

PLAT NO. S/D 78-49 MAP NO. 5742

NAME ENGLEWOOD PARK ADDITION

LOCATION: West of Englewood in an area south of MacArthur Road

ENGINEER Baughman Company

OWNER John I. Peters

APPLICATION FILED 5/22/78

SKETCH PLAT FILED _____

PRELIMINARY FILED 5-22-78

S/D ACTION 7-13-78 - defer dwgs; 7-27-78 approve with revision
6-1-78 approved

FINAL FILED 8-14-78

S/D ACTION 8-24-78 defer dwgs
7-7-78 defer dwgs; 10-21-78 - approve

MAPC ACTION 9-28-78 Approved

ECC ACTION 5-22-79 Approved

RECORDED 6/7/79

REMARKS Assoc CU-184

S/D 78-49 - ENGLEWOOD PARK ADDITION
West of Englewood in an area south of
MacArthur Road
by Baughman Company

POSTED
5-28-79
79

ACTION

	DATE
S/D COMMITTEE (prelim) <i>approve</i>	<u>6-1-78</u>
S/D final Prelim. <i>Refer & create</i>	<u>7-13-78</u>
M.A.P.C. <i>Approved</i>	<u>9-28-78</u>
B.C.C. / B.C.C. <i>Approved</i>	<u>5-22-79</u>
S/D (Prelim) <i>approve with revision</i>	<u>7-27-78</u>
S/D (final) <i>Refer 2-1/2</i>	<u>8-24-78</u>
S/D (final) <i>Refer 2-1/2</i>	<u>9-7-78</u>
S/D (final) <i>approve</i>	<u>9-21-78</u>

June 27, 1979

Vera Stevens, Administrative Assistant,
Sedgwick County Department of Public Works

Louise Olivarez, Senior Planner

Preliminary development plan for Englewood
Mobile Home Park - Generally located west
of Englewood in an area south of MacArthur

On June 7, 1979, the plat of Englewood Park Addition was recorded with the Register of Deeds. This is a one-lot county plat which is intended to be used for expansion of Englewood Mobile Home Park located immediately north of this site. A preliminary park development plan was submitted with the plat and two copies are being forwarded to you for your files. Final park development plans should be submitted to you prior to the issuance of any building permits on this site. The final development plan should be in substantial conformance with this preliminary plan.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-49 Name Englewood Park Addition
Application & Sketch Filed: 5-22-78
Preliminary Plat Filed: 5-22-78 Approved by S/D: 7-27-78
Final Plat Filed: 8-14-78 Approved by S/D: 9-21-78
Approved by Metropolitan Area Planning Commission: 9-28-78

DESCRIPTION

General Location: West of Englewood in an area south of MacArthur Road.

Surveyor or Engineer: Baughman Company
Owner: John I. Peters
Address: 8207 Morningside

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>7.4</u> | 6. Access Control |
| 2. Number of Lots: | St. <u>Englewood</u> No. Openings <u>2</u> |
| Residential _____ | St. _____ No. Openings _____ |
| Commercial _____ | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other <u>1</u> | St. Paving <u>Not req'd</u> Water <u>not req'd</u> |
| Total Number of Lots: <u>1</u> | Sidewalk <u>Not req'd</u> Drainage <u>not req'd</u> |
| 3. Minimum Lot Area: <u>7.1</u> Acres | Sewer <u>req'd</u> Other <u>None</u> |
| 4. Existing Zoning <u>R-1</u> | |
| 5. Special Problems Discussed <u>None</u> | |

The Oaklawn-Sunview Improvement District has approved a petition for sanitary sewer service.

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

- A. The applicant shall obtain from the landowner to the east, the dedication by separate instrument for the additional right-of-way needed for Englewood Street.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Bell moved, Bayouth seconded and it carried unanimously. Taylor and Jones were absent.

Note: Associated Conditional Use Case CU-184 to permit a mobile home park development has been approved by the Board of County Commissioners subject to platting.

ACTION:

Accept the street dedication for Englewood Street and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, DOLESE BROS. CO., a partnership

being the owner of the following described real estate in Sedgwick County, Kansas, to wit: Beginning at a point 711.49 feet west of the S.E. Corner of Government Lot 1, Sec. 14, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, said point being the N.W. Corner of Lot 16, Block 3, Sunview Heights, Sedgwick County, Kansas; thence west along the south line of said Government Lot 1, 16.21 feet to a point 727.7 feet west of the S.E. Corner of said Government Lot 1; thence north parallel with the east line of said Government Lot 1, 285 feet; thence southeasterly, 285.27 feet to the point of beginning.

does hereby dedicate the above described real estate to the public for street purposes.

Executed this 15th day of November 19 78.

DOLESE BROS. CO., a partnership

By: The Dolese Company, a corporation

ATTEST:

[Signature]
Assistant Secretary

[Signature]
By: John M. McPherran
Vice President

OKLAHOMA
STATE OF ~~KANSAS~~)
~~XXXXXXXX~~ COUNTY) ss
Oklahoma

BE IT REMEMBERED, that on this 15th day of November, 1978,
came John M. McPherran

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

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

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

this _____,

City Clerk

[Signature]
Notary Public

My Commission Expires: 23 Feb 1979

April 23, 1979

Mr. Curtis Newby, Senior Planner
Wichita-Sedgwick County
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 N. Main
Wichita, Kansas 67202

RE: Englewood Park Addition

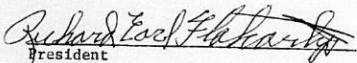
Dear Mr. Newby:

Sunview Improvement District has accepted the petition for construction of
sanitary sewer extension.

Enclosed is a copy of the petition.

Very truly yours,

SUNVIEW IMPROVEMENT DISTRICT


Richard Earl Feherty
President

TO THE SUNVIEW IMPROVEMENT DISTRICT OF SEDGWICK COUNTY, KANSAS

PETITION FOR CONSTRUCTION OF SEWER

The undersigned, being the owner of all of the real property being legally described as Lot 1, Block A, Englewood Park Addition, Sedgwick County, Kansas, hereby petitions the Board of Directors of the Sunview Improvement District of Sedgwick County, Kansas, to construct an eight inch main sewer line from along the South border of the above described real property, running from the East side of such property to the interceptor sewer which is on the West side of said property.

Your petitioner further petitions the Board of Directors that the same be constructed and paid for by special assessments to be levied against the benefitted real property above described; and further alleges that the construction of such sewer will be conducive to the public health and convenience of that part of the District benefitted by such construction.



JOHN I. PETERS, Owner

75
Newby

April 23, 1979

Mr. Curtis Newby, Senior Planner
Wichita-Sedgwick County
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 N. Main
Wichita, Kansas 67202

RE: Englewood Park Addition

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Enclosed is a copy of the petition.

Very truly yours,

SUNVIEW IMPROVEMENT DISTRICT

President



April 23, 1979

Mr. Curtis Newby, Senior Planner
Wichita-Sedgwick County
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 N. Main
Wichita, Kansas 67202

RE: Englewood Park Addition

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Sunview Improvement District has accepted the petition for construction of
sanitary sewer extension.

Enclosed is a copy of the petition.

Very truly yours,

SUNVIEW IMPROVEMENT DISTRICT

President

TO THE SUNVIEW IMPROVEMENT DISTRICT OF SEDGWICK COUNTY, KANSAS

PETITION FOR CONSTRUCTION OF SEWER

The undersigned, being the owner of all of the real property being legally described as Lot 1, Block A, Englewood Park Addition, Sedgwick County, Kansas, hereby petitions the Board of Directors of the Sunview Improvement District of Sedgwick County, Kansas, to construct an eight inch main sewer line from along the South border of the above described real property, running from the East side of such property to the interceptor sewer which is on the West side of said property.

Your petitioner further petitions the Board of Directors that the same be constructed and paid for by special assessments to be levied against the benefitted real property above described; and further alleges that the construction of such sewer will be conducive to the public health and convenience of that part of the District benefitted by such construction.


JOHN I. PETERS, Owner



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203 (316) 832-0333

April 6, 1979

Mr. Curtis Newby, Senior Planner
Wichita Sedgwick County
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 N. Main Street
Wichita, Kansas 67202

RE: Englewood Park Addition
Sedgwick County, Kansas
Sanitary Sewer System

Dear Mr. Newby:

We are the Engineers for Sunview Improvement District in regard to the new outfall line tying Sunview into the City of Wichita's system

The project is currently under construction and this system will also save Englewood Park Addition.

This addition has been assessed for the cost of the sanitary sewers.

If any other additional information is needed, please advise.

Very truly yours,

REISS & GOODNESS ENGINEERS

Maurice E. Dingler, F.E.

MED/rmk

cc: Mr. Bill Korber



Curt

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

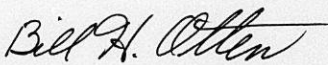
DATE April 11, 1979

TO Jack H. Galbraith, Chief Planner-Current Plans

FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT John Born 3rd Addition

The plattors of John Born 3rd Addition have submitted a valid 57.90% petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval on or about April 24, 1979.



Bill H. Otten, Chief Engineer
Water Engineering Division

BH0:sd

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AM 7-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McCullough
Secretary.

Frank R. Schumaker
Authorized Signatory



CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Year 1978 taxes \$150.25 paid. Key #RI-222 & 206-1B
9. Consequences of the change of location of the Big Arkansas River which forms the Western boundary of the premises in question.
10. This policy is subject to the rights of the United States of America, State of Kansas, the municipality and the public, in and to that part of the premises in question falling in the bed of the Big Arkansas River; also to the rights of the riparian owners in and to the free and unobstructed flow of the water of said river.
11. Easement to Kansas Gas and Electric Company, for transmission lines, over the North 10 feet of the South 70 feet of captioned property, as created by instrument filed June 27, 1956, in Book Misc. 372, Page 427.
12. Easement to the Gas Service Company, for gas pipe lines, over a portion of captioned property, as created by instrument filed October 21, 1955, in Book Misc. 355, Page 317. (See copy attached).
13. Sewer Easement to the Oaklawn Improvement District, over a portion of captioned property, as created by instrument filed July 11, 1978, in F'l'm 315, Page 11. (See copy attached).
14. Private Drainage Easement, over the South 49.5 feet of subject property, as shown by the survey of unrecorded plat of Englewood Park Addition, Sedgwick County, Kansas, dated January 22, 1979, by William L. Korber, Surveyor.

(See added page)

(Schedule B continued)

Policy Number _____
OwnersPolicy Number _____
Loan

15. Easement for Construction and Maintenance of Sewer appurtenant to subject property, over the property lying to the North, as established by instruments filed in Book Misc. 377, Page 523, and Book Misc. 377, Page 113 and Case #C-24347.

This policy does not insure the validity of the appurtenant easement over the premises adjoining on the North described at Item 14 thereof, and said described easement is specifically excluded from the coverage of this policy.

16. Dedication of the East 30 feet of captioned property, for road purposes, as evidenced by instrument filed August 7, 1953, in Book Misc. 307, Page 577.
17. A. P. Asmann a/k/a Arthur P. Asmann and Martha Asmann, a/k/a Martha L. Asmann, husband and wife, having no apparent interest in a portion of captioned property, conveyed the land to Darrell J. Hoskinson and Florence C. Hoskinson, husband and wife, by deed dated December 27, 1978, filed December 27, 1978, on Film 343, Page 1078.

Relative thereto the following is noted:

- (a) The former interest of A. P. Asmann a/k/a Arthur P. Asmann and Martha Asmann, a/k/a Martha L. Asmann, husband and wife, (grantor) in the land should be fully disclosed, and this Commitment is subject to such further exceptions, if any, as may then be deemed necessary.
- (b) Interest of Darrell J. Hoskinson and Florence C. Hoskinson, husband and wife, (grantee) under and by virtue of the deed recorded on Film 343, Page 1078 and of all persons claiming thereunder.

SEWER EASEMENT

FILED 315

THIS INSTRUMENT made the 5th day of July, 1978, between

John I. Peters & Ann C. Peters

hereinafter called First (Parties) (Party) and the

Oaklawn Improvement District, hereinafter called Second Party:

WITNESSETH, that the said First (Parties) (Party) in consideration of the payment of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, (do) (does) by these presents grant unto the Second Party, its successors and assigns, a perpetual sanitary sewer easement and right-of-way in and over the following real estate situated in the Oaklawn Improvement District, Kansas, to-wit:

A 60' foot wide temporary construction easement being 30 feet on each side of a line described as follows: Beginning at a point on the extended North boundary of Block 8 of Sunview Heights, a subdivision in Sedgwick County, Kansas and 289' feet west of the northwest corner of Lot 9 of said Block 8; thence north at 85° 17' to said north line, 312 feet; thence northeasterly at a deflection angle to the right of 26° 30' 320.5 feet thence northeasterly at a deflection angle to the left of 06° 12' 380 feet.

Upon completion of construction of the sanitary sewer the easement shall revert to a 20 foot wide permanent easement being 10 feet on each side of the sewer line as constructed.

for the purpose of constructing, operating and maintaining a sewer line of said District

In accepting said easement, the Second Party agrees that the surface of the ground shall be left in good condition and the Second Party agrees to hold harmless the First (Parties) (Party) from any loss or claim for damage by reason of the construction of said sanitary sewer lines on said property.

TO HAVE AND TO HOLD the granted premises, with all rights and appurtenances thereto belonging to the said Party of the Second Part, its successors and assigns forever.

IN WITNESS WHEREOF the First (Parties) (Party) have executed this instrument the day and year first above written.

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
JUL 11 1978

[Signature]
John I. Peters

[Signature]
Ann C. Peters

STATE OF KANSAS)
Sedgwick COUNTY) ss.

NO. 3 93376
BETTE F. MCCART
REGISTER OF DEEDS

BE IT REMEMBERED, that on this 5th day of July, 1978, before me the undersigned, a Notary Public in and for the County and State aforesaid came John I. Peters and Ann C. Peters who (is) (are) the same (person) (persons) who executed the foregoing instrument, and duly acknowledged the execution of the same.

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



[Signature]
Notary Public ADA A. WHITE

Commission Expires: *[Signature]*



Exh. & Oct 21-1955

11-29-55 317

317

EASEMENT TO THE GAS SERVICE COMPANY

FOR AND IN CONSIDERATION of one dollar (\$1.00) and other valuable considerations the receipt and sufficiency of which is hereby acknowledged, the undersigned does hereby grant, sell and convey to the Gas Service Company, a corporation, an easement, prescription and right of way to install, operate, maintain, move, and remove gas pipe lines, conduits, fittings, and any auxiliaries thereto for the purpose of conveying, transporting, or serving natural gas through and across the following described real estate in Sedgwick County, Kansas, to-wit:

Beginning at a point 787.71 feet West of the Southeast Corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 28 South, Range 1 East and on the South line of said Northwest Quarter of the Northwest Quarter; thence North parallel with the East line of said Northwest Quarter of the Northwest Quarter a distance of 255 feet to a point 255 feet North and 787.71 feet West of said Southeast Corner; thence West parallel with the South line of said Northwest Quarter of the Northwest Quarter a distance of 880 feet to a point 255 feet North and 1667.71 feet West of said Southeast Corner (said point being an undetermined distance West of the East line of the Northeast Quarter of the Northeast Quarter of Section 15, Township 28 South, Range 1 East); thence North 8 feet; thence East 888 feet to a point 263 feet North and 779.71 feet West of said Southeast Corner; thence South 263 feet to a point on the South line of said Northwest Quarter of the Northwest Quarter and 779.71 feet West of said Southeast Corner; thence West 8 feet to the point of beginning.

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns as long as said pipe line or lines or any equipment thereto are installed thereunder or used or remain thereon with the right of ingress and egress to said property at all times.

IN WITNESS WHEREOF this instrument has been executed this 18 day of October, 1955.

[Signature]
JOHN L. PETERS
[Signature]
BEVERLY J. PETERS

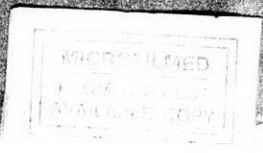
STATE OF KANSAS }
SEDGWICK COUNTY } ss.

BE IT REMEMBERED, That on this 18 day of October, 1955, before me, a Notary Public, in and for said county and state, personally appeared John L. Peters and Beverly J. Peters, husband and wife, to me personally known to be the persons who executed the foregoing instrument and such persons duly acknowledged the execution of the same as their voluntary act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 18 day of October, 1955.

[Signature]
Notary Public

My Commission Expires:



The undersigned do(es) hereby grant and convey to KANSAS GAS AND ELECTRIC COMPANY, a corporation, its successors and assigns, the Right-of-Way to clear timber, trim necessary trees for and build, maintain, alter, repair, operate and remove transmission lines consisting of poles, wires, equipment and fixtures over and across the following described lands situated in Sedgwick County, State of Kansas, to-wit:

Security

All that portion of Government Lot 1, Section 14, Township 28 South, Range 1 East, lying West of the following described line: beginning at a point on the North line of Government Lot 1, in said Section 14, which is three hundred seventy-five (375) feet West of the Westerly right-of-way line of the A.T. & S.F. RR. Said point being seven hundred fifty-seven and seven-tenths (757.7) feet West of the Northeast corner of said Government Lot 1 in Section 14, thence South parallel with the East line of said Government Lot 1 in Section 14, to the South line of said Government Lot 1, Section 14; and also all that portion of a triangular piece of ground lying in Government Lot 1, Section 15, Township 28 South, Range 1 East, lying adjacent to and West of said Government Lot 1, Section 14. Said easement to be the North ten (10) feet of the South seventy (70) feet of the above described property. All being in the Northwest Quarter Section 14 and the Northeast Quarter Section 15, Township 28 South, Range 1 East.

with the right of ingress and egress to and from the same. The said grantor(s), heirs or assigns to fully use and enjoy the said premises except for and subject to the rights of grantee for the purposes hereinbefore granted to said grantee, its successors or assigns, who by its acceptance hereof and entry upon the premises for the use thereof hereby agrees to pay any damages which may be caused to crops and fences from the building, maintaining and operating of said lines, said damages, if not mutually agreed upon to be ascertained and determined by three disinterested persons; one of whom shall be selected by the said grantor(s), heirs or assigns, the second by the grantee, its successors or assigns, and the third by the two so appointed as aforesaid. The awards of such three persons to be final and conclusive.

Grantors agree that they will not locate any building

cont'd - 2

Book Misc. 372, Page 427

hay stack, straw stack, trees, structures, or any combustible material under or near enough to said poles, wires and fixtures to endanger the same or interfere with the operation thereof or to be likely to result in damage thereto if a fire should occur. Receipt of payment of one dollar and other good and valuable considerations herefor is hereby acknowledged.

Dated this 18th day of June, 1956.

John I. Peters
Beverly J. Peters

ACKNOWLEDGED: Before Kenneth J. Yapple, Notary Public (Seal) for Sedgwick County, Kansas xx on June 18, 1956 xx came John I. Peters and Beverly J. Peters, his wife xx.

FILED for record June 27, 1956, 8:40 A.M.

Rufus E. Deering, Register of Deeds

-ef-

Security

REISS & GOODNESS ENGINEERS
2160 WEST 21st STREET WICHITA, KANSAS 67203 (303) 632-0333

3-27

February 1, 1979

Curtis Newby, Senior Planner
Wichita Sedgwick County
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main
Wichita, Kansas 67202

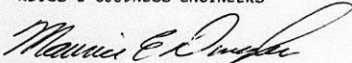
RE: Englewood Park Addition
Sedgwick County, Kansas

Dear Mr. Newby:

Enclosed is a letter signed by the Sunview Improvement District informing your department that Englewood Park Addition will be served by the new sanitary sewer system tying the District into the City of Wichita's system.

Very truly yours,

REISS & GOODNESS ENGINEERS


Maurice E. Dingle, P.E.

MED/rmk
Enc.

cc: Baughman Company

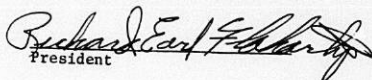
Curtis Newby, Senior Planner
Wichita Sedgwick County
Metropolitan Area Planning Dept.
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Re: Englewood Park Addition
Sedgwick County, Kansas
Sanitary Sewer Service

Dear Mr. Newby:

Englewood Park Addition Sedgwick County, Kansas is currently in Sunview Improvement District and the new proposed Interceptor tying the Oaklawn and Sunview's sanitary sewer system into the City of Wichita's system will also tie this addition into the system.

SUNVIEW IMPROVEMENT DISTRICT


President

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE March 27, 1979

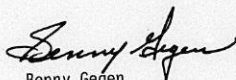
TO Jack Galbraith, Chief Planner-Current Plans
FROM Benny Gegen, Civil Engineer III

SUBJECT Englewood Park Addn.

At the time this plat was reviewed by the Metropolitan Area Planning Commission Sub-Division Committee of the Utility Advisory Board, it was stated that due to Water Department policy it would be necessary to extend a water main for fire and domestic use and that each mobile home would have to be separately metered.

Since then, the County Fire Department has indicated no additional fire hydrants are needed and as this park is a small extension of an existing one to the north, the Water Department is permitting the owner to further extend his service lines to serve this new park from the existing service he now has.

The Water Department has no further restrictions on the release of this new plat.


Benny Gegen
Civil Engineer III

BG:sd

cc: John D. Wynkoop, Director
Water & Water Pollution Control




THE GAS SERVICE COMPANY

Corporate Headquarters • 2460 PERSHING ROAD, KANSAS CITY, MISSOURI 64108

Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas

St. Newby

ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
P.O. BOX 2181
WICHITA, KANSAS 67281

March 13, 1979

Attention: Mr. Robert Lakin

Re: Englewood Park Addition

Please be advised that the developers of Englewood Park Addition have made arrangement for the easements we will need for our facilities.

Yours very truly,

THE GAS SERVICE COMPANY

GWE/cw

Harold R. Wilcox
Harold R. Wilcox
Division Supt.



LAW OFFICES
DRESIE, JORGENSEN, WOOD & EUSON, P.A.
433 NORTH BROADWAY
WICHITA, KANSAS 67202
316-267-8324

Newby

GREY DRESIE
J. PAUL JORGENSEN (1912-1967)
JOHN F. JORGENSEN
DAVID J. WOOD
RICHARD A. EUSON

March 12, 1979

MT. HOPE, KANSAS 67108
P. O. Box 292
(316) 667-2402



Metropolitan Area Planning
Commission
City Building - 10th Floor
455 North Main Street
Wichita, Kansas 67202

Re: A tract of land in Gov't. Lot 1, Sec. 14, Twp 28-S, R-1-E and Gov't. Lot 1, Sec. 15, Twp 28-S, R-1-E, commencing at a point on the north line of Gov't. Lot 1 in said Sec. 14 375 feet west of the westerly right-of-way line of the A.T. & S.F. Railroad, said point being 757.7 feet west of the N.E. Corner of Gov't. Lot 1 in said Sec. 14; thence south parallel with the east line of Gov't Lot 1 in said Sec. 14, 1042.8 feet more or less to a point 285 feet north of the south line of Gov't. Lot 1 in said Sec. 14 for a place of beginning; thence continuing south along the last described line, 285 feet to a point on the south line of Gov't. Lot 1 in said Sec. 14; thence west along the south line of Gov't. Lot 1 in said Sec. 14 and extended, 1158 feet more or less to the left bank of the Arkansas River in Gov't. Lot 1 in said Sec. 15; thence northerly along said River to a point 285 feet north of the extended south line of Gov't. Lot 1, in said Sec. 14; thence east 1096 feet more or less to the place of beginning.

Gentlemen:

We have examined an abstract of title together with other title evidence concerning the title to the above described real property.

We are satisfied that the abstract and the title evidence which we have examined reflect all of the pertinent and relative matters of record in Sedgwick County, Kansas, concerning such title. As a result of such examination it is our opinion that as of this date marketable title to the above described real property is vested in:

JOHN I. PETERS,

subject to the following, to-wit:

1. Taxes for the year 1978 and prior years show as paid. The Key No. is RI-222 and 206-IB.
2. Consequences of the change of location of the Big Arkansas River which forms the Western boundary of the premises in question.

MAPC
Title Opinion
March 12, 1979
Page Two

3. To the rights of the United States of America, State of Kansas, the municipality and the public, in and to that part of the premises in question falling in the bed of the Big Arkansas River; also to the rights of the riparian owners in and to the free and unobstructed flow of the water of said river.

4. Easement to Kansas Gas and Electric Company, for transmission lines, over the North 10 feet of the South 70 feet of captioned property, as created by instrument filed June 27, 1956, in Book Misc. 372, Page 427.

5. Easement to the Gas Service Company, for gas pipe lines, over a portion of captioned property, as created by instrument filed October 21, 1955, in Book Misc. 355, Page 317.

6. Sewer Easement to the Oaklawn Improvement District, over a portion of captioned property, as created by instrument filed July 11, 1978, in Film 315, Page 11.

7. There has been mentioned, in various surveys, a private drainage easement over the South 49.5 feet of the subject property, and we understand that this will appear on the plat of Englewood Park Addition. We have to state, however, that no such easement appears of record, and we, therefore, assume that the same is a dedication as part of the platting process.

8. Dedication of the East 30 feet of captioned property, for road purposes, as evidenced by instrument filed August 7, 1953, in Book Misc. 307, Page 577.

We call your attention to the fact that this property is being platted as "Englewood Park Addition, Sedgwick County, Kansas."

Very truly yours,

DRESIE, JORGENSEN, WOOD & EUSON, P.A.

By: 

GD/js



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203 (316) 632-0233



Newby

February 1, 1979

Curtis Newby, Senior Planner
Wichita Sedgwick County
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main
Wichita, Kansas 67202

RE: Englewood Park Addition
Sedgwick County, Kansas

Dear Mr. Newby:

Enclosed is a letter signed by the Sunview Improvement District informing your department that Englewood Park Addition will be served by the new sanitary sewer system tying the District into the City of Wichita's system.

Very truly yours,

REISS & GOODNESS ENGINEERS

Maurice E. Dingler
Maurice E. Dingler, P.E.

MED/rmk
Enc.

cc: Baughman Company

2-5-79 advised Kenney Hill that what was needed was a letter from Improvement Dist. stating the applicant has either already paid for sewer extension to the site or has guaranteed the extension.

Curtis Newby, Senior Planner
Wichita Sedgwick County
Metropolitan Area Planning Dept.
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Re: Englewood Park Addition
Sedgwick County, Kansas
Sanitary Sewer Service

Dear Mr. Newby:

Englewood Park Addition Sedgwick County, Kansas is currently in Sunview Improvement District and the new proposed Interceptor tying the Oaklawn and Sunview's sanitary sewer system into the City of Wichita's system will also tie this addition into the system.

SUNVIEW IMPROVEMENT DISTRICT

Richard Earl Flabarty
President

September 29, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-49: Englewood Park Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 1978, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved. As recommended by the Subdivision Committee subject to the conditions stated in our letter of September 22, 1978.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Department.
- 3-27 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 3-13-79 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 platfor.
- 3-13-79 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith
Chief Planner

JHG:mkp

cc: John I. Peters, 3207 Morningside, Wichita, Kansas, 67207
Grey Dresie, Attorney, 433 N. Broadway, Wichita, Kansas, 67202

September 22, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-49 - Final plat of Englewood Park Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 21, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

A. The face of the final plat shall show a reference to a section or half-section corner or a platted lot corner.

5-10-79 *dh*
The applicant shall provide sanitary sewer service from the Sunview/Oaklawn Improvement District. A letter obtained from said district stating that satisfactory arrangements have been made for sewer service shall be submitted to the Planning Department.

for not needed see memo dated Mar 27, 79 from Wats. Dept.
The applicant shall make arrangements with the Wichita Water Department for water service to each mobile home. If any extension of the public water line is required, the applicant shall guarantee such extension. Water lines shall be located a minimum of 10 feet from the sewer lines.

D. The final plat tracing shall indicate the proposed easements for existing and proposed gas line and sanitary sewer lines.

E. A 25-foot platted setback from Englewood Street shall be labeled on the face of the plat.

F. A site grading plan shall be submitted to the City Engineer's office for review and approval prior to scheduling this plat before the MAPC. Any drainage improvements required by this plan shall be guaranteed by the applicant. *7-28-78 Wash*

G. The following changes shall be made on the preliminary development plan:
said plan has been approved but Korber still needs to furnish info and plume survey ect.

1. Label the private drainage easement on the south portion of the plat;
2. Add utility easements requested by the Committee;
3. Show a 25-foot setback from Englewood on Lots 1, 2, and 34. Lot 34 may have to be merged with Lot 33 into one lot.

cd Three (3) copies of the revised preliminary development plan shall be submitted to the Planning Department. Any substantial deviation from the approved plan when development occurs will require submission of a revised plan for approval by the Subdivision Committee. The applicant will need to submit a final detailed development plan to the County Building Permit Office for review and approval when applying for the mobile home park permit.

H. A minimum pad elevation of 1275 mean sea level datum shall be indicated on the face of the plat and referenced in the plat's text.

cd *I.* The applicant shall obtain the necessary street right-of-way from the property to the east in order to provide for the correct alignment of Englewood Street. This dedication shall be submitted to the Planning Department prior to scheduling the plat on the City Commission agenda.

J. The applicant shall contact the County Fire Department about the placement of fire hydrants.

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

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 28, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:bh cc: John I. Peters, 8207 Morningside, 67202
Grey Dressie, 433 N. Broadway, 67202
Dean Sellers, Assistant City Engineer

82540

NOTARIAL PUBLIC

KNOW ALL MEN BY THESE PRESENTS:

That we, Anna Rost, a widow, and William Arthur Lee and Emma Sullivan Lee, his wife, in some instances the heirs of the other, the undersigned, being the owners of a tract of land described as follows:

THE WEST 60 FEET OF THE BLK. 787, WEST OF GOVERNMENT HIGHWAY, SECTION 12, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH LINE, SEDWICK COUNTY, KANSAS, COMMENCING WITH THE NORTH BOUNDARY THEREOF, AND EXTENDING OUR SOUTH PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 1 TO THE SOUTH LINE OF GOVERNMENT LOT 1 A DISTANCE OF 1327.86 FEET, MORE OR LESS,

do hereby create and set aside an easement and dedicate to and for the use of the public for highway purposes, said tract, conditioned, however, as follows:

If, for any reason, said tract be not used for public road purposes within a period of five years from the date hereof, this dedication shall terminate and become void, and the tract herein described shall revert to the then owners or the adjoining land in the same proportion as now herein dedicated, and

Be it further conditioned, and it is understood, that no expense as to the construction, use or maintenance of such public road shall be borne or charged against Anna Rost, her successors or assigns.

Anna Rost
William Arthur Lee
Emma Sullivan Lee

I, Anna Rost, mortgagee of a portion of the above described tract, do hereby consent to the above and foregoing easement and dedication, and the conditions stated.

Anna Rost

STATE OF KANSAS }
SEDWICK COUNTY } SS

BE IT REMEMBERED, that on this 25th day of August, 1951, before me, a notary public in and for said county and state

MICROFILMED
FROM THE BEST
AVAILABLE COPY

578

afore said, name ANNA ROSE, a widow, and WILLIAM ARTHUR LEE AND
EUNA SULLIVAN LEE, his wife, to me personally known to be the
same persons who executed the foregoing instrument of writing,
and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
affixed my notarial seal the day and year first above written.

[Signature]
Notary Public

My commission expires
June 30-1954



19517

Original Compared
With Record

STATE OF KANSAS
SEDGWICK COUNTY

SS: This is to certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.

1953 at Sedgewick Co. Mo.
Witness my hand and seal of office this 1st day of June 1954.

[Signature]
DEPUTY

J. C. A. M.
J. C. M. (A. M. J. C. M.)

MICROFILMED
FROM THE BEST
AVAILABLE COPY

September 7, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 78-49 - Final plat of Englewood Park Addition,
generally located west of Englewood in an area
south of MacArthur Road

Gentlemen:

At the regular meeting of the Subdivision Committee of the
Metropolitan Area Planning Commission, September 7, 1978,
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 matter will be rescheduled for the Subdivision Committee
meeting of September 21, 1978. If you have any questions con-
cerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh

cc: John I. Peters, 8207 Morningside, 67207
Grey Dressie, 433 N. Broadway, 67202

August 24, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-49 - Preliminary plat of Englewood Park Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 24, 1978, the above-captioned plat was considered. The action of the Committee was to defer this plat for two weeks to allow time for the applicant to contact the owner of the property to the east about the possible dedication of land for street right-of-way so that the alignment of Englewood Street can be straightened out.

This plat will be rescheduled for consideration by the Subdivision Committee on September 7, 1978.

Sincerely,

Louise Olivarez
Junior Planner

LO:bh

cc: John I. Peters, 8207 Morningside, 67207
Grey Dressie, 433 N. Broadway, 67202

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. S/D 78-49 Name Englewood Park Addition
Date Application Rec'd. 5-22-78 Preliminary Approval 7-27-78
Scheduled S/D Meeting 8-24-78

DESCRIPTION

General Location West of Englewood in an area south of MacArthur Road.

Owner John I. Peters
Surveyor/Engineer Baughman Company
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

1. Gross Acreage of Plat 7.4
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 285 ft.
4. Minimum Lot Area 313,500.0 ft.
5. Existing Zoning R-1
6. Proposed Zoning R-1 w/conditional use
7. Lineal Feet of New Streets:
 - a. 30 R/W 285 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 285 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name Sunview-Oaklawn Improvement District
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita _____: Three-Mile Area x

STAFF COMMENTS:

- A. The face of the final plat shall show a reference to a section or half-section corner or a platted lot corner.
- B. The applicant shall provide sanitary sewer service from the Sunview/Oaklawn Improvement District. A letter obtained from said district stating that satisfactory arrangements have been made for sewer service shall be submitted to the Planning Department.
- C. The applicant shall make arrangements with the Wichita Water Department for water service to each mobile home site. If any extension of the public water line is required, the applicant shall guarantee such extension. Water lines shall be located a minimum of 10 feet from the sewer lines.
- D. The applicant's surveyor, utility company representatives, and the Department of Public Works shall be prepared to comment on the width and location of easements needed for the gas lines, sewer lines and other utility lines.
- E. A 25-foot platted setback from Englewood Street shall be labeled on the face of the plat.
- F. A site grading plan shall be submitted to the City Engineer's office for review and approval prior to scheduling this plat before the MAPC.
- G. The following changes shall be made on the preliminary development plan:
 1. Label the private drainage easement on the south portion of the plat;
 2. Add utility easements requested by the Committee;
 3. Show a 25-foot setback from Englewood on Lots 1, 2, and 34. Lot 34 may have to be merged with Lot 33 into one lot.

Three copies of the revised preliminary development plan shall be submitted to the Planning Department. Any substantial deviation from the approved plan when development occurs will require submission of a revised plan for approval by the Subdivision Committee. The applicant will need to submit a final detailed development plan to the County Building Permit Office for review and approval when applying for the mobile home park permit.

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

August 1, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-49 - Preliminary Plat of Englewood Park
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 27, 1978, the above captioned plat was considered. The action of the Committee was to recommend that item "A" of the previous platting conditions be deleted and substituted with the following:

- A. The west portion of this plat (140 feet measured along the north line, 50 feet along the south line) shall be designated as "drainage dedication" and an adjacent strip of land, measuring 60 feet along the north line and 80 feet along the south line, shall be granted as a "floodway."

All other conditions of preliminary plat approval as outlined in our letter of June 5, 1978, remain the same.

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

Sincerely,

Louise Olivarez
Junior Planner

cc: John I. Peters, 8207 Morningside, 67207
Grey Dressie, 433 N. Broadway, 67202

July 14, 1978

Grey Dresie
Attorney at Law
433 N. Broadway
Wichita, Kansas 67202

Re: S/D 78-49 Preliminary plat of Englewood Park Addition

Dear Mr. Dresie:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 13, 1978, the above captioned plat was considered. The action of the Committee was to defer this matter for 2 weeks for further consideration in order to allow the applicant's attorney to meet with the Flood Control office relative to the problems associated with the drainage dedication.

This matter will be reheard at the next Subdivision Committee meeting, July 27, 1978, at 1:00 p.m. in the Board Room, City Hall. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:et

cc:

Dean Sellers, Assistant City Engineer
John I. Peters, 8207 Morningside, Wichita, Kansas 67207
Baughman Company, 330 Laura, Wichita, Kansas 67211

June 5, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-49 Preliminary plat of Englewood Park Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 1, 1978, 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:

*see
sewer
letter
dated 8-1-78*

- A. The west portion of this plat (260 feet measured along the north line, 280 feet measured along the south line) shall be designated as "drainage dedication" and shall be referenced in the plat's text as being dedicated for riverbank maintenance, flood control and beautification purposes.
- B. The applicant shall provide sanitary sewer service from the Sunview/Oaklawn Improvement District. A letter obtained from said district stating that satisfactory arrangements have been made for sewer service shall be submitted to the Planning Department.
- C. The applicant shall make arrangements with the Wichita Water Department for water service to each mobile home site. If any extension of the public water line is required, the applicant shall guarantee such extension. Water lines shall be located a minimum of 10 feet from the sewer lines.
- D. Prior to or at the time of submission of the final plat, the applicant shall submit 15 copies of a mobile home park plan designed in accordance with the requirements of the Sedgwick County Trailer Code, including interior roadways with a minimum right-of-way of 30 feet and no individual mobile home spaces having access to Englewood Street. A minimum of 8% of the gross area of this plat shall be designated as recreation area.

- F. Appropriate easements for the gas lines and the interceptor sewer lines shall be shown on the plat.
- G. A lot grading plan shall be submitted to the Flood Control office for review and approval prior to the submission of the final plat.
- H. ✓ Lot boundary dimensions shall be shown on the final plat.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Louise Olivarez
Junior Planner

LO:et
cc:

Dean Sellers, Assistant City Engineer
John I. Peters, 8207 Morningside, Wichita, Kansas 67207

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-49 Name Englewood Park Addition
Date Application Rec'd. 5-22-78 Preliminary Approval
Scheduled S/D Meeting 6-1-78

DESCRIPTION

General Location west of Englewood in an area south of MacArthur Road

Owner John I. Peters
Surveyor/Engineer Baughman Company
Address 330 Laura (67211) Phone 262-7271

- | | | | |
|---|---|---|---------|
| 1. Gross Acreage of Plat | 7.4 | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. 30 R/W | 285 ft. |
| Residential | | b. R/W | ft. |
| Commercial | | c. R/W | ft. |
| Industrial | | d. R/W | ft. |
| Other | | e. R/W | ft. |
| Total Number of Lots | 1 | TOTAL | 285 ft. |
| 3. Minimum Lot Frontage | 285 ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | 313,500 ft. | streets? yes <input checked="" type="checkbox"/> no | |
| 5. Existing Zoning | R-1 | | |
| 6. Proposed Zoning | R-1 W/conditional use (CU-184) | | |
| 9. Public Water Supply | yes (Yes-No), Name City of Wichita | | |
| 10. Public Sanitary Sewers | (Yes-No), Name Sunview Oaklawn Improvement District | | |
| 11. Health Department Approval (where applicable) | (Yes-No) | | |
| 12. City of Wichita | : Three-Mile Area <input checked="" type="checkbox"/> | | |

STAFF COMMENTS:

- A. This property has been approved for a conditional use permit to allow expansion of the mobile home park which is north of this site.
- B. The applicant shall provide sanitary sewer service from the Sunview/Oaklawn Improvement District. A letter obtained from said district stating that satisfactory arrangements have been made for sewer service shall be submitted to the Planning Department.
- C. The applicant shall make arrangements with the Wichita Water Department for water service to each mobile home site. If any extension of the public water line is required, the applicant shall guarantee such extension. Water lines shall be located a minimum of 10 feet from the sewer lines.
- D. Prior to or at the time of submission of the final plat, the applicant shall submit six copies of a mobile home park plan designed in accordance with the requirements of the Sedgwick County Trailer Code, including interior roadways with a minimum right-of-way of 30 feet and no individual mobile home spaces having access to Englewood Street.
- E. A drainage dedication will be required adjacent to the Arkansas River. The Flood Control office shall be prepared to comment on the amount of dedication needed.
- F. Lot boundary dimensions shall be shown on the final plat.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5742
Section No.: 14
Twp. No.: 28
Range: 1E

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: ENGLEWOOD PARK ADDITION
West of Englewood
General Location: South of W. Arthur Rd, West of Englewood

Name of Property Owner: John J. Peters
Address: 8207 Warningside Phone: 882-0374
Name of Subdivider: _____ Phone: _____
Address: _____
Name of Agent/Surveyor: BAUGHMAN Co
Address: 330 LAUDA Phone: 762-7271
Date of Application: 22 MAY 78

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 7.4 acres
2. Number of Lots:
Residential _____
Commercial _____
Industrial _____
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 285 ft.
4. Minimum Lot Area 313,500.0 ft.
5. Existing Zoning R-1
6. Proposed Zoning R-1 w/conditional use (CU-184)
7. Lineal Feet of New Streets:
a. 30 R/W 285 ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 285 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply _____ (Yes-No), Name _____
10. Public Sanitary Sewers _____ (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: [Signature]

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

Received by L.O.
Date 5-22-78
Fee Submitted 50.00

FORM 2-021

PAYMENT NOTICE
City of Wichita

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

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

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY