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PLAT NO. S/D 76-82 MAP NO. 5541

NAME RIVERSIDE SECOND ADDITION

LOCATION: North of 55th St. South, in an area east  
of Broadway

ENGINEER Moehring & Associates

OWNER Riverside Associates, a Kansas Partnership

APPLICATION FILED 8-31-76

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 8-31-76 / revised prelim 2-15-77

S/D ACTION 9-9-76 approved / revised prelim 2-24-77  
approved

FINAL FILED 3-30-77

S/D ACTION 4-7-77 approve

MAPC ACTION 12-23-76 Approve preliminary

ECC ACTION 11-9-77 Approved

RECORDED 11-29-77

REMARKS see s/d 74-45 Belle La Vie Motel Home Park

MAPC 4-14-77: Approved

S/D 76-82 - RIVERSIDE SECOND  
ADDITION - North of 55th St. So.,  
in an area east of Broadway, by  
Moehring and Associates.

POSTED  
9-1-76  
*[Signature]*

ACTION

	DATE
S/D COMMITTEE (Belin) <i>approved</i>	<i>9-9-76</i>
<i>S/D</i> (Jinca) <i>approve</i>	<i>4-1-77</i>
M.A.P.C. <i>Approved</i>	<i>4-14-77</i>
B.C.C./B.C.C. <i>Approved</i>	<i>1-8-77</i>
<i>S/D (Larissa Belin)</i>	<i>2-24-77</i>

Map No. 5541  
Sec. No. 21  
Twp. No. 28S  
Range 1E

Subdivision Report and Progress  
S/D No.: 76-82

Name: RIVERSIDE SECOND ADDITION

General Location: North of 55th St. South in an area east of Broadway

Owner: Riverside Associates, a Kansas Partnership  
Address: 1002 Whitfield, 67206 Phone: \_\_\_\_\_  
Subdivider: Leonard E. Marotte  
Address: 1002 Whitfield 67206 Phone: 681-3595 *of 945-0944*  
Engineer/Surveyor: Moehring & Associates  
Address: 314 Brown Bldg., Wichita, Ks. 67202 Phone: 263-6781

Application Received 8-31-76  
Conf. with Applicant \_\_\_\_\_  
Sketch Plat Received \_\_\_\_\_  
Present Zoning "AA"  
Proposed Zoning same  
Letter of Intent \_\_\_\_\_

PREL. PLAT RECEIVED 8-31-76  
S/D Comm. Action 9-9-76 *approved*  
*Revised Prelim 2-24-77 - approved*  
Dept. Report on Prel. 2-24-77

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

FINAL PLAT RECEIVED 3-30-77  
S/D Comm. Action 4-7-77 *Approved*

Dept. Report on Final 4-12-77  
\*M.A.P.C. ACTION 12-23-76 *Approved Prelim*  
Dept. Report on Final 4-14-77  
Letter on Irons Received N/A  
Title/Taxes Rec'd & Reviewed 5-5-77  
Final Review 10-31-77  
Referral to B.C.C. 10-31-77

B.C.C. ACTION 11-8-77 *Approved*  
*Accepted both water petitions 4-1*  
Recorded \_\_\_\_\_  
\*M.A.P.C. 4-14-77 *Approved*

Comments:  
3-30 *Moehring took closure data to Doc Inman*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

*S/D 76-82  
S/D 74-45  
B  
12-6-77*

RIVERSIDE SECOND ADDITION was filed for record on November 29, 1977  
*Boyd J. McCall*  
Register of Deeds

Return to: Wichita-Sedgwick County  
Metropolitan Area Planning Department  
(Inter-Office Mail)

Form 27-321

**PAYMENT NOTICE**

City of Wichita  
PAY AT TREASURER'S OFFICE - SECOND FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION AMOUNT

*Handwritten entries in the table*

Name

Address

Type Due Date

Comments:

*Handwritten comments*

Date By

*Handwritten date and signature*

THE CITY OF WICHITA

OFFICE OF Industrial Development

DATE February 13, 1978

*Handwritten initials and signature*

TO E. H. Denton, City Manager

FROM Donald M. Wood, Industrial Development Officer

SUBJECT Request for Initiation of  
Public Improvements -  
Riverside Second Addition

Leonard E. Marotte, General Partner of Riverside Associates, a Kansas Partnership, has been working with various City of Wichita departments relative to the Development Policy for Public Improvements. As of February 10, 1978, all requirements have been satisfied under AR 31 Revised to initiate public improvements on the development project entitled Riverside Second Addition.

Mr. Marotte has supplied this office with the following:

1. Copies of three bona fide Real Estate Purchase contracts representing 37.55% of the Addition.
2. Assignment of Sales Agreements to the City of Wichita, Kansas.
3. Checks payable to the City of Wichita in the amount of \$7,420.00 which represents ten percent of the purchase price of the assigned sales agreements on 37.55% of the benefitted properties.

The Department of Economic Development staff has reviewed the foregoing documents and verified the benefit percentages as accurate calculations.

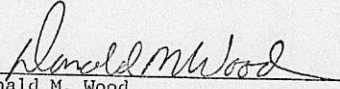
These submissions provide "reasonable assurance" that the City's credit will not be adversely affected by installing and financing water, paving and sewer to this project as set out in AR 31 Revised.

With a copy of this memorandum, the originals of these documents are being forwarded to the City Clerk and the checks are being forwarded to the City Treasurer for deposit in a trust account.

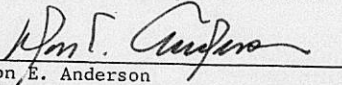


E. H. Denton, City Manager  
February 13, 1978  
Page 2

The Law Department has been requested to review several questions that have arisen as this application was processed, both about a particular sales contract as well as parts of the AR 31 Revised as it applies to the administration of this policy. In my estimation, these determinations should not delay this project and it is requested that public improvements as itemized on the attachments be immediately implemented.

  
Donald M. Wood  
Industrial Development Officer


ACTION APPROVED:

  
Don E. Anderson  
Director of Economic Development

DMW/ks  
Attachments

cc: Don E. Anderson, Director of Economic Development  
John Wynkoop, Director of Water & Water Pollution Control  
Ray Bruggeman, Director of Public Works  
✓ Robert Lakin, Director of Planning  
Donald Gisick, City Clerk  
Ralph Klose, City Treasurer

The Director of Public Works and the Director of Water and Water Pollution Control as hereby directed to install the public improvements itemized for this project.

  
E. H. Denton, City Manager

Date 2-15-78

DATE December 15, 1977

ASSIGNMENT OF SALES AGREEMENTS

KNOW ALL MEN BY THESE PRESENTS, that Riverside Associates, a Kansas Partnership the undersigned, for value received, do hereby GRANT, ASSIGN; TRANSFER AND CONVEY unto the City of Wichita, Sedgwick County, Kansas, (a municipal corporation) three (3) certain sales agreements attached hereto for the property listed and described in Attachment I to this assignment and which is hereby incorporated into this assignment as if fully set out herein, together with the sum of seven thousand four hundred and twenty dollars (\$ 7,420.00 ), said sum being equal to ten (10) percent of the purchase price of the aforementioned sales agreement(s), all of which is given to secure the cost of installing certain petitioned public improvements.

The properties so assigned constitute thirty six 83/100 percent (36.83 %) of the properties to be benefitted by the following public improvements:

Water Service available to Lots 1 through 54, Block A, Lots 1 through 15 Block B, Lots 1 through 14 Block C, Lots 1 through 18 Block D, Lots 1 through 20 Block E, Lots 1 through 17 Block F, Lots 1 through 26 Block G, all as more fully described in the attached resolutions.

Sewer Service and Paving as described in the attached resolutions  
Box Culverts as described in the attached resolutions.

(list description of street, drainage, sewer and/or water improvements to be installed.)

It is requested that installation of said improvements be initiated in accordance with the City of Wichita Development Policy for Public Improvements.

Riverside Associates, a Kansas Partnership

Leonard E. Marotte  
Leonard E. Marotte, General Partner

STATE OF KANSAS)SS  
SEDGWICK COUNTY)

Sworn to and subscribed before me this 3 day of January, 1978.

Linda Pederson  
Notary Public

My Commission Expires 6/14/81

(One copy to be sent to the Director of Economic Development of the City of Wichita).

# the Daily Record

218 North Way  
Wichita, Kansas 67201  
316-263-2779

## AFFADAVIT OF PUBLICATION

86834 (Published in the Daily Record November 26, 1977/11)

**RESOLUTION**  
**RESOLUTION OF FINDINGS OF ADVISABILITY AND RESOLUTION AUTHORIZING CONSTRUCTION OF LATERAL 12, MAIN 2, SOUTHWEST INTERCEPTOR SEWER IN THE CITY OF WICHITA, KANSAS, PURSUANT TO FINDINGS OF ADVISABILITY MADE BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.**

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, THAT THE FOLLOWING FINDINGS AS TO THE ADVISABILITY OF CONSTRUCTING LATERAL 12, MAIN 2, SOUTHWEST INTERCEPTOR SEWER IN THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE TO-WIT:

SECTION 1. That it is necessary and in the public interest to construct Lateral 12, Main 2, Southwest Interceptor Sewer in the City of Wichita, Kansas.

SECTION 2. That the cost of said improvements provided for in Section 1 hereof is estimated to be Two Hundred Twenty-One Thousand Four Hundred Dollars (\$221,400.00) payable by the improvement district. Said estimated cost as above setforth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this resolution.

SECTION 3. That all costs of said improvements attributable to the improvement district, when ascertained, shall be assessed against the land lying within the improvement district described as follows:  
Lots 1 through 24 inclusive, Block A; Lots 1 through 15 inclusive, Block B; Lots 1 through 14 inclusive, Block C; Lots 1 through 18 inclusive, Block D; Lots 1 through 29 inclusive, Block E; Lots 1 through 17 inclusive, Block F; & Lots 1 through 28 inclusive, Block G, all in Riverside Second Addition.

SECTION 4. That the method of apportioning all costs of said improvement attributable to the owners of land liable for assessment shall be by the square foot. Where the ownership of single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

SECTION 5. That all costs of the improvements of the sanitary sewer system shall be assessed to the improvement district as provided by Section 4 hereof.

SECTION 6. That the City Engineer shall prepare plans and specifications for said improvement and a preliminary estimate of cost therefor, which plans, specifications and a preliminary estimate of cost shall be presented to this Body for its approval.

SECTION 7. The advisability of the improvements setforth above is hereby established authorized by K.S.A. 1974 Supp. 12-6a01 et seq.

SECTION 8. Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION 9. That the City Clerk shall make proper publication of this resolution, which shall be published once in the official City paper and which shall be effective from and after said publication.

ADOPTED at Wichita, Kansas, this 22nd day of November, 1977.  
TONY CASADO, Mayor  
Attest: (Seal)  
DONALD G. GISICK, City Clerk

STATE OF KANSAS, SEDGWICK COUNTY, S.S.

*Margaret Phillips* of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD formerly known as The Democrat & Daily Record, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for \_\_\_\_\_ consecutive \_\_\_\_\_ as follows:

1st NOV 28 1977  
2nd \_\_\_\_\_  
3rd \_\_\_\_\_  
4th \_\_\_\_\_  
5th \_\_\_\_\_  
6th \_\_\_\_\_

*Margaret Phillips*  
Business Manager

Subscribed and sworn to before me this 20th day

of Nov 19 77

*William G. Sheldon*  
Notary Public

My commission expires  
NOV 25 1978

Publication Fees

\$ 10.53  
67

WILLIAM G. SHELDON  
STATE NOTARY PUBLIC  
BUTLER COUNTY, KANSAS  
MY COM. EXP. NOV. 25, 1978

AFFADAVIT OF PUBLICATION

RESOLUTION OF FINDINGS OF ADVISABILITY AND RESOLUTION AUTHORIZING IMPROVING MEAD AVENUE FROM THE NORTH LINE OF 55TH STREET SOUTH TO THE NORTH LINE OF LOT 1, BLOCK A, RIVERSIDE AND ADDITION; SANTA FE AVENUE FROM THE NORTH LINE CAMPUS TO THE SOUTH LINE 53RD STREET SOUTH; ST. FRANCIS AVENUE & 53RD STREET SOUTH FROM NORTH LINE 5TH STREET SOUTH TO WEST LINE MEAD AVENUE; MAYWOOD FROM EAST LINE ST. FRANCIS AVENUE TO WEST LINE SANTA FE AVENUE; 54TH STREET SOUTH FROM EAST LINE ST. FRANCIS AVENUE TO WEST LINE SANTA FE AVENUE; CAMPUS FROM EAST LINE ST. FRANCIS AVENUE TO WEST LINE MEAD AVENUE; MAYWOOD & TOPEKA CIRCLE FROM WEST LINE ST. FRANCIS AVENUE TO AND INCLUDING CUL-DE-SAC; CAMPUS FROM WEST LINE ST. FRANCIS TO AND INCLUDING CUL-DE-SAC AND EMPORIA AVENUE FROM NORTH LINE CAMPUS TO SOUTH LINE MAYWOOD IN THE CITY OF WICHITA, KANSAS, PURSUANT TO FINDINGS OF ADVISABILITY MADE BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, THAT THE FOLLOWING FINDINGS AS TO THE ADVISABILITY OF IMPROVING MEAD AVENUE FROM THE NORTH LINE OF 55TH STREET SOUTH TO THE NORTH LINE OF LOT 1, BLOCK A, RIVERSIDE AND ADDITION; SANTA FE AVENUE FROM THE NORTH LINE CAMPUS TO THE SOUTH LINE 53RD STREET SOUTH; ST. FRANCIS AVENUE & 53RD STREET SOUTH FROM NORTH LINE 5TH STREET SOUTH TO WEST LINE MEAD AVENUE; MAYWOOD FROM EAST LINE ST. FRANCIS AVENUE TO WEST LINE SANTA FE AVENUE; 54TH STREET SOUTH FROM EAST LINE ST. FRANCIS AVENUE TO WEST LINE MEAD AVENUE; MAYWOOD & TOPEKA CIRCLE FROM WEST LINE ST. FRANCIS AVENUE TO AND INCLUDING CUL-DE-SAC; CAMPUS FROM WEST LINE ST. FRANCIS TO AND INCLUDING CUL-DE-SAC AND EMPORIA AVENUE FROM NORTH LINE CAMPUS TO SOUTH LINE MAYWOOD IN THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE TO WIT:

SECTION 1. That it is necessary and in the public interest to pave the following street in the manner hereinafter:

(a) That there be constructed pavement to Collector Street Standards on Mead Avenue from the North line of 55th Street South to the North line of Lot 1, Block A, Riverside and Addition; that said pavement between the said limits be constructed for a width of thirty-six (36) feet from gutter line to gutter line, cannot combined curb and gutter to be two (2) feet and six (6) inches in thickness, and an asphalt base seven (7) inches in thickness, and a surface of asphalt wearing surface two (2) inches in thickness, composed of stone, sand, mineral filler, and asphalt. Drainage to be installed where necessary.

(b) That there be constructed pavement on Santa Fe Avenue from the North line Campus to the South line 53rd Street South; St. Francis Avenue from the North line Camp to the South line 53rd Street South; Maywood from East line St. Francis Avenue to West line Santa Fe Avenue; 54th Street South from East line St. Francis Avenue to West line Mead Avenue; Maywood & Topeka Circle from East line St. Francis Avenue to and including Cul-de-sac and Emporia Avenue from North line Campus to South line Maywood; that said pavement between the said limits be constructed for a width of thirty (30) feet from gutter line to gutter line, cannot combined curb and gutter to be two (2) feet and six (6) inches in width, making a total roadway of thirty-four (34) feet; that said pavement shall consist of an asphalt base two (2) inches in thickness, and an asphalt concrete wearing surface two (2) inches in thickness, composed of stone, sand, mineral filler, and asphalt. Drainage to be installed where necessary, including a 12" x 8" x 24" Reinforced Concrete Box Culvert on St. Francis and a 12" x 8" x 70" Reinforced Concrete Box Culvert on Mead.

SECTION 2. That the cost of said improvement provided for in Section 1 is estimated to be Five Hundred and Twenty Dollars (\$500.00) payable by the improvement district and One Hundred Thirty-Six Thousand Nine Hundred and Sixty Dollars (\$136,000.00) payable by the City of Wichita, at the intersection and the East twenty-three and five eighths (23 5/8) ft. pavement on Mead to Collector Street and a 12" x 8" x 70" Reinforced Concrete Box Culvert on Mead and 55th Street South. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this resolution.

SECTION 3. That the cost of said improvement, when ascertained, shall be assessed against the land lying within a benefit district described as follows: Lots 1 through 54 inclusive, Block A; Lots 1 through 15 inclusive, Block B; Lots 1 through 14 inclusive, Block C; Lots 1 through 18 inclusive, Block D; Lots 1 through 20 inclusive, Block E; Lots 1 through 17 inclusive, Block F; & Lots 1 through 25 inclusive, Block G, all in Riverside and Addition.

SECTION 4. The method of apportioning the cost of said improvement to the owners of land liable for assessment therefor shall be by the square foot, except when driveways are requested to serve a particular tract, in which case, the cost of said driveway shall be a direct assessment to said tract, lot, or parcel and shall be in addition to the assessment for other improvements.

SECTION 5. That the City Engineer shall prepare plans and specifications for said improvement and a preliminary estimate of cost therefor, which plans, specifications, and a preliminary estimate of cost shall be presented to this Body for its approval.

SECTION 6. The advisability of the improvements herein above is hereby established as authorized by S.A. 1974 Supp. 12-6-21 et seq.

SECTION 7. Do it further resolved that the above specified improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION 8. That the City Clerk shall make proper publication of this resolution, which shall be published in the official City paper and which shall be effective from and after said publication.

ADOPTED at Wichita, Kansas, this 22nd day of November, 1978.  
TONY CASAFIO, Mayor  
Dale DONALD C. GISICK, City Clerk

STATE OF KANSAS, SEDGWICK COUNTY, SS: *Margaret Pauligen* lawful age.

Being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD formerly known as The Democrat & Daily Record, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for \_\_\_\_\_ consecutive \_\_\_\_\_ days as follows:

- 1st. NOV 28 1977
- 2nd \_\_\_\_\_
- 3rd \_\_\_\_\_
- 4th \_\_\_\_\_
- 5th \_\_\_\_\_
- 6th \_\_\_\_\_

*Margaret Pauligen*  
Business Manager

Subscribed and sworn to before me this 29th day of Nov 19 1978

*William G. Sheldon*  
Notary Public

My commission expires NOV 25 1978

Publication Fees \$ 21.68

138

WILLIAM G. SHELDON  
STATE NOTARY PUBLIC  
BUTLER COUNTY KANSAS  
EXP. COMM. EXP. NOV. 25, 1978

Street  
 The crosswalk on Douglas between Quentin and  
 Roosevelt  
 The crosswalk on Douglas between Spruce and Madison  
 The crosswalk on 13th Street between Lawrence Lane and  
 Gratchan Lane

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:**

**SECTION 1.** That it is hereby declared necessary and in the intention of the governing body of the City of Wichita to improve and reimprove:

The intersection of 25th Street North and Amidan  
 The crosswalk on First Street between Rutan and Clifton  
 The crosswalk on Topeka between 2nd Street and 3rd Street  
 The crosswalk on Douglas between Quentin and Roosevelt  
 The crosswalk on Douglas between Spruce and Madison  
 The crosswalk on 13th Street between Lawrence Lane and Gratchan Lane

**SECTION 2.** That the general character of the improvement and reimpovement to be made in said streets be as follows:

The provisions of traffic control devices at the above listed locations and other improvements necessary to install said traffic control devices. The improvement and reimpovement shall provide new local traffic signal or pedestrian crosswalk control devices at each of the listed locations. The improvement and reimpovement shall also provide the necessary signal equipment to meet recognized minimum standards in the number and location of traffic signal heads. Separate pedestrian signal indications will also be provided at those locations warranting them. The improvement and reimpovement shall provide the necessary wire, conduit, construction apparatus, sidewalk connections, pavement markings, repaving, repaving, reconstructing, reconstructing, opening, widening, extending, rounding corners, straightening, relocations, or other improvements when necessary for any of such purposes. The governing body may also employ highway and traffic engineering assistance where necessary to the proper development and planning of such improvement or reimpovement.

**SECTION 3.** That the estimated cost of such improvement and reimpovement is \$52,000.00.

**SECTION 4.** That all such improvement and reimpovement can best be accomplished by City forces.

**SECTION 5.** All of the costs of such improvement and reimpovement shall be borne by the City at large.

**SECTION 6.** The costs to be paid by the City at large shall be paid from the general improvement fund, general revenue fund, internal revenue fund, or any other fund of funds available for such purposes, or by the issuance of general improvement bonds.

**SECTION 7.** If within thirty (30) days after the last publication of said resolution there shall be filed in the office of the City Clerk, not later than five (5) PM on the last day a protest signed by qualified electors equal in number to not less than ten per cent (10%) of the electors who voted at the last preceding regular city election as shown by the poll books, an election shall be called and held within ninety (90) days after the last publication of the resolution or at the next regular city election if held within that time.

**SECTION 8.** That the City Clerk shall make proper publication of this resolution which shall be published for six (6) consecutive days in the official city paper and shall be effective from and after its sixth publication.

**ADOPTED** at Wichita, Kansas, this 1st day of November, 1977.  
 TONY CASADO, Mayor  
 Attest: (Seal), DONALD C. GISICK, City Clerk

improvement so to be seventy-seven and eighty one hundredths percent (77.81 %) thereof and the share of costs to be borne by the City at large shall be twenty-two and nineteen hundredths percent (22.19%) thereof.

**SECTION VI.** That the Chief Engineer, Water Engineering of the Water Department of the City of Wichita, Kansas, be and is hereby appointed and directed to prepare under oath a detailed estimate of the cost of said improvement together with plans and specifications therefor, and file the same with the City Clerk for consideration and action thereon by the Governing Body of the City of Wichita, Kansas.

**SECTION VII.** The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 1974 Supp. 12-6401, et seq.

**SECTION VIII.** Be it further resolved that the above-described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

**SECTION IX.** This Resolution shall take effect and be in force from and after its passage and publication once in the official City paper.

**ADOPTED** at Wichita, Kansas, this 8th day of November, 1977.  
 TONY CASADO, Mayor  
 Attest: (Seal)  
 DALEE REA, Deputy City Clerk

66793 (Published in the Daily Record on November 16, 1977) III

**RESOLUTION**  
**A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING CONSTRUCTION AND ORDERING AND DIRECTING IMPROVEMENT PURSUANT TO K.S.A. 12-64, AN UNDER AND PURSUANT TO K.S.A. 12-64, AN IMPROVEMENT CONSISTING OF A WATERWORKS SYSTEM TO MAKE WATER AND WATER SERVICE AVAILABLE TO THE PROPERTY ADJACENT TO BROADWAY FROM 44th St. S. TO 888 FT. NORTH OF 55th ST. S.**

**PURSUANT TO FINDINGS OF ADVISABILITY MADE BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.**

WHEREAS, a petition was filed with the City Clerk on the 31st day of October, 1977, and WHEREAS, the following findings as to the advisability of an improvement under and pursuant to K.S.A. 12-64, are hereby made to make water and water service available to the property adjacent to Broadway from 44th St. S. to 888 Ft. North of 55th St. S.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, THAT THE FOLLOWING FINDINGS AS TO THE ADVISABILITY OF CONSTRUCTING WATER AND WATER SERVICE FACILITIES TO THE FOREMENTIONED AREA BY THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE:**

**SECTION I.** That it is necessary and in the public interest to make an improvement consisting of such mains, pipes, valves, hydrants, meters and water appurtenances as are requisite to make water and water service available to the property adjacent to Broadway from 44th St. S. to 888 Ft. North of 55th St. S.

**SECTION II.** That the estimated or probable cost of the foregoing improvement is \$73,600.00. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this resolution.

**SECTION III.** That the Governing Body hereby further finds and finally determines that the boundaries of the

RAYMOND L. SPOFFORD, TRUSTEE  
 ALLEN SPENCER, INTERNATIONAL PAPER CO. CORPORATION, FOUNDATION, INC., STATE OF KANSAS  
 HALSTEAD ENTERPRISES, INC. MID KANSAS  
 FEDERAL SAVINGS AND LOAN ASSOCIATION  
 BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, and the unknown heirs, executors, administrators, devisees, trustees, creditors, and assigns of such of the defendants as may be deceased; and the unknown spouses of the defendant; the unknown officers successors, trustees, creditors and assigns of such defendants as are existing, dissolved or dormant corporations; the unknown executors, administrators, devisees, trustees, creditors, successors in partnership; and the unknown guardians, conservators and trustees of such of the defendant as are or were partners or in anywise under legal disability, and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any persons alleged to be deceased.

**SHERIFF'S SALE**  
 Case No. C3871


By virtue of an Order of Sale issued out of the District Court of the Eighteenth Judicial District, sitting in and for Sedgwick County, Kansas, in the above entitled action, I will on Wednesday, November 30, 1977, at 10:00 a.m., at the main door of the Courthouse, in the City of Wichita, Kansas, at a public auction and sell to the highest bidder for cash in hand all the right, title, and interest of the Defendants above named in and to the following described real property situated in the County of Sedgwick, State of Kansas, to-wit:

Lot 1, Block 8, Westlink Village, Tenth Addition, Sedgwick County, Kansas.

Said real property is levied on as the property of the Defendants above named and will be sold without appraisement to satisfy said Order of Sale.

JOHNNIE DARR,  
 Sheriff, Sedgwick County, Kansas  
 JERRY L. GRIFFITH  
 Attorney for Plaintiff  
 101 N. Baltimore  
 Derby, Kansas 67037  
 788-1551

Camp Fire  
 cares about kids  
 Invest in the  
 future...buy  
 Camp Fire  
 Candy



Nov. 10-28

also provide the necessary signal equipment to meet recognized minimum standards in the number and location of traffic signal heads. Separate pedestrian signal indications will also be provided at these locations warranting them. The improvement and reimpovement shall provide the necessary wire, conduit, construction apparatus, sidewalk connections, pavement markings, regulating, paving, repaving, constructing, reconstructing, opening, widening, extending, rounding corners, straightening, relocations, or other improvements when necessary for any of such purposes. The governing body may also employ highway and traffic engineering assistance where necessary to the proper development and planning of such improvement or reimpovement.

SECTION 3. That the estimated cost of such improvement and reimpovement is \$32,000.00.

SECTION 4. That all such improvement and reimpovement can best be accomplished by City forces.

SECTION 5. All of the costs of such improvement and reimpovement shall be borne by the City at large.

SECTION 6. The costs to be paid by the City at large shall be paid from the general improvement fund, general revenue fund, internal revenue fund, or any other fund of funds available for such purposes, or by the issuance of general improvement bonds.

SECTION 7. If within thirty (30) days after the last publication of said resolution there shall be filed in the office of the City Clerk not later than five (5) PM on the last day a protest signed by qualified electors equal in number to not less than ten per cent (10%) of the electors who voted at the last preceding regular city election as shown by the poll books, an election shall be called and held within ninety (90) days after the last publication of the resolution or at the next regular city election if held within that time.

SECTION 8. That the City Clerk shall make proper publication of this resolution which shall be published for 10 consecutive days in the official city paper and shall be effective from and after its sixth publication.

ADOPTED at Wichita, Kansas, this 1st day of November, 1977.

TONY CASADO, Mayor  
Attest: (Seal), DONALD C. GISICK, City Clerk

86734 (First Published in The Daily Record November 14, 1977) 19-64

**RESOLUTION**

A RESOLUTION DECLARING THE NECESSITY FOR AND THE INTENTION OF THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, TO IMPROVE AND REIMPROVE THE VARIOUS INTERSECTIONS WITHIN THE CITY OF WICHITA, DESCRIBING IN GENERAL TERMS THE IMPROVEMENT AND REIMPROVEMENT TO BE MADE, STATING THE ESTIMATED COST OF SUCH IMPROVEMENT AND REIMPROVEMENT, AND PROVIDING THAT THE COST THEREOF SHALL BE PAID BY THE CITY AT LARGE FROM THE GENERAL IMPROVEMENT FUND, GENERAL REVENUE FUND, INTERNAL REVENUE FUND, OR ANY OTHER FUND OF FUNDS AVAILABLE FOR SUCH PURPOSES OR BY THE ISSUANCE OF GENERAL IMPROVEMENT BONDS.

WHEREAS, the following streets and intersections have been designated and established as main thoroughfares under the provisions of K.S.A. 12-625 et seq.;  
The intersection of 25th Street North and Amidon  
The crosswalk on First Street between Rutan and Amidon  
The crosswalk on Topeka between 2nd Street and 3rd Street  
The crosswalk on Douglas between Quentin and Roosevelt  
The crosswalk on Douglas between Spruce and Madison  
The crosswalk on 13th Street between Lawrence Lane and Gretchen Lane

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That it is hereby declared necessary and the intention of the governing body of the City of Wichita to improve and reimpove:  
The intersection of 25th Street North and Amidon  
The crosswalk on First Street between Rutan and Amidon  
The crosswalk on Topeka between 2nd Street and 3rd Street  
The crosswalk on Douglas between Quentin and Roosevelt  
The crosswalk on Douglas between Spruce and Madison  
The crosswalk on 13th Street between Lawrence Lane and Gretchen Lane

SECTION 2. That the general character of the improvement and reimpovement to be made in said streets be as follows:

The provisions of traffic control devices at the above listed locations and other improvements necessary to install said traffic control devices. The improvement and reimpovement shall provide new local traffic signal and pedestrian crosswalk control devices at each of the listed locations. The improvement and reimpovement shall also provide the necessary signal equipment to meet recognized minimum standards in the number and location of traffic signal heads. Separate pedestrian signal indications will also be provided at these locations warranting them. The improvement and reimpovement shall provide the necessary wire, conduit, construction apparatus, sidewalk connections, pavement markings, regulating, paving, repaving, constructing, reconstructing, opening, widening, extending, rounding corners, straightening, relocations, or other improvements when necessary for any of such purposes. The governing body may also employ highway and traffic engineering assistance where necessary to the proper development and planning of such improvement or reimpovement.

SECTION 3. That the estimated cost of such improvement and reimpovement is \$32,000.00.

SECTION 4. That all such improvement and reimpovement can best be accomplished by City forces.

SECTION 5. All of the costs of such improvement and reimpovement shall be borne by the City at large.

SECTION 6. The costs to be paid by the City at large shall be paid from the general improvement fund, general revenue fund, internal revenue fund, or any other fund of funds available for such purposes, or by the issuance of general improvement bonds.

SECTION 7. If within thirty (30) days after the last publication of said resolution there shall be filed in the office of the City Clerk not later than five (5) PM on the last day a protest signed by qualified electors equal in number to not less than ten per cent (10%) of the electors who voted at the last preceding regular city election as shown by the poll books, an election shall be called and held within ninety (90) days after the last publication of the resolution or at the next regular city election if held within that time.

SECTION 8. That the City Clerk shall make proper publication of this resolution which shall be published for 10 consecutive days in the official city paper and shall be effective from and after its sixth publication.

86704 (Published in The Daily Record November 10, 1977) 11

**RESOLUTION**

A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING CONSTRUCTION AND ORDERING AND DIRECTING UNDER AND PURSUANT TO K.S.A. 17-2-17, AN ACT, RELATIVE TO MAKE WATER AND WATER SERVICE AVAILABLE TO THE PROPERTY ADJACENT TO BROADWAY AVE. FROM 888 FT. NORTH OF 55TH ST. S. TO 55TH ST. S. 55TH S. FROM BROADWAY AVE. TO ST. FRANCIS AVE., AND IN THE RIVERSIDE 2ND ADDITION.

PURSUANT TO FINDINGS OF ADVISABILITY MADE BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

WHEREAS, a petition was filed with the City Clerk on the 31st day of October, 1977, and WHEREAS, the following findings as to the advisability of an improvement under and pursuant to K.S.A. 12-624, are hereby made to make water and water service available to the property adjacent to Broadway Ave. from 888 ft. North of 55th St. S. to 55th St. S., 55th St. S. from Broadway Ave. to St. Francis Ave., and in the Riverside 2nd Addition.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, THAT THE FOLLOWING FINDINGS AS TO THE ADVISABILITY OF CONSTRUCTING WATER AND WATER SERVICE FACILITIES TO THE FOREMENTIONED AREA BY THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE TO WIT:

SECTION I. That it is necessary and in the public interest to make an improvement consisting of such mains, pipes, valves, hydrants, meters and appurtenances as are requisite to make water and water service available to the property adjacent to the property adjacent to Broadway Ave. from 888 ft. North of 55th St. S. to 55th St. S., 55th St. S. from Broadway Ave. to St. Francis Ave., and in the Riverside 2nd Addition.

SECTION II. That the estimated or probable cost of the foregoing improvement is \$201,500.00 said estimated cost as above set forth is hereby increased at the pro-rata rate of 5% per month from and after the date of approval of this resolution.

SECTION III. That the Governing Body hereby further finds and finally determines that the boundaries of the improvement district against which a portion of the costs of said improvement shall be assessed are hereby established and fixed as the following legal description: In the SE 1/4 of Section 20, Township 28 S., Range 1 E., of the 6th P.M., in Wichita, Sedgewick County, Kansas, the N 887.52 ft. of the S 927.52 ft. adjacent to and 150 ft. from the Right-of-Way line of Broadway Ave. in the SW 1/4 of Section 21, T. 28 S., R. 1 E., in the W.J. Stevens Addition, the N 125 ft. of Lot 1 and all of Lot 2 of Block A. In the South Broadway Gardens Addition, Lots 4, 5, and 6 of Block 1.

SECTION IV. The method of assessment of the share of costs apportioned to the improvement district shall be equally per square foot against all land in the improvement district liable for assessment, and so assessed as a special benefit.

SECTION V. The share of the total actual costs of the improvement to be assessed against the improvement district shall be seventy-seven and eighty one hundredths percent (77.81%) thereof and the share of costs to be borne by the City at large shall be twenty-two and eighteen hundredths percent (22.19%) thereof.

SECTION VI. That the Chief Engineer, Water Engineering of the Water Department of the City of Wichita, Kansas, be and is hereby appointed and directed to prepare under oath a detailed estimate of the cost of said improvement together with plans and specifications therefor, and file the same with the City Clerk for consideration and action thereon by the Governing Body of the City of Wichita, Kansas.

SECTION VII. The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 1974 Supp. 12-6201, et seq.

SECTION VIII. Be it further resolved that the above-described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION IX. This Resolution shall take effect and be in force from and after its passage and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this 8th day of November, 1977.

TONY CASADO, Mayor  
Attest: (Seal), DALE E. REA, Deputy City Clerk

86703 (Published in The Daily Record on November 10, 1977) 11

**RESOLUTION**

A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING CONSTRUCTION AND ORDERING AND DIRECTING UNDER AND PURSUANT TO K.S.A. 17-2-17, AN ACT, RELATIVE TO MAKE WATER AND WATER SERVICE AVAILABLE TO THE PROPERTY ADJACENT TO BROADWAY AVE. FROM 48th ST. S. TO 883 FT. NORTH OF 55th ST. S.

PURSUANT TO FINDINGS OF ADVISABILITY MADE BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

WHEREAS, a petition was filed with the City Clerk on the 31st day of October, 1977, and WHEREAS, the following findings as to the advisability of an improvement under and pursuant to K.S.A. 12-624, are hereby made to make water and water service available to the property adjacent to Broadway from 48th St. S. to 883 ft. North of 55th St. S.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, THAT THE FOLLOWING FINDINGS AS TO THE ADVISABILITY OF CONSTRUCTING WATER AND WATER SERVICE FACILITIES TO THE FOREMENTIONED AREA BY THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE TO WIT:

SECTION I. That it is necessary and in the public interest to make an improvement consisting of such mains, pipes, valves, hydrant, meters and appurtenances as are requisite to make water and water service available to the property adjacent to Broadway from 48th St. S. to 883 ft. North of 55th St. S.

Improvement district against which a portion of the costs of said improvement shall be assessed are hereby established and fixed as the following legal description:

In the E 1/4 of Section 20, Township 28 S., Range 1 E., of the 6th P.M. in Wichita, Sedgewick County, Kansas, the property adjacent to and 150 ft. from the W. Right-of-way line of Broadway, except the N. 340 ft. and the S. 927.52 ft. in the NW 1/4 of Section 21, T. 28 S., R. 1 E., in the Nolan's Gardens Addition, the property adjacent to and 150 ft. from the E. Right-of-way of Broadway 10 ft. 11, 12, 13, and 14, and the S. 48 ft. of Lot 5 in the SW 1/4 of Section 21, the property adjacent to and 150 ft. from the E. Right-of-way line of Broadway, except the S. 927.52 ft.

SECTION IV. The method of assessment of the share of costs apportioned to the improvement district shall be so as to impose an equal burden or share of the costs against each lot or tract of land in the improvement district liable for assessment and so assessed as a special benefit.

SECTION V. The share of the total actual costs of the improvement so to be assessed against the improvement district shall be seventy-three and Fifty-One Hundredths percent (73.51%) thereof and the share of costs to be borne by the City at large shall be twenty-six and Forty-Nine Hundredths percent (26.49%) thereof.

SECTION VI. That the Chief Engineer, Water Engineering of the Water Department of the City of Wichita, Kansas, be and is hereby appointed and directed to prepare under oath a detailed estimate of the cost of said improvement together with plans and specifications therefor, and file the same with the City Clerk for consideration and action thereon by the Governing Body of the City of Wichita, Kansas.

SECTION VII. The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 1974 Supp. 12-6201, et seq.

SECTION VIII. Be it further resolved that the above-described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION IX. This Resolution shall take effect and be in force from and after its passage and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this 8th day of November, 1977.

TONY CASADO, Mayor  
Attest: (Seal)

DALE E. REA,  
Deputy City Clerk

**Sheriff's Sales**

(First Published in The Daily Record November 16, 1977) 18

FARMERS & MERCHANTS STATE BANK  
DERBY, KANSAS, Plaintiff  
vs  
RAYMOND L. SLUSSER, et al., Defendant

Date of Sale: November 30, 1977  
In the Eighteenth Judicial District, District Court,  
Sedgewick County, Kansas, Civil Department

FARMERS & MERCHANTS STATE BANK, Derby, Kansas, Plaintiff

vs  
RAYMOND L. SLUSSER, BARBARA R. SLUSSER, ALLEN SPENCER, INTERNATIONAL PAPER CO., A CORPORATION, FOUNDATION, INC., STATE OF KANSAS, HALSTEAD ENTERPRISES, INC., MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION, BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, and the unknown heirs, executors, administrators, devisees, trustees creditors, and assigns of such of the defendants as may be deceased, and the unknown spouses of the defendant, the unknown officers, successors, trustees, creditors and assigns of such of the defendants as are or were partners or in partnership, and the unknown guardians, conservators and trustees of such of the defendant as are minors or are in anywise under legal disability, and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any persons alleged to be deceased, Defendants.

**SHERIFF'S SALE**

Case No. C33371  
By virtue of an Order of Sale issued out of the District Court of the Eighteenth Judicial District, sitting in and for Sedgewick County, Kansas, in the above entitled action, I will on Wednesday, November 30, 1977, at 10:00 a.m., at the main door of the Courthouse, in the City of Wichita, Kansas, at a public auction and set to the highest bidder for cash in hand all the right, title, and interest of the Defendants above named and set to the following described real property situated in the County of Sedgewick, State of Kansas, to-wit:

Lot 1, Block 8, Westlark Village, Tenth Addition, Sedgewick County, Kansas.

Said real property is levied on as the property of the Defendants above named and will be sold without appraisal to the highest bidder for cash under Order of Sale of the Sheriff's Office, Wichita, Kansas, November 16, 1977.

JOHNNIE DARR,  
Sheriff, Sedgewick County, Kansas  
JERRY L. GRIFFITH  
Attorney for Plaintiff  
101 N. Baltimore  
Derby, Kansas 67037  
788-1551

**Camp Fire**  
cares about kids  
Invest in the  
future...buy  
Camp Fire

# REAL ESTATE PURCHASE CONTRACT

This Agreement, Made and entered into this first day of December, 1977  
by and between Riverside Associates, a Kansas partnership  
party of the First Part, hereinafter referred to as "Seller," whether one or more, and  
Luxury Living, Inc.  
party of the Second Part, hereinafter referred to as "Buyer," whether one or more.

**WITNESSETH:** That for and in consideration of the mutual promises, covenants and payments hereinafter set out, the parties hereto do hereby contract to and with each other, as follows:

1. The Seller does hereby agree to sell and convey to the Buyer by a good and sufficient warranty deed the following described real property, situated in Sedgewick County, Kansas, to-wit:

Lots 18 through 54 inclusive, Block A, and Lots 1 through 14 inclusive, Block C  
Riverside Second Addition, to Wichita, Sedgewick County, Kansas

2. The Buyer hereby agrees to purchase, and pay to the Seller, as consideration for the conveyance to him of the above described real property, the sum of \$51,000.00 (fifty-one thousand and 00/100 -----)

in manner following, to-wit: Cash deposit of \$5,100.00 and the balance payable as follows: Dollars  
\$20,400.00 payable on transfer of deed and \$25,500 payable in one year from date of  
this contract at 9% interest secured by a second mortgage or payable at the time  
the home is sold and closed, whichever occurs first.

Buyer agrees to start construction of homes on the lots described above within  
six(6) months from completion of utilities. Buyer agrees that this contract and cash  
deposit will be assigned to the City of Wichita to assist in financing improvements.  
Seller agrees to pursue with due diligence the obtaining of the streets, sewers  
and other utilities.

3. The Seller, at his option, agrees to furnish to the Buyer, either a complete abstract of title certified to date, or a title insurance company's commitment to insure, to the above described real property, showing a merchantable title vested in the seller, subject to: Easements and restrictions of record and to be filed of  
record and specials now existing and to be spread of record in the future.  
The Title Evidence shall be sent to buyers attorney

for examination by the Buyer as promptly and expeditiously as possible, and it is understood and agreed that the Seller shall have a reasonable time after said Title Evidence has been examined in which to correct any defects in title.

4. A duly executed copy of this Purchase Agreement shall be delivered to the parties hereto.

5. The Buyer agrees to and does hereby deposit with Seller  
the sum of \$5,100.00 ----- Dollars,  
earnest money, as a guarantee that the terms and conditions of this contract shall be fulfilled by him, said deposit to be applied on the purchase price upon acceptance of title by the Buyer and delivery of deed by the Seller. In the event the Buyer shall fail to fulfill his obligation hereunder, the Seller may, at his option, cancel this agreement, and thereupon the aforementioned deposit shall become the property of the Seller and his Agent, not as a penalty but as liquidated damages. Provided, however, that in the event the Seller is unable to furnish merchantable title, the earnest money deposited shall be returned to the Buyer, and this Agreement shall be null and void and of no further force and effect.

6. It is further agreed by and between the parties hereto that all rentals, insurance (if policies acceptable to Buyer) and interest, if any shall be adjusted and prorated as of closing Taxes shall be pro-rated for calendar year on the basis of taxes levied, or for prior year.

7. The Seller further agrees to convey the above described premises with all the improvements located thereon and deliver possession of the same in the same condition as they now are, reasonable wear and tear excepted.

8. It is understood and agreed between the parties hereto that time is of the essence of this contract, and that this transaction shall be consummated on or before \_\_\_\_\_

9. Possession to be given to Buyer on ~~XXXXX~~ closing

10. In the event an Owners title insurance policy is furnished, the total cost of the commitment to insure and the title insurance policy will be paid 50% by seller and 50% by buyer.

11. Buyer agrees that all refunds for underground service from KGE are for the  
account of Riverside Associates

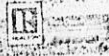
WITNESS OUR HANDS AND SEALS the day and year first above written.

Luxury Living, Inc.

RIVERSIDE ASSOCIATES, A KANSAS PARTNERSHIP

Larry E. Bottenberg, Vice President

Leonard E. Marotte, Seller General Partner



# REAL ESTATE PURCHASE CONTRACT

This Agreement, Made and entered into this 23RD day of MAY, 1977  
 by and between RIVERSIDE ASSOCIATES, A KANSAS PARTNERSHIP  
 party of the First Part, hereinafter referred to as "Seller," whether one or more, and  
WEIDMAN METAL MASTERS CO., A KANSAS CORPORATION  
 party of the Second Part, hereinafter referred to as "Buyer," whether one or more.

WITNESSETH: That for and in consideration of the mutual promises, covenants and payments hereinafter set out, the parties hereto do hereby contract to and with each other, as follows:

1. The Seller does hereby agree to sell and convey to the Buyer by a good and sufficient warranty deed the following described real property, situated in

LOT 1 & 12 OF BLOCK B LOT 1 & 13 OF BLOCK B LOT 1 & 20 OF BLOCK B AND  
LOT 1 OF BLOCK F RIVERSIDE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

2. The Buyer hereby agrees to purchase, and to pay to the Seller, as consideration for the conveyance to him of the above described real property, the sum of \$20,000.00 (TWENTY THOUSAND DOLLARS) Dollars

in manner following, to-wit: CASH DOWN PAYMENT OF 10% (\$2,000.00)  
SELLER TO CONVEY WARRANTY DEEDS UPON FINAL PAYMENT OF \$18,000.00 FOR EACH  
COMPLETION OF STREETS AND UTILITIES IN THE PROPERTY AREA RENDERING LOTS READY  
FOR LIVABLE HOUSING. BUYER AGREES TO START CONSTRUCTION OF HOMES ON THE LOTS  
DESCRIBED WITHIN SIX MONTHS OF THE COMPLETION OF UTILITIES AND STREETS.

3. Seller, at his option, agrees to furnish to the Buyer either a complete abstract of title, certified to date, or share equally with Buyer in the cost of a Title Insurance Company's commitment and policy to insure the above described real property, showing a merchantable title vested in the Seller, subject to: PLAT RESTRICTIVE COVENANTS  
ESSEMENTS TO BE FULFILLED BY SELLER.

The Title Evidence shall be sent to WEIDMAN METAL MASTERS CO., 2100 S. WEST STREET, WICHITA  
 for examination by the Buyer as promptly and expeditiously as possible; and it is understood and agreed that the Seller shall have a reasonable time after said Title Evidence has been examined in which to correct any defects in title.

4. A duly executed copy of this Purchase Agreement shall be delivered to the parties hereto.

5. The Buyer agrees to and does hereby deposit with SELLER ABSTRACT & TITLE CO., TO BE FURNISHED  
W/CITY OF WICHITA, KS. Dollars,  
 the sum of \$2,000.00 as earnest money, as a guarantee that the terms and conditions of this contract shall be fulfilled by him, said deposit to be applied on the purchase price upon acceptance of title by the Buyer and delivery of deed by the Seller. In the event the Buyer shall fail to fulfill his obligations hereunder, the Seller may, at his option, cancel this agreement, and thereupon the aforementioned deposit shall become the property of the Seller and his Agent, not as a penalty but as liquidated damages. Provided, however, that, in the event the Seller is unable to furnish merchantable title, the earnest money deposited shall be returned to the Buyer, and this Agreement shall be null and void and of no further force and effect.

6. It is further agreed by and between the parties hereto that all rentals, insurance (if policies acceptable to Buyer) and interest, if any, shall be adjusted and prorated as of CLOSING. Taxes shall be prorated for calendar year on the basis of taxes levied, or for prior year.

7. The Seller further agrees to convey the above described premises with all the improvements located thereon and deliver possession of the same in the same condition as they now are, reasonable wear and tear excepted.

8. It is understood and agreed between the parties hereto that time is of the essence of this contract, and that this transaction shall be consummated on or before COMPLETION OF STREETS AND UTILITIES  
PER PARAGRAPH #2.

9. Possession to be given to Buyer on or before RECEIPT OF FINAL PAYMENT AND WARRANTY DEEDS  
CONVEYED TO BUYER.

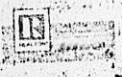
WITNESS OUR HANDS AND SEALS the day and year first above written.

WEIDMAN METAL MASTERS CO.

BUYER  
 BUYER

RIVERSIDE ASSOCIATES

Edward S. Moratto  
 SELLER



# REAL ESTATE PURCHASE CONTRACT

This Agreement, Made and entered into this 23RD day of MAY, 1977,  
 by and between RIVERSIDE ASSOCIATION, A KANSAS PARTNERSHIP  
 party of the First Part, hereinafter referred to as "Seller," whether one or more, and  
WEIDMAN METAL MASTERS CO., A KANSAS CORPORATION  
 party of the Second Part, hereinafter referred to as "Buyer," whether one or more.

WITNESSETH: That for and in consideration of the mutual promises, covenants and payments hereinafter set out, the parties hereto do hereby contract to and with each other, as follows:

1. The Seller does hereby agree to sell and convey to the Buyer by a good and sufficient warranty deed the following described real property, situated in  
LOT 1 & 12 OF BLOCK G; LOT 1 & 13 OF BLOCK H; LOT 1 & 20 OF BLOCK I AND  
LOT 1 OF BLOCK F RIVERSIDE TWO ADDITION TO WICHITA, SEYMOUR COUNTY, KANSAS

2. The Buyer hereby agrees to purchase, and to pay to the Seller, as consideration for the conveyance to him of the above described real property, the sum of \$20,300.00 (TWENTY THOUSAND THREE HUNDRED DOLLARS) Dollars  
 in manner following, to-wit: CASH DOWN PAYMENT OF 10% (\$2,030.00)  
SELLER TO CARRY WARRANTY DEBTS UPON FINAL PAYMENT OF \$18,270.00 DUE UPON  
COMPLETION OF STREETS AND UTILITIES IN THE PROPERTY AREA RENDERING LOTS READY  
FOR LIVABLE HOUSING. BUYER AGREES TO START CONSTRUCTION OF HOMES ON THE LOTS  
DESCRIBED WITHIN SIX MONTHS OF THE COMPLETION OF UTILITIES AND STREETS.

3. Seller, at his option, agrees to furnish to the Buyer either a complete abstract of title, certified to date, or else equally with Buyer in the cost of a Title Insurance Company's commitment and policy to insure the above described real property, showing a merchantable title vested in the Seller, subject to: FLAT RESTRICTIVE COVENANTS & EASEMENTS TO BE FILED OF RECORD.

The Title Evidence shall be sent to WELLS FARGO BANK, 2100 S. WEST STREET, WICHITA, KS. for examination by the Buyer as promptly and expeditiously as possible, and it is understood and agreed that the Seller shall have a reasonable time after said Title Evidence has been examined in which to correct any defects in title.

4. A duly executed copy of this Purchase Agreement shall be delivered to the parties hereto.

5. The Buyer agrees to and does hereby deposit with SECURITY ABSTRACT & TITLE CO., TO BE DEPOSITED  
W/CITY OF WICHITA, KS. Dollars, the sum of \$2,030.00 earnest money, as a guarantee that the terms and conditions of this contract shall be fulfilled by him, said deposit to be applied on the purchase price upon acceptance of title by the Buyer and delivery of deed by the Seller. In the event the Buyer shall fail to fulfill his obligations hereunder, the Seller may, at his option, cancel this agreement, and thereupon the aforementioned deposit shall become the property of the Seller and his Agent, not as a penalty but as liquidated damages. Provided, however, that, in the event the Seller is unable to furnish merchantable title, the earnest money deposited shall be returned to the Buyer, and this Agreement shall be null and void and of no further force and effect.

6. It is further agreed by and between the parties hereto that all rentals, insurance (if policies acceptable to Buyer) and interest, if any, shall be adjusted and prorated as of CLOSING. Taxes shall be prorated for calendar year on the basis of taxes levied, or for prior year.

7. The Seller further agrees to convey the above described premises with all the improvements located thereon and deliver possession of the same in the same condition as they now are, reasonable wear and tear excepted.

8. It is understood and agreed between the parties hereto that time is of the essence of this contract, and that this transaction shall be consummated on or before COMPLETION OF STREETS AND UTILITIES  
PER PARAGRAPH 22.

9. Possession to be given to Buyer on or before RECEIPT OF FINAL PAYMENT AND WARRANTY DEBTS  
CONVEYED TO BUYER.

WITNESS OUR HANDS AND SEALS the day and year first above written.

WEIDMAN METAL MASTERS CO.  
BUYER  
BUYER  
BUYER

RIVERSIDE ASSOCIATES  
Donald E. Moritt  
 Seller



## REAL ESTATE PURCHASE CONTRACT

This Agreement, Made and entered into this 14th day of December, 1977  
by and between Riverside Associates, a Kansas Partnership  
party of the First Part, hereinafter referred to as "Seller," whether one or more, and  
Hristos A. Likiardopoulos and Albertine S. Likiardopoulos, Husband and Wife  
party of the Second Part, hereinafter referred to as "Buyer," whether one or more.

**WITNESSETH:** That for and in consideration of the mutual promises, covenants and payments hereinafter set out, the parties hereto do hereby contract to and with each other, as follows:

1. The Seller does hereby agree to sell and convey to the Buyer by a good and sufficient warranty deed the following described real property, situated in Sedgwick County, Kansas, to-wit:

Lot 9, Block E, Riverside Second Addition, Sedgwick County, Kansas

2. The Buyer hereby agrees to purchase, and pay to the Seller, as consideration for the conveyance to him of the above described real property, the sum of two thousand nine hundred and 00/100 (\$2,900.00)

-----Dollars  
in manner following, to-wit: down payment of \$290.00 with the balance of \$2,610.00 in cash  
at closing.

Buyer agrees to start construction of home on the lot described within six months  
from completion of utilities. Buyer agrees that this contract and cash deposit will  
be assigned to the City of Wichita to assist in financing improvements. Seller  
agrees to pursue with due diligence the obtaining of the streets, sewers and other  
utilities.

3. The Seller, at his option, agrees to furnish to the Buyer, either a complete abstract of title certified to date, or a title insurance company's commitment to insure, to the above described real property, showing a merchantable title vested in the seller, subject to: -----easements and restrictions of record and to be filed of  
record and specials now existing and to be spread of record in the future.

The Title Evidence shall be sent to buyers attorney  
for examination by the Buyer as promptly and expeditiously as possible, and it is understood and agreed that the Seller shall have a reasonable time after said Title Evidence has been examined in which to correct any defects in title.

4. A duly executed copy of this Purchase Agreement shall be delivered to the parties hereto.

5. The Buyer agrees to and does hereby deposit with Security Abstract and Title Co., Inc.  
the sum of two hundred ninety and no/00-----Dollars,  
earnest money, as a guarantee that the terms and conditions of this contract shall be fulfilled by him, said deposit to be applied on the purchase price upon acceptance of title by the Buyer and delivery of deed by the Seller. In the event the Buyer shall fail to fulfill his obligation hereunder, the Seller may, at his option, cancel this agreement, and thereupon the aforementioned deposit shall become the property of the Seller and his Agent, not as a penalty but as liquidated damages. Provided, however, that in the event the Seller is unable to furnish merchantable title, the earnest money deposited shall be returned to the Buyer, and this Agreement shall be null and void and of no further force and effect.

6. It is further agreed by and between the parties hereto that all rentals, insurance (if policies acceptable to Buyer) and interest, if any shall be adjusted and prorated as of closing----- Taxes shall be pro-rated for calendar year on the basis of taxes levied, or for prior year.

7. The Seller further agrees to convey the above described premises with all the improvements located thereon and deliver possession of the same in the same condition as they now are, reasonable wear and tear excepted.

8. It is understood and agreed between the parties hereto that time is of the essence of this contract, and that this transaction shall be consummated on or before January 3, 1978 12:00 PM

9. Possession to be given to Buyer on XXXXXX closing

10. In the event an Owners title insurance policy is furnished, the total cost of the commitment to insure and the title insurance policy will be paid 50-% by seller and 50-% by buyer.

11. Buyer agrees that all refunds for underground service from KGE are for the  
account of Riverside Associates.

WITNESS OUR HANDS AND SEALS the day and year first above written.

BUYER  
Hristos A. Likiardopoulos  
Albertine S. Likiardopoulos

SELLER  
Riverside Associates, a Kansas Partnership  
Leonard E. Marotte  
Seller

(May be continued on reverse side)

MICROFILMED  
FROM THE BEST  
AVAILABLE COPY

CITY OF WICHITA

35% DEVELOPMENT POLICY REQUIREMENTS--RECAPITULATION PAGE

SUBDIVISION NAME Alvins Dr. Second Addition

Page No.	Square Footage (All Utilities) Phase #	Paving	Sewer	Water	Lots Sold	Lots Pledged
1	151460	151460	151460	151460	00	00 <sup>OK</sup>
2	123041	123041	123041	123041	123041	123041 <sup>OK</sup>
3	130253	130253	130253	130253	130253	130253 <sup>OK</sup>
4	142407	142407	142407	142407	85479	85479 <sup>OK</sup>
5	119039	119039	119039	119039	67275	67275 <sup>OK</sup>
6	126333	126333	126333	126333	50600	50600 <sup>OK</sup>
7	125220	125220	125220	125220	16675	16675 <sup>OK</sup>
8	124897	124897	124897	124897	16675	16675 26200 <sup>OK</sup>
9	122772	122772	122772	122772	00	00 <sup>OK</sup>
10	113602	113602	113602	113602	00	00 <sup>OK</sup>
11	51385	51385	51385	51385	00	00 <sup>OK</sup>
TOTALS	1330409	1330409	1330409	1330409	489998	489998 499523
Pledged By Utility		36.837	36.837	36.837		
Average %			36.837	Average 37.5%		

CITY OF WICHITA

35% DEVELOPMENT POLICY REQUIREMENTS--RECAPITULATION PAGE

SUBDIVISION NAME Harris Dr Sewer Addition

Page No.	Square Footage (All Utilities) Phase #	Paving	Sewer	Water	Lots Sold	Lots Pledged
1	151460	151460	151460	151460	0	0
2	123041	123041	123041	123041	123041	123041
3	130253	130253	130253	130253	130253	130253
4	142407	142407	142407	142407	85479	85479
5	119039	119039	119039	119039	67275	67275
6	126333	126333	126333	126333	50600	50600
7	125220	125220	125220	125220	16675	16675
8	124897	124897	124897	124897	16675	16675
9	122772	122772	122772	122772	0	0
10	113602	113602	113602	113602	0	0
11	51385	51385	51385	51385	0	0
TOTALS	1330409	1330409	1330409	1330409	489998	489998
% Pledged By Utility		36.83%	36.83%	36.83%		
Average %			36.83%	Average 37.5%		

499523

LISTING OF SALES AGREEMENTS  
in RIVERSIDE SECOND Subdivision

- a. Lot Lots 18 through 54 inclusive, Block A, Lots 1 through 14 inclusive, Block C  
b. Purchaser Luxury Living, Inc.  
Address 3601 W. Harry Su 1  
Telephone 942 1449  
c. Contract Sales Price \$51,000.00  
d. Down Payment Assigned \$5,100.00

- a. Lot 1 & 15 Block B, 1 & 18 Block D, 1 & 20 Block E, 1, Block F  
b. Purchaser Weidman Metal Masters Co.  
Address 2100 S. West St.  
Telephone 942 1313  
c. Contract Sales Price \$20,300.00  
d. Down Payment Assigned \$2,030

- a. Lot Lot 9, Block E  
b. Purchaser Hristos A. Likiardopoulos and Albertine S. Likiardopoulos  
Address 3139 S. Exposition  
Telephone 522 6092  
c. Contract Sales Price \$2,900.00  
d. Down Payment Assigned \$290.00

- a. Lot \_\_\_\_\_  
b. Purchaser \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_  
c. Contract Sales Price \_\_\_\_\_  
d. Down Payment Assigned \_\_\_\_\_

- a. Lot \_\_\_\_\_  
b. Purchaser \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_  
c. Contract Sales Price \_\_\_\_\_  
d. Down Payment Assigned \_\_\_\_\_

- a. Lot \_\_\_\_\_  
b. Purchaser \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_  
c. Contract Sales Price \_\_\_\_\_  
d. Down Payment Assigned \_\_\_\_\_





CITY OF WICHITA

SUBDIVISION IMPROVEMENT RECAPITULATION

Subdivision Name Riverside Second Addition

Lots Sold (X)

Improvements Petitioned (X)

Block No.	Lot No.	Square Footage	Paving				Sewer				Water				#1	#2	#3	#4
			#1	#2	#3	#4	#1	#2	#3	#4	#1	#2	#3	#4				
A	33	16211	X															X
A	34	12642	X															X
A	35	9830	X															X
A	36	9808	X															X
A	37	7500	X															X
A	38	7500	X															X
A	39	7500	X															X
A	40	7500	X															X
A	41	8472	X															X
A	42	8190	X															X
A	43	7020	X															X
A	44	7020	X															X
A	45	7020	X															X
A	46	7020	X															X
A	47	7020	X															X

130253

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ok





CITY OF WICHITA

SUBDIVISION IMPROVEMENT RECAPITULATION

Subdivision Name Plainside Second Add. 7100      Improvements Petitioned (X)      Lots Sold (X)

Block No.	Lot No.	Square Footage	Paving				Sewer				Water									
			#1	#2	#3	#4	#1	#2	#3	#4	#1	#2	#3	#4						
C	9	6900	X							X							X			
C	10	6900	X							X							X			
C	11	6900	X							X							X			
C	12	6900	X							X							X			
✓ C	13	6900	X							X							X			
C	14	8050	X							X							X			
D	1	8050	X							X							X			
D	2	7475	X							X							X			
D	3	7475	X							X							X			
D	4	7475	X							X							X			
✓ D	5	7475	X							X							X			
D	6	7475	X							X							X			
D	7	10975	X							X							X			
D	8	9158	X							X							X			
D	9	8050	X							X							X			
D	10	10175	X							X							X			

126333      126333      126333      50600  
 OK      OK      OK





CITY OF WICHITA  
 SUBDIVISION IMPROVEMENT RECAPITULATION

Subdivision Name Acacia Side Section Addition

Lots Sold  
(X)

Improvements Petitioned (X)

Block No.	Lot No.	Square Footage	Paving				Sewer				Water						
			#1	#2	#3	#4	#1	#2	#3	#4	#1	#2	#3	#4			
F	5	7015	X				X					X					
F	6	7015	X				X					X					
F	7	7015	X				X					X					
F	8	7015	X				X					X					
F	9	7015	X				X					X					
F	10	7015	X				X					X					
F	11	7015	X				X					X					
F	12	7228	X				X					X					
F	13	7884	X				X					X					
F	14	8573	X				X					X					
F	15	9638	X				X					X					
F	16	8250	X				X					X					
F	17	9835	X				X					X					
G	1	8459	X				X					X					
G	2	6900	X				X					X					
G	3	6900	X				X					X					

122772 122772

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CITY OF VICHITA  
 SUBDIVISION IMPROVEMENT RECAPITULATION

Subdivision Name *Riverside Second Addition*

Lots Sold (X)

Improvements Petitioned (X)

Block No.	Lot No.	Square Footage	Paving				Sewer				Water							
			#1	#2	#5	#4	#1	#2	#3	#4	#1	#2	#3	#4				
G	20	6900	X							X				X				
✓ G	21	6900	X							X				X				
G	22	6900	X							X				X				
G	23	6900	X							X				X				
G	24	6900	X							X				X				
G	25	6900	X							X				X				
G	26	9985	X							X				X				

5/385 5/385

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OK

Box 8

# RIVERSIDE SECOND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

RIVERSIDE SECOND ADDITION to Wichita, is located at the Northeast corner of 55th Street South and Broadway.

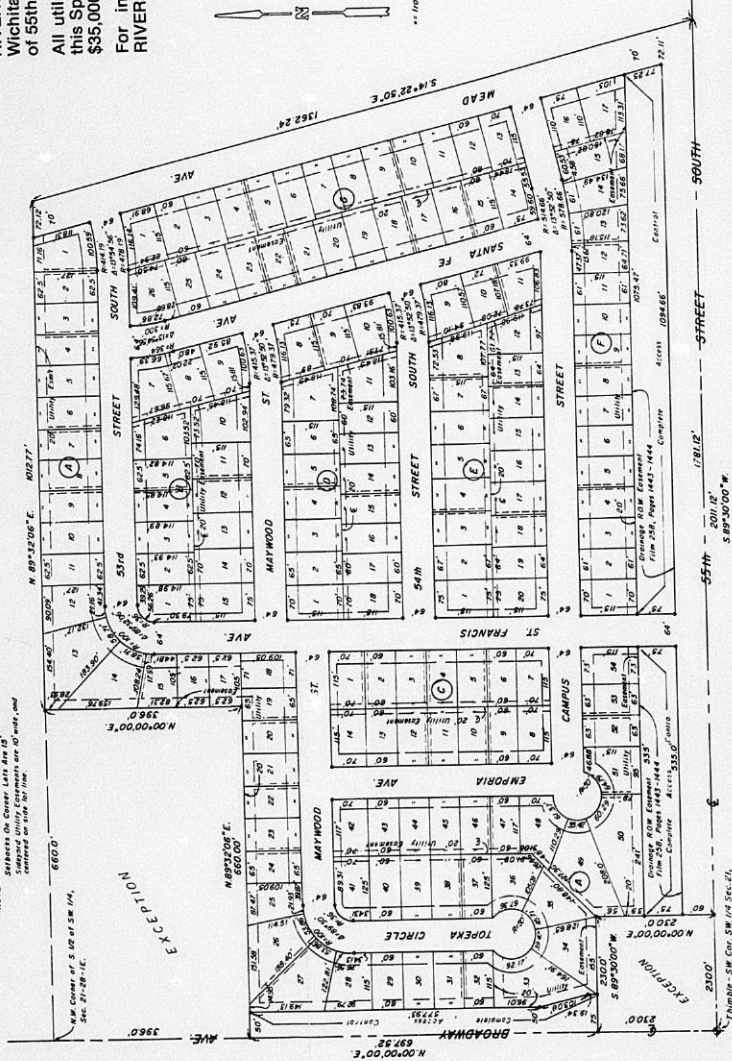
All utilities are scheduled to be installed this Spring. Price of homes to range from \$35,000.00 to \$45,000.00.

For information on lot sales, contact RIVERSIDE ASSOCIATES, 945-0941.



434 NORTH MAIN

NOTE: All Building Streets (from) Ave 25', Slough  
and Utility Lines are shown as they exist.  
Simplified Utility Easements are 10' wide, and  
centered on line for line.



Traverse - E.E. Corner  
S. 87° 14' 56.27\" E 491.1'

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December 2, 1977

Bill Stockwell, Chief Planner, Advance Plans  
Jack H. Galbraith, Chief Planner, Current Plans

Amendments to the Transportation Plan

During the M.A.P.C. consideration of the plat of Riverside Second Addition, located east of Broadway and north of 55th Street South, it was recommended that Mead be designated as a collector street. Mead Avenue was platted west of and parallel to the Riverside Drainage Channel.

Please keep this recommendation in mind when you next revise the Transportation Plan.

-----  
Jack H. Galbraith  
Chief Planner

JHG:LO:et  
cc:

Mike Lindebak, Principal Planner, Advance Plans; Riverside Second Addition plat file (S/D 76-82)

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 76-82 Name Riverside Second Addition  
Application & Sketch Filed: 8-31-76  
Preliminary Plat Filed: 8-31-76 Approved by S/D: 9-9-76  
Final Plat Filed: 3-30-77 Approved by S/D: 4-7-77  
Approved by Metropolitan Area Planning Commission: 4-14-77

DESCRIPTION

General Location: North side of 55th Street South and east of Broadway.

Surveyor or Engineer: Moehring and Associates  
Owner: Leonard E. Marotte  
Address: 1002 Whitfield, Wichita, Kansas 67206

- |  |                        |                       |
|--|------------------------|-----------------------|
| 1. Gross Acreage of Plat <u>48.73</u>                                      | 6. Access Control      | No. Openings <u>0</u> |
| 2. Number of Lots:   | St. <u>Broadway</u>    | No. Openings <u>0</u> |
| Residential <u>164</u>   | St. <u>55th Street</u> | No. Openings <u>0</u> |
| Commercial _____   | St. _____              | No. Openings _____    |
| Industrial _____   | 7. Req'd Improvements  | Water <u>reqd</u>     |
| Other _____  | St. Paving <u>reqd</u> | Drainage <u>reqd</u>  |
| Total Number of Lots: <u>164</u>   | Sidewalk <u>reqd</u>   | Other <u>none</u>     |
| 3. Minimum Lot Area: <u>0.16</u> Acres                                     | Sewer <u>reqd</u>      |                       |
| 4. Existing Zoning <u>AA</u>   |                        |                       |
| 5. Special Problems Discussed <u>drainage - drainage reserves required</u> |                        |                       |
| on plat.   |                        |                       |

Valid petitions have been submitted guaranteeing the paving of streets, the installation of sanitary sewer to serve all lots and extension of City water to serve all lots. A certificate has been submitted certifying the petitions and a sidewalk acknowledgment has also been submitted.

Planning Commission Recommendation:

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

BAYOUTH moved, BELL seconded, UNANIMOUSLY approved with Greider and Savina absent and Porter resigned.

NOTE: One water petition is an 87.36% petition and the other a 61.84% petition. Therefore, appropriate notices have been sent to the effected property owners.

ACTION:

Approve the petitions and instruct the Director of Law to prepare the necessary resolutions and instruct the City Clerk to file the certificate and acknowledgment 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, RIVERSIDE ASSOCIATES, A KANSAS PARTNERSHIP, owner of  
(give name of proposed plat, if appropriate) RIVERSIDE  
SECOND ADDITION

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

1. ASPHALTIC CONCRETE PAVING PETITION
2. SANITARY SEWER LATERAL
3. WATER PETITION B.D. 490-77
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for  
improvements, lots or portions thereof within RIVERSIDE SECOND  
Addition may be subject to special  
assessments assessed thereto for the cost of constructing the  
above-described improvements.

Signed this 5th day of OCTOBER, 1977.

RIVERSIDE ASSOCIATES, A KANSAS PARTNERSHIP  
Leonard E. Marotte, General Partner  
LEONARD E. MAROTTE, GENERAL PARTNER

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

Be it remembered that on this 5 day of October,  
1977, before me, a notary public in and for said County and State,  
came Leonard E. Marotte, 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.

Henry M. Durbank  
Notary Public

My Commission Expires:  
August 30, 1981

ACKNOWLEDGEMENT

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

I, RIVERSIDE ASSOCIATES, A KANSAS PARTNERSHIP, owner of  
(give name of proposed plat, if appropriate) RIVERSIDE SECOND  
ADDITION

do hereby acknowledge that in accordance with the sidewalk policy of the City of Wichita, construction of sidewalks is required on the following streets within the addition:

- |                       |                   |
|-----------------------|-------------------|
| 1. 53rd Street South  | 8. Emporia Avenue |
| 2. 54th Street South  | 9. Topeka Circle  |
| 3. Maywood Street     |                   |
| 4. Campus Street      |                   |
| 5. Sante Fe Avenue    |                   |
| 6. Mead Avenue        |                   |
| 7. St. Francis Avenue |                   |

This is to place on notice all future owners of lots within said addition that as a result of the above cited policy, they are responsible for seeing that sidewalks are installed or guaranteed by cash or other acceptable financial means as a precondition of the issuance of a building permit for all development occurring on lots or portions thereof within RIVERSIDE

Second Addition.

Signed this 5th day of October, 1977.

RIVERSIDE ASSOCIATES, A KANSAS PARTNERSHIP  
Leonard E. Marotte

LEONARD E. MAROTTE, GENERAL PARTNER

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

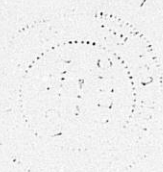
Be it remembered that on this 5 day of October, 1977, before me, a notary public in and for said County and State, came Leonard E. Marotte, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

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

Kirkley M. Carls  
Notary Public

My Commission Expires:

August 30, 1981



THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE October 27, 1977



TO Jack H. Galbraith, Chief Planner

FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Riverside Second Addition

The plattors of Riverside Second Addition have submitted valid petitions for water benefit districts to serve this plat. Our requirements for water service to this area have been fulfilled. The petitions and resolutions will be placed on the City Commission agenda for approval on or about November 22, 1977.

A handwritten signature in cursive script that reads "Bill H. Otten".

Bill H. Otten  
Chief Engineer-Water Engineering

BHO:ak

Approved by Board of Commissioners  
JUL 26 1977

RIGHT-OF-WAY EASEMENT

THIS AGREEMENT, made and entered into this 14th day of July, 1977,

BY AND BETWEEN

LEONARD E. MAROTTE, EMMETT E. KESSLER, LARRY E. BOTTENBERG, DUANE Y. PATTON and DAVID E. CHILDS, a Co-Partnership doing business as RIVERSIDE ASSOCIATES, hereinafter referred to as "Grantor",

RECORDED  
3:00 P.M.  
AUG 3 1977  
3 42347

ESTHER F. MCCARTHY  
*Amelia Best Deputy*

and Original Compared With Record

THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, a Municipal Corporation, hereinafter referred to as "Grantee".

WHEREAS, the Grantor owns the real estate herein described, and in lieu of condemnation has agreed to grant and convey a drainage right-of-way easement to the Grantee as hereinafter set forth, and

WHEREAS, the Grantee, in lieu of exercising its rights of eminent domain, desires to purchase such easement according to the terms hereinafter contained.

THEREFORE, for and in consideration of TWENTY THOUSAND DOLLARS (\$20,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor, the Grantor does hereby grant and convey to the City of Wichita, Sedgwick County, Kansas, a municipal corporation, a drainage easement and right-of-way upon, under, over and across the real property herein described for the purposes hereinafter enumerated.

REAL PROPERTY. The real property referred to herein and made subject to said easement and right-of-way by this grant is situated in Sedgwick County, Kansas, and is particularly described as follows, to-wit:

A tract of land for drainage right-of-way in the Southwest Quarter, Section 21, Township 28 South, Range 1 East of the 6th P.M. more fully described as follows:

Beginning sixty (60) ft. north and two hundred thirty (230) ft. east of the Southwest Corner of the Southwest Quarter, Section 21, Township 28 South, Range 1 East; thence east parallel to and sixty (60) ft. north of the south line of said Southwest Quarter to the west line Riverside Drainage District Right-of-Way as condemned in Case No. A-48670; thence northwesterly along said west Right-of-Way Line to a point one hundred thirty-five (135) ft. north of the south line of said Southwest Quarter;

6. 60

*City Clerk, 2nd floor  
City Bldg.*

thence west parallel to and one hundred thirty-five (135) ft. north of the south line of said Southwest Quarter to a point two hundred thirty (230) ft. east of the west line of said Southwest Quarter; thence south parallel to and two hundred thirty (230) ft. east of the west line of said Southwest Quarter to the point of beginning.

The above contains 132,162.4 sq. ft. more or less.

GRANTOR'S COVENANTS. The Grantor hereby covenants and agrees for himself, his heirs, successors and assigns, that there shall not be constructed or maintained upon the above described easement and right-of-way any building or structure which will materially interfere with the purpose and use of said easement and right-of-way, or that will interfere with the ingress or egress along said easement by said Grantee, its successors or assigns.

IN WITNESS WHEREOF, the said Grantor has signed this drainage Right-of-Way Easement the day and year first above written.

*Leonard E. Marotte*  
LEONARD E. MAROTTE

*Larry E. Bottenberg*  
LARRY E. BOTTENBERG

*Emmett E. Kessler*  
EMMETT E. KESSLER

*Duane Y. Patton*  
DUANE Y. PATTON

*David E. Childs*  
DAVID E. CHILDS

A Co-Partnership doing business as  
RIVERSIDE ASSOCIATES

STATE OF KANSAS )  
                          ) ss.  
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this 14<sup>th</sup> day of July, 1977, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came LEONARD E. MAROTTE, EMMETT E. KESSLER, LARRY E. BOTTENBERG, DUANE Y. PATTON and DAVID E. CHILDS, a Co-Partnership doing business as RIVERSIDE ASSOCIATES, personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

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

*Catherine Vaughn*  
Notary Public  
Catherine Vaughn





August 9, 1977

Mr. Leonard E. Marotte  
3601 West Harry,  
Suite 1  
Wichita, Kansas

Subject: Riverside Second Addition

Dear Mr. Marotte:

Reference is made to your letter of July 25th requesting information "sufficient to determine that first floor of dwellings will be free of high water at all times".

Development of land adjacent to Big Slough has proceeded during the past several years with the general knowledge that the existing channel does not have sufficient capacity to carry the 100-year frequency flood below the elevation of at least some of the land adjacent to it. Improvement of Big Slough is needed and some bridges will need to be rebuilt to provide that level of protection. At the present neither Riverside Drainage District, which has jurisdiction for maintenance and operation of Big Slough, nor the City of Wichita have committed funds for such improvement.

Under existing conditions, the estimated elevation for the 100-year flood at 55th Street is 1266 Mean Sea Level datum (78.6 City Datum) which would be contained within banks. Land in Riverside Second Addition is higher than the banks of Big Slough and should therefore be above flood level. Problems may develop however if more land is built up with no corresponding channel improvement.

City street design policy is to contain the 100-year storm runoff within public right-of-way and if followed should provide a reasonable level of protection.

I trust this information is sufficient for your purpose; however, if further discussion is desired, please advise.

Yours truly,

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

MSM/glm

cc: G. H. Wilton  
Dick Linn, City Eng.  
Jack Galbraith, MARD

Riverside Drainage District File  
Riverside 2nd Addn. Plat File

HOLMES, MELLOR, SCHAEFER & COMPTON  
ATTORNEYS AT LAW

RICHARD W. HOLMES  
PHILLIP MELLOR  
JAMES R. SCHAEFER  
ARDEN P. MILLER

800 BROWN BUILDING  
WICHITA, KANSAS 67202  
TELEPHONE (316) 262-4403

R. L. HOLMES (1890-1899)  
W. E. HOLMES (1887-1892)  
JOHN J. DARRAH (1910-1973)  
GEORGE R. COMPTON (1941-1974)

WILBUR H. JONES  
COUNSEL

May 4, 1977

City of Wichita  
c/o Metropolitan Area Planning Department  
455 North Main  
Wichita, Kansas 67201

*MAPD Received  
May 5, 1977*

TITLE OPINION

*CLV*

Gentlemen:

We have reviewed the title evidence relative to the following described real estate being platted as Riverside Second Addition to Wichita, Sedgwick County, Kansas, to-wit:

The South Half of the Southwest Quarter of Section 21, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT beginning at the Northwest Corner of the South Half of the Southwest Quarter of Section 21, thence South 24 rods; thence East 40 rods; thence North 24 rods; thence West 40 rods to beginning, and EXCEPT the South 230 feet of the West 230 feet of the Southwest Quarter of Section 21, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

From such examination we find title to be vested in

RIVERSIDE ASSOCIATES, a partnership

This property is subject to a mortgage in favor of The Farmers and Merchants State Bank of Derby, Kansas, dated January 7, 1976, in the principal sum of \$73,155.00, said mortgage being recorded in the office of the Register of Deeds of Sedgwick County, Kansas, on Film 172, at Page 922, as Document No. 261269.

Taxes for the year 1976 and prior years are paid.

Yours very truly,

*James R. Schaefer*

James R. Schaefer  
of HOLMES, MELLOR, SCHAEFER & COMPTON

JRS/mr

April 14, 1977

Moehring and Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 76-82 - Final plat of  
RIVERSIDE SECOND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 14, 1977, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 12, 1977.

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.
- 10-12-77 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 1976 and prior years have been paid.

Please call if you have any questions.

Sincerely,

JHG:bh

cc: Riverside Associates -  
a Kansas Partnership, 1002 Whitfield, 67206  
Leonard E. Marotte, 1002 Whitfield, 67206  
Dean Sellers, Assistant City Engineer

Jack H. Galbraith  
Chief Planner

April 12, 1977

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 76-82 - Final plat of  
RIVERSIDE SECOND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 7, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- petition*
- ~~A.~~ Complete access control to Broadway shall be indicated on Block A and complete access control to Reserves A and B shall be indicated on Blocks A and F.
- ~~B.~~ The applicant shall guarantee the paving of all streets except Broadway and 55th Street South.
- ~~C.~~ The applicant shall guarantee the construction of sidewalks adjacent to the west side of Mead Avenue and both sides of all interior streets. The applicant shall be advised that sidewalk construction will be a requirement included in the building permits issued for construction on any of these lots.
- no longer required*
- ~~D.~~ The applicant shall guarantee the installation of sanitary sewer to serve all lots.
- petition*
- ~~E.~~ The applicant shall guarantee the installation of city water to serve all lots.
- submitted 2 petitions, 1 not 100%*
- ~~F.~~ The 10-foot side lot easements shall be labeled on the final plat.
- section 1 to 4 of 10-5-77*
- ~~G.~~ The plat's text shall state what the Reserves A and B are for.

*sidewalk acknowledgment submitted 10-5-77*

S/D 76-82  
April 12, 1977  
Page 2

- H. The Subdivision Committee recommends that the minimum lot frontage design requirements be waived.
- I. The applicant's engineer shall contact Tim Cain of the Public Works Department relative to some street name changes.
- J. The applicant's engineer shall indicate a 10-foot utility easement between Lots 50 and 51 and between Lots 52 and 53 in Block A. The easement between Lots 51 and 52 may be deleted.
- K. 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, April 14, 1977, 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: Riverside Associates,  
a Kansas Partnership  
1002 Whitfield, 67206

Leonard E. Marotte  
1002 Whitfield, 67206

Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-82 Name RIVERSIDE SECOND ADDITION  
Date Application Rec'd. 8-31-76 Preliminary Approval 9-9-76  
Revised Prel. Approval 2-24-77  
Scheduled S/D Meeting 4-7-77

DESCRIPTION

General Location North of 55th Street South, in an area east of  
Broadway

Owner Riverside Associates, a Kansas Partnership  
Surveyor/Engineer Moehring & Associates  
Address 314 Brown Building Phone 263-6781

- |   |                                       |
|---|---------------------------------------|
| 1. Gross Acreage of Plat <u>48.73</u>                                       | 7. Lineal Feet of New Streets:        |
| 2. Number of Lots:  | a. <u>64</u> R/W <u>6882.96</u> ft.   |
| Residential <u>164</u>  | b. <u>60</u> R/W <u>1737.39</u> ft.   |
| Commercial _____  | c. <u>70</u> R/W <u>1362.24</u> ft.   |
| Industrial _____  | d. <u>50</u> R/W <u>577.93</u> ft.    |
| Other _____   | e. <u>50-70</u> R/W <u>119.67</u> ft. |
| Total Number of Lots <u>164</u>   | TOTAL <u>10,680.19</u> ft.            |
| 3. Minimum Lot Frontage <u>39.47</u> ft.                                    | 8. Sidewalk adjacent to all           |
| 4. Minimum Lot Area <u>6,900</u> sq. ft.                                    | streets? <u>yes</u> <u>X</u> no       |
| 5. Existing Zoning <u>AA</u>  |                                       |
| 6. Proposed Zoning <u>AA</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>N/A</u> (Yes-No)       |                                       |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area _____                      |                                       |

STAFF COMMENTS:

- A. Complete access control to Broadway shall be indicated on Block A and complete access control to Reserves A and B shall be indicated on Blocks A and F.
- B. The applicant shall guarantee the paving of all streets except Broadway and 55th Street South.
- C. The applicant shall guarantee the construction of sidewalks adjacent to the west side of Mead Avenue and both sides of all interior streets. The applicant shall be advised that sidewalk construction will be a requirement included in the building permits issued for construction on any of these lots.
- D. The applicant shall guarantee the installation of sanitary sewer to serve all lots.
- E. The applicant shall guarantee the installation of city water to serve all lots.
- F. The 10-foot side lot easements shall be labeled on the final plat.
- G. The plat's text shall state what the Reserves A and B are for.
- H. Approval of this plat will require the waiving of the design standard which calls for a minimum lot frontage of 60 feet, measured at the setback line, for lots with 6,000 to 8,750 sq. ft. and a minimum lot frontage of 75 feet for lots with 8,750 to 15,000 sq. ft.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Riverside Second Addition  
General Location: NE of Broadway & 55th St. South  
Name of Property Owner: Riverside Associates, a Kansas Partnership  
Address: 9422 W. Central Phone: 722-8817  
Name of Subdivider: Same Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name of Agent/Surveyor: Moehring & Associates  
Address: 314 Brown Bldg. Wichita, Kansas Phone: 263-6781  
Date of Application: \_\_\_\_\_

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 48.73
2. Number of Lots: 164
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 164
3. Minimum Lot Frontage 39.47 ft.
4. Minimum Lot Area 6,900 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning same
7. Lineal Feet of New Streets:
  - a. 64' R/W 6882.96 ft.
  - b. 60' R/W 1737.39 ft.
  - c. 70' R/W 1362.24 ft.
  - d. 50' R/W 577.93 ft.
  - e. 50-70' R/W 119.67 ft.
  - TOTAL 10,680.19 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N.A. (Yes-No)
12. City of Wichita Yes 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: \_\_\_\_\_

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202.

Received by \_\_\_\_\_  
Date 3-30-77  
Fee Submitted \_\_\_\_\_

February 28, 1977

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 76-82 - <sup>revised</sup> Preliminary plat  
of RIVERSIDE SECOND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 24, 1977, 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. Complete access control to Broadway shall be indicated on Block A, complete access control to Reserve A and B shall be indicated on Blocks A and F, and complete access control to 55th Street shall be indicated on Blocks H and K.
- B. 60 feet of half street right-of-way shall be indicated for the north half of 55th Street west of the drainage ditch.
- C. The cul-de-sac streets originating from Mosley shall all be labeled as "Mosley Court" on the face of the plat.
- D. The frontages on some of the cul-de-sacs will be extremely narrow at the curb line and should be adjusted.
- E. Prior to submission of a final plat, the applicant and/or his engineer shall meet with the Engineering Division of the Department of Public Works to determine if the westernmost street crossing of the drainage ditch along 55th Street should be retained or eliminated from the plat.
- F. The applicant shall guarantee the paving of all streets except Broadway and 55th Street South.
- G. The applicant shall guarantee the construction of sidewalks adjacent to all streets except Broadway and 55th Street South.
- H. The applicant shall guarantee the installation of sanitary sewer to serve all lots.

S/D 76-82  
February 28, 1977  
Page 2

- I. The applicant shall guarantee the installation of city water to serve all lots.
- J. 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  
Encl.

cc: Riverside Associates, a Kansas Partnership  
1002 Whitfield, 67206

Dean Sellers, Assistant City Engineer

REVISED PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-82 Name RIVERSIDE SECOND ADDITION  
Date Application Rec'd. 8-31-76 Preliminary Approval 9-9-76  
Scheduled S/D Meeting 2-24-77

DESCRIPTION

General Location North of 55th Street South, in an area <sup>east</sup> north  
of Broadway

Owner Riverside Associates, a Kansas Partnership  
Surveyor/Engineer Moehring & Associates  
Address 314 Brown Building Phone 263-6781

- |                          |                      |   |                      |
|--------------------------|----------------------|---|----------------------|
| 1. Gross Acreage of Plat | <u>72.70</u>         | 7. Lineal Feet of New Streets:                                    |                      |
| 2. Number of Lots:       |                      | a. <u>70</u> R/W <u>1312.75</u> ft.                               |                      |
| Residential              | <u>244</u>           | b. <u>50</u> R/W <u>3100</u> ft.                                  |                      |
| Commercial               |                      | c. <u>64</u> R/W <u>9800</u> ft.                                  |                      |
| Industrial               |                      | d. <u>        </u> R/W <u>        </u> ft.                        |                      |
| Other                    |                      | e. <u>        </u> R/W <u>        </u> ft.                        |                      |
| Total Number of Lots     | <u>244</u>           | TOTAL   | <u>14,212.75</u> ft. |
| 3. Minimum Lot Frontage  | <u>45</u> ft.        | 8. Sidewalk adjacent to all                                       |                      |
| 4. Minimum Lot Area      | <u>6,300</u> sq. ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |                      |
| 5. Existing Zoning       | <u>AA</u>            |   |                      |
| 6. Proposed Zoning       | <u>AA</u>            |   |                      |
9. Public Water Supply Yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable) N/A (Yes-No)  
12. City of Wichita  : Three-Mile Area

STAFF COMMENTS:

NOTE: The Board of City Commissioners has approved the Capital Improvements Program, which at the recommendation of the Planning Commission, does include the purchase of the additional right-of-way for the drainage improvements along 55th Street South. The applicant has therefore submitted a revised preliminary plat for consideration by the Subdivision Committee.

- A. Complete access control to Broadway shall be indicated on Block A, complete access control to Reserve A and B shall be indicated on Blocks A and F, and complete access control to 55th Street shall be indicated on Blocks H and K.
- B. 60 feet of half street right-of-way shall be indicated for the north half of 55th Street west of the drainage ditch.
- C. The applicant and/or his engineer shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on the final plat.
- D. The applicant shall guarantee the paving of all streets except Broadway and 55th Street South.
- E. The applicant shall guarantee the construction of sidewalks adjacent to all streets except Broadway and 55th Street South.
- F. The applicant shall guarantee the installation of sanitary sewer to serve all lots.
- G. The applicant shall guarantee the installation of city water to serve all lots.
- 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.

(OVER)

**IMPORTANT MESSAGE**

FOR Jack Galbraith  
DATE 12-27-76 TIME 9:40 A.M.

**WHILE YOU WERE AWAY**

Mr. Marotte

OF \_\_\_\_\_

PHONE No. 722-9817

TELEPHONED	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE Wants copy of minutes and decisions re: 5/17/76-82 Riverside and add. The information on our letterhead will suffice. He would like to

SIGNED Edie pick it up.

December 27, 1976

Don Moehring, Engineer  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 76-82 - Preliminary plat  
of Riverside Second Addition,  
drainage right-of-way require-  
ments.

Dear Mr. Moehring:

The Metropolitan Area Planning Commission at its regular meeting of December 23, 1976, considered the above captioned preliminary plat. Their action was to approve the preliminary plat subject to the conditions as recommended by the Subdivision Committee and as listed in our letter dated September 13, 1976.

Inasmuch as the condition relative to drainage is dependent on whether or not the City Commission adopts it as a part of the Capital Improvements Program and inasmuch as the recommendation that the City purchase the drainage right-of-way is not consistent with past requirements of requiring plattons to dedicate drainage right-of-way; you may desire to request that this preliminary plat be forwarded on to the City Commission for concurrence in the recommendation.

If this is the case, would you please advise us so that we may proceed with scheduling. If you determine that you do not want the preliminary forwarded, then you may redesign and submit the final plat subject to the conditions of approval.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:CLN:rme

cc: Ray Bruggeman, Director of Public Works  
Dick Linn, City Engineer  
M. S. Mitchell, Maintenance-Flood Control  
Leonard E. Marotte, 1002 Whitfield, 67206

December 17, 1976

Mr. Don Moehring, P.E.  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 76-82 - Riverside Second  
Addition - drainage right-of-  
way requirement.

Dear Mr. Moehring:

This is to advise you that the above referred to item has been placed on the Planning Commission agenda for consideration at 1:00 p.m. on December 23, 1976.

Enclosed herewith are copies of the information and memo sent to the Planning Commission concerning this item. If you have any question, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:CLN:rme  
Encl.

cc: Leonard E. Marotte, 1002 Whitfield, 67206

December 16, 1976

Wichita-Sedgwick County Metropolitan  
Area Planning Commission

Jack H. Galbraith, Chief Planner

Drainage and street right-of-way requirements  
associated with S/D 76-82 - Preliminary Plat  
of Riverside 2nd Addition - Northeast corner  
of Broadway and 55th Street South

The above-referred to 72.7-acre preliminary plat was considered by the Subdivision Committee on September 9, 1976. The preliminary plat proposes a residential subdivision of 240 single-family residential lots. One of the requests from the Utility Advisory Committee at the Subdivision Committee meeting was that this plat provide approximately 135 feet of right-of-way for the north-half of 55th Street South, in order to accommodate major street improvements, and to provide for an open ditch drainage channel from Broadway to the Riverside Protection drainage ditch located some 2,630 feet east of Broadway. This drainage ditch system is the last one of two drainage system proposals proposed by Public Works, which would drain a large area west of Broadway and north of 55th Street South.

The proposed 135-foot right-of-way would potentially eliminate 26-28 lots from the preliminary plat as now designed and would, if required, make it necessary for a complete redesign of the preliminary plat. The Subdivision Committee therefore took action to approve the preliminary plat with the recommendation that the applicant be required to dedicate 60 feet of half-street right-of-way for the north-half of 55th Street, and that the City purchase from the applicant the balance of the right-of-way needed for the drainage ditch. (See conditions of approval in attached Xerox copy of letter to applicant's engineer.)

The applicant's engineer has requested that this matter be forwarded to the Planning Commission for consideration and recommendation to the City Commission, concerning the right-of-way purchase, as the design of the final plat is dependent upon the decision regarding the drainage right-of-way.

It should be noted that the 60-foot half-street right-of-way dedication requirement of the Committee was based on this being the maximum half-street right-of-way for major streets indicated in the MAPC Subdivision Regulations. We have also been advised by the Department of Public Works that they are including in the recommendations for the 1977-1982 Capital Improvements Program a drainage right-of-way project on 55th Street South to be purchased in 1977. (See Project D-54, page 100, Draft CIP). It should be noted, however, that the City Commission will not consider the CIP until mid January.

Page 2 - Metropolitan Area Planning Commission  
December 16, 1976

Also enclosed is a reduced copy of the preliminary plat, with the area designated as being necessary for street and drainage right-of-way.

SUGGESTED ACTION: Take such action as the Commission deems appropriate.

Jack H. Galbraith  
Chief Planner

JHG:ber  
Attachments

cc: Moehring & Associates, 314 Brown Building 67202  
Ray Bruggeman, Director of Public Works  
Dick Linn, City Engineer  
M. S. Mitchell, Flood Control Supervisor

BROADWAY

AVENUE

EXCEPTION

EMPOEIA AVE.

FRANCIS ST.

AVE.

KOFCER AVE.

AVE.

SANTA FE

Riverside Drainage District R/W

55th

STREET

2630.92'

SOUTH

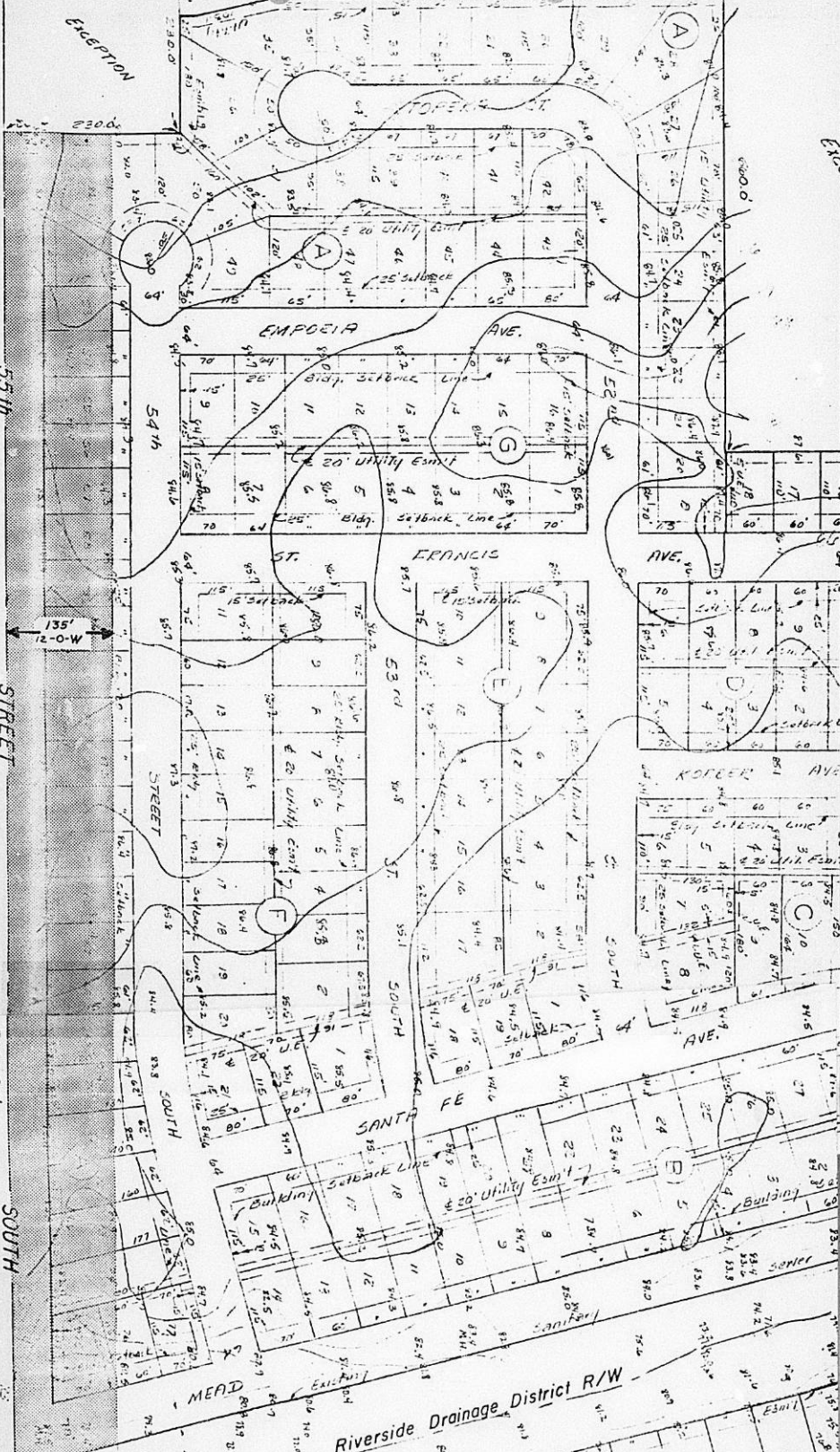
135' R.O.W.

60' SOUTH

60' SOUTH

60' SOUTH

60' SOUTH



STREET

2630.21

SOUTH



SEE CON. SEC. 21, T. 30 N.,  
R. 12 E. of 11th 6th 11th

December 16, 1976

Ray Bruggeman, Director of Public Works  
Jack H. Galbraith, Chief Planner

S/D 76-82 - Riverside Second Addition -  
drainage right-of-way requirement

This is to advise you that the above referred to matter has been placed on the Planning Commission agenda for their meeting of Thursday, December 23, 1976. This item will be discussed at 1:00 p.m.

Attached herewith are copies of the information and memo concerning this matter which are being sent to the Planning Commission. We would appreciate your having someone from your Department present to discuss this matter with the Planning Commission at that time. If you have any questions, please call.

Jack H. Galbraith  
Chief Planner

JHG:CLN:rme  
Attachment

cc: Dick Linn, City Engineer  
M. S. Mitchell, Maintenance-Flood Control

December 1, 1976

Ray Bruggeman, Director of Public Works

Curtis L. Newby, Junior Planner

S/D 76-82 - Riverside Second Addition

As you will recall, we wrote you on October 18, 1976 concerning your Department being prepared to discuss drainage improvements along 55th Street South associated with the above referred to preliminary plat. The Subdivision Committee has recommended that the City purchase all but 60 feet of the total 135 feet of right-of-way proposed for the north half of 55th Street. You responded by memo on October 21, 1976, indicating that you were including the project, Project D-54 - Right-of-way for Drainage on 55th Street South in your recommendations for the 1977-1982 Capital Improvements Program for purchase in 1977.

This memo is to advise you that the preliminary plat of Riverside Second Addition has been scheduled for consideration of the Subdivision Committee's recommendation on the 55th Street Right-of-way requirements, on the Planning Commission agenda for the December 9th Planning Commission meeting. We would appreciate your having someone from your Department in attendance at this meeting to discuss this matter. If you have any questions or wish to discuss this matter prior to the meeting, please call.

---

Curtis L. Newby  
Junior Planner

---

Jack H. Galbraith  
Chief Planner

CLN:rme

cc: Dick Linn, City Engineer  
M. S. Mitchell, Maintenance-Flood Control

November 8, 1976

Don Moehring, Engineer  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 76-82 - Riverside  
Second Addition - Drainage  
right-of-way requirement.

Dear Don:

This is to advise that the above referred to preliminary plat has been scheduled for the Planning Commission meeting of December 9, 1976, for discussion of and recommendation on the Subdivision Committee recommendation that the City purchase the additional right-of-way needed for the proposed drainage improvements along 55th Street South.

If you have any questions concerning this matter, or if you would like to discuss this matter prior to the meeting, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Leonard E. Marotte, 1002 Whitfield, 67206

THE CITY OF WICHITA

OFFICE OF Director of Public Works      DATE October 21, 1976



TO Robert A. Lakin, Director of Planning

FROM R. W. Bruggeman, Director of Public Works

SUBJECT S/D 76 - 82 - Riverside Second  
Addition - Drainage Right-of-way

We are including Project D-54 - Right-of-way for Drainage on 55th Street South, from Broadway to KTA (Kansas Turnpike Authority), in our recommended 1977 - 1982 Capital Improvement Program for purchase in 1977.

A presentation of this proposal can be made at any time that it is requested by the Metropolitan Area Planning Commission.

R. W. Bruggeman  
Director of Public Works

RWB:gr

cc: G. H. Wilton, Supt. of Public Works Maintenance

October 18, 1976

Ray Bruggeman, Director of Public Works

Robert A. Lakin, Director of Planning

S/D 76-82 - Riverside Second Addition, drainage  
right-of-way.

The above referred to preliminary plat, generally located at the northeast corner of Broadway and 55th Street South was recently considered by the Subdivision Committee. One of the items discussed was a recommendation from M. S. Mitchell that a total right-of-way of 135 feet be required for the north half of 55th Street South from Broadway to the Riverside protection drainage ditch. This amount of right-of-way of 50 feet for the north half of 55th Street South plus 85 feet of right-of-way for a large drainage ditch which is needed to provide for existing and future drainage of a large area west of Broadway as well as drainage from the immediate area around the plat. After much discussion, the action of the Subdivision Committee was to recommend that the platlor dedicate a total of 60 feet of right-of-way for the north half of 55th Street South and that the City purchase or condemn the balance of the right-of-way needed for the drainage improvements.

In order for a final determination to be made on the Subdivision Committee's recommendation that the City purchase or condemn the right-of-way needed over and above the 60 feet, this matter needs to be scheduled for consideration by the Planning Commission and then the governing body. Since the right-of-way request was from Mr. Mitchell of the Public Works staff, I would appreciate your advising me as to when the Public Works Department could have a presentation ready for consideration by the Planning Commission on this drainage proposal. The platlor and his engineer, Don Moehring have already been advised that the Subdivision Committee recommendation will have to be considered by the Planning Commission and governing body prior to any further work being done on the plat. If you would like to discuss this matter with regards to the Subdivision Committee's action and scheduling of this matter, please call.

Robert A. Lakin  
Director of Planning

RAL:CLN:rme

cc: Don Moehring, 314 Brown Building, 67202  
M. S. Mitchell, Maintenance-Flood Control

September 13, 1976

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 76-32 - Preliminary plat  
of RIVERSIDE SECOND 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 approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant dedicating an additional 10 feet of right-of-way to make the total right-of-way for the 55th Street South 60 feet, and further, that the City of Wichita purchase the additional right-of-way from subject property to accomplish the proposed drainage plan improvements proposed for this area. This would entail approximately 75 feet of additional right-of-way over and above the 60 feet to be dedicated for the north half of 55th Street South.

*ok* The plat shall be redesigned to take into account the additional right-of-way requirements in the event the City agrees to purchase said property.

*ok* The portion of the plat east of the riverside drainage ditch shall be redesigned to back lots into the east property line and moving the north-south street (Washington) further west.

*ok* *see memo in zone code file*  
In 1974-1975 a zone change to "G" mobile home zoning was approved, case number Z-1559 and an associated plat S/D 74-45, Belle La Vie Mobile Home Park was submitted but never completed. Therefore, the applicant shall submit a letter requesting that zone case Z-1559, "AA" to "G" and S/D 74-45, Belle La Vie Mobile Home Park be withdrawn and closed since it is now proposed to develop subject property with a conventional residential subdivision.

S/D 76-82  
September 13, 1976  
Page 2

- E. The applicant shall guarantee the paving of all streets, except Broadway and 55th Street South.
- F. It is recommended that Mead Avenue, the street parallel and adjacent to the Riverside Drainage District right-of-way be designated as a "collector street".
- G. The applicant shall guarantee the construction of sidewalks adjacent to all streets except Broadway and 55th Street South.
- H. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots being platted.

In addition to the above comments, it is recommended that a final plat not be submitted until a decision has been made by the City concerning the purchase of the additional right-of-way. The applicant and/or his engineer should, therefore, request by letter to the Planning Department that this matter be forwarded to the Planning Commission for consideration and recommendation to the City Commission concerning the right-of-way purchase. Upon receipt of such a letter we will place this preliminary plat on the Planning Commission agenda.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rne  
Encl.

cc: Riverside Associates, A Kansas Partnership  
1002 Whitfield, 67206  
Leonard E. Marotte, 1002 Whitfield, 67206  
Dean Sellers, Assistant City Engineer  
M. S. Mitchell, Maintenance-Flood Control

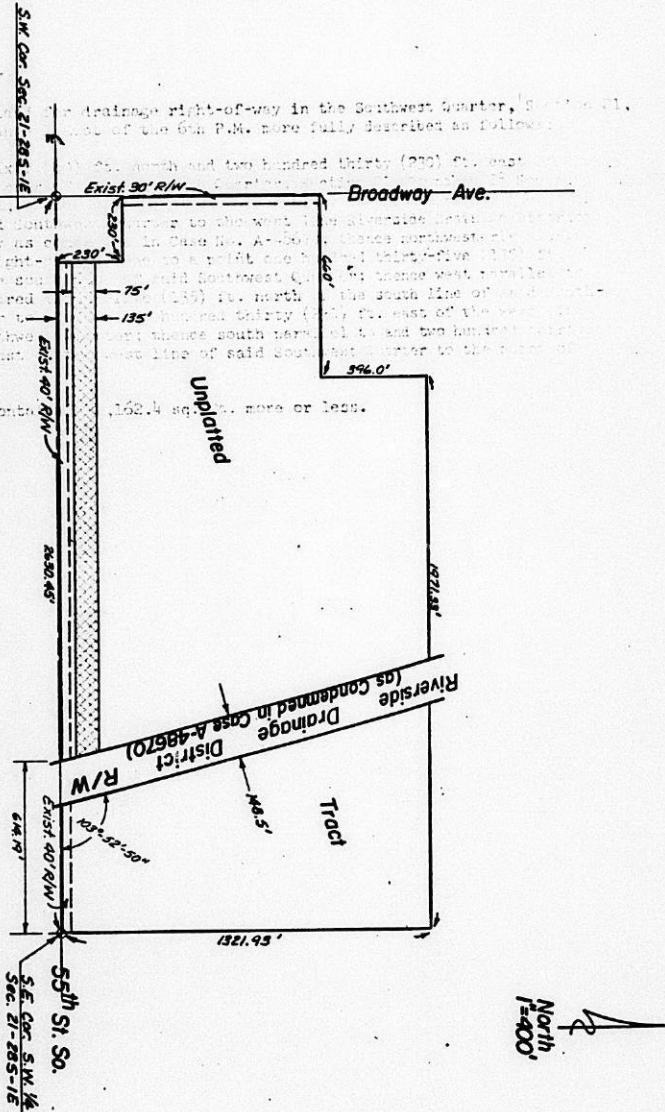
Tract No. 1  
 Riverside Associates  
 a Kansas Partnership

Drainage Right-of-Way

A tract of land in the drainage right-of-way in the Southwest Quarter, Section 21,  
 Township 29 South, Range 10 West, County of LeFlore, State of Oklahoma, more fully described as follows:

Area of Ownership = 2,882,489.2 SF  
 = 65.5 Ac.  
 Area to be Acquired = 132,162.4 SF  
 = 3.0 Ac.

TRACT NO 1  
 Drainage R/W on the N. Side 55th St. So.  
 230' E & Broadway to W.L. Riverside Drainage Canal  
 Proj. No. DAKR500690  
 Owner:  
 RIVERSIDE ASSOCIATES,  
 a Kansas Partnership



Tract No. 1  
Riverside Associates  
& Kansas Partnership

**Drainage Right-of-Way**

A tract of land for drainage right-of-way in the Southwest Quarter, Section 21,  
Township 28 South, Range 1 East of the 6th P.M. more fully described as follows:

Beginning sixty (60) ft. north and two hundred thirty (230) ft. east of the Southwest Corner of the Southwest Quarter, Section 21, Township 28 South, Range 1 East; thence east parallel to and sixty (60) ft. north of the south line of said Southwest Quarter to the west line Riverside Drainage District Right-of-Way as condemned in Case No. A-48670; thence northwesterly along said west Right-of-Way Line to a point one hundred thirty-five (135) ft. north of the south line of said Southwest Quarter; thence west parallel to and one hundred thirty-five (135) ft. north of the south line of said Southwest Quarter to a point two hundred thirty (230) ft. east of the west line of said Southwest Quarter; thence south parallel to and two hundred thirty (230) ft. east of the west line of said Southwest Quarter to the point of beginning.

The above contains 132,162.4 sq. ft. more or less.

SCCD-Cons-5 (11/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Riverside 2nd Addition

Location located North of 55th St., So.  
and East of Broadway

Date 9-8-76

MAILED TO:

Don Moehring  
Name

Moehring & Associates  
Firm

263-6781  
Phone

Prepared by Larry L. Henry, District Conservationist  
USDA-Soil Conservation Service,  
4100 Maple, Wichita, Kansas 67209  
Phone: 943 9471

Requested by: Wichita-Sedgwick County Metropolitan  
Area Planning Commission

\*\*\*\*\*

A. SOIL TYPE: 85% - Canadian fine sandy loam - 0 to 1% slopes - Class I land  
15% - Waldeck sandy loam - 0 to 1% slopes - Class III land

B. SITUATION: These soils are very sandy and will blow very easy. Cover must  
be maintained at all times.

-----  
Conservation Starts When Construction Starts. A Ground Plan Outdoors Is  
As Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to  
the above named property will be indicated by a checkmark.)

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed  
for construction; protect the rest to preserve their esthetic and  
erosion-control values.
3. Stockpile topsoil and protect it with anchored straw mulch or jute  
mat material.
4. Disturbing as small an area as possible, install streets, curbs,  
water mains, electric and telephone cables, storm drains, and  
sewers in advance of home or other building construction.
5. Install erosion and sediment control practices according to the  
Sedgwick County Conservation District standards and specifications.

\* CONTINUED \*

6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet  
Tall fescue, 3 pounds per 1,000 square feet  
Bromegrass, 3 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet  
Bromegrass, 2 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
8. Stabilize each lot within 60 days after work starts on home or other building construction.
9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
10. Discharge water from outlet structures at non-erosive velocities.
11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-943-9471.
12. Divert foreign runoff water around area during construction.
13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
14. OTHER \_\_\_\_\_

DISTRIBUTION: Original to Developer and/or Owner  
Copy to Metropolitan Area Planning Dept. Staff  
File Copy: Sedgwick County Conservation District

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-82 Name RIVERSIDE SECOND ADDITION  
Date Application Rec'd. 8-31-76 Preliminary Approval  
Scheduled S/D Meeting 9-9-76

DESCRIPTION

General Location North of 55th Street South, in an area ~~north~~ <sup>east</sup>  
of Broadway  
Owner Riverside Associates, a Kansas Partnership  
Surveyor/Engineer Moehring & Associates  
Address 314 Brown Building Phone 263-6781

1. Gross Acreage of Plat 72.70
2. Number of Lots:
  - Residential 240-244
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Minimum Lot Frontage 50-45 ft.
4. Minimum Lot Area 6,300-6,600 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning AA
7. Lineal Feet of New Streets:
  - a. 70 R/W 1312.75 ft.
  - b. 50 R/W 1275-3100 ft.
  - c. 64 R/W 10,480 ft. <sup>9800</sup>
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita X : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. In 1974-1975 a zone change to "G" mobile home zoning was approved, case number Z-1559 and an associated plat S/D 74-45, Belle La Vie Mobile Home Park was submitted but never completed. Therefore, the applicant shall submit a letter requesting that zone case Z-1559, "AA" to "G" and S/D 74-45, Belle La Vie Mobile Home Park be withdrawn and closed since it is now proposed to develop subject property with a conventional residential subdivision.
- B. At the time the previous zone case and plat were being considered, it was determined that additional right-of-way was needed for the north half of 55th Street South for a drainage project in connection with the U. S. 81 Highway reimprovement plans. In order to provide an open ditch drainage system necessary to the highway project, a total right-of-way width of 135 feet from the centerline of 55th Street South would be needed for the north half of said street from Broadway east to the protection drainage ditch. This would eliminate Lots 51 through 77 in Block A leaving 54th Street adjacent to the proposed drainage ditch and 55th Street. It is therefore recommended that this preliminary plat be deferred for redesign to take into account the additional right-of-way for the north half of 55th Street South.
- C. "Complete access control" adjacent to Broadway shall be indicated on Lots 28-36, Block A; and "complete access control" adjacent to 55th Street South shall be indicated on the plat except at points of street intersection.
- D. The applicant shall guarantee the paving of all streets, except Broadway and 55th Street South.
- E. It is recommended that Mead Avenue, the street parallel and adjacent to the Riverside Drainage District right-of-way be designated as a "collector street".
- F. The applicant shall guarantee the construction of sidewalks adjacent to all streets except Broadway and 55th Street South.

(OVER)

- G. The Riverside Drainage District right-of-way recorded book and page number shall be indicated on the face of the plat.
- H. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- I. The applicant shall guarantee the extension of city water to each lot.
- J. Consideration should be given to the necessary street right-of-way for Washington Street and the effect of the street being provided at this location on the very narrow strip of property to the east.

Map No.: 5541  
Section No.: 21  
Twp. No.: 28S  
Range: 1E

S/D No. 7682

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Riverside Second Addition

General Location: Northeast of Broadway & 55th St. South

Name of Property Owner: Riverside Associates, a Kansas Partnership

Address: 1002 Whitfield 67206 Phone: \_\_\_\_\_

Name of Subdivider: Leonard E. Marotte

Address: 1002 Whitfield 67206 Phone: 681-3595

Name of Agent/Surveyor: Moehring & Associates

Address: 314 Brown Bldg. Wichita, Ks. 67202 Phone: 263-6781

Date of Application: 8-30-76

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 72.70 acres
2. Number of Lots:
  - Residential 240
  - Commercial 0
  - Industrial 0
  - Other 0
  - Total Number of Lots 240
3. Minimum Lot Frontage 50 ft.
4. Minimum Lot Area 6,600 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning Same
7. Lineal Feet of New Streets:
  - a. 70 R/W 1312.75 ft.
  - b. 50 R/W 1275 ft.
  - c. 64 R/W 10,480 ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 13,067.75 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name " " "
11. Health Department Approval (where applicable) NA (Yes-No)
12. City of Wichita Yes 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.

Riverside Associates, a Kansas partnership

Owner's Signature: Leonard E. Marotte, Partner  
Leonard E. Marotte, Partner

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202.

Received by L.O.  
Date 8-31-76  
Fee Submitted 767.00