

6346

(Book 3)

PLAT NO. S/G 76-83 MAP NO. G-13-B

NAME SPRING HOLLOW ADDITION

LOCATION: Northwest Corner of 143rd St. East and Harry Street

ENGINEER Bill G. Yung, Design Consultant

OWNER Cedar Lakes, Inc.

APPLICATION FILED 9-7-76

SKETCH PLAT FILED none

PRELIMINARY FILED 9-7-76

1-11-77

S/D ACTION 9-23-76 *approved*

1-27-77 refer 2 weeks; S/D 2-10-77-approve

FINAL FILED 5-9-77

S/D ACTION 5-19-77 *approve*

MAPC ACTION 5-26-77 *Approved; 10-27-77 weeks*

ECC ACTION 7-5-77 *Approved; 11-8-77*

RECORDED 8-31-77

REMARKS SCC-0374

S/D 76-83 - SPRING HOLLOW ADDITION
Northwest corner of 143rd St. East
and Harry Street, by Bill G. Yung,
Design Consultant.

POSTED
9-10-76

ACTION

	DATE
S/D COMMITTEE (Prelim.)	Approved 9-23-76
S/D (Final)	Approved 5-19-77
M.A.P.C.	Approved 5-26-77
B.C.C./ B.C.C.	Approved 7-5-77
S/D Revised Prelim.	After 2 weeks 1-27-77
S/D Revised Prelim.	Approved 2-10-77
M.A.P.C.	Approved reduction in street paving width 10-27-77
B.C.C.	Approved reduction in street standards 11-8-77

(Book 3) 6346
 Map No. G-13-B Subdivision Report and Progress
 Sec. No. 26
 Twp. No. 27S S/D No.: 76-83
 Range 2E

Name: SPRING HOLLOW ADDITION

General Location: N.W. Corner of 143rd Street East and Harry Street

Owner: Cedar Lakes, Inc.
 Address: 302 N. Main, Wichita 67202 Phone: 262-5491
 Subdivider: Cedar Lakes, Inc.
 Address: same Phone: same
 Engineer/Surveyor: Bill G. Yung, Design Consultant
 Address: 1355 North Waco, Wichita, Kansas 67203 Phone: 264-0676

Application Received 9-7-76 FINAL PLAT RECEIVED 5-9-77
 Conf. with Applicant none S/D Comm. Action 5-19-77 approved
 Sketch Plat Received none submitted
 Present Zoning "R-1" Dept. Report on Final 5-20-77
 Proposed Zoning NA M.A.P.C. ACTION 5-26-77 Approved
 Letter of Intent none Dept. Report on Final 5-22-77
 PREL. PLAT RECEIVED 9-7-76 ^{Revised} 1-11-77 Letter on Irons Received N/A
 S/D Comm. Action 9-23-76 approved Title/Taxes Rec'd & Reviewed 6-22-77
 Revised Prel.: 1-27-77 ^{deficiency}; 2-10-77 approved Final Review 6-27-77
 Dept. Report on Prel. 2-11-77 Referral to B.C.C. 6-27-77

TRACING PROGRESS:
 Received 6-22-77 B.C.C. ACTION 7-5-77 Approved
 Released _____ Recorded 8-31-77
 Received _____ 10-27-77 MAPC: approved reduction in
 Released _____ street paving width.
Dec-11-8-77:

Comments:
8/26/77 Advised Kellom this date that if they were
desires a narrower street paving width that
they should need to submit a letter of
request explaining the width desired and other
reasons of support and not would submit
to you SO MAPC and BCC.

51076-83
 502-0374
 9-6-77
 REGISTER OF DEEDS
 SEDGWICK COUNTY, KANSAS
 SPRING HOLLOW ADDITION was
 filed for record on August 31, 1977
Boone J. McCalla
 Register Of Deeds

SPRING HOLLOW ADDITION
 Minneha Township

THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

RESOLUTION PROVIDING PAYMENT LEVELS FOR THAT PORTION OF SUB DISTRICT NO. 1 OF THE EASTERN SEDGWICK COUNTY MAIN SEWER DISTRICT HEREIN REFERRED TO AS TIMBERLAKES-SPRINGDALE JOINT SEWER DISTRICT AND PAYMENT SCHEDULES FOR FUTURE USERS OF THE PRESENT TIMBERLAKES-SPRINGDALE SEWER COLLECTION AND TREATMENT EQUIPMENT AND FUTURE USERS OF EXPANDED TREATMENT FACILITIES

WHEREAS: There has been presented to the Board of County Commissioners of Sedgwick County, Kansas, a petition to expand the boundaries of the existing Timberlakes-Springdale Joint Sewer District as described in Exhibit "A", and incorporate additional lands as described in Exhibit "B" within the boundaries of the Timberlakes-Springdale Joint Sewer District, Sedgwick County, Kansas; and,

WHEREAS, Said Petition has been subscribed to by owners of in excess of fifty-one per cent (51%) of lands to be included within the boundaries of said Joint Sewer District; and,

WHEREAS: The Board of County Commissioners in response to such petition is desirous of arranging for sewerage service for such additional lands and in so doing to equitably spread the appropriate portion of the original Timberlakes-Springdale Sewerage facility costs to the additional lands encompassed within the expanded Timberlake-Springdale Joint Sewer District; and,

WHEREAS, The Board of County Commissioners in order to provide such sewerage service hereby determines that it is necessary to establish and maintain an existing interceptor and land fund and a sewage treatment plant expansion fund;

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, that two separate and distinct escrow trust-agency accounts be established by the Controller and County Treasurer for the intent and purposes stated.

One escrow account, further identified as the Timberlakes-Springdale Joint Sewer District Bond and Interest Fund, shall receive designated lump sum payments as set forth in Exhibit

"B" at the time the final plat is approved by the Metropolitan Area Planning Commission and prior to recording from owners of record of real estate identified on Exhibit "B".

The second escrow account to be identified as the Timberlakes-Springdale sewage plant expansion fund shall receive payments which totals are set forth in Exhibit "B" based on a rate of \$500.00/acre at the time the owner or owners of land to be served shall request construction of (or be authorized to construct) lateral sewer lines to serve any of the areas identified in Exhibit "B". The proportionate amount to be paid (the per acre charge) at any one time shall equal the quotient of the number of lots for which such lateral sewer service is approved for construction divided by the total of the lots in an addition or proposed development multiplied by the per acre total assessment set forth in Exhibit "B". Said fund shall further receive lump sum payments of \$600.00/dwelling unit at the time a building permit is issued for the construction of a dwelling unit.

When the monies specified have been paid and all other terms of this Resolution have been met, lands described in Exhibit "B" are hereby authorized to use the Timberlakes-Springdale Sewage Plant, or its expansion or its replacement subject to such other local rules and regulations as may exist and subject to any State or Federal requirements. Permits for use of the sewage plant under terms of this Resolution shall be for residential purposes only. Any commercial, industrial or public or quasi public use shall be allowed under separate resolution.

BE IT FURTHER RESOLVED:

- 1) All monies shall be paid in cash or by certified check. A receipt shall be issued by the person receiving said money.
- 2) That monies received at platting shall be deposited with the Director of Public Works of Sedgwick County, or his

agent, and a copy of the receipt of money shall be furnished the Wichita-Sedgwick County Metropolitan Area Planning Department prior to the release of the plat.

- 3) That monies to be paid prior to construction of sewer laterals shall be deposited with the Director of Public Works of Sedgwick County or his authorized agent.
- 4) That monies paid at the time of building permits will be paid to the building permit issuing agent who shall deposit same promptly with the County Treasurer.

BE IT FURTHER RESOLVED that monies so paid into said funds may be invested by the County Controller and that any interest earned shall be placed in the fund from which the principal was invested.

BE IT FURTHER RESOLVED that the monies paid to the Timberlakes-Springdale Joint Sewer District Bond and Interest Fund shall be used to reduce the annual assessments for the cost of land, original sewage treatment plant and collection lines (not laterals) which bonds were issued in 1976 made against owners of land in Springdale Addition and Timberlakes Addition. When said special assessments have been paid out, any additional payments made to this fund under the terms of this resolution shall be transferred to the Timberlakes-Springdale sewage plant expansion fund. The Controller shall be responsible for the management of said Bond and Interest fund.

BE IT FURTHER RESOLVED that the Timberlakes-Springdale sewage plant expansion fund shall be used for the purpose of providing sewage treatment facilities for the lands described in Exhibit "B". Such service may be provided by expanding, modifying or replacing the existing Timberlakes-Springdale treatment plant or may be provided by building a new treatment plant downstream. Costs of lines to carry sewage from its present treatment site to such alternate site shall be considered a cost of providing sewage treatment for the purposes of administering this fund.

To expend monies from this fund, the Director of Public Works of

Sedgwick County shall submit to the Board of County Commissioners his recommendation together with comments and recommendations from the Metropolitan Area Planning Department, the Department of Community Health, the State Department of Health and the Environmental Protection Agency. After having such reports, the Board may by Resolution initiate a project or projects to provide additional treatment facilities. Said resolution shall specify the amount of expenditure so authorized and the purpose therefor. Funds may be expended for either engineering and/or construction, equipment, land acquisition or such other items as may be necessary to provide such service.

The monies for the expansion of sewage treatment facilities are based on estimates of best available data and on accepted current engineering practice and design. Inflation or design change criteria or other unforeseen circumstances may necessitate the assessment of said additional costs on the lands involved by the Board of County Commissioners.

BE IT FURTHER RESOLVED that notwithstanding any authorization herein granted to connect the above described lands to the existing disposal plant, if at any time, in the determination of the County Engineer, such plant is in danger of becoming overloaded and possibly becoming a health hazard, the Board of County Commissioners shall have the authority to order cessation of the issuance of any further building permits until such time as expanded or additional treatment facilities are obtained. Any building permits for development on lands described in Exhibit "B" shall be void after 60 days from the date of issuance unless construction (such as foundation or basement) shall have been commenced. Any cessation of construction for more than 30 days shall constitute grounds for revocation of permits.

BE IT FURTHER RESOLVED that a copy of this Order shall be filed in the Office of the Register of Deeds of Sedgwick County, Kansas, as notice of the provisions hereof, and the same shall be binding upon the present owner and any subsequent owners of all or any part of said real estate.

BE IT FURTHER RESOLVES that the County Clerk shall provide notice of the Board of County Commissioners action, as indicated by this

resolution, to owners of record of real estate identified on Exhibit
"B".

BOARD OF COUNTY COMMISSIONERS
SEDGWICK COUNTY, KANSAS

ATTEST:

DOROTHY K. WHITE, COUNTY CLERK

APPROVED AS TO FORM ONLY:

THEODORE H. HILL, COUNTY COUNSELOR

Sub District No. 1 of the Eastern Sedgwick
County Main Sewer District described as:

A tract of land described as beginning at the Southwest corner of the Northeast Quarter (N/4) of Section 35, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence North along the West line of said Northeast Quarter (NE/4) to the Southwest corner of the Southeast Quarter (SE/4) of Section 26, Township 27 South, Range 2 East of the 6th P.M.; thence North along the West line of said Southeast Quarter (SE/4) and extended North along the West line of the Northeast Quarter (NE/4) of said Section 26, to the Southwest corner of the Southeast Quarter (SE/4) of Section 23, Township 27 South, Range 2 East of the 6th P.M.; thence West along the South line of the Southwest Quarter (SW/4) of Section 23, Township 27 South, Range 2 East of the 6th P.M.; to the Southwest corner of the Southwest Quarter (SW/4) of said Section 23; thence North along the West line of said Southwest Quarter (SW/4) of Section 23 to the Northwest corner of said Southwest Quarter (SW/4); thence East along the North line of said Southwest Quarter (SW/4); and the Southeast Quarter (SE/4) of Section 23, Township 27 South, Range 2 East of the 6th P.M.; to the Northwest corner of the Southwest Quarter (SW/4) of Section 24, Township 27 South, Range 2 East of the 6th P.M.; thence South along the West line of the West Half (W/2) of said Southwest Quarter (SW/4) to the North line of the South 10 acres of the West Half (W/2) of said Southwest Quarter (SW/4); thence East along the North line of the South 10 acres of the West Half (W/2) of said Southwest Quarter (SW/4) to the East line of the West Half (W/2) of said Southwest Quarter (SW/4); thence South along the East line of the West Half (W/2) of said Southwest Quarter (SW/4) to the North line of the Northwest Quarter (NW/4) of Section 25, Township 27 South, Range 2 East of the 6th P.M.; thence East along the North line of said Northwest Quarter (NW/4) to the East line of said Northwest Quarter (NW/4); thence South along the East line of said Northwest Quarter (NW/4) to the Northwest corner of the Southeast Quarter (SE/4) of Section 25, Township 27 South, Range 2 East; thence East along

the North line of said Southeast Quarter (SE/4) to the Northeast corner of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4); thence South along the East line of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4) to the Northwest corner of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4); thence East along the North line of the Southeast (SE/4) of said Southeast Quarter (SE/4) to the Northeast corner of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4); thence South along the East line of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4) to the Northeast corner of the Northeast Quarter (NE/4) of Section 36, Township 27 South, Range 2 East of the 6th P.M.; thence South along the East line of said Northeast Quarter (NE/4) to the Southeast corner of said Northeast Quarter (NE/4); thence West along the South line of said Northeast Quarter (NE/4) to the Southeast corner of the Northwest Quarter (NW/4) of Section 36, Township 27 South, Range 2 East; thence North along the East line of said Northwest Quarter (NW/4) to the Southeast corner of the Northeast Quarter (NE/4) of said Northwest Quarter (NW/4); thence West along the South line of the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4) to the Southwest corner of the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4); thence North along the West line of the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4) to the South line of the North 20 acres of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4); of Section 35, Township 27 South, Range 2 East of the 6th P.M.; thence West along the South line of the North 20 acres of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4) to the Northwest corner of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section 35, Township 27 South, Range 2 East of the 6th P.M.; thence South along the East line of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4) to the Southeast corner of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4); thence West along the South line of the Southwest Quarter (SW/4)

of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4) to the East line of the West Half (W/2) of said Northeast Quarter (NE/4); thence South along the East line of the West Half (W/2) of said Northeast Quarter (NE/4) to the South line of said Northeast Quarter (NE/4); thence West along the South line of said Northeast Quarter (NE/4) to the point of beginning.

EXHIBIT "B"

The South Half of Section 23-27S-2E, Sedgwick County, Kansas, commonly referred to as the Lusk property

For Bond and Interest Fund	-	\$351.99/acre-Total \$112,636.80
For Treatment Plant Expansion	-	\$500.00/acre-Total \$160,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The South 10 acres of a tract in the W/2 of the SW/4 of Section 24-27-S-2E described as: Beginning at the Southwest corner of the SW/4 of said Section 24, Thence north along the west line 658.3 feet, thence east 1317.8 feet, more or less to a point on the east line of the W/2 of the SW/4 which is 659.8 feet north of the Southeast corner of said W/2 of said SW/4, thence south 659.8 feet, thence west along the south line of said SW/4 to the point of beginning, Sedgwick County, Kansas

For Bond and Interest Fund	-	\$351.99/acre-Total \$3,519.90
For Treatment Plant Expansion	-	\$500.00/acre-Total \$5,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The West Half of the East Half of NW/4 Section 25-27S-2E Sedgwick County, Kansas, commonly referred to as the Robert's property.

For Bond and Interest Fund	-	\$351.99/acre-Total \$15,733.95
For Treatment Plant Expansion	-	\$500.00/acre-Total \$22,350.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The East Half of the East Half of the NW/4 Section 25-27S-2E Sedgwick County, Kansas, commonly referred to as the Robert's property.

For Bond and Interest Fund	-	\$ 60.23/acre-Total \$2,126.12
For Treatment Plant Expansion	-	\$500.00/acre-Total \$17,650.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

A tract in the SW/4 of Sec 25-27S-2E described as beginning at the NW corner of said SW/4; thence east along the north line of said SW/4, 1065 feet; thence with an angle to the right of 89° 00' 00" a distance of 500 feet; thence with an angle to the left of 50° 00' 00" a distance of 360 feet; thence south 44.54 feet to a point 771.03 feet south and 1356.8 feet east of the NW corner of said SW/4 thence west parallel with the north line of said SW/4 1356.8 feet to the west line of said SW/4; thence north 771.03 feet to the place of beginning, Sedgwick County, Kansas, commonly referred to as the Carney property

For Bond and Interest Fund	-	\$351.99/acre-Total \$7,039.80
For Treatment Plant Expansion	-	\$500.00/acre-Total \$10,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NW/4 of Section 26-27S-2E, Sedgwick County, Kansas, commonly referred to as the Chisholm property.

For Bond and Interest Fund	-	\$351.99/acre-Total \$56,318.40
For Treatment Plant Expansion	-	\$500.00/acre-Total \$80,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The SE/4 of Section 26-27S-2E, Sedgwick County, Kansas, presently owned by Casado-McKay and others.

For Bond and Interest Fund	-	\$327.74/acre-Total \$52,438.40
For Treatment Plant Expansion	-	\$500.00/acre-Total \$80,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The West Half of the NE/4 of Section 35-27S-2E, the West Half of the NE/4 of the NE/4 of Section 35-27S-2E, and the NE/4 of the NE/4 of the NE/4 of Section 35-27S-2E, Sedgwick County, Kansas, presently owned by Major Realty and others.

For Bond and Interest Fund	-	\$327.74/acre-Total \$36,051.40
For Treatment Plant Expansion	-	\$500.00/acre-Total \$55,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NW/4 of the NW/4 of Section 36-27S-2E, Sedgwick County, Kansas, commonly referred to as the Carney-Wayman property.

For Bond and Interest Fund	-	\$ 60.23-Total \$2,409.20
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NE/4 of the NW/4 of Section 36-27S-2E, the NW/4 of the NE/4 of Section 36-27S-2E, and the South Half of the NE/4 of Section 36-27S-2E, Sedgwick County, Kansas, commonly referred to as Arbor Lakes.

For Bond and Interest Fund	-	\$ 60.23/acre-Total \$9,636.80
For Treatment Plant Expansion	-	\$500.00/acre-Total \$80,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The NE/4 of the NE/4 of Section 36-27S-2E, Sedgwick County, Kansas.

For Bond and Interest Fund	-	\$ 60.23/acre-Total \$2,409.20
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

The SE/4 of the SE/4 of Section 25-27S-2E, Sedgwick County, Kansas.

For Bond and Interests Fund	-	\$ 60.23/acre-Total \$2,409.20
For Treatment Plant Expansion	-	\$500.00/acre-Total \$20,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

Approximately 3.5 acres in the South Half of SW/4 of Section 25-27S-2E described as: Beginning at a point on the South line of the SW/4 of Section 25-27S-2E, 849.69 feet east of the Southwest corner of said SW/4; thence north parallel with the East line of said SW/4, 218 feet; thence east parallel with the South line of the SW/4, 756 feet; thence south parallel with the West line of the SE/4 of the SW/4, 218 feet to the South line of the SW/4; thence west along the South line of said SW/4, 756 feet to the point of beginning, Sedgwick County, Kansas commonly referred to as Church and Cemetery.

For Bond and Interest	-	\$327.74/acre-Total \$1,147.09
For Treatment Plant Expansion	-	\$500.00/acre-Total \$1,750.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

Timberlakes Estates 2nd Addition in the NE/4 of the SW/4 of Section 25-27S-2E described as: Beginning at a point in the North line and 136 feet west of the Northeast corner of the SW/4 of Section 25-27S-2E; thence south parallel to and 136 feet from the East line of said SW/4, bearing S 0° 06' 33" a distance of 653.68 feet, to the P.C. of a curve to the left; thence along said curve to the left, having a radius of 228 feet and through a central angle of 48° 33' 03" a distance of 193.20 feet; thence bearing S 48° 26' 30" E a distance of 78.62 feet to a point in the East line and 876.85 feet south of the NE corner of said SW/4; thence bearing S 48° 26' 30" E a distance of 114.56 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 228 feet and through a central angle of 41° 30' 00" a distance of 165.14 feet; thence bearing S 89° 56' 30" E a distance of 1086.49 feet to a point in the East line and 1010 feet south of the Northeast corner of the W/2 of the SE/4 of said Section 25; thence south along the East line of said SE/4 bearing S 0° 02' 31" W a distance of 248.79 feet; thence bearing N 89° 51' 30" W a distance of 950 feet; thence bearing S 0° 08' 30" W a distance of 864.31 feet, to a point in the Northerly line of Timberlakes Estates, an Addition to Sedgwick County, Kansas; thence along said Northerly line bearing N 45° 00' 00" W a distance of 78.77 feet; thence bearing N 65° 00' 00" W a distance of 350 feet to a point in the East line and 1918.49 feet south of the NE corner of the SW/4 of said Section 25; thence bearing N 47° 01' 39" W a distance of 915.74 feet; thence bearing N 47° 00' 00" W a distance of 220 feet; thence bearing N 21° 00' 00" W a distance of 400 feet; thence bearing N 82° 00' 00" W a distance of 320 feet; thence bearing N 51° 00' 00" W a distance of 360.07 feet; thence bearing north 1° 00' 00" a distance of 500 feet; to a point in the North line of the SW/4 of Section 25;

thence along said North line and bearing S 89° 59' 26" E a distance of 1447.37 feet to the point of beginning, Sedgwick County, Kansas

For Bond and Interest Fund	-	\$ 60.23/acre - Total \$2,469.43
For Treatment Plant Expansion	-	\$500.00/acre - Total \$20,500.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

Timberlakes Estates 3rd Addition in the NW/4 of the SE/4 of Section 25-27S-2E described as: Beginning at the Northeast corner of the West Half of the SE/4 of Section 25-27S-2E; thence south along the East line of the West Half of said SE/4 bearing S 0° 02' 31" W a distance of 1010 feet; thence bearing N 89° 56' 30" W a distance of 1086.49 feet to the P.C. of a curve to the right; thence along said curve to the right, having a radius of 228 feet and through a central angle of 41° 30' 00" a distance of 165.14 feet; thence bearing N 48° 26' 30" W a distance of 114.56 feet to a point on the West line and 876.85 feet south of the Northwest corner of said SE/4; thence bearing N 48° 26' 30" W a distance of 78.62 feet to the P.C. of curve to right; thence along said curve to the right, having a radius of 228 feet and through a central angle of 48° 33' 03" a distance of 193.20 feet; thence parallel to and 136 feet west of the West line of said SE/4, bearing N 0° 06' 33" E a distance of 653.68 feet to a point on the North line of the SW/4 of said Section 25; thence bearing S 89° 59' 26" E along the North line of the SW/4 of said Section 25 a distance of 136 feet to the center of said Section 25; thence bearing S 89° 56' 30" E along the North line of the SE/4 of Section 25 a distance of 1322.30 feet to the point of beginning, Sedgwick County, Kansas

For Bond and Interest Fund	-	\$ 60.23/acre-Total \$2,650.12
For Treatment Plant Expansion	-	\$500.00/acre-Total \$22,000.00
For Treatment Plant Expansion	-	\$600.00/dwelling unit

For purposes of administrating the resolution of which this exhibit is a part, the total dollar figure set out in this exhibit shall be controlling.



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7901

JOE D. FREEMAN, P.E.
ACTING COUNTY ENGINEER

RECEIVED

SEP 12 1980

METROPOLITAN PLANNING

ROUTE Nagely

DATE: September 10, 1980
TO: Dorothy K. White, County Clerk
ATTENTION: Betty Campbell
FROM: L. E. Mullins *L E m*
SUBJECT: Letters of Credit Guaranteeing Construction of Sidewalks
in Spring Hollow Addition

Due to recently amended Subdivision regulations, the Metropolitan Area Planning Department has determined that no sidewalks are needed for the above referenced subdivision.

Therefore, you may release the Irrevocable Letter of Credit No. C-564 in the amount of Twenty Eight Thousand Two Hundred Dollars (\$28,200), and Credit No. 56 in the amount of Twenty Thousand Three Hundred Dollars (\$20,300).

cc: Mr. Nagely, MAPD ✓
Mr. Robinson, Assistant County Counselor
Plat File

September 2,
1980

Phil Dietrich, Senior Civil Engineer
Forrest L. Nagley, Junior Planner

Expired letters of credit guaranteeing sidewalks in
Spring Hollow Addition (S/D 76-83) Credit Numbers
C-564 and C-566.

We have concluded our review of the present sidewalk requirement, under the amended Subdivision Regulations, for the above referenced platted addition to Sedgwick County. We find that no sidewalks are required. This is the case because of the absence of either a collector street system or streets which have been platted which would allow 48 or more dwelling units to abut them.

As the guarantee for the sidewalks was made to Sedgwick County, please consider this memorandum as our concurrence that your Department may release the expired letters of credit.

Forrest L. Nagley
Junior Planner

FLN:bh

cc: First National Bank, Attention: C. A. Whitney, Jr. 105 N.
Main, 67202
Dorothy K. White, County Clerk
Craig Robinson, County Counselor's office
John McKay, Cedar Lakes, Inc., 302 N. Main, 67202

July 25, 1979

Phil Dietrich, Senior Civil Engineer
Forrest L. Nagley, Junior Planner

Forwarding of amendments for letters of credit
guaranteeing sidewalk construction, Spring Hollow
Addition

On July 24, 1979, we received the above described amendments
for two existing letters of credit. I have attached these
amendments to this correspondence so you may forward them
to the County Clerk for filing with the original copies of
the guarantee.

Unless the Subdivision Regulations are amended, so as to
remove the sidewalk requirement for this subdivision, the
construction of sidewalks in the Spring Hollow Addition are
now to be completed on or before May 26, 1980.

Should you have any questions about this matter, please do
not hesitate to call me.

Forrest L. Nagley
Junior Planner

FLN:bh

Attachments

cc: First National Bank, Attention: C.A. Whitney, Jr.,
105 N.Main, 67202

NEW CITY SIDEWALK ORDINANCE + ASSOCIATED AMENDMENT
TO SUB. REGS. DOES NOT NOW REQUIRE SIDEWALKS
FOR THIS PLAT.

FLN
6/20/80

First National Bank in Wichita

C. W. Hargadine
Senior Vice President

Box One
Wichita, Kansas 67201
Phone 316 263 5711

FIRST NATIONAL BANK
RECEIVED

July 23, 1979

Mr. Forrest L. Nagley
Junior Planner
Metropolitan Area Planning Dept.
435 North Main
Wichita, KS 67202

JUL 24 1979
METROPOLITAN PLANNING
ROUTE Nagley

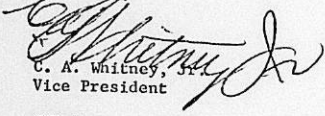
Re: Letter of Credit Nos. C-564 and C-566
Cedar Lakes, Inc.

Dear Mr. Nagley:

We enclose Amendments to the above Letters of Credit extending the maturity of each to August 1, 1980.

Please advise us when these projects have been completed.

Sincerely,


C. A. Whitney, Sr.
Vice President

CWH:it
Encls.

CC: Mr. John W. McKay, Jr.

Copy of amendments attached to copy of
letters of credit.

July 20, 1979

Mr. John McKay
Cedar Lakes, Inc.
302 N. Main
Wichita, Kansas 67202

Re: Letters of credit guaranteeing sidewalk construction,
Spring Hollow Addition

Dear John:

As we discussed a few days ago, your present letters of credit from First National Bank guaranteeing the construction of sidewalks for Spring Hollow Addition are about to expire. We realize that the sidewalk policy, as stated in the Subdivision Regulations, may soon be amended in such a way as to void the need for sidewalk guarantees for this plat. However, until the regulations are amended in such a way as to not require sidewalks for this plat, it is necessary for you to renew or extend the above referred letters of credit.

Should you have any questions about this matter, please call me.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:FLN:bh

June 13, 1979

Mr. John McKay
Cedar Lakes, Inc.
302 North Main
Wichita, Ks. 67202

Re: Letters of credit guaranteeing sidewalk construction,
Spring Hollow Addition

Dear Mr. McKay:

The letters of credit from First National Bank in the amounts of \$28,200.00 and \$20,300.00 guaranteeing the construction of sidewalks for the Spring Hollow Addition have expired.

We can accept new letters of credit for a maximum one year time limit (to May 26, 1980). I have enclosed two letters of credit forms for your use when renewing the guarantee. Please return these forms to this office.

Should you have any questions about this matter, please don't hesitate to call me at 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

Enclosures

cc: Brent Remsburg, P.E., Chief Engineer, Sedgwick County Department of Public Works
Professional Engineering Consultants (Attention: Gary Wiley),
1440 E. English, 67211

Newly
File

August 3, 1978

Mr. John McKay
Casado, Inc. Realtors
302 North Main
Wichita, Kansas 67202

Re: Springhollow Addition

Dear Mr. McKay:

You have inquired concerning the sale of Lot 1, Block 8, Springhollow Addition in parts, to abutting lot owners in Block 7 and possibly Block 1. My understanding is that you wish to sell in addition to, the lots platted as building sites pieces of the floodway which is identified as Lot 1, Block 8, so that the property owner will have not only his building site, but additional lands in the floodway back to approximately the stream line. It is our opinion that under Section 3-105 (B) of the Subdivision Regulations, that "a change in the boundary between adjoining lands which does not create an additional lot" is a permitted activity. Thus, it is our opinion that you may make such sale. This would be an unusual situation in that it might be fourteen or fifteen selloffs from Lot 1, Block 8, still leaving an eligible building site as Lot 1, Block 8 on the basis that no new additional lots were created. One of the reasons that it was encouraged for lands to be platted in this fashion, however, was on the premise that the Flood Control office did not wish to see a great number of owners in this area. This is because as such, people may be trying to build fences, patios and other items in the floodway and not paying attention to the language in the plat which says that nothing shall be built without an approval of the Flood Control office. Notwithstanding their desires, however, as I have indicated above, we believe the proposal to be legal.


I would encourage you, however, that selling any of Lot 1, Block 8, as a part of the sales contract, running with the land, that you make it encumbered that the floodway shall not be changed as to contours by filling, excavating, placing structures, even minor

Mr. John McKay
August 3, 1978
Page 2

structures, such as patios, etc. without the approval of the Flood Control office. This is not a requirement of the above interpretation, but I believe, would assist in the administration of the floodway and prevent future problems. I can just see one lot owner deciding he would really like to dress that up and dumping 20 to 30 loads of dirt in the back, thus changing the floodway area and effectively probably changing the minimum pad elevations.

If there are any questions, please contact either myself or Jack Galbraith.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:rme

cc: Tony Casado, City Commissioner
Syd Werbin, County Zoning Administrator
Jack H. Galbraith, Chief Planner, Current Plans Division
Max Greene, Flood Control Engineer
Files

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 258-4581

August 3, 1978

Mr. John McKay
Casado, Inc. Realtors
302 North Main
Wichita, Kansas 67202

Re: Springhollow Addition

Dear Mr. McKay:

You have inquired concerning the sale of Lot 1, Block 8, Springhollow Addition in parts, to abutting lot owners in Block 7 and possibly Block 1. My understanding is that you wish to sell, in addition to, the lots platted as building sites, pieces of the floodway which is identified as Lot 1, Block 8, so that the property owner will have not only his building site, but additional lands in the floodway back to approximately the stream line. It is our opinion that under Section 3-105 (B) of the Subdivision Regulations, that "a change in the boundary between adjoining lands which does not create an additional lot" is a permitted activity. Thus, it is our opinion that you may make such sale. This would be an unusual situation in that it might be fourteen or fifteen selloffs from Lot 1, Block 8, still leaving an eligible building site as Lot 1, Block 8 on the basis that no new additional lots were created. One of the reasons that it was encouraged for lands to be platted in this fashion, however, was on the premise that the Flood Control office did not wish to see a great number of owners in this area. This is because as such, people may be trying to build fences, patios and other items in the floodway and not paying attention to the language in the plat which says that nothing shall be built without an approval of the Flood Control office. Notwithstanding their desires, however, as I have indicated above, we believe the proposal to be legal.

I would encourage you, however, that selling any of Lot 1, Block 8, as a part of the sales contract, running with the land, that you make it encumbered that the floodway shall not be changed as to contours by filling, excavating, placing structures, even minor

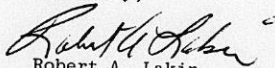
WICHITA - SEDGWICK COUNTY

Mr. John McKay
August 3, 1978
Page 2

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If there are any questions, please contact either myself or Jack Galbraith.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:rme

cc: Tony Casado, City Commissioner
Syd Werbin, County Zoning Administrator
Jack H. Galbraith, Chief Planner, Current Plans Division
Max Greene, Flood Control Engineer
Files

November 9, 1977

Mr. John McKay
Cedar Lakes, Inc.
302 North Main
Wichita, Kansas 67202

Re: S/D 76-83 - Spring Hollow Addition, Street improvement standards.

Dear Mr. McKay:

The City Commission, at their regular meeting on November 8, 1977, considered the request for reduction of the street pavement requirement from 34 feet to 27 feet back of curb to back of curb. Their action was to approve the request for the 27 foot pavement subject to provisions of guarantees for four offstreet parking spaces to be provided on each lot.

At such time as an appropriate guarantee, i.e. a restrictive covenant, has been submitted for review by the Planning Department and has been recorded with the Register of Deeds, you will be able to proceed with the street paving at the approved 27 foot standard.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:el

cc: Gary Wiley, Professional Engineering Consultants
1440 E. English, 67211
G. C. McClure, Director, County Public Works

10/31/77

Eugene H. Denton, City Manager

Robert A. Lakin, Director of Planning

S/D 76-83 Request for reduction of street widths on Spring Hollow Addition, generally located on the northwest corner of 143rd Street East and Harry Street.

Attached is a copy of a letter from Mr. John McKay of Cedar Lakes, Inc., requesting that the normal 35' (back to back) paved roadway width be reduced to a 27' (back to back) paved width. Although this plot is located in the County, the Subdivision Regulations require urban standard streets within the three mile ring and the County Engineer needs the approval of the Board of City Commissioners in order to permit the requested paving width reduction. This plat meets all of the criteria suggested in the paper submitted on reduced street standards (27').


This matter was considered by the Metropolitan Area Planning Commission at their regular meeting of October 27, 1977, and after some discussion, including recognition that the Timber Lakes Addition on the east side of 143rd Street East has reduced paved roadways (29'), it was the action of the MAPC that:

"the request for a reduction in roadway paving widths on Spring Hollow Addition from 35' to 27' be approved, subject to provisions of guarantees for four offstreet parking spaces to be provided on each lot." Bayouth moved, Savina seconded and it passed by a vote of five in favor (Hennessy, Grieder, Hartstein, Savina and Bayouth) and one opposed (May) with four absent (Cole, Taylor, Bell, Barrier).

The County has retained a consultant to provide the design for construction plans and specifications on the project and they would like to see the matter resolved as soon as possible. Therefore, I am requesting that this matter be placed on the November 8, 1977, City Commission agenda, for consideration at that time.

Please advise if you have any questions or require additional information regarding this matter.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:MM:ms

cc: John McKay

Mr. Wiley, Professional Engineering Consultants

October 23, 1977

Mr. John McKay
c/o Casado Realty
302 N. Main
Wichita, Kansas 67202

Re: Request to install 27' wide
streets rather than 34' wide
streets - Spring Hollow Addition

Dear Mr. McKay:

The Planning Commission at their regular meeting on October 27, 1977, considered the above-captioned request. The action of the Planning Commission was to recommend the approval of this reduction.

This case will be forwarded to the Board of City Commissioners for their consideration at the regular meeting on November 3, 1977; this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 N. Main; we would remind you that Planning items are considered after all other matters of business.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Gary Wiley, Professional Engineering Consultants, 7700
Southwest Blvd., 67215

October 19, 1977

Mr. Robert A. Lakin
Director of Planning
Wichita-Sedgwick County MAPD
City Hall
455 North Main Street
Wichita, Kansas 67202

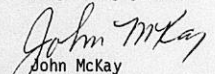
Re: Spring Hollow Addition
to Sedgwick County, Kansas

Dear Mr. Lakin:

This letter is to request that the subject property, recently platted, be granted a variance to the street widths as specified during Subdivision hearings and approved by the MAPC and the City Commission. We would like to have 27' (back to back) paved roadways installed by the County Public Works Department, in lieu of the 35' (back to back) now required. It is our understanding that the narrower widths will be in compliance with the proposed new standards soon to be considered by your commission. Please note that Spring Hollow is limited to a 50 acre tract, without through traffic to the north or west. It is made up of all single family homesites of about 11,000 S.F. minimum area and should be appropriate to qualify for the new standards. The County has retained a Consultant to provide construction plans and specifications and they are under design at this time. For this reason I would appreciate this request being handled in as short a time as possible.

If you have any questions or need additional information, please contact me at 262-5491.

Very truly yours,


John McKay
for Cedar Lakes, Inc



Legal Publication

(First published in The Daily Reporter,
September 19, 1977)

RESOLUTION

WHEREAS, Sedgwick County, Kansas, has a population of more than 20,000 and a petition has been filed in accordance with K.S.A. 68-728 petitioning the improvement of all of the streets, roads and avenues in Spring Hollow Addition to Sedgwick County, Kansas; and

WHEREAS, all of the land abutting and fronting on said streets, roads and avenues lies outside the limits of any incorporated city and has been platted and laid off into lots and blocks; and

WHEREAS, the Board of County Commissioners of Sedgwick County, Kansas, does hereby find that said petition is signed by the owner of 100 percent of the front feet of lots abutting or fronting on said streets, roads and avenues and that said petition otherwise fully complies with the provisions of K.S.A. 68-728;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION 1. That it is hereby determined and declared necessary and it is hereby ordered that all of the streets, roads and avenues in Spring Hollow Addition to Sedgwick County, Kansas, be improved by the construction of curb and gutter and the paving or macadamizing, including appurtenant drainage thereof. The full cost thereof shall be apportioned to and special assessments levied equally upon all land abutting on or fronting on the said streets, roads or avenues or as otherwise provided by law, and that bonds of Sedgwick County, Kansas, be issued to pay for such improvement, except where assessments are paid in cash as provided by law.

SECTION 2. That Professional Engineering Consultants be employed to prepare plans and specifications and estimates of cost of said improvements.

SECTION 3. That this Resolution shall be published for three consecutive weeks in the official paper of Sedgwick County, Kansas, and if the owners of more than one-half of the property liable for taxation for such improvement shall not within twenty (20) days from such last publication file with the Sedgwick County Clerk a protest against such improvements, the Board of County Commissioners shall have the power and shall proceed to cause such improvements to be made and to contract therefor and to levy taxes as provided by law.

Adopted this 14th day of September, 1977.
BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

By Absent

Chairman

/s/ Everett Patrick

Member

/s/ John Hale

Member

Attest:

/s/ Dorothy K. White

County Clerk

(S19.26, 03)

Page 2 - The Daily Reporter, Mo

Legal Publication

(First published in The Daily Reporter, September 19, 1977)

RESOLUTION

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Adopted this 14th day of September, 1977.
BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

By Absent

Chairman

/s/ Everett Patrick

Member

/s/ John Hale

Member

Attest:

/s/ Dorothy K. White

County Clerk

(S19,38,03)

August 9, 1977

Ms. Dorothy K. White
County Clerk
Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: S/D 76-83, SPRING HOLLOW
ADDITION - Street paving
petition.

Dear Ms. White:

The above referred plat of Spring Hollow Addition is being released by our office for recording. It is our understanding from talking to Mr. Ted Hill, County Counselor, that your office is holding the street paving petition submitted by Cedar Lakes, Inc., for approval by the Board of County Commissioners until such time as the plat is recorded by the Register of Deeds. We would appreciate your scheduling the petition for approval by the County Commission as soon as possible. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Ted Hill, County Counselor
G. C. McLure, Director, County Department of Public Works

August 9, 1977

Mr. Ted Hill
County Counselor
Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: S/D 76-83 - SPRING HOLLOW
ADDITION - Irrevocable
Letter of Credit guarantees
for sidewalk construction.

Dear Mr. Hill:

Enclosed herewith are two irrevocable letters of credit guaranteeing the construction of sidewalks in two phases on the above referred to plat. Bob Lakin, Director of Planning, asked that I forward these letters of credit to you for the County Commissioners to receive and file when the plat was ready to be released for recording.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: G. C. McLure, Director, County Department of Public Works

**SEDGWICK COUNTY
DEPARTMENT OF
PUBLIC WORKS**



Newby

MEMO

TO: Curtis Newby FROM: Harkness
PROJECT: T.L. - Springdale Bond & Interest Fund
ITEM: _____
DATE: 7 July 77

In compliance with Sedgwick County Resolution #133-1977, we hereby furnish a Dept. of Public Works receipt copy and a copy of a certified check for \$16,377.17 issued by Cedar Lakes, Inc. to the Sedgwick County Director of Public Works.

Deposit to the Timber Lakes - Springdale Joint Sewer District Bond and Interest Fund, 2965-00, will be made as of 8 July 1977

H O Harkness

CEDAR LAKES, INC.
302 N. MAIN 20491
WICHITA, KANSAS 67202

283

DAY TO THE ORDER OF

SEDGWICK COUNTY DIRECTOR OF PUBLIC WORKS

CERTIFIED
PAYABLE ONLY AS ORIGINAL
ISSUED BY THE SIGNER

FIRST NATIONAL BANK IN WICHITA

WICHITA, KANSAS

DATE

1977

7

40-2

1011

\$ 16,377.17

DOLLARS

151

FIRST NATIONAL BANK
IN WICHITA

deposit to Timberlake Spring-Dale Joint
sewer district Bond & Interest Fund in accordance
with Resolution #133-1977

⑆10⑆⑆0002⑆

Office of

COUNTY ENGINEER, SEDGWICK COUNTY, KANSAS

No 2797

Wichita, Kansas

1977

DUPLICATE
TRANSMIT TO COUNTY TREASURER

RECEIVED OF

Cedar Lakes, Inc.

\$ 16,377.17 DOLLARS

FOR

*Deposit to Timberlake Spring-Dale Joint
sewer district Bond & Interest Fund in accordance
with Resolution #133-1977*

Account

Amount

16,377.17

G.C. McLean
COUNTY ENGINEER

BY *Therese*

MICROFILMED
FROM THE BEST
AVAILABLE COPY

First National Bank in Wichita

Box One
Wichita, Kansas 67201
Phone 316 263 5711

FIRST NATIONAL BANK

July 20, 1979

City of Wichita
Wichita, Kansas

AMENDMENT

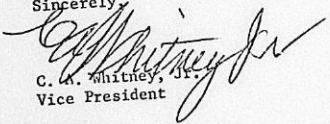
Gentlemen:

We hereby amend our Letter of Credit No. C-564 in the amount of \$28,200.00 in your favor for the account of Cedar Lakes, Inc. as follows:

Extend maturity date to August 1, 1980

All other conditions under this letter of credit remain unchanged and in full force and effect.

Sincerely,


C. W. Whitney, Jr.
Vice President

CAW/db

IRREVOCABLE LETTER OF CREDIT

First National Bank In Wichita
(NAME OF BANK)

DATE: June 21, 1977

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$28,200.00 for the account of Cedar Lakes, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before May 26, 1979 (6)
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Sidewalks (Phase I)
- 2.
- 3.

in Spring Hollow a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

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

All drafts drawn hereunder must be marked: "Drawn under First National Bank In Wichita, Credit NO. C-564, dated June 22, 1977
(Name of Bank)

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before August 1, 1979
(insert a date at least 60 days after the date on line 6)

Very truly yours,

(CORPORATE SEAL)

First National Bank In Wichita
(Name of Bank)

BY: C. W. Hargadine
(Authorized signature) C. W. Hargadine
Senior Vice President

Box One
Wichita, Kansas 67201
Phone 316 263 5711

FIRST NATIONAL BANK

July 20, 1979

City of Wichita
Wichita, Kansas

A M E N D M E N T

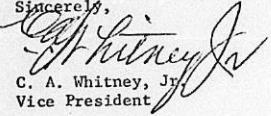
Gentlemen:

We hereby amend our Letter of Credit No. C-566 in the amount of \$20,300.00 in your favor for the account of Cedar Lakes, Inc., as follows:

Extend maturity date to August 1, 1980

All other conditions under this letter of credit remain unchanged and in full force and effect.

Sincerely,


C. A. Whitney, Jr.
Vice President

CAW/db

IRREVOCABLE LETTER OF CREDIT

First National Bank in Wichita
(NAME OF BANK)

DATE: June 21, 1977

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 20,300.00 for the account of Cedar Lakes, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before

May 26, 1979

(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

(5)

1. Sidewalks (Phase II)
- 2.
- 3.

in Spring Hollow a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

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

All drafts drawn hereunder must be marked: "Drawn under First National Bank

In Wichita, Credit NO. C-566, dated June 22, 1977
(Name of Bank)

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

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We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before August 1, 1979

(insert a date at least 60 days after the date on line 6)

Very truly yours,

First National Bank in Wichita
(Name of Bank)

BY:

C. W. Hargadine
(Authorized Signature) C. W. Hargadine
Senior Vice President



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSSUBDIVISION APPROVAL

S/D Number 76-83 Name SPRINGHOLLOW ADDITION
 Application & Sketch Filed: 9-7-76
 Preliminary Plat Filed: 1-17-77 Approved by S/D: 2-10-77
 Final Plat Filed: 5-9-77 Approved by S/D: 5-19-77
 Approved by Metropolitan Area Planning Commission: 5-26-77

DESCRIPTION

General Location: Northwest corner of 143rd Street East and Harry

Surveyor or Engineer: Professional Engineering Consultants
 Owner: Cedar Lakes, Inc.
 Address: 302 N. Main, 67202

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>49.97</u> | 6. Access Control |
| 2. Number of Lots: | St. <u>Harry Street</u> No. Openings <u>0</u> |
| Residential <u>71</u> | St. <u>143rd Street E</u> No. Openings <u>1</u> |
| Commercial _____ | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other _____ | St. Paving <u>reqd.</u> Water <u>reqd.</u> |
| Total Number of Lots: <u>71</u> | Sidewalk <u>reqd.</u> Drainage <u>reqd.</u> |
| 3. Minimum Lot Area: <u>0.27</u> Acres | Sewer <u>reqd.</u> Other <u>none</u> |
| 4. Existing Zoning <u>R-1</u> | |
| 5. Special Problems Discussed <u>none</u> | |

Valid petitions have been submitted to the County Commission guaranteeing the paving of streets, sanitary sewer and drainage improvements. Irrevocable letters of credit have been submitted to the County guaranteeing the construction of sidewalks. Valid petitions have been submitted to the Water Department guaranteeing the extension of city water to serve each lot.

Planning Commission Recommendation:

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

Bayouth moved, Bell seconded and it carried unanimously. Greider and Savina were absent.

NOTE: Associated zone case SCZ-0374 "R-1" to "AA" has been approved by the Board of County Commissioners subject to platting.

~~ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.~~

LAW OFFICES OF
CURFMAN, BRAINERD, HARRIS, BELL, WEIGAND & DEPEW

SUITE 830 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

(316) 263-9111

LAWRENCE WEIGAND
COUNSEL

LAWRENCE E. CURFMAN
BYRON BRAINERD
CHARLES W. HARRIS
DONALD A. BELL
J. L. WEIGAND, JR.
SPENCER L. DEPEW
PAUL M. BUCHANAN
JOHN R. STALLINGS
BRIAN G. GRACE
WINDELL G. SNOW
WINTON M. HINKLE
JACK SCOTT HEINTEER
DENNIS L. GILLEN
VAN R. DELHOTAL
JOHN E. CATON
THOMAS D. ROHRINGER
STEPHEN J. BEDNAR
R. MICHAEL ROGERS
JOE L. NORTON

May 6, 1977

Mr. Bill Keltner
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: Cedar Lakes, Inc. -
Spring Hollow

Dear Bill:

In accordance with our telephone conversation earlier today,
enclosed are photocopies of the following documents:

- (1) Petition for Expansion of the Springdale-Timber Lakes Joint Sewer District to incorporate certain additional property including the tract owned by Cedar Lakes, Inc.;
- (2) Resolution and Order expanding the Joint Sewer District (unexecuted);
- (3) Petition for the Design and Construction of Sanitary Sewers;
- (4) Resolution adopted April 13, 1977 authorizing and directing Professional Engineering Consultants to design and plan the necessary sanitary sewers; and
- (5) Petition for Authority to Connect the Spring Hollow sanitary sewer system to the existing Springdale-Timber Lakes sewage treatment plant.

It is my understanding that the Resolution reflecting the County Commission's approval of the expansion Petition has not yet been signed. As you know, it was discovered on the day of the hearing that the proposed assessments which were set forth in the Petition were not correct. On the basis of my telephone conversations with Jim Schaefer, it is my understanding that either a new Petition or a consent to adjustment of the assessments will be circulated for signature by all parties who signed the original Petition for expansion.

Mr. Bill Keltner
May 6, 1977
Page Two

Also, as you know, the County Commission, on Wednesday, May 4, approved Cedar Lakes' Petition for Authority to Connect to the existing sewage treatment facility. At this point, the formal Resolution reflecting such action has not been prepared. However, a conference is scheduled on Thursday at 10:00 a.m. in the County Counselor's office for the purpose of discussing and resolving the various matters and conditions upon which sewage treatment service will be provided through the existing sewage treatment facility.

We have prepared a Petition for street improvements, including drainage, which we will submit to the County Commission for filing. However, as you know, the statutory authority for such improvements requires that the proposed improvements be located in an area which has been platted. Accordingly, it is my understanding that the Petitions will be approved for filing by the Board of County Commissioners but no action taken upon the Petitions until such time as the final plat is approved. The Petition is being filed at this point, however, to satisfy the requirements of the Metropolitan Area Planning Commission.

If you have any questions regarding the enclosed materials, please contact me at your convenience. Thank you again for your assistance in this matter.

Very truly yours,



John E. Caton

of CURFMAN BRAINERD HARRIS
BELL WEIGAND & DEPEW

JEC:bc
Enclosures

cc: John McKay

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

PETITION FOR STREET IMPROVEMENTS IN CERTAIN
PLATTED LANDS IN THE COUNTY AND OUTSIDE OF
ANY INCORPORATED CITY

The undersigned, Cedar Lakes, Inc., respectfully petitions the Board of County Commissioners of Sedgwick County, Kansas to provide for the construction of curb and gutter and the paving or macadamizing, including appurtenant drainage, of all of the streets, roads and avenues in the following described realty, to wit:

Spring Hollow Addition to Sedgwick County, Kansas,
the same being shown by a plat which has been regularly made and recorded in accordance with the statutes in such cases made and provided and which is attached hereto and made a part hereof.

This petition is submitted in accordance and conformity with K.S.A. 68-728 and pursuant to all requisite and proper corporate authority.

Petitioner further states that it is the true and lawful owner of one hundred percent (100%) of the above described real property and that all of the property abutting on the streets, roads and avenues sought to be improved hereby is platted into lots and blocks.

Your Petitioner further states that the realty aforesaid lies within Sedgwick County and outside of the limits of any incorporated city.

WHEREFORE, your petitioner prays that the Board of County Commissioners by resolution declare such work or improvements to be done and cause such resolution to be published for three (3) consecutive weeks in the official county paper and that if within twenty (20) days after the last publication thereof, the owners of more than one-half (1/2) of the property liable for taxation therefor have not filed with the County Clerk their protest against such improvements, that

the Board of County Commissioners cause such roads, streets and avenues to be constructed as aforesaid and to contract therefor and to levy taxes as provided by law.

CEDAR LAKES, INC.

By Luis A. Casado
Luis A. Casado, Vice President

ATTEST:

John W. McKay
John W. McKay, Secretary-Treasurer



State of Kansas
County of Sedgwick

I, County Clerk of said County, do hereby certify this to be a true and correct copy of the original instrument which is on file or of record in my office.

Done this 24th day of May, 19 77.
DOROTHY K. WHITE, County Clerk

By Dorothy Peil, Deputy



BEFORE THE BOARD OF COUNTY COMMISSIONERS, SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE PETITION OF CEDAR LAKES, INC. FOR THE DESIGN AND CONSTRUCTION OF SANITARY SEWERS TO SERVE CERTAIN PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE SPRINGDALE-TIMBER LAKES JOINT SEWER DISTRICT, SEDGWICK COUNTY, KANSAS.

State of Kansas County of Sedgwick I, County Clerk of said County, do hereby certify this to be a true and correct copy of the original instrument which is on file or of record in my office. Done this 7th day of May, 1977 DOROTHY K. WHITE, County Clerk By [Signature] Deputy

P E T I T I O N

The undersigned, Cedar Lakes, Inc., being the owner of one hundred percent (100%) of the following described real property, to-wit:

The east 50 acres of the South Half of the Southeast Quarter of Section 26, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas;

hereby respectfully petitions and requests that the Board of County Commissioners, as the governing body of the Springdale-Timber Lakes Joint Sewer District, Sedgwick County, Kansas, proceed to design and plan sanitary sewers to serve the above described real property and to provide for the issuance of bonds and assessment of the costs of such improvements against such real property all in accordance with the provisions of K.S.A. 19-2705 (Supp. 1975).

In support of the within Petition, the undersigned, Cedar Lakes, Inc., represents and certifies that it is the true and lawful owner of the above described real property and that this Petition has been duly executed for and on behalf of Cedar Lakes, Inc. pursuant to requisite and proper corporate authority. It is hereby further certified that the above described real property is included within the boundaries of the Springdale-Timber Lakes Joint Sewer District, Sedgwick County, Kansas by virtue of and in accordance with a certain Resolution adopted by the Board of County Commissioners acting as the governing body of the Springdale-Timber Lakes Joint Sewer District, Sedgwick County, Kansas, the ___ day of ___, 1977.

ATTEST: JOHN W. MCKAY, Secretary-Treasurer

CEDAR LAKES, INC. By LUIS A. CASADO, Vice-President

BEFORE THE BOARD OF COUNTY
COMMISSIONERS, SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE PETITION)
OF CEDAR LAKES, INC. FOR THE)
DESIGN AND CONSTRUCTION OF)
SANITARY SEWERS TO SERVE CER-)
TAIN PROPERTY LOCATED WITHIN)
THE BOUNDARIES OF THE SPRING-)
DALE-TIMBER LAKES JOINT SEWER)
DISTRICT, SEDGWICK COUNTY,)
KANSAS.)

R E S O L U T I O N

WHEREAS, by resolution adopted April 13, 1977, the Board of County Commissioners acting as the governing body of the Springdale-Timber Lakes Joint Sewer District, Sedgwick County, Kansas, approved the expansion of the boundaries of said Joint Sewer District to include certain additional property owned by the Petitioner, Cedar Lakes, Inc.; and

WHEREAS, the Board of County Commissioners of Sedgwick County, Kansas, acting as the governing body of the Springdale-Timber Lakes Joint Sewer District, Sedgwick County, Kansas has been presented with the Petition signed on behalf of Cedar Lakes, Inc. requesting that sanitary sewers be designed and constructed to serve certain real property described in said Petition which is located within the boundaries of the Springdale-Timber Lakes Joint Sewer District; and

WHEREAS, upon presentation of such Petition the Board of County Commissioners is authorized pursuant to K.S.A. 19-2705 (Supp. 1975) to proceed to design, plan and build such sewers and apportion and assess the cost thereof in the manner therein provided.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ACTING AS THE GOVERNING BODY OF THE SPRINGDALE-TIMBER LAKES JOINT SEWER DISTRICT, SEDGWICK COUNTY, KANSAS:

Section 1. That Professional Engineering Consultants,
1440 E. English Street, Wichita, Kansas, consulting engineers for the

Springdale-Timber Lakes Joint Sewer District, is hereby authorized and directed to design and plan sanitary sewers to serve certain property legally described as follows:

The east 50 acres of the South Half of the Southeast Quarter of Section 26, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas;

which real property is located within the boundaries of the said Springdale-Timber Lakes Joint Sewer District. Such designs and plans shall be made in accordance with K.S.A. 19-2705 (Supp. 1975) and submitted to the Board of County Commissioners as soon as possible together with an estimate of the cost of such improvements.

Section 2. This Resolution shall take effect and be in full force from and after its passage and approval.

PASSED AND APPROVED this 13th day of April, 1977.

THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS
Acting as the governing body of
Springdale-Timber Lakes Joint
Sewer District, Sedgwick County,
Kansas

ATTEST:

Dorothy K. White
DOROTHY K. WHITE, County Clerk

(Seal)

Tom Scott
Absent
John Hall

APPROVED AS TO FORM:

Theodore H. Hill
THEODORE HILL
County Counselor

State of Kansas
County of Sedgwick
I, County Clerk of said County, do hereby
certify this to be a true and correct copy of the
original instrument which is on file or of record
in my office.
Done this 13th day of April, 1977
DOROTHY K. WHITE, County Clerk
By Chapman J. [unclear] Deputy

BEFORE THE BOARD OF COUNTY
COMMISSIONERS, SEDGWICK COUNTY, KANSAS
ACTING AS THE GOVERNING BODY OF THE
SPRINGDALE-TIMBER LAKES JOINT SEWER DISTRICT
SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE PETITION)
OF CEDAR LAKES, INC. FOR)
AUTHORITY TO CONNECT THE)
SANITARY SEWER SYSTEM PROPOSED)
TO SERVE PETITIONER'S PROPERTY)
TO THE EXISTING SPRINGDALE-)
TIMBER LAKES JOINT SEWER)
DISTRICT SEWAGE TREATMENT)
PLANT.)

P E T I T I O N

TO: THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS
ACTING AS THE GOVERNING BODY OF THE SPRINGDALE-TIMBER LAKES
JOINT SEWER DISTRICT, SEDGWICK COUNTY, KANSAS

1. The undersigned, Cedar Lakes, Inc., is the owner of 100%
of the following described real property:

The East 50 acres of the South Half of
the Southeast Quarter of Section 26,
Township 27 South, Range 2 East of the
Sixth Principal Meridian, Sedgwick
County, Kansas.

2. Petitioner hereby respectfully petitions the Board of
County Commissioners of Sedgwick County, Kansas, acting as the govern-
ing body of the Springdale-Timber Lakes Joint Sewer District, Sedgwick
County, Kansas, for authority to connect the sanitary sewer system
proposed to serve the above described property to the existing
Springdale-Timber Lakes Joint Sewer District sewage treatment plant,
such authority to be granted upon such terms and subject to such con-
ditions regarding the availability of capacity of the existing sewage
treatment plant and allocation of the present and future cost of
operating and constructing any necessary expansion of said sewage
treatment plant, as the Board may determine to be just and equitable.

In support of the within Petition, the undersigned, Cedar
Lakes, Inc., hereby represents and certifies that it is the true and

lawful owner of the above described real property and that this Petition has been duly executed for and on behalf of the said Cedar Lakes, Inc. pursuant to requisite and proper corporate authority. Petitioner further states in support of the within Petition that the above described real property is included within the boundaries of the Springdale-Timber Lakes Joint Sewer District, Sedgwick County, Kansas, by virtue of and in accordance with a certain Resolution approved by the Board of County Commissioners acting as the governing body of the Springdale-Timber Lakes Joint Sewer District, Sedgwick County, Kansas, on the 13th day of April, 1977.

Respectfully submitted,
CEDAR LAKES, INC.

By Luis A. Casado
LUIS A. CASADO, Vice President



John W. McKay
JOHN W. MCKAY, Secretary/Treasurer

FILED
APR 27 1977
DOROTHY K. WHITE
COUNTY CLERK

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

In the Matter of the Expansion
of and Annexation of Additional
Lands to the Timber Lakes -
Springdale Joint Sewer District,
Sedgwick County, Kansas.

P E T I T I O N

TO: THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

1. The undersigned petitioners are the owners of fifty-one percent (51%) or more of the real estate described on the attached Exhibit "A" which is specifically incorporated in and made a part of this Petition by reference.
2. That said real estate described in said Exhibit "A" in its entirety is adjacent to the Timber Lakes - Springdale Joint Sewer District, Sedgwick County, Kansas.
3. Petitioners desire to be included within the Timber Lakes - Springdale Joint Sewer District, Sedgwick County, Kansas, and therefore petition the Board to expand the boundaries of the Timber Lakes - Springdale Joint Sewer District, Sedgwick County, Kansas, and incorporate therein the real estate described on the attached Exhibit "A".
4. Shown after each tract legal description on the signature page hereof is an amount which each owner will be expected to contribute toward the land cost of the existing sewer plant and cost of the existing interceptor lines which will serve certain of said tracts, and also other costs associated with the construction of the existing sewer plant and interceptor lines. And it is understood that such costs will be paid in a lump sum to the Springdale - Timber Lakes Joint Sewer District Bond and Interest Fund at such time as each individual owner wishes to connect their

tract to the system. Any expansion costs of the sewer plant will be paid by the several tracts in the proportion that the acreage of the individual tracts bears to the total acreage of the additional acreage requested to be incorporated into the district by this Petition. Any additional costs associated with additional interceptor lines will be paid proportionately by the area they serve.

Respectfully submitted,

TRACT

The Southeast Quarter of Sec. 23-27-2E
\$271.10 per acre

A tract in the W/2 of the SW/4 of Sec. 24-27-2E described as: Beginning at the Southwest corner of the SW/4 of said Sec. 24, thence North along the West line 658.3 feet, thence East 1317.8 feet, more or less to a point on the East line of the W/2 of the SW/4 which is 659.8 feet North of the Southeast corner of said W/2 of said SW/4, thence South 659.8 feet, thence West along the South line of said SW/4 to the point of beginning
\$271.10 for the South 10 acres thereof

The East Half of the NW/4 of Sec. 25-27-2E
\$271.10 for W/2 of E/2 of NW/4
\$ 22.28 for E/2 of E/2 of NW/4

The East Half of the SE/4 of Sec. 25-27-2E
\$22.89 for the S/2 thereof

The NE/4 of Sec. 26-27-2E except the North 475 Feet of the West 430 Feet
\$271.10 per acre

The North 475 Feet of the West 430 Feet of the NE/4 of Sec. 26-27-2E
\$271.10 per acre

The East 50 Acres of the South Half of the SE/4 of Sec. 26-27-2E
\$241.78 per acre

The North 12 1/2 Acres of the South 25 Acres of the East 50 Acres of the N/2 of the SE/4 of Sec. 26-27-2E
\$241.78 per acre

The South 12 1/2 Acres of the South 25 Acres of the East 50 Acres of the N/2 of the SE/4 of Sec. 26-27-2E
\$241.78 per acre

The West 60 Acres of the SE/4 of Sec. 26-27-2E
\$241.78 per acre

The North 25 Acres of the East 50 Acres of the N/2 of the SE/4 of Sec. 26-27-2E
\$241.78 per acre

The NE/4 of Section 35-27-2E
\$241.78 per acre for W/2, N/2 of NE/4 of NE/4 & the SW/4 of NE/4 thereof
The S/2 of the NE/4 of Sec. 36-27-2E and the NW/4 of the NE/4 of Sec. 36-27-2E
\$22.29 per acre

The NE/4 of the NE/4 of Sec. 36-27-2E
\$22.29 per acre

The NW/4 of the NW/4 of Sec. 36-27-2E
\$271.10 for North 20 Acres thereof

The NE/4 of the NW/4 of Sec. 36-27-2E
\$22.29 per acre

OWNER

Anita M. Lusk
Anita M. Lusk

Claude R. Lambe

ROBCO, INC.
By *[Signature]*

FIRST SEDGWICK COMPANY, a partnership
By *[Signature]*

Allen Fleeson

Gordon J. Clark

Alvia Clark
CEDAR LAKES, INC.
By *[Signature]*

Herbert D. Bruce

Paula R. Bruce

Bruce M. Alden

Virgie Alden
[Signature]
Jack H. Heathman
[Signature]
Murray Kenneth Bird

Enid I. Bird

MAJOR REALTY CORPORATION

By *[Signature]*
INVESTMENT VENTURERS
By *[Signature]*

Elmer E. Fox, Trustee
[Signature]
Daniel M. Carney

INVESTMENT VENTURERS
By *[Signature]*

*see resolution of May 25, 1977
for final per acre costs*

TRACT

Beginning at a point on the South line of the SW/4 of Sec. 25-27-2E 849.69 feet East of the Southwest Corner of said SW/4; thence North parallel with the East line of said SW/4, 218 Feet; thence East parallel with the South line of SW/4, 756 Feet; thence South parallel with the West line of the SE/4 of the SW/4, 218 Feet to South line of said SW/4; thence West along the South line of said SW/4, 756 Feet to the point of beginning
\$241.78 per acre

OWNER

SELTZER SPRINGS METHODIST CHURCH

By _____

State of Kansas
County of Sedgwick
I, County Clerk of said County, do hereby certify this to be a true and correct copy of the original instrument which is on file or of record in my office.
Done this 14th day of May, 1977
DOROTHY K. WHITE, County Clerk
By [Signature], Deputy

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

In the Matter of the Expansion)
of and Annexation of Additional)
Lands to the Timber Lakes - Springdale)
Joint Sewer District, Sedgwick County,)
Kansas)

RESOLUTION AND ORDER EXPANDING TIMBER LAKES -
SPRINGDALE JOINT SEWER DISTRICT, SEDGWICK
COUNTY, KANSAS

ON THIS 13th day of April, 1977, the above matter comes on for public hearing before the Board of County Commissioners of Sedgwick County, Kansas, at 11:00 a.m. The following commissioners were present:

John Hale
Tom Scott
Everett Patrick

Thereupon the matter is presented to the Board and all interested parties are heard. After full hearing the Board finds and orders as follows:

1. That the Petition presented to the Board has been signed by more than fifty-one percent (51%) of the land owners whose land is proposed to be included within the boundaries of said Joint Sewer District.
2. That due and legal notice of this hearing has been given by publication and mailing as required by the Board.
3. That said Petition has been approved by the Joint Sewer District engineer.
4. That the sewage from the land to be added to the Joint Sewer District will flow by gravity into the mains of the Joint Sewer District.

5. That from and after the date hereof the boundaries of Timber Lakes - Springdale Joint Sewer District, Sedgwick County, Kansas, shall be those lands encompassed within the boundaries of the attached legal description which is marked Exhibit "A" and made a part hereof.

6. That there shall be assessed to the land added to the Joint Sewer District the following amounts:

The South Half of Sec. 23-27-2E,
Sedgwick County, Kansas - \$271.10 per acre.

The South 10 acres of a tract in the W/2 of the SW/4 of Sec. 24-47-2E described as: Beginning at the Southwest corner of the SW/4 of said Sec. 24, thence North along the West line 658.3 feet, thence East 1317.8 feet, more or less to a point on the East line of the W/2 of the SW/4 which is 659.8 feet North of the Southeast corner of said W/2 of said SW/4, thence South 659.8 feet, thence West along the South line of said SW/4 to the point of beginning, Sedgwick County, Kansas - \$271.10 for the South 10 acres.

The East Half of the NW/4 of Sec. 25-27-2E,
Sedgwick County, Kansas -
\$271.10 for W/2 of E/2 of NW/4
\$ 22.28 for E/2 of E/2 of NW/4

The South Half of the East Half of the SE/4 of Sec. 25-27-2E, Sedgwick County, Kansas - \$22.89 for the S/2 thereof.

The NE/4 of Sec. 26-27-2E except the North 475 feet of the West 430 feet,
Sedgwick County, Kansas - \$271.10 per acre.

The North 475 feet of the West 430 feet of the NE/4 of Sec. 26-27-2E, Sedgwick County, Kansas - \$271.10 per acre

The East 50 Acres of the South Half of the SE/4 of Sec. 26-27-2E, Sedgwick County, Kansas - \$241.78 per acre.

The North 12 1/2 Acres of the South 25 Acres of the East 50 Acres of the N/2 of the SE/4 of Sec. 26-27-2E, Sedgwick County, Kansas - \$241.78 per acre.

The South 12 1/2 Acres of the South 25 Acres of the East 50 Acres of the N/2 of the SE/4 of Sec. 26-27-2E, Sedgwick County, Kansas - \$241.78 per acre.

The West 60 Acres of the SE/4 of
Sec. 26-27-2E, Sedgwick County, Kansas -
\$241.78 per acre.

The North 25 Acres of the East 50
Acres of the N/2 of the SE/4 of
Sec. 26-27-2E, Sedgwick County, Kansas -
\$241.78 per acre.

The NE/4 of Section 35-27-2E -
\$241.78 per acre for W/2, N/2 of NE/4
of NE/4 & the SW/4 of NE/4 thereof.

The S/2 of the NE/4 of Sec. 36-27-2E,
and the NW/4 of the NE/4 of Sec. 36-27-
2E, Sedgwick County, Kansas - \$22.29 per
acre.

The NE/4 of the NE/4 of Sec. 36-27-2E,
Sedgwick County, Kansas - \$22.29 per acre.

The NW/4 of the NW/4 of Sec. 36-27-2E,
Sedgwick County, Kansas - \$271.10 for the
40 Acres thereof.

The NE/4 of the NW/4 of Sec. 36-27-2E,
Sedgwick County, Kansas - \$22.29 per acre.

Beginning at a point on the South line of
the SW/4 of Sec. 25-27-2E 849.69 feet East
of the Southwest corner of said SW/4; thence
North parallel with the East line of said
SW/4, 218 feet; thence East parallel with the
South line of SW/4, 756 feet; thence South
parallel with the West line of the SE/4 of
the SW/4, 218 feet to South line of said
SW/4; thence West along the South line of
said SW/4, 756 feet to the point of beginning,
Sedgwick County, Kansas - \$241.78 per acre.

Said amounts assessed to each of the tracts of land
added to the Joint Sewer District shall be paid in cash at such
time as the owners of the land wish to and are granted permission
to connect to the existing sewage treatment system.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, in regular session duly
assembled, that the boundaries of Timber Lakes - Springdale Joint
Sewer District, Sedgwick County, Kansas, be and the same are
established as shown on the attached Exhibit "A".

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

County Clerk

A tract of land described as beginning at the Southwest corner of the Northeast Quarter (NE/4) of Section 35, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence North along the West line of said Northeast Quarter (NE/4) to the Southwest corner of the Southeast Quarter (SE/4) of Section 26, Township 27 South, Range 2 East of the 6th P.M.; thence North along the West line of said Southeast Quarter (SE/4) and extended North along the West line of the Northeast Quarter (NE/4) of said Section 26, to the Southwest corner of the Southeast Quarter (SE/4) of Section 23, Township 27 South, Range 2 East of the 6th P.M.; thence West along the South line of the Southwest Quarter (SW/4) of Section 23, Township 27 South, Range 2 East of the 6th P.M.; to the Southwest corner of the Southwest Quarter (SW/4) of said Section 23; thence North along the West line of said Southwest Quarter (SW/4) of Section 23 to the Northwest corner of said Southwest Quarter (SW/4); thence East along the North line of said Southwest Quarter (SW/4) and the Southeast Quarter (SE/4) of Section 23, Township 27 South, Range 2 East of the 6th P.M.; to the Northwest corner of the Southwest Quarter (SW/4) of Section 24, Township 27 South, Range 2 East of the 6th P.M.; thence South along the West line of the West Half (W/2) of said Southwest Quarter (SW/4) to the North line of the South 10 acres of the West Half (W/2) of said Southwest Quarter (SW/4); thence East along the North line of the South 10 acres of the West Half (W/2) of said Southwest Quarter (SW/4) to the East line of the West Half (W/2) of said Southwest Quarter (SW/4); thence South along the East line of the West Half (W/2) of said Southwest Quarter (SW/4) to the North line of the Northwest Quarter (NW/4) of Section 25, Township 27 South, Range 2 East of the 6th P.M.; thence East along the North line of said Northwest Quarter (NW/4) to the East line of said Northwest Quarter (NW/4); thence South along the East line of said Northwest Quarter (NW/4) to the Northwest corner of the Southeast Quarter (SE/4) of Section 25, Township 27 South, Range 2 East;

thence East along the North line of said Southeast Quarter (SE/4) to the Northeast corner of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4); thence South along the East line of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4) to the Northwest corner of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4); thence East along the North line of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4) to the Northeast corner of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4); thence South along the East line of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4) to the Northeast corner of the Northeast Quarter (NE/4) of Section 36, Township 27 South, Range 2 East of the 6th P.M.; thence South along the East line of said Northeast Quarter (NE/4) to the Southeast corner of said Northeast Quarter (NE/4); thence West along the South line of said Northeast Quarter (NE/4) to the Southeast corner of the Northwest Quarter (NW/4) of Section 36, Township 27 South, Range 2 East; thence North along the East line of said Northwest Quarter (NW/4) to the Southeast corner of the Northeast Quarter (NE/4) of said Northwest Quarter (NW/4); thence West along the South line of the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4) to the Southwest corner of the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4); thence North along the West line of the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4) to the South line of the North 20 acres of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4); of Section 35, Township 27 South, Range 2 East of the 6th P.M.; thence West along the South line of the North 20 acres of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4) to the Northwest corner of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section 35, Township 27 South, Range 2 East of the 6th P.M.; thence South along the East line of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4) to the Southeast corner of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4); thence West along the South line of the Southwest Quarter (SW/4)

of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4)
to the East line of the West Half (W/2) of said Northeast Quarter
(NE/4); thence South along the East line of the West Half (W/2) of
said Northeast Quarter (NE/4) to the South line of said Northeast
Quarter (NE/4); thence West along the South line of said Northeast
Quarter (NE/4) to the point of beginning.

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE June 22, 1977



TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Chief Engineer-Water Engineering
SUBJECT Spring Hollow Addition

The plattors of Spring Hollow Addition have submitted valid petitions for water benefit districts to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.

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

Bill H. Otten
Chief Engineer-Water Engineering

BHO:ak

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public Works **DATE** June 20, 1977
Maint.

TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Spring Hollow Addition
S/D 76-83
PEC Project No. 30-77165-306



In response to Item H on the Subdivision staff comments, Professional Engineering Consultants has satisfactorily complied with the request and the plat is approved in accordance with Drainage Concept Plans of the private drive along the north side of the plat, and the drainage report and plan of the low water crossing between Lot 11, Block 1 and Lot 1, Block 7 to get access to Lot 1, Block 8 on file in the Flood Control Office.

I trust this information is sufficient to permit final processing of the plat; however, if you have any further questions, please advise.

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

by: *Max Greene*
Max Greene,
Sr. Eng., Flood Control Maint.

MSM/MG/glm

cc: G. H. Wilton
Spring Hollow Adn. Plat File
William Keltner, PEC

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
 SEDGWICK COUNTY) SS:

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas,

All the owners within 1000 feet of:

The East 50 acres of the South Half of the Southeast Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

TRACT DESCRIPTION	OWNER & ADDRESS
The East 50 acres of the South Half of the Southeast Quarter of Section 26, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.	Cedar Lakes Inc. 302 North Main Wichita, Kansas 67202
The South 12.5 acres of the South 25 acres of the East 50 acres of the North Half of the Southeast Quarter Section 26, Township 27 Range 2 East.	Bruce M. & Virgie Alden 1101 South 143rd Street East Wichita, Kansas 67230
The West 60 acres of the Southeast Quarter of Section 26, Township 27, Range 2 East	Jack H. Heathman 13420 East Harry Wichita, Kansas 67230
North 12½ acres of the South 25 acres of the East 50 acres of the North Half of the Southeast Quarter of Section 26, Township 27 South, Range 2 East	Herbert O. & Paula R. Bruce 7114 East Zimmerman Street Wichita, Kansas 67207 Recent 4/17/77 - 1440 N. Decatur, 67208

Fidelity  Title
 COMPANY, INC.

May 26, 1977

Professional Engineering Consultants
1440 E. English
Wichita, Kansas 67211

Re: S/D 76-83 - Final Plat
of SPRING HOLLOW ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 26, 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 May 20, 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 Department.
- 6-22 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 platlor.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: John McKay, Casado Realty 302 N. Main, 67202
Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Bldg., Planning & Inspection

May 20, 1977

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 76-83 - Final plat of
SPRING HOLLOW ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 19, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

ok Approval of this plat is subject to approval of the zone change from "R-1" to "AA" (SCZ-0374). *6-22-77*

valid petition submitted 6/22/77
The applicant shall *still need cash guarantee* guarantee the extension of sanitary sewer to serve all lots. Sewer service to this area is dependent upon the financing and construction of a sewage treatment facility to serve this plat as well as several other proposed subdivisions in the area. Approval of sewer service for this plat will require State and local Health Departments approval as well as approval by the County.

Valid petitions submitted to City Dept. 6-22-77
The applicant shall guarantee the extension of city water to serve all lots.

valid petition submitted May 24, 1977
D. The applicant shall guarantee the paving of all interior streets to urban standards.

2 letters of credit
E. The applicant shall guarantee the construction of sidewalks on both sides of all interior streets. If the City Commission adopts a new sidewalk policy, the requirements for this plat shall coincide with the new policy. *phase I \$28,200 phase II \$20,300*

F. Approval of this plat will require a waiver of the lot width requirements as set forth in Article 7-204(D) of the Subdivision Regulations.

- ok* Building pad elevations shall be established for Lots 4 through 11 in Block land for Lots 1, 2, 10 through 18 in Block 7, and shall be shown on the face of the plat. Lot 1, Block 8, shall be labeled "floodway" and a minimum pad elevation shall be shown rather than the setback lines.
- ok* *plans submitted on 6-23-77*
A drainage plan shall be submitted to M. S. Mitchell of the Maintenance-Flood Control Office and, when said plan is approved, a memo from Mr. Mitchell shall be submitted to the Planning Department.
- ok* *street sections include drawings*
Any drainage improvements required by this plat shall be guaranteed by the applicant. Drainage between Lots 11 and 12 in Block 7, between Lots 8 and 9 in Block 1, and between Lot 11, Block 1 and Lot 1, Block 7 shall be underground or in paved flumes the entire distance to the creek.
- ok* J. The applicant's engineer shall submit a copy of the street plans and profiles, when approved by the City Engineer, to the County Engineer's Office for their records and use during final inspection of the street improvements.
- ok* The applicant shall submit to the Planning Department a letter from the County Fire Department stating that the fire hydrant locations have been approved for subject property.
- ok* K. The applicant shall be advised that there are several terraces on subject property which will have to be removed during development to prevent spot erosion and flooding.
- ok* M. According to the legal description of the property being plat-
ted, the street rights-of-way for 143rd Street and Harry Street
are being dedicated by this plat. The dimensions of these rights-
of-way shall be labeled on the face of the plat.
- ok* *Mitchell advised received in office,*
The applicant's engineer shall provide to the Flood Control Of-
fice a profile of the proposed driveway for Lot 1, Block 8.
- ok* The applicant's engineer shall contact K. G. and E and Southwest-
ern Bell relative to side lot utility easements which are needed.
- ok* The applicant shall contact Tim Cain of the Public Works Department
relative to some street name changes.
- ok* O. Recording of the plat within 30 days after approval by the
Board of City Commissioners.

S/D 76-83
May 20, 1977
Page 3

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, May 26, 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: John McKay, Casado Realty, 302 N. Main, 67202
Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Building, Planning & Inspection

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 76-83 Name SPRING HOLLOW ADDITION
Date Application Rec'd. 9-7-76 Preliminary Approval 9-23-76
Revised Prel. Approval 2-10-77
Scheduled S/D Meeting 5-19-77

DESCRIPTION

General Location Northwest corner of 143rd Street East and Harry Street.

Owner Cedar Lakes, Inc.
Surveyor/Engineer Professional Engineering Consultants
Address 1440 E. English Phone 262-2691

- | | | | |
|--------------------------------|---|--------------------------------------|-----------------------|
| 1. Gross Acreage of Plat | <u>49.97±</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>64</u> R/W <u>5250</u> ft. | |
| Residential | <u>73</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>73</u> | TOTAL | <u>5250</u> ft. |
| 3. Minimum Lot Frontage | <u>47.62</u> ft. | 8. Sidewalk adjacent to all streets? | <u>X</u> yes _____ no |
| 4. Minimum Lot Area | <u>11,700</u> sq. ft. | | |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>AA</u> | | |
| 9. Public Water Supply | <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers | <u>Yes (Yes-No)</u> , Name <u>Eastern Sedgick Co. Sewer Dist.</u> | | |
| 11. Health Department Approval | (where applicable) of sewer dist. <u>only (Yes-No)</u> | | |
| 12. City of Wichita | : <u>Three-Mile Area</u> <u>X</u> | | |

STAFF COMMENTS:

- A. Approval of this plat is subject to approval of the zone change from "R-1" to "AA" (SCZ-0374).
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots. Sewer service to this area is dependent upon the financing and construction of a sewage treatment facility to serve this plat as well as several other proposed subdivisions in the area. Approval of sewer service for this plat will require State and local Health Departments approval as well as approval by the County.
- C. The applicant shall guarantee the extension of city water to serve all lots.
- D. The applicant shall guarantee the paving of all interior streets to urban standards.
- E. The applicant shall guarantee the construction of sidewalks on both sides of all interior streets.
- F. Approval of this plat will require a waiver of the lot width requirements as set forth in Article 7-204(D) of the Subdivision Regulations.
- G. Building pad elevations shall be established for lots in Blocks 1, 7, and 8 and shall be shown on the face of the plat.
- H. A drainage plan shall be submitted to M. S. Mitchell of the Maintenance-Flood Control Office and, when said plan is approved, a memo from Mr. Mitchell shall be submitted to the Planning Department.
- I. Any drainage improvements required by this plat shall be guaranteed by the applicant.
- J. The applicant's engineer shall submit a copy of the street plans and profiles, when approved by the City Engineer, to the County Engineer's Office for their records and use during final inspection of the street improvements.

- K. The applicant shall submit to the Planning Department a letter from the County Fire Department stating that the fire hydrant locations have been approved for subject property.
- L. The applicant shall be advised that there are several terraces on subject property which will have to be removed during development to prevent spot erosion and flooding.
- M. According to the legal description of the property being platted, the street rights-of-way for 143rd Street and Harry Street are being dedicated by this plat. The dimensions of these rights-of-way shall be labeled on the face of the plat.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

February 11, 1977

Bill G. Yung
Design Consultant
1355 North Waco
Wichita, Kansas 67203

Re: S/D 76-83 - ^{Revised} Preliminary plat
of SPRING HOLLOW ADDITION

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 10, 1977, the above captioned plat was considered. The action of the Committee was to approve the ~~preliminary~~ ^{revised} and authorize preparation of the final plat, subject to the following:

- A. - The street running west from Spring Hollow Drive may be deleted from the plat.
- B. The applicant shall guarantee the extension of sanitary sewer service to all lots within Spring Hollow. Sewer service to this area is dependent upon the financing and construction of a sewage treatment facility to serve this plat as well as several other proposed subdivisions in the area. The applicant shall be advised that until sanitary sewer service is available, no final plat is to be submitted.
- C. The applicant shall guarantee the extension of City water to serve all lots being platted.
- D. The applicant shall guarantee the paving of all streets to urban standards.
- E. The applicant shall guarantee the construction of sidewalks on both sides of all interior streets.
- F. The applicant's designer shall refer to M.A.P.C. Subdivision Regulations 7-204(D) and make sure that all lots have adequate frontage measured at the setback lines. Note especially Lots 4, 5, 8, 9 and 23 in Block 7.

- G. Approval of the plat is subject to approval of an appropriate zone change to permit the lot sizes proposed by the plat. 562-0374
- H. All utility easements shall be labeled on the final plat.
- I. The applicant and/or his engineer shall work with M. S. Mitchell of the Flood Control Office to establish building pad elevations, methods for handling of drainage across Block 8, i.e., open ditch, underground, lined channel, and an overall acceptable drainage plan for the plat. The applicant shall obtain a letter from Mr. Mitchell stating that a satisfactory drainage plan has been submitted, that the appropriate building pad elevations have been set and the drainage across Block 8 has been resolved. This letter shall be submitted to the Planning Department.
- J. The applicant shall guarantee the required drainage improvements on the plat.
- K. The applicant's engineer shall submit a copy of the street plans and profiles when approved by the City Engineer, to the County Engineer's Office for their records and use during final inspection of the street improvements.
- L. The applicant shall submit to the Planning Department a letter from the County Fire Department stating that the fire hydrant locations have been approved for subject property.
- M. The applicant shall be advised that there are several terraces on subject property which will have to be removed during development of subject property to prevent spot erosion and flooding problems from occurring.
- N. The access control notations shall be labeled on the street side of the lots on the final plat.
- O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Bill G. Yung
February 11, 1977
Page 3

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: John McKay, Casado Realty, 302 North Main, 67202
Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Building, Planning & Inspection

February 1, 1977

Bill G. Yung
Design Consultant
1355 North Waco
Wichita, Kansas 67203

Re: *Revised* S/D 76-83 - Preliminary plat
of SPRING HOLLOW ADDITION

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 27, 1977, the above captioned plat was considered. The action of the Committee was to defer this case for two weeks at the request of the applicant.

This case will be rescheduled for the Subdivision Committee meeting of February 10, 1977. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: John McKay, Casado Realty, 302 N. Main, 67202
Dean Sellers, Assistant City Engineer

REVISED PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 76-83 Name SPRING HOLLOW ADDITION
Date Application Rec'd. 9-7-76 Preliminary Approval _____
Scheduled S/D Meeting 1-27-77

DESCRIPTION

General Location Northwest corner of 143rd Street East and Harry Street.

Owner Cedar Lakes, Inc.
Surveyor/Engineer Bill G. Yung, Design Consultant
Address 1355 N. Waco Phone 264-0676

- | | | | |
|--------------------------|-----------------------|--------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>49.97±</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>64</u> R/W | <u>5250</u> ft. |
| Residential | <u>71</u> | b. _____ | _____ ft. |
| Commercial | _____ | c. _____ | _____ ft. |
| Industrial | _____ | d. _____ | _____ ft. |
| Other | _____ | e. _____ | _____ ft. |
| Total Number of Lots | <u>71</u> | TOTAL | <u>5250</u> ft. |
| 3. Minimum Lot Frontage | <u>60</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | <u>11,700</u> sq. ft. | | |
| 5. Existing Zoning | <u>R-1</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 Eastern Sedgwick Co. Sewer Dist.
11. Health Department Approval (where applicable) of sewer dist. only (Yes-No)
12. City of Wichita _____ : Three-Mile Area X

STAFF COMMENTS:

NOTE: The Subdivision Committee approved the preliminary plat on September 23, 1976, subject to a number of conditions and asked that a revised preliminary be submitted for their review prior to submission of a final plat. Since that time, the applicant's designer has submitted a hydrology report to the Flood Control Office and has made several suggested changes on the face of the plat regarding utility easements and street names.

- A. It is questionable whether the street running west from Spring Hollow Drive could ever be extended through the adjoining property because of the location of the pond. If the street was intended to be used mainly for drainage, then it should be platted as a drainage easement rather than a street and approval from the adjacent property owner will be required in order to drain across his property.
- B. The applicant shall guarantee the extension of sanitary sewer service to all lots within Spring Hollow. Sewer service to this area is dependent upon the financing and construction of a sewage treatment facility to serve this plat as well as several other proposed subdivisions in the area. The applicant shall be advised that until sanitary sewer service is available, no final plat is to be submitted.
- C. The applicant shall guarantee the extension of City water to serve all lots being platted.
- D. The applicant shall guarantee the paving of all streets to urban standards.
- E. The applicant shall guarantee the construction of sidewalks on both sides of all interior streets.
- F. The applicant's designer shall refer to M.A.P.C. Subdivision Regulations 7-204(D) and make sure that all lots have adequate frontage measured at the setback lines. Note especially Lots 4, 5, 8, 9 and 23 in Block 7.

- G. Approval of the plat is subject to approval of an appropriate zone change to permit the lot sizes proposed by the plat.
- H. All utility easements shall be labeled on the final plat.
- I. The applicant and/or his engineer shall work with M. S. Mitchell of the Flood Control Office to establish building pad elevations, methods for handling of drainage across Block 8, i.e., open ditch, underground, lined channel, and an overall acceptable drainage plan for the plat. The applicant shall obtain a letter from Mr. Mitchell stating that a satisfactory drainage plan has been submitted, that the appropriate building pad elevations have been set and the drainage across Block 8 has been resolved. This letter shall be submitted to the Planning Department.
- J. The applicant shall guarantee the required drainage improvements on the plat.
- K. The applicant's engineer shall submit a copy of the street plans and profiles when approved by the City Engineer, to the County Engineer's Office for their records and use during final inspection of the street improvements.
- L. The applicant shall submit to the Planning Department a letter from the County Fire Department stating that the fire hydrant locations have been approved for subject property.
- M. The applicant shall be advised that there are several terraces on subject property which will have to be removed during development of subject property to prevent spot erosion and flooding problems from occurring.
- N. The access control notations shall be labeled on the street side of the lots on the final plat.
- O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

September 28, 1976

Bill G. Yung
Design Consultant
1355 North Waco
Wichita, Kansas 67203

Re: S/D 76-83 - Preliminary plat
of SPRING HOLLOW ADDITION

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 23, 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:

NOTE: The Committee in approving the preliminary plat subject to the following conditions, also requested that the revised preliminary plat be submitted for their review prior to submission of a final plat.

- A. The applicant shall guarantee the extension of sanitary sewer service to all lots within Spring Hollow. Sewer service to this area is dependent upon the financing and construction of a sewage treatment facility to serve this plat as well as several other proposed subdivisions in the area. The applicant shall be advised that until sanitary sewer service is available, no final plat is to be submitted.
- B. The applicant shall guarantee the extension of City water to serve all lots being platted.
- C. The applicant shall guarantee the paving of all streets to urban standards.
- D. The applicant shall guarantee the construction of sidewalks on both sides of all interior streets.
- E. The applicant's designer shall refer to M.A.P.C. Subdivision Regulations 7-204(D) and make sure that all lots have adequate frontage measured at the setback lines.

- F. Approval of the plat is subject to approval of an appropriate zone change to permit the lot sizes proposed by the plat.
- G. Additional utility easements as shown on the marked "engineer's copy" of the plat shall be indicated on the final plat.
- H. The applicant and/or his engineer shall work with M. S. Mitchell of the Flood Control Office to establish building pad elevations, methods for handling of drainage across Block 8, i.e., open ditch, under ground, lined channel, and an overall acceptable drainage plan for the plat. The applicant shall obtain a letter from Mr. Mitchell stating that a satisfactory drainage plan has been submitted, that the appropriate building pad elevations have been set and the drainage across Block 8 has been resolved. This letter shall be submitted to the Planning Department.
- I. The applicant shall guarantee the required drainage improvements on the plat.
- J. Appropriate street names as furnished to the applicant's engineer by Bill McKinley, Traffic Engineering Division of the Department of Public Works shall be indicated on the plat.
- K. The applicant's engineer shall submit a copy of the street plans and profiles when approved by the City Engineer, to the County Engineer's Office for their records and use during final inspection of the street improvements.
- L. The applicant shall submit to the Planning Department a letter from the County Fire Department stating that the fire hydrant locations have been approved for subject property.
- M. The applicant shall be advised that there are several terraces on subject property which will have to be removed during development of subject property to prevent spot erosion and flooding problems from occurring.
- N. "Complete access control" shall be indicated adjacent to Harry Street and 143rd Street on all lots and blocks except for Block 8. "Access control except for one opening" adjacent to 143rd Street, shall be indicated on Block 8.
- O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.

S/D 76-83
September 28, 1976
Page 3

P. 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: Cedar Lakes, Inc., 302 N. Main, 67202
Dean Sellers, Assistant City Engineer
Timothy Hamilton, County Building, Planning & Inspection

SOD-Cons-5 (11/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Spring Hollow Addition

MAILED TO:

Location NW Corner of 143rd St. East &

Bill C. Yang
Name

Harry Street

Design Consultant

Date _____

Firm
1355 N. Waco

264-0676

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% Rosehill silty clay - 1 to 3% slopes
15% Irwin silty clay loam - 1 to 3% slopes

B. SITUATION: The area is in grass so no problem exists at this time. When development takes place, the terraces will need to be leveled and a cover maintained at all times. These soils are very tight thus they have a high shrink-swell ratio. No septic tanks on this site.

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. 76-83 Name SPRING HOLLOW ADDITION
Date Application Rec'd. 9-7-76 Preliminary Approval
Scheduled S/D Meeting 9-23-76

DESCRIPTION

General Location Northwest corner of 143rd Street East and Harry Street
Owner Cedar Lakes, Inc.
Surveyor/Engineer Bill G. Yung, Design Consultant
Address 1355 N. Waco Phone 264-0676

- | | | | |
|---|-----------------------|---|--|
| 1. Gross Acreage of Plat | <u>49.97±</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>64</u> R/W <u>5250</u> ft. | |
| Residential | <u>71</u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u> </u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>71</u> | TOTAL <u> </u> <u>5250</u> ft. | |
| 3. Minimum Lot Frontage | <u>60</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> | |
| 4. Minimum Lot Area | <u>11,700 sq.</u> ft. | | |
| 5. Existing Zoning | <u>R-1</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>Eastern Sedgwick Co. Sewer Dist.</u> | | | |
| 11. Health Department Approval (where applicable) <u>of sewer dist. only</u> (Yes-No) | | | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u> </u> <input checked="" type="checkbox"/> | | | |

STAFF COMMENTS:

NOTE: The applicant has indicated he will request a county zone change from "R-1" to "AA" on subject property.

- A. The applicant shall guarantee the extension of sanitary sewer service to all lots within Spring Hollow. Sewer service to this area is dependent upon the financing and construction of a sewage treatment facility to serve this plat as well as several other proposed subdivisions in the area. The applicant shall be advised that until sanitary sewer service is available, no final plat is to be submitted.
- B. The applicant shall guarantee the extension of City water to serve all lots being platted.
- C. The applicant or his representative shall work with M. S. Mitchell of the Flood Control Office to resolve the drainage problems involved and shall furnish appropriate guarantees as needed for drainage improvements required on the plat.
- D. The applicant shall guarantee the paving of all streets to urban standards.
- E. The applicant shall guarantee the construction of sidewalks on both sides of all interior streets.
- F. The applicant's designer shall refer to M.A.P.C. Subdivision Regulation 7-204(D) and make sure that all lots have adequate frontage measured at the setback lines.
- G. It would appear that all of Lot 1, Block 8 should be a floodway. Also because of the location of the bridge on 143rd Street, said Lot would have extremely poor access. The applicant's representative shall be prepared to comment on this.
- H. Approval of the plat is subject to approval of an appropriate zone change to permit the lot sizes proposed by the plat.

- I. "Complete access control" shall be indicated adjacent to Harry Street and 143rd Street on all lots.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

6346
Map No.: E-13-B (Book 3)
Section No.: 26
Twp. No.: 27S
Range: 2E

S/D No. 76-83

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: SPRING HOLLOW ADDITION

General Location: NW Corner of 143rd. Street East and Harry Street

Name of Property Owner: Cedar Lakes Inc.
Address: 302 N. Main, Wichita, Kansas 67202 Phone: 262-5491

Name of Subdivider: Cedar Lakes Inc.
Address: same Phone: same

Name of Agent/Surveyor: Bill G. Yung, Design Consultant
Address: 1355 North Waco, Wichita, Kansas 67203 Phone: 264-0676
Date of Application: 3 Sept. 1976

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 49.97 more or less 7. Lineal Feet of New Streets:
 - a. 64' R/W 5250 ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
2. Number of Lots:

Residential	<u>71</u>
Commercial	<u>none</u>
Industrial	<u>none</u>
Other	<u>none</u>

Total Number of Lots 71
3. Minimum Lot Frontage 60' @ setback ft.
4. Minimum Lot Area 11,700 sq. ft.
5. Existing Zoning R1
6. Proposed Zoning AA - One-Family Dwelling District
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 Eastern Sedgwick Co. Sewer Dist.
11. Health Department Approval (where applicable) of sewer dist only (Yes-No)
12. City of Wichita No Three-Mile Area Yes

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: John W. McKay Sec. 2

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

Received by [Signature]
Date 9-17-76
Fee Submitted 2.60

FORM 223-

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		

1260

DESCRIPTION	AMOUNT
Subdivision Application	
Some Holdout Add	
Name	
Address	
Type	Due Date
Comments:	
Date	By

302 N Main

11-14-70

11/7/70

Carl Woods