance of 150.11 feet; thence south at a deflection angle to the right of 90°12' for a distance of 266.10 feet; thence west at a deflection angle to the right of 89°50'45" for a distance of 322.09 feet; thence north at a deflection angle to the right of 89°29'45" for a distance of 144.78 feet to the place of beginning, containing 2.57 acres more or less. The accompanying plat is a true and correct exhibit of property surveyed.

Charles M. Goodness Engineer
 Charles M. Goodness
 (SEAL)

KNOW ALL MEN BY THESE PRESENTS:
 That we, Paul B. Douglas and Charlotte S. Douglas, his wife, have caused and land described in the engineer's certificate to be platted into a one lot plat, to be known as HOLSTED ADDITION to the City of Wichita, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility and drainage construction and maintenance. The south 115 feet of the plat is hereby dedicated to the public for drainage purposes. The Floodway as shown on the plat shall be the responsibility of the owners of the property in the subdivision until such time as the Governing Body exercising jurisdiction elects to assume responsibility for maintenance and improvements of the drainage. Provided further, that no building shall be constructed on or within said floodway nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of Office. Street is hereby dedicated to and for the use of the public.

Paul B. Douglas
Charlotte S. Douglas
 Paul B. Douglas
 Charlotte S. Douglas

STATE OF KANSAS } ss.
 COUNTY OF SEDGWICK }
 Be it remembered that on this 13 day of May, 1970, before me a notary public in and for said county and state came Paul B. Douglas and Charlotte S. Douglas, his wife, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the same as their voluntary act and deed. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Reginald R. McConaughy Notary Public
 Reginald R. McConaughy

This plat of HOLSTED ADDITION to the City of Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

- 3/10/70-7
 approved subject to:
1. Install or guarantee installation of a sidewalk adjacent to the south side of the floodway; 25'3" (the applicant has submitted a petition)
 2. Indicate complete access control adjacent to the west 50' of the floodway on the plat and in the letter text.
 3. Straighten south line of 16' drainage easement as shown person.
 4. Contact M.B. Mitchell regarding the location of sewer cleaning mobile home which is placed on a semi-permanent foundation with in the indicated floodway.
 5. Recording in 30 days.

WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
 Approved this _____ day of _____, 1970.
 Robert J. Jackson, Secretary
 Robert A. Levin, Secretary
 L. Price Woodard, Jr., Mayor
 Chairmen
 Karl E. Bush, Commissioner
 Tom Scott, Commissioner
 Elmer S. Peters, Commissioner
 Entered on Transfer Record this _____ day of _____, 1970.
 Marie Warden, County Clerk
 (SEAL)

State of Kansas } ss.
 County of Sedgwick }
 This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ A.M. - P.M. on the _____ day of _____, 1970.
 John Hale, Register of Deeds
 _____, Deputy