

PLAT NO. S/D 78-61 MAP NO. 4647

NAME RAINBOW LAKES WEST FOURTH ADDITION

LOCATION: East of 135th St. West, in an area
south of Central

ENGINEER K.O. Taylor

OWNER L.V. Bell

APPLICATION FILED 6-30-78

SKETCH PLAT FILED _____

PRELIMINARY FILED 6-30-78

S/D ACTION 7-13-78 approve

FINAL FILED 8-14-78

S/D ACTION 8-24-78 approve & hold

MARC ACTION 9-13-79 approve

BCC ACTION 10-23-79 Approved

RECORDED 12-10-79

REMARKS SCZ. 04/14

S/D 78-61 - RAINBOW LAKES WEST
FOURTH ADDITION - East of 135th St
West, in an area south of Central
by, K.O. Taylor

POSTED
7-2-78

ACTION

	DATE
S/D COMMITTEE (Prelim) <i>approve</i>	<i>7-13-78</i>
<i>S/D (final)</i>	<i>8-24-78</i>
M.A.P.C. <i>approve</i>	<i>9-13-79</i>
B.C.C./B-60.C. <i>Approved</i>	<i>10-23-79</i>

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
DEC 17 1979

MICROFILMED
OF RECORD

FILM 400 PAGE 193

NO. 4 71608
BETTE F. MCCART
REGISTER OF DEEDS

AGREEMENT

Pat
12/17/79

This agreement, made and entered into this 27TH day of Nov,
19 79, by and between Sedgwick County, Kansas, hereinafter called the
County, and the City of Wichita, Kansas, hereinafter called the City, for the
construction, operation, and maintenance of a wastewater collection system
comprised of sanitary sewer laterals, a force main, and pump station,
serving the following tracts of land:

1. The Southeast Quarter of Section 24, Township 27 South, Range 2 West, Sedgwick County, Kansas; except a tract in the Southeast Quarter of Section 24, Township 27 South Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point on the east line of said Southeast Quarter, 1168.9 feet north of the southeast corner of said Southeast Quarter; thence west at right angles, 449.65 feet; thence north at right angles, 389.23 feet; thence East at right angles 449.65 feet to the east line of said Southeast Quarter, thence south 389.23 feet to the point of beginning, containing 4.02 acres more or less.
2. A tract in the SW $\frac{1}{4}$ of Section 24, T27S, R2W of the 6th P.M., Sedgwick County, Kansas described as follows:

Beginning at the SE corner of said SW $\frac{1}{4}$; thence S 88° 55' 03" W along the south line of said SW $\frac{1}{4}$, 330 feet; thence N 0° 11' 20" W parallel to the east line of said SW $\frac{1}{4}$, 264.18 feet; thence N 52° 01' 37" W, 2542.09 feet; thence S 37° 58' 23" W, 1912 feet to the P.C. of a curve; thence southerly on a curve to the left having a radius of 236 feet and a deflection angle of 38° 02' 30", 159.69 feet to the P.T. of said curve; thence S 0° 04' 07" E parallel to the west line of said SW $\frac{1}{4}$, 250 feet; thence S 89° 55' 53" W, 244 feet to the west line of said SW $\frac{1}{4}$; thence N 0° 04' 07" W along the west line of said SW $\frac{1}{4}$, 750.27 feet to a point 427.73 feet south of the NW corner of said SW $\frac{1}{4}$; thence N 61° 47' 03" E, 950.52 feet to a point on the north line of said SW $\frac{1}{4}$, 838.36 feet east of the NW corner of said SW $\frac{1}{4}$; thence N 88° 31' 08" E along the north line of said SW $\frac{1}{4}$, 1795.34 feet to the NE corner of said SW $\frac{1}{4}$; thence S 0° 11' 20" E, 2657.3 feet to the point of beginning.

3. Part of the SW $\frac{1}{4}$ of Section 24 and part of the NW $\frac{1}{4}$ of Section 24, all in T27S, R2W, described as:

Beginning at the SW corner of said NW $\frac{1}{4}$; thence N 0° 00' E along the west line of said NW $\frac{1}{4}$, 2364.20 feet to a point 280 feet south of the NW corner of said NW $\frac{1}{4}$; thence N 89° 18' 30" E parallel to the north line of said NW $\frac{1}{4}$, 520 feet; thence S 0° 00' W, 806.21 feet; thence S 41° 25' E, 669.66 feet; thence N 45° 43' 15" E, 200.25 feet; thence S 41° 25' E, 234.28 feet to the P.C. of a curve; thence southeasterly on a curve to the right having a radius of 258 feet and a deflection angle of 20° 30', 92.31 feet to the P.T. of said curve; thence S 20° 55' E on a tangent to said curve, 88.07 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 200 feet and a deflection angle of 21° 55', 103.28 feet; thence S 42° 50' E, on a tangent to said curve, 120 feet; thence N 47° 10' E, 70 feet; thence

7.00

City Clerk

N 50° 19' E, 183.84 feet; thence S 55° 04' 22" E, 377.86 feet; thence S 15° 46' 49" E, 606.26 feet to the south line of said NW¼; thence S 88° 31' 08" W on the south line of said NW¼, 1305.91 feet to a point 838.36 feet east of the SW corner of said NW¼; thence S 61° 47' 03" W, 950.52 feet to the west line of the SW¼, Section 24; thence N 0° 04' 07" W, 427.73 feet to the point of beginning.

4. Beginning at the SE corner of the SW¼ of Section 24, T27S, R2W of the 6th P.M. Sedgwick County, Kansas; thence west along the south line of said SW¼ to the SW corner of said SW¼; thence north along the west line of the SW¼ of said section to the SE corner of the north ½ of the SE¼ of Section 23, T27S, R2W of the 6th P.M. Sedgwick County, Kansas; thence west along south line of the north ½ of said SE¼ to the SW corner of the north ½ of said SE¼; thence north to the NW corner of said SE¼, thence east to the NE corner of said SE¼; thence north along the west line of the NW¼ of Section 24, T27S, R2W of the 6th P.M. Sedgwick County, Kansas to a point 280 feet south of the NW corner of said NW¼; thence N 89° 18' 30" E parallel to the north line of said NW¼, 520 feet; thence S 0° 00' W, 806.21 feet; thence S 41° 25' E, 669. feet; thence N 45° 43' 15" E, 200.25 feet; thence S 41° 25' E, 234.25 feet to the P.C. of a curve; thence southeasterly on a curve to the right having a radius of 258 feet and a deflection angle of 20° 30', 92.31 feet to the P.T. of said curve; thence S 20° 55' E on a tangent to said curve, 88.07 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 270 feet and a deflection angle of 21° 55' E, 103.28 feet; thence S 42° 50' E, on a tangent to said curve, 120 feet; thence N 47° 10' E, 70 feet; thence N 50° 19' E, 183.84 feet; thence S 55° 04' 22" E, 377.86 feet; thence S 15° 46' 49" E, 606.26 feet to the south line of said NW¼; thence east along the south line of said NW¼ to the SE corner of said NW¼; thence south along the east line of the SW¼ of Section 24, T27S, R2W to the point of beginning.
5. North half of the Southeast Quarter, Section 23, Township 27 South, Range 2 West, 6th P.M. Sedgwick County, Kansas.

*W. J. Johnson
C. B. Baker*

WITNESSETH:

The County and the City agree to the following:

1. The County will issue general obligation bonds to finance the construction of the system. Special assessment taxes levied on the above tracts will repay the bonds.
2. The County will retain ownership of the system until the bonds are retired. At that time, in return for one dollar and other valuable considerations, the County will transfer ownership of the system to the City.
3. Design and construction of said system will conform to standards set forth by the City. The County will submit plans and specifications to the City Engineer for approval, prior to advertising for bids for construction.

4. The County will award a contract for construction of the system. City forces will inspect the construction of the system, including air testing and television inspection. The County will not accept the system from the construction contractor until the City has determined that it meets the necessary standards.
5. The City will accept into its municipal sewer system all wastewater discharged from the tracts legally described in this agreement. The City will not accept wastewater discharged from other tracts of land outside the Wichita City limits into the system described in this agreement, unless so arranged by separate agreements.
6. The City will bill and collect all sewer service charges to the property described in this agreement, and will retain all charges collected in the City's sewer utility fund.
7. The City will perform, and bear the cost of, all repairs, replacements, modifications, and all maintenance work necessary to keep the system in proper operating condition in accordance with applicable governmental requirements.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be signed by the respective duly authorized officers this 27th day of November, 19 79.

(SEAL)

ATTEST

Paul E. Pea
Deputy City Clerk, City of Wichita

THE CITY OF WICHITA, KANSAS

Robert G. Knight
ROBERT G. KNIGHT, VICE MAYOR, City of Wichita



(SEAL)

ATTEST

W. K. White
County Clerk, Sedgwick County

SEDGWICK COUNTY, KANSAS

Tom Scott
Tom Scott, Chairman, Board of Commissioners

APPROVED:

John Dekker
John Dekker, Director of Law

APPROVED AS TO FORM ONLY:

Theodore J. Hill
Theodore J. Hill, County Counselor

November 21, 1979

Donald C. Gisick, City Clerk

Louise Olivarez, Senior Planner

City-County Sewer Agreement for the Rainbow Lakes Area

On October 23, 1979, the Board of City Commissioners approved the plats of Rainbow Lakes West Third and Fourth Additions subject to completion of several items. One item was a joint City-County agreement pertaining to the construction, operation and maintenance of a sanitary sewer system for several tracts of land located near Maple and 135th Street West. John Dekker had already approved an agreement which had been submitted by John Wynkoop and on November 14, 1979, the Board of County Commissioners approved this agreement.

The original agreement and one xerox copy, both signed by the County are attached herewith. Please schedule this matter on the Clerk's agenda for November 27, 1979, with the following recommended action:

"Approve the joint City-County sewer agreement and authorize the Mayor to sign."

The signed original document should be recorded with the Register of Deeds. The signed xerox copy should be returned to John Wynkoop. The recording fee may be billed to the platlor of Rainbow Lakes West Third Addition:

Mr. John Fry
322 Wheatland Place
Wichita, Kansas 67235

If you have any questions regarding this matter, please call John Wynkoop or me.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh



SEDGWICK COUNTY, KANSAS

LEGAL DEPARTMENT

THEODORE H. HILL
COUNTY COUNSELOR

COUNTY COURTHOUSE • SUITE 315 • WICHITA, KANSAS 67203 • TELEPHONE (316) 268-7111

DATE: November 16, 1979
TO: John Wynkoop, Wichita Water Department
FROM: Theodore H. Hill, County Counselor
RE: Agreement Regarding ^{Rainbow Lakes} ~~Timber Lakes~~ Sanitary Sewer

Enclosed herewith please find the above referenced agreement signed by the Chairman of the Board of County Commissioners and the County Clerk.

Please note that a change was made on page 3 of the agreement after Mr. Dekker signed the same. In Paragraph No. 7 the word "routine" was changed to the word "all".

If you have any questions regarding this matter, please do not hesitate to contact me.

THH:sd

Enc.

AGREEMENT

This agreement, made and entered into this _____ day of _____, 19_____, by and between Sedgwick County, Kansas, hereinafter called the County, and the City of Wichita, Kansas, hereinafter called the City, for the construction, operation, and maintenance of a wastewater collection system comprised of sanitary sewer laterals, a force main, and pump station, serving the following tracts of land:

1. The Southeast Quarter of Section 24, Township 27 South, Range 2 West, Sedgwick County, Kansas; except a tract in the Southeast Quarter of Section 24, Township 27 South Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point on the east line of said Southeast Quarter, 1168.9 feet north of the southeast corner of said Southeast Quarter; thence west at right angles, 449.65 feet; thence north at right angles, 389.23 feet; thence East at right angles 449.65 feet to the east line of said Southeast Quarter, thence south 389.23 feet to the point of beginning, containing 4.02 acres more or less.
2. A tract in the SW $\frac{1}{4}$ of Section 24, T27S, R2W of the 6th P.M., Sedgwick County, Kansas described as follows:
Beginning at the SE corner of said SW $\frac{1}{4}$; thence S 88° 55' 03" W along the south line of said SW $\frac{1}{4}$, 330 feet; thence N 0° 11' 20" W parallel to the east line of said SW $\frac{1}{4}$, 264.18 feet; thence N 52° 01' 37" W, 2542.09 feet; thence S 37° 58' 23" W, 1912 feet to the P.C. of a curve; thence southerly on a curve to the left having a radius of 236 feet and a deflection angle of 38° 02' 30", 159.69 feet to the P.T. of said curve; thence S 0° 04' 07" E parallel to the west line of said SW $\frac{1}{4}$, 250 feet; thence S 89° 55' 53" W, 244 feet to the west line of said SW $\frac{1}{4}$; thence N 0° 04' 07" W along the west line of said SW $\frac{1}{4}$, 750.27 feet to a point 427.73 feet south of the NW corner of said SW $\frac{1}{4}$; thence N 61° 47' 03" E, 950.52 feet to a point on the north line of said SW $\frac{1}{4}$, 838.36 feet east of the NW corner of said SW $\frac{1}{4}$; thence N 68° 31' 08" E along the north line of said SW $\frac{1}{4}$, 1795.34 feet to the NE corner of said SW $\frac{1}{4}$; thence S 0° 11' 20" E, 2657.3 feet to the point of beginning.
3. Part of the SW $\frac{1}{4}$ of Section 24 and part of the NW $\frac{1}{4}$ of Section 24, all in T27S, R2W, described as:
Beginning at the SW corner of said NW $\frac{1}{4}$; thence N 0° 00' E along the west line of said NW $\frac{1}{4}$, 2364.20 feet to a point 280 feet south of the NW corner of said NW $\frac{1}{4}$; thence N 89° 18' 30" E parallel to the north line of said NW $\frac{1}{4}$, 520 feet; thence S 0° 00' W, 806.21 feet; thence S 41° 25' E, 669.66 feet; thence N 45° 43' 15" E, 200.25 feet; thence S 41° 25' E, 234.28 feet to the P.C. of a curve; thence southeasterly on a curve to the right having a radius of 258 feet and a deflection angle of 20° 30', 92.31 feet to the P.T. of said curve; thence S 20° 55' E on a tangent to said curve, 88.07 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 200 feet and a deflection angle of 21° 55', 103.28 feet; thence S 42° 50' E, on a tangent to said curve, 120 feet; thence N 47° 10' E, 70 feet; thence

N 50° 19' E, 183.84 feet; thence S 55° 04' 22" E, 377.86 feet; thence S 15° 46' 49" E, 606.26 feet to the south line of said NW¼; thence S 88° 31' 08" W on the south line of said NW¼, 1305.91 feet to a point 838.36 feet east of the SW corner of said NW¼; thence S 61° 47' 03" W, 950.52 feet to the west line of the SW¼, Section 24; thence N 0° 04' 07" W, 427.73 feet to the point of beginning.

4. Beginning at the SE corner of the SW¼ of Section 24, T27S, R2W of the 6th P.M. Sedgwick County, Kansas; thence west along the south line of said SW¼ to the SW corner of said SW¼; thence north along the west line of the SW¼ of said section to the SE corner of the north ½ of the SE¼ of Section 23, T27S, R2W of the 6th P.M. Sedgwick County, Kansas; thence west along south line of the north ½ of said SE¼ to the SW corner of the north ½ of said SE¼; thence north to the NW corner of said SE¼, thence east to the NE corner of said SE¼; thence north along the west line of the NW¼ of Section 24, T27S, R2W of the 6th P.M. Sedgwick County, Kansas to a point 280 feet south of the NW corner of said NW¼; thence N 89° 18' 36" E parallel to the north line of said NW¼, 520 feet; thence S 0° 00' W, 806.21 feet; thence S 41° 25' E, 669.66 feet; thence N 45° 43' 15" E, 200.25 feet; thence S 41° 25' E, 234.28 feet to the P.C. of a curve; thence southeasterly on a curve to the right having a radius of 258 feet and a deflection angle of 20° 30', 92.31 feet to the P.T. of said curve; thence S 20° 55' E on a tangent to said curve, 88.07 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 270 feet and a deflection angle of 21° 55' E, 103.28 feet; thence S 42° 50' E, on a tangent to said curve, 120 feet; thence N 47° 10' E, 70 feet; thence N 50° 19' E, 183.84 feet; thence S 55° 04' 22" E, 377.86 feet; thence S 15° 46' 49" E, 606.26 feet to the south line of said NW¼; thence east along the south line of said NW¼ to the SE corner of said NW¼; thence south along the east line of the SW¼ of Section 24, T27S, R2W to the point of beginning.
5. North half of the Southeast Quarter, Section 23, Township 27 South, Range 2 West, 6th P.M. Sedgwick County, Kansas.

WITNESSETH:

The County and the City agree to the following:

1. The County will issue general obligation bonds to finance the construction of the system. Special assessment taxes levied on the above tracts will repay the bonds.
2. The County will retain ownership of the system until the bonds are retired. At that time, in return for one dollar and other valuable considerations, the County will transfer ownership of the system to the City.
3. Design and construction of said system will conform to standards set forth by the City. The County will submit plans and specifications to the City Engineer for approval, prior to advertising for bids for construction.

4. The County will award a contract for construction of the system. City forces will inspect the construction of the system, including air testing and television inspection. The County will not accept the system from the construction contractor until the City has determined that it meets the necessary standards.
5. The City will accept into its municipal sewer system all wastewater discharged from the tracts legally described in this agreement. The City will not accept wastewater discharged from other tracts of land outside the Wichita City limits into the system described in this agreement, unless so arranged by separate agreements.
6. The City will bill and collect all sewer service charges to the property described in this agreement, and will retain all charges collected in the City's sewer utility fund.
7. The City will perform, and bear the cost of, all repairs, replacements, modifications, and all maintenance work necessary to keep the system in proper operating condition in accordance with applicable governmental requirements.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be signed by the respective duly authorized officers this _____ day of _____, 19_____.

(SEAL)

ATTEST:

City Clerk, City of Wichita

THE CITY OF WICHITA, KANSAS

Tony Casado, Mayor, City of Wichita



John Dekker
County Clerk, Sedgwick County

SEDGWICK COUNTY, KANSAS

Tom Scott
Tom Scott, Chairman, Board of Commissioners

APPROVED AS TO FORM ONLY:
Theodore H. Hill
Theodore H. Hill, County Counselor

APPROVED:

John Dekker
John Dekker, Director of Law



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1019 STILLWELL
WICHITA, KANSAS 67213

G. C. MCLURE, JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

RECEIVED

NOV - 8 1979

METROPOLITAN PLANNING
ROUTE

Thomson

DATE: November 7, 1979
TO: Robert Lakin, Director
FROM: Phillip Dietrich *P.D.*
SUBJECT: Rainbow Lakes 4th Addition

Enclosed please find a letter from Mr. Al Reiss concerning enlargement of a spillway for above referenced addition. Mr. McLure has countersigned this letter, as per your request.

If I may be of further assistance please call.

enc:



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

October 22, 1979

RECEIVED

- 24

OCT 22 1979

METROPOLITAN PLANNING

ROUTE _____

Mr. Robert Lakin, Director
M.A.P.C. - 10th Floor
455 N. Main
Wichita, Kansas 67202

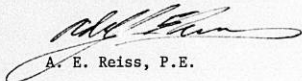
RE: Enlargement of Spillway - Rainbow 4th Addition Plat

Gentlemen:

Please be informed that as Engineers employed by Sedgwick County for design of the Street and Drainage System of the above, we will incorporate the enlargement of the spillway in said plans.

Sincerely,

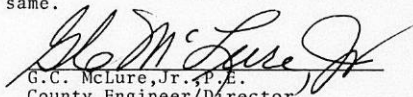
REISS & GOODNESS ENGINEERS


A. E. Reiss, P.E.

AER/rmk

November 6, 1979

I, G.C. McLure, Jr., P.E., Sedgwick County Engineer/Director of Public Works, hereby affirm the intent of Reiss & Goodness Engineers, as set forth hereinabove and thereby provide my acknowledgement and agreement of same.


G.C. McLure, Jr., P.E.
County Engineer/Director
of Public Works
Sedgwick County, Kansas

WICHITA SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

October 31, 1979

TO Phil Dietrich, Senior Engineer
FROM Louise Olivarez, Senior Planner
SUBJECT Letter of credit for sanitary sewer force main in
the Rainbow Lakes West Third Addition

Transmitted herewith is the original letter of credit in the amount of \$32,000.00 for the account of Rainbow Lakes, Inc., guaranteeing the construction of the sanitary sewer force main. If the form of this letter of credit meets with the approval of the County Counselor, it should be filed with the County Clerk until the sanitary sewer force main construction has been completed.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

Attach.

The Home State Bank

IRREVOCABLE LETTER OF CREDIT

October 26, 1979

CREDIT #R-13

Sedgwick County
Wichita, Kansas

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding Thirty-two thousand dollars (\$32,000.00) for the account of Rainbow 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 June 30, 1980,

1. SANITARY SEWER FORCE MAIN

in Rainbow Lakes West Third Addition, a subdivision of Sedgwick County, Kansas.

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

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

All drafts drawn hereunder must be marked: "Drawn under The Home State Bank, Credit No. R-13, dated October 26, 1979."

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 commercially documented credits fixed by the 13th Congress of the International Chamber of Commerce, "Uniform Customs and Practice of Documentary Credits" (1962 Revision, Brochure No. 222).

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of his credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before August 30, 1980.

Very truly yours,

The Home State Bank

by *Chas. T. Rowland*
Assistant Vice President

Phone 316-324-5531

P. O. Box 8

Lewis, Kansas 67552

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-61 Name Rainbow Lakes West Fourth Addition
 Application & Sketch Filed: 6-30-78
 Preliminary Plat Filed: 6-30-78 Approved by S/D: 7-13-78
 Final Plat Filed: 8-14-78 Approved by S/D: 8-24-78
 Approved by Metropolitan Area Planning Commission: 9-13-79

DESCRIPTION

General Location: East of 135th Street West in an area south of Central

Surveyor or Engineer: K. O. Taylor
 Owner: L.V. Bell, etux.
 Address: 360 N. 135th Street West, Wichita, Ks. 67235

1. Gross Acreage of Plat 66.2 acres
2. Number of Lots

Residential	<u>75</u>	St. <u>Central</u>	No. Openings <u>0</u>
Commercial		St. <u>135th</u>	No. Openings <u>0</u>
Industrial		St. _____	No. Openings _____
Other			
7. Req'd Improvements

St. Paving	<u>X</u>	Water	<u>X</u>
Sidewalk		Drainage	<u>X</u>
Sewer	<u>X</u>	Other	
3. Minimum Lot Area: 0.25 acres
4. Existing Zoning: R-1
5. Special Problems Discussed: Annexation.

County zone case SCZ-0414 "R-1" to "AA" has been approved subject to platting. The applicant has petitioned the County for street paving and related storm water sewers and for sanitary sewer laterals. A force main and lift station must be constructed to get sewage from this lateral system into the City's sewer system. There also needs to be a written agreement between the City and County regarding this sewer system (ownership, method of billing, etc.). The applicant has petitioned the City for water service. Applications for sewer service and water service outside the City limits have been submitted. Protective covenants have been submitted which provide for the maintenance of the reserve, and which provide for four off-street parking spaces for each lot located on a 58-foot street. A guarantee is still needed for the increased size of the spillway.

Planning Commission Recommendation: That this plat be approved and that the requirement for sidewalks be waived.

Savina moved, Gardner seconded and it carried 7 to 1. (Cole opposed). Martens and Hennessy were absent.

ACTION: Approve the application for water service and authorize the Mayor to sign for the City; receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; instruct the City Clerk to file the applications for sewer service and for water service, and the protective covenants with the Register of Deeds, the recording costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign; and instruct the Planning Department to withhold release of the plat for recording until the City-County sewer agreement has been completed, the guarantee for the sewer force main and lift station has been submitted, and a guarantee for the spillway has been submitted.

32,000 letter of credit for force main
letter from Al Reiss saying spillway to be constructed with street
sewer agreement approved by County 11-14-79
Previously approved by Doherty for city
Approved by City 11-21-79

included in petition from developer

WICHITA-SEDGWICK COUNTY

DATE

October 17, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

*Rainbow Lakes West
Fourth*

TO Eugene H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT Applications for sewer service and water service
outside the City limits.

Four applications for sewer service and five applications for water service for properties generally located on both sides of 135th Street West between Maple and Central have been submitted to the City (see map attached). Two of these water service applications (for Rainbow Lakes West Third and Fourth Additions) are on the City Commission agenda for October 23, 1979, in conjunction with the plats. The other three water service applications and all four sewer service applications should be reviewed by the City Commission at the same time. The sewer service applications have already been fully approved and have the required signatures. They need only to be recorded with the Register of Deeds.

The water service applications require approval by the City Commission and the signatures of the Mayor and City Clerk prior to being recorded with the Register of Deeds.

These sewer and water services applications have been scheduled on the planning agenda following the two Rainbow Lakes plats and the recommended action is:

"Approve the applications for water service and authorize the Mayor to sign for the City; instruct the City Clerk to file the water service applications and the sewer service applications with the Register of Deeds, the recording costs of which shall be billed to the applicants."

For the City Clerk's information, the names and addresses of the applicants are listed below.

Rainbow Lakes, Inc.
c/o John W. Fry, President
322 Wheatland Place
Wichita, Kansas 67235

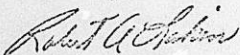
L. V. Bell
360 N. 135th Street West
Wichita, Kansas 67235

Eugene H. Denton, City Manager
Page 2
October 17, 1979

Associated Material and Supply Co., Inc.
c/o D. L. Stannard, President
4401 W. 53rd St. North
Wichita, Kansas 67235

M and B Investment, Inc.
c/o Howard Murray
9103 W. Central
Wichita, Kansas 67212

Sincerely,

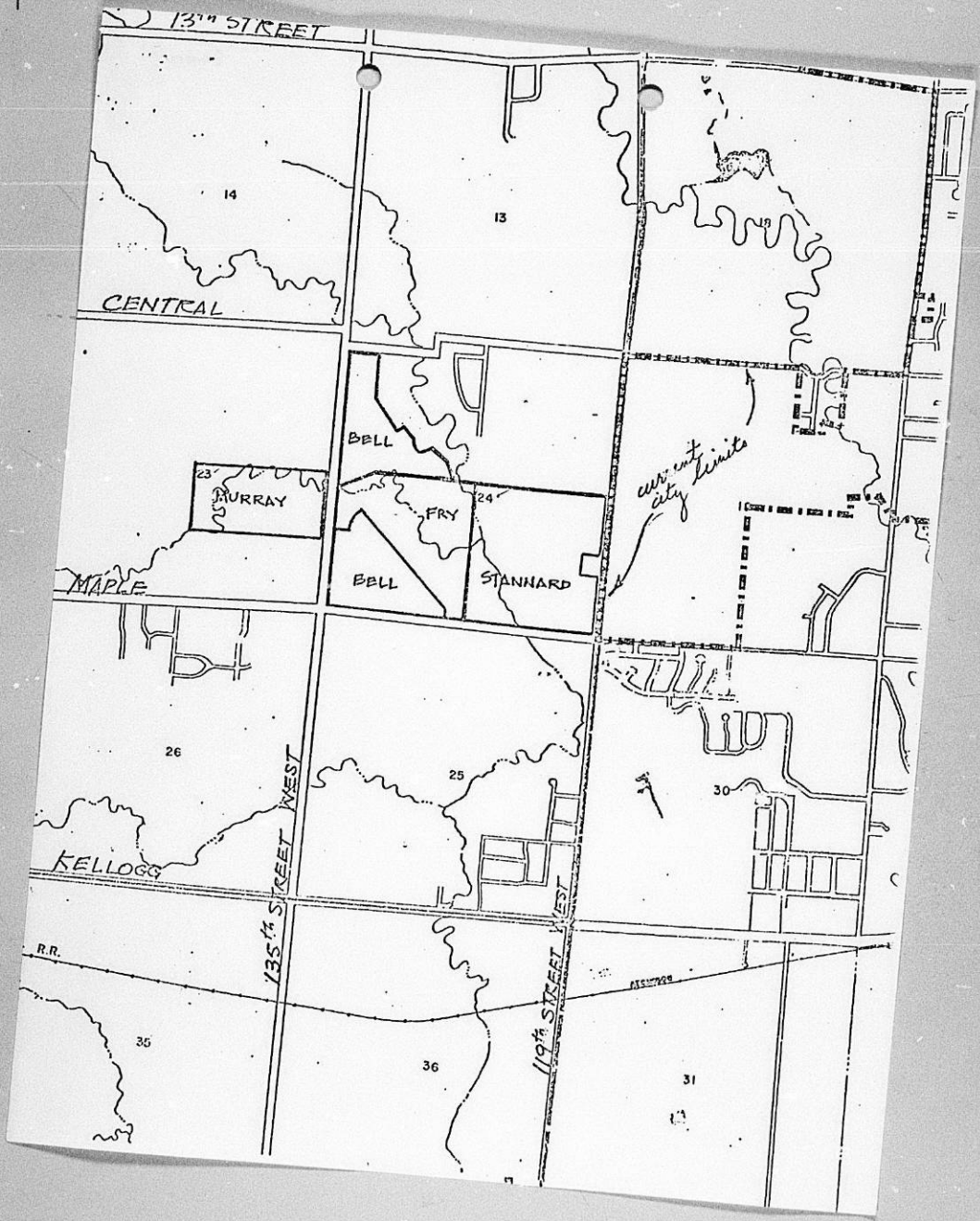


Robert A. Lakin
Director of Planning

RAL:LO:bh

Attachments

cc: Board of City Commissioners
City Clerk



THE CITY OF WICHITA
OFFICE OF Water Department

DATE October 16, 1979



TO The Honorable Board of City Commissioners
(through E. H. Denton, City Manager)

FROM John D. Wynkoop, Director of Water & Water Pollution Control

SUBJECT Item for City Manager's Agenda
Report on Water Works System
Benefit District No. 644-79
OUTSIDE OF CITY

Water system improvement in and for the supply line in Maple St. from Shefford to 135th St. W., and in 135th St. W. from Maple St. to Rolling Hills, to serve parts of sections 23 and 24, T27S, R2W.


A petition has been submitted for this improvement signed by property owners of record of 100% of the area liable to be assessed. The total estimated cost is \$464,000.00 which is to be paid in total by the benefit district, in compliance with the present main extension policy.

The design features of the proposed system include approximately 11,225 lineal feet of 16-inch water mains and appurtenances in Maple St. from Shefford to 135th St. W., and in 135th St. W. from Maple St. to Rolling Hills.

The improvement district's cost shall be assessed equally per acre against all land in the improvement district liable for assessment and so assessed as a special benefit.

The Director of Water and Water Pollution Control reports favorably on the Engineering feasibility of the system and recommends granting of the petition; the adoption of the resolution of finding as to the advisability of the project and a resolution ordering and directing the improvement.

ACTION: Receive and file the feasibility report and grant the petition; adopt the resolution of finding and the resolution ordering and directing the improvement.


John D. Wynkoop
Director of Water and
Water Pollution Control

JDN:bd

1965-04
Approved by Board of Commissioners
OCT 23 1973

PROTECTIVE COVENANTS
RAINBOW LAKES WEST FOURTH ADDITION
SEDGWICK COUNTY, KANSAS

THIS DECLARATION, made this 18th day of July, 1979, by L. V. BELL AND SHARON BELL, husband and wife, hereinafter called Grantor,

WITNESSETH:

WHEREAS, Grantor is the owner of the real property ("property") hereinafter described and is desirous of subjecting said property to the conditions, covenants, restrictions, reservations and easements hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof;

NOW, THEREFORE, Grantor hereby declares that the property hereinafter described is, and shall be, held, transferred, sold, conveyed and occupied subject to the conditions, covenants, restrictions, reservations and easements hereinafter set forth.

CLAUSE I

DEFINITION OF TERMS

"Building Site" shall mean a minimum of one lot as platted or two or more contiguous lots or portions thereof with a minimum frontage of ninety-five (95) feet, upon which a residence may be erected in conformance with the requirements of these covenants.

"Residence" shall mean a building erected and maintained in conformance with the requirements of these covenants for private residential purposes and designed for occupancy by a single family. It shall not mean any flat, apartment, multi-family dwelling or duplex, even though intended for residential purposes.

"Grantor" shall mean L. V. Bell and Sharon Bell, husband and wife, their heirs and assigns.

"Improvements" shall mean and include a residence as herein defined, swimming pools, bath houses, greenhouses, guest houses, or any other structure or building, fences, walls, hedges, mass plantings, exterior antenna and other appurtenances.

"Front and Side Street Building Set-Back Line or Lines" shall mean the minimum distance which a residence shall be set back from the front and/or side street lines, respectively, and reference is hereby made to the recorded plat of Rainbow Lakes West Fourth Addition, Sedgwick County, Kansas, for the location of such set-back lines.

"Side Building Site Line" shall mean the boundary or property line dividing two adjoining building sites.

PROPERTY SUBJECT TO THIS DECLARATION

The property which is, and shall be, conveyed, transferred, occupied and sold subject to the conditions, covenants, restrictions, reservations and easements with respect to the various portions thereof set forth in the various clauses and sections of this Declaration is located in the County of Sedgwick, State of Kansas, and is more particularly described as follows, to-wit:

All the Lots in Rainbow Lakes West Fourth Addition, Sedgwick County, Kansas, which has been platted and which plat is filed of record in the Office of the Register of Deeds of Sedgwick County, Kansas.

No property other than that described above shall be deemed subject to this declaration.

CLAUSE II

GENERAL PURPOSE OF CONDITIONS

The property described in Clause I hereof is subject to the conditions, covenants, restrictions, reservations and easements hereby declared to insure the best use and the most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned improvements and improvements built of improper or unsuitable materials; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on building sites; to secure and maintain proper set-backs from streets, and adequate free spaces between structures; and in general to provide for a high type and quality of improvements on said property.

A. No building or structure shall be erected, altered, placed or permitted to remain on any building site subject to this Declaration other than one new single family residence, for private use, with a private garage and other outbuildings incidental to residential use; provided, however, that Grantor or the non-profit corporation hereinafter referred to may, in its sole discretion and at its own expense, construct or install decorative entrance treatments, of Grantor's or said non-profit corporation's own choice, type and design, on any or all corner lots or building sites, said entrance treatments to be located outside the building set-back lines and confined to the corner of the lot or building site which is common to an entrance street.

B. For the purposes of these covenants, the building sites or part or parts thereof shall be deemed to front on the streets from which there is a twenty-five (25) foot set-back on the plat.

All residences shall front on the streets as designated above for said lots, except that a residence on a corner lot may be placed diagonally thereon.

For the purposes of these covenants, the above designated streets shall be considered as front streets and all other streets contiguous to any of such real property shall be considered as side streets.

Four (4) off-street parking spaces shall be provided on each lot fronting on Forestview, Forestview Courts, Angela Circle and Saddle Circle.

C. In lieu of restrictions heretofore commonly used governing minimum cost or square foot area of a residence, both of which have proven most inadequate in protecting existing or future property owners because of the fluctuating value of the dollar and changing designs, customs and trends in home building, these covenants shall and do hereby provide that no residence or other improvements as herein defined shall be erected, placed or altered on any premises on said property until the building or other improvement plans, specifications, plot plan and finish grade elevation showing the location of such improvements on the particular building site have been submitted to and approved in writing as to conformity and harmony of external design, including the height of such improvements with existing structures in the development, and as to location of the improvements with respect to topography, grade and finished ground elevation by Grantor; provided, however, that Grantor, its successors or assigns, shall not be liable in damages to anyone so submitting plans for approval, or to any other owner or owners of land covered by this instrument by reason of mistake in judgment, negligence or non-feasance of itself, its agents or employees, arising out of or in connection with the approval or disapproval, or failure to approve any such plans; likewise anyone so submitting plans to Grantor for approval, by the submitting of such plans and any owner by so acquiring title to any of the property covered hereby, agrees that he or it will not bring any action or suit to recover for such damages against Grantor. In the event Grantor fails to approve or disapprove such design, height and location within thirty (30) days after said plans and specifications have been submitted to it, this covenant will be deemed to have been fully complied with.

D. Each residence shall comply with the minimum front, back and side set-back requirements as shown on the recorded plat of the property covered hereby, and as herein provided. No residence, including attached garages, breezeways, attached greenhouses, ells and porches shall occupy more than eighty-five percent (85%) of the width of the building site on which it is erected, measured in each case on the front street building set-back lines, except with specific written consent of Grantor. Such residence shall be located at least ten (10) feet from the side building site line or lines and within the side street building set-back line if contiguous to a side street and at least twenty (20) feet from the back building site line. All detached garages, outbuildings, bath houses and greenhouses erected on any of said building sites shall be placed at least six (6) feet from the side building site line and at least six (6) feet from the back building site line.

E. No residence shall be erected, placed or maintained on any building site which has a width at the front street property line of less than ninety (90) feet if contiguous to a front street only or less than one hundred (100) feet if contiguous to both a front street and a side street; provided, however, that the construction of a residence on any lot as platted on said property shall be deemed as fully complying with this section.

F. No excavations, except such as are necessary for the construction of a residence or improvements, shall be permitted on any lot without written permission of Grantor.

G. No trash, ashes, dirt, rock or other refuse may be thrown or dumped on any lot or building site. No building materials

of any kind or character shall be placed or stored upon any building site more than thirty (30) days before the commencement of construction of a residence or improvements and then such materials shall be placed within the property lines of the building site upon which they are to be erected and shall not be placed in the street or between the curb and property line.

H. It is hereby provided that no retail, wholesale, manufacturing or repair business of any kind nor so-called home occupations shall be permitted on any building site or in any residence or appurtenant structure erected thereon, even though this does not include the employment of any additional person or persons in the performance of such services. No activity which may be or become an annoyance or nuisance to the neighborhood shall be carried on upon any building site or in any residence or appurtenant structures erected thereon.

I. No basement, tent, shack, garage, barn or other outbuilding other than guest houses or servants' quarters erected on a building site covered by these covenants shall at any time be used for human habitation temporarily or permanently, nor shall any structure of a temporary character be used for human habitation.

J. No used, secondhand or previously erected house or building of any kind can be moved or placed, either in sections or as a whole, upon said land, nor shall any trailer be moved, placed or permitted to remain upon a building site subject to these covenants.

K. No animals or poultry of any kind, other than ordinary house pets, including no more than two (2) dogs and three (3) cats, belonging to the household of the premises, shall be kept or maintained on any part of said property, and no house pets shall be bred for commercial purposes.

L. No signs, advertisements, billboards or advertising structures of any kind may be erected or maintained on any of the building sites herein restricted without the consent in writing of Grantor; provided, however, that permission is hereby granted for the erection and maintenance of not more than one temporary, unlighted, unanimated signboard on each building site as sold and conveyed, which signboard shall not be more than five (5) square feet in size and may be used for the sole and exclusive purpose of advertising for sale or lease the building site upon which it is erected and improvements thereon, if any.

M. No fence, masonry wall, hedge or mass planting shall be permitted to extend beyond the minimum front building set-back lines established herein nor shall any television, radio transmission or receiving antenna or wind driven or solar energy equipment project higher than ten (10) feet above the highest peak of a detached single-family residence except upon approval in writing by Grantor. No hedge, shrub, mass planting or tree shall be allowed by the owner to obstruct sight lines at any corner. Vegetation on each building site sold shall be kept and maintained in a neat and attractive manner by the owner. Trees, shrubs and other plants which die shall be promptly removed from the property. Grantor may, at its option, have the building site maintained when and as often as the same is necessary in its judgment, and the owner of such building site shall be obligated to pay for the cost of such work.

N. Oil drilling, oil development operations, refining, mining operations of any kind or quarrying shall not be permitted upon said property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon said property, except as provided in the partial release of the current oil and gas lease.

Fuel oil storage tanks as a part of the heating equipment of a residence shall be permitted only if located underground.

O. Easements of utility installations and maintenance affecting all lots subject to these covenants are reserved as shown on the recorded plat of said property.

P. Except as provided in Section O, each of the conditions, covenants, restrictions and reservations set forth above shall continue and be binding upon Grantor, its successors and assigns, and upon each of them and all parties and all persons claiming under them for a period of twenty-five (25) years from the 18th day of July, 19 79, and automatically shall be continued thereafter for successive periods of twenty-five (25) years each; provided, however, that the property owners, as hereinafter defined, owning sixty percent (60%) of the front feet of the building sites on said property may release all of said property from any one or more of said restrictions or may change or modify any one or more of said restrictions at the end of the first twenty-five (25) year period or any successive twenty-five (25) year period thereafter, by executing and acknowledging an appropriate agreement or agreements in writing for such purposes and filing the same of record in the Office of the Register of Deeds of Sedgwick County, Kansas, at least one (1) year prior to the expiration of the first twenty-five (25) year period or of any successive twenty-five (25) year period thereafter.

For the purpose and to determine who may be the property owners as that term is used herein, they shall be any person, persons, firm, corporation or other legal entity named as grantees in any deed to property subject to these covenants and last recorded in the Office of the Register of Deeds, Sedgwick County, Kansas, on any one particular date not more than two (2) years and not less than eighteen (18) months prior to the expiration of the first twenty-five (25) year period or any successive twenty-five (25) year period thereafter. A recordable certificate by an abstractor, title company or otherwise then generally legally recognized authority as to property ownership doing business in Sedgwick County, Kansas, as to the record ownership of the property hereby restricted and a recordable certificate by a registered or certified surveyor or engineer authorized to practice in the State of Kansas as to the front footage owned by the record owners as shown by said abstractor's or title company's or otherwise then generally legally recognized authority's certificate shall be deemed conclusive evidence of fee simple title ownership of property and front footage thereof so owned and hereby restricted with regards to compliance with this provision of this section.

Q. Grantor or owners of at least sixty percent (60%) of the front feet of the building sites on said property shall cause to be formed a non-profit corporation for the purpose of beautification of said property, to enhance the esthetic value, care and maintenance of the lake and other common open space, and for the general use, protection and benefit of owners of each residential site in said property; such beautification will require the maintenance of, but not limited to, planting or landscaping on any community area, on parking, on reserves, on recreational areas and drainage rights of way, if required, and decorative treatment of entrance ways and other areas which lend themselves to such treatment.

The City of Wichita or the County may, upon proper notice and hearing, cause necessary maintenance to be done to the lake and other common open space and the cost thereof may be assessed to the owners of each residential site in said property, if said non-profit corporation fails to do so.

The acquisition of a building site on said property automatically carries with it a membership in said non-profit

corporation, with the liabilities and benefits of such membership. Each such building site may be assessed an amount not to exceed two mills per square foot per year; such assessment may be levied by said non-profit corporation annually, or as determined by the governing body of said non-profit corporation. All such assessments shall be due and payable upon written notification of said non-profit corporation. Any unpaid assessments shall become a lien against such building site by the filing of a notice of nonpayment of assessment in the office of the Register of Deeds of Sedgwick County, Kansas, against each building site on which an assessment is due and unpaid.

At any time, and from time to time after such corporation is authorized to operate, Grantor may, at its sole option, convey and assign to such corporation such property or rights incident thereto as may be appropriate to carry out the purposes of such corporation and, further, may assign or transfer to such corporation all or any part of the rights, powers and privileges reserved to Grantor in these covenants, including its authority to pass on plans and specifications of residences and other improvements to be constructed on any building site subject to these covenants, together with all or any of its other interests in said protective covenants, including its right to enforce, transfer or assign those rights or any one or more of them at any time, and after such transfer, conveyance or assignment by Grantor to such corporation, such corporation may, at its sole option and at any time thereafter, exercise, transfer, convey or assign such property, rights or privileges, any part or all of them.

R. The covenants herein set forth shall run with the land and bind the present owner, its successors and assigns, and all parties claiming by, through or under it, and shall be taken to hold, agree and covenant with the owner of said building sites, its successors and assigns, and with each of them to conform and observe said restrictions as to the use of said building sites, and the construction of improvements thereon, but no restrictions herein set forth shall be personally binding upon any corporation, person or persons, except in respect to breaches committed during its, his or their seisin of, or title to said property, and the Grantor or the owner or owners of any of said property shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observances of the restrictions above set forth, in addition to ordinary legal action for damages, and the failure of the Grantor and the owner or owners of said property to enforce any of the restrictions herein set forth at the time of its violation shall in no event be deemed to be a waiver of the right to do so thereafter.

S. Invalidation of any one of these covenants or any part thereof by judgments or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the Grantor has executed this Declaration effective as of the day and year first above written.

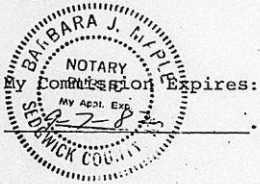
I. V. Bell
I. V. BELL

Sharon A. Bell
SHARON BELL

GRANTOR

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

Subscribed and sworn to before me, a Notary Public in
and for said County and State, on the 18th day of July,
19 79.



Barbara J. H. P.
Notary Public

10-1-79

Street Names

Roberta Mendenhall (City Public Works) and Vera Stevens (County Public Works) agreed on the following names for Rainbow Lakes West 4th:

The street paralleling 135th St. to be Angelle Circle (could be Rolling Hills Ct.) ~~St.~~

Forestview will be numbered N and S.

(Forestview in this addition is spelled as one word. In 3rd Addition it is two words. I would recommend one word.)

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) 267-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McCullough
Secretary.

Frank R. Hawkins
Authorized Signatory



Received 9-18-77

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 A

Number	Effective Date	
279180	July 23, 1979 @ 7:00 A. M.	
1. Owners Policy to be issued:	ALTA Form B - 1970	Amount:
Proposed Insured:	(Amended 10-17-70)	
Metropolitan Area Planning Department		
Loan Policy to be issued:	ALTA Form 1970	Amount:
Proposed Insured:	(Amended 10-17-70)	

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

L. V. Bell and Sharon A. Bell, husband and wife,
as joint tenants

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

Part of the Southwest Quarter of Section 24 and part of the Northwest Quarter of Section 24, all in Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the Southwest corner of said Northwest Quarter; thence North 0°00' East along the West line of said Northwest Quarter, 2364.20 feet to a point 280 feet South of the Northwest Corner of said Northwest Quarter; thence North 89°18'30" East parallel to the North line of said Northwest Quarter, 520 feet; thence South 0°00' West, 806.21 feet; thence South 41°25' East, 669.66 feet; thence North 45°43'15" East, 200.25 feet; thence South 41°25' East, 234.28 feet to the P.C. of a curve; thence Southeasterly on a curve to the right having a radius of 258 feet and a deflection angle of 20°30', 92.31 feet to the P.T. of said curve; thence South 20°55' East on a tangent to said curve, 88.07 feet to the P.C. of a curve; thence Southeasterly on a curve to the left having a radius of 200 feet and a deflection angle of 21°55', 103.28 feet; thence South 42°50' East, on a tangent to said curve, 120 feet; thence North 47°10' East, 70 feet; thence North 50°19' East, 183.84 feet; thence South 55°04'22" East, 377.86 feet; thence South 15°46'49" East, 606.26 feet to the South line of said Northwest Quarter; thence South 88°31'08" West on the South line of said Northwest Quarter, 1305.91 feet to a point 838.36 feet East of the Southwest corner of said Northwest Quarter; thence South 61°47'03" West, 950.52 feet to the West line of the Southwest Quarter of said Section 24; thence North 0°04'07" West, 427.73 feet to the point of beginning.

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	\$1,299.09	Paid.	Key #AT-139.
Year 1978 Taxes	\$72.79	Paid.	Key #AT-139-6.
Year 1978 Taxes	\$469.56	Paid.	Key #AT-141.
9. Easement granted to Kansas Gas and Electric Company over the Northwest Quarter of Section 24, Township 27 South, Range 2 West and confined to a strip 8 feet in all directions from the poles, lines, guys, anchors and other equipment of the Kansas Gas and Electric Company, as located on April 23, 1958, created by instrument recorded in Book Misc. 418, Page 170.
10. Easement granted to Kansas Gas and Electric Company for transmission line poles to be located approximately 32 feet East of the West line of captioned property, created by instruments recorded in Book Misc. 632, Page 195 and Book Misc. 632, Page 196.
11. Pipeline easement granted to Phillips Pipe Line Company over a strip of land 60 feet wide, the center line described as beginning on the West line of the Southwest Quarter of Section 24, Township 27 South, Range 2 West, 428 feet Southerly from the West Quarter corner of Section 24,; thence Northeasterly 3020 feet more or less to a point in the East line of the Northwest Quarter of Section 24, 1692 feet Southerly from the Northwest corner of said Northwest Quarter created by instruments filed on Film 31, Page 1269, and Film 370, Page 350. Said easements provide for no grade change over said strip and a building setback line of 50 feet from said strip. *what about street crossings?*
12. Affidavit of Kansas Gas and Electric Company showing that said Company acquired the necessary right-of-way easement to provide electric service to captioned property; that the electric lines were installed underground; and that by agreement locating the lines the right-of-way easement consist of a 10 foot strip as shown in Exhibit "A" attached to said Affidavit, filed on Film 53, Page 1466.

(See Added Page)

(Schedule B continued)

Policy Number _____
OwnersPolicy Number _____
Loan

13. Rights of the public over the West 30 feet of captioned property for road purposes.
14. It is noted for informational purposes only and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Certificates, Resolutions, Amended Resolutions and Ordinances.
15. Flowage easement granted to the Governing Body over the following described tract: Beginning at a point 330 feet South and 1130 feet East of the Northwest corner of the Northwest Quarter of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, said point begin the Northeast corner of Lot 1, Block 2, Rainbow Lakes West, Sedgwick County, Kansas; thence South 27°27' West, 173.49 feet; thence South 9°50' East, 139.44 feet; thence South 42°31'22" East, 176.70 feet; thence South 64°59' East, 140.25 feet; thence South 2°42'30" East, 118.22 feet; thence North 89°58' West, 132.37 feet; thence South 45°26'43" West, 145.48 feet; thence South 27°52'30", 164.98 feet; thence South 56°06'30" East, 22.46 feet; thence South 41°58' East, 148.29 feet; thence South 38°28' East, 260.23 feet; thence South 16°40' East, 196.9 feet (the above bearing and distances being the Easterly line of Block 2 in said Rainbow Lakes West); thence South 50°19' West along the Southerly line of Lot 12 in said Block 2, 21.73 feet; thence South 55°04'22" East, 377.65 feet; thence South 15°46'49" East, 216.78 feet; thence South 20°16'43" West, 241.90 feet; thence South 51°18' West, 230.50 feet to the South line of said Northwest Quarter; thence East on said South line 652.60 feet to a point 225.08 feet West of the Southeast corner of said Northwest Quarter; thence Northerly on the West line of the property described in Book 96 at Page 100 in the Register of Deeds Office, Sedgwick County, Kansas (said West line described as North 23°11' West, 178.88 feet; North 31°16' West, 232 feet; North 16°11' West, 220 feet; North 58°43' East, 97 feet; North 4°21' West, 420 feet) to the extreme Southwest corner of Lot 13, Block 1, Rainbow Lake Estates, Sedgwick County, Kansas; thence North on the West line of said Lot 13, 200 feet to the Southeast corner of Lot 12 in said Block 1 of Rainbow Lake Estates; thence West on the South line of said Lot 12 and Lot 11 in said Block 1, 410.35 feet; thence Northwesterly on the West line of Lots 10 and 9 in said Block 1, 580 feet; thence Northerly 256.24 feet to a point 604.75 feet South and 1074 feet West of the Northeast corner of said Northwest Quarter of said Section 24; thence West parallel to the North line of said Northwest Quarter, 53.06 feet; thence North parallel to the East line of said Northwest Quarter, 274.75 feet to a point 330 feet South of the North line of said Northwest Quarter; thence West to the point of beginning., filed on Film 157, Page 1554. Said Easement contains the following recital:
The Floodway shall be the responsibility of the owners of the property until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of office.

(See Added Page)

(Schedule B continued)

FORM 3147R-4-67

Policy Number _____
OwnersPolicy Number _____
Loan

16. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases.
17. Mortgage dated December 2, 1971, executed by L. V. Bell and Sharon A. Bell, husband and wife, to Mid Kansas Federal Savings and Loan Association of Wichita, filed December 2, 1971, in Book 1738, Page 457, in the original amount of \$57,500.00.
18. Mortgage dated November 29, 1972, executed by L. V. Bell and Sharon A. Bell, husband and wife, to Mid Kansas Federal Savings and Loan Association of Wichita, filed February 8, 1973, in Book 47, Page 827, in the original amount of \$72,000.00.

September 14, 1979

K. O. Taylor
1542 S. St. Francis
Wichita, Ks. 67211

Re: S/D 78-61 - Final plat of Rainbow Lakes West Fourth

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on September 13, 1979, the above captioned plat was considered. The action of the Planning Commission was to approve the plat subject to the conditions stated in our letter of August 25, 1978 except that item G was changed to read as follows:

- G. The Metropolitan Area Planning Commission recommends that the requirement for sidewalks be waived.

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

- 9-24 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 9-18 2. 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.
3. Certification that all taxes due and payable for 1978 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner
LO:bh

cc: L. V. Bell, 360 N. 135th St., W., 67235



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL
WICHITA, KANSAS 67212

PHONE 268-7901

G. C. MCLURE, JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

DATE: September 4, 1979
TO: Louise Olivarez, Senior Planner
FROM: Phillip Dietrich, Senior Engineer *PD*
SUBJECT: Drainage Plan: Rainbow Lakes West 4th Addition

Be advised this Office has reviewed the drainage plan for above-referenced sub-division and approve same, subject to comments in a letter dated August 28, to Mr. K.O. Taylor from Paul Johnston of Flood Control.

It should be noted that drainage plan shows that the spillway of the lake has been increased in size from its "as built" configuration. We therefore recommend an additional guarantee be submitted for this additional construction, QR assurances that this will be tied in with final street plans.

If you should have any additional questions, please advise.

cc: Paul Johnston, Flood Control
Yash Desai, City Engineer's Office

RECEIVED

SFP 6 1979

METROPOLITAN PLANNING

ROUTE

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
MAINTENANCE DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-3600

RECEIVED

SEP 4 1979
METROPOLITAN PLANNING
ROUTE Local

August 28, 1979

Mr. K. O. Taylor
1542 So. St. Francis
Wichita, Kansas 67211

Subject: Rainbow Lakes West 4th Addn.,

Dear Mr. Taylor:

Please be advised that the drainage system for subject Addition involving the proposed lake and channel have been reviewed and approved subject to the following:

- 1) Provide a channel bottom width of 10 feet rather than the 8 foot shown.
- 2) Provide riprap to extend from the drop inlet at the west edge of the channel to a point at least 30 feet east of Bridle Court, same to be placed on the bottom and slopes of the channel.
- 3) Eliminate the proposed swales entering the lake from Racehorse and Saddle Court by increasing the pipe size accordingly to handle the 100-year storm.

Swale retained 32
The latter requirement was necessitated when it was realized that the swale from the east was expected to cross the levee built up at this location. Installation of a flap gate would have been required along with riprap extending from the swale around the outfall to the bottom of the lake.

Yours truly,

Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Div.

Approved as per requirements above
Paul Johnston

PJ/glm

cc: Phil Dietrich-Sedgwick County
Yash Desai/City Engineer's Office
Jack Galbraith/MAPD
Rainbow Lakes West 3rd Addn. Plat File
Rainbow Lakes West 4th Addn. Plat File

RECEIVED

AUG 29 1979
METROPOLITAN PLANNING
ROUTE

XXXXX

August 28, 1979

Mr. K. O. Taylor
1542 So. St. Francis
Wichita, Kansas 67211

Subject: Rainbow Lakes West 4th Addn.,

Dear Mr. Taylor:

Please be advised that the drainage system for subject Addition involving the proposed lake and channel have been reviewed and approved subject to the following:

- 1) Provide a channel bottom width of 10 feet rather than the 8 foot shown.
- 2) Provide riprap to extend from the drop inlet at the west edge of the channel to a point at least 30 feet east of Bridle Court, same to be placed on the bottom and slopes of the channel.
- 3) Eliminate the proposed swales entering the lake from Racehorse and Saddle Court by increasing the pipe size accordingly to handle the 100-year storm.

The latter requirement was necessitated when it was realized that the swale from the east was expected to cross the levee built up at this location. Installation of a flap gate would have been required along with riprap extending from the swale around the outfall to the bottom of the lake.

Yours truly,

Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Div.

PJ/glm

cc: Phil Dietrich-Sedgwick County
Yash Desai/City Engineer's Office
Jack Galbraith/MAPD
Rainbow Lakes West 3rd Addn. Plat File
Rainbow Lakes West 4th Addn. Plat File



KANSAS GAS AND ELECTRIC COMPANY

August 7, 1979

RECEIVED

AUG 8 1979

METROPOLITAN PLANNING
ROUTE Lawrence

Metropolitan Area Planning Commission
% Curtis Newby
455 North Main
Wichita, Kansas 67202

Subject: Preliminary Plat - Rainbow Lakes West Fourth
Addition S.D. 78-61

Dear Mr. Newby:

This is to advise satisfactory arrangements have
been made for relocation of KG&E facilities. KG&E The Electric
Company has no further objection to recording this plat.

Sincerely yours,

Robert L. Blevins

Robert L. Blevins
Senior Estimator

RLB:pw

WICHITA-SEDGWICK COUNTY

DATE

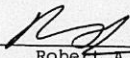
METROPOLITAN AREA PLANNING DEPARTMENT

August 3, 1979

TO Jack H. Galbraith, Chief Planner
FROM Robert A. Lakin, Director of Planning
SUBJECT Rainbow Lakes Plats

On Monday, July 30, I discussed with McLure, Wynkoop, and Aiken, the general sewer problems in the Rainbow Lakes area. Wynkoop's contention is that the forms that I sign concerning sewer service were not the ones that go before the City Commission, nor is it required that the City Commission concur and approve in providing sewer service to those areas. I'm not sure I believe this. I'd like for Louise to get copies of those water/sewer outside city service forms for me to review. Specifically the ones on Rainbow.

We've also discussed a good bit about how the mechanism would work for the City accepting sewage in the Rainbow Lakes areas and the County building the laterals. It is my opinion that we agreed that, one, there needs to be an intergovernmental agreement between the City of Wichita and Sedgwick County to accept the sewage from the lateral sewer districts built under the County sewer district law. Such agreement will provide that the City shall bill and make charges against the landowners for sewage service. The City would also have the right to enter on and maintain the sewer systems. The City would collect tap fees and provide the supervision and inspection for that, and would accept and treat the sewage. There also needs to be with the final plat approval on these subdivisions some additional covenant or contract that is binding on all property owners, successors, heirs, etc., that the property will be subject to future sewer assessments for the construction of mains and/or interceptors at such time as the temporary connections are withdrawn, and the permanent installations made available. I'm not too sure but what we also need an agreement with the property owner binding on all heirs and successors indicating that providing any lot sold hereby agrees and accepts the billing and sewer service charge by the City in exchange for the treatment of that sewage. My concern here is that the County may not be able to agree for the individual property owners for the charges. I think that we would want to have it both in the agreement with the County and a contract with the property owner. Another alternative for that might be to make that contract at the time that the sewer hookup was made and/or building permit issued.


Robert A. Lakin
Director of Planning

RAL:rme

Jack H. Galbraith
August 3, 1979
Page 2

cc: John Wynkoop, Director of Water and Water Pollution Control
Dick Linn, City Engineer
G. C. McLure, Director, County Department of Public Works

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET

WICHITA, KANSAS 67202

Reiss, Attorney
Page Court
Wichita, Kansas 67202

May 8, 1979

Jalbrath

SUBJECT: SD 77-108 and SD 78-61 - Rainbow Lakes Plats

The Board of County Commissioners, at their meeting of May 2, approved paving petitions for certain of their Rainbow Lakes Plats. Specific information was never provided to me on this, so I am not sure whether this is the Rainbow Lakes West Fourth Addition or the Rainbow Lakes West Third Addition, or both. At the same time, the County Commission approved lateral sanitary sewer petitions for the same area. The approval was conditioned that no building permits were to be issued until the issue of where the sanitary sewer discharge is to be made.

At the meeting, Mr. Reiss submitted a cost-estimate for extending the sewer to the Frontier Land lagoons. This is an alternate, which if accepted, I believe must be concurred in by the Engineer for the City of Wichita, including Mr. Wynkoop and Mr. Linn (inasmuch as this will ultimately be in the Wichita system), as well as Mr. McClure, Mr. Aiken, and the State Department of Health and Environment (with Mr. Mel Gray approving). As you are aware, the City Engineer had prepared other alternates for service for this area which seemed to him, to fit into a general plan to extend services in this area. None of these plans (Mr. Reiss's or Mr. Linn's) appear to have been detailed in any degree. We obviously have different opinions of two or more engineers on this issue.

Remembering that we still have to get a plat approved by of City Commissioners, and that recommendations from City department heads will be made to them at the time the plats are submitted. I would encourage you to have Mr. Reiss furnish his report entitled "Planning Report Rainbow Lakes

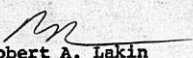
Page 2
May 8, 1979
Dale Fair

Addition", dated April 25, 1979, to the above mentioned persons as well as this office. I would then encourage a meeting be called by your engineers with the above personnel and our office to see if we can resolve what alternate can be mutually agreed on by all in taking this plat forward for final approval.

At the Commission meeting of May 2, we were also informed that it was the plators intent to utilize individual water wells for water service to this area. Please be advised that the County Zoning Resolution contains a qualifying clause for the "AA" district for which your clients have applied, and that both water and sewer of a municipal type is required. I would also refer you to our plat approval letters for these additions in which municipal water service was a "condition" of plat approval. For this condition to be removed, it would be necessary for the City Commission to waive this requirement. Again, I am doubtful that departments involved, nor our department, will be supportive of waiving the water requirement for urban-type plats. If water is not extended into these areas for fire service and for local service at the time of development, it then begins to be very difficult to continue making overall system improvements, and to provide that service at a later date. I think it is important that everyone, when they go into urban development, provide the services at that time, and not defer those costs on future owners/ users of service.

I would strongly urge you to discuss this matter with the Director of Water and Water Pollution Control, as I am sure he will be wanting to make a specific recommendation on this item to the Board of City Commissioners.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:vn

cc: John Wynkoop, Director of Water and Water Pollution Control
Ray Bruggeman, Director of Public Works, City of Wichita
Richard Linn, City Engineer, City of Wichita
✓ Jack H. Galbraith, Chief Planner, Current Plans Division, MAPD
Willard L. Stockwell, Chief Planner, Advance Plans Division, MAPD
John Fry, 332 Wheatland Place, 67235
L. V. Bell, 360 North 135th Street West, 67235
Adolf Reiss, Reiss & Goodness Engineers
Grover McClure, Director of Public Works, Sedgwick County
Theodore H. Hill, Sedgwick County Counselor

REISS & GOODNESS ENGINEERS
2100 WEST 21ST AVENUE - WICHITA, KANSAS 67203 (316) 832-0231

April 30, 1979

Mr. Everett Patrick
Commissioner - 3rd District
525 N. Main
Wichita, Kansas 67202



Re: Cost - Sedgwick County West Sewer District

Dear Mr. Patrick:

In line with the discussion that we had on the morning of April 27, 1979 the following cost estimates have been prepared by my office. We are suggesting to follow Alternate #1 as set out in the report entitled PLANNING REPORT RAINBOW LAKES ADDITION dated April 25, 1979.

The estimate of cost to serve Rainbow 3rd, 4th, and 5th Addition (1215 P.E.):

1	Unit	Pumping Station & 6" Force Main	\$ 60,000.00
1	Unit	Treatment Plant Modifications	22,000.00
		Estimated Construction Cost	82,000.00
		Engineering, Legal, & Misc.	20,500.00
		TOTAL ESTIMATED COST	\$102,500.00

To add Wheatridge Addition into the same plant (280 P.E.) the following estimate will apply:

1	Unit	Treatment Plant Modifications	\$ 6,000.00
---	------	-------------------------------	-------------

NOTE: This is the only additional cost incurred to enlarge the plant to pick up the necessary 280 additional population equivalent. However at this point there should be money set aside for enlargement of plant again at a future date so that everyone will participate equally in the plant cost. An additional cost to the Wheatridge Addition will be their own lateral sewer system and pumping station. Pumping Station with 4" Force Main would run \$26,000.00. If Wheatridge desires sewer in the future we will be glad to make up preliminary estimates.

I recommend this procedure as a step analysis progressively building up the basin until ultimately the City of Wichita will have built the main outfall sewer line so that all of this may drain into the main sewer plant for the City of Wichita.

Sincerely,
REISS & GOODNESS ENGINEERS

A. E. ROSS, P.E.

AER/sc

MARTIN, PRINGLE, ~~MR.~~ DAVIS & OLIVER
320 Page Court, 220 W. Douglas
Wichita, Kansas 67202
(316) 265-9311

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN RE:)
RAINBOW LAKES WEST THIRD ADDITION)
TO SEDGWICK COUNTY, KANSAS AND)
RAINBOW LAKES WEST FOURTH ADDITION)
TO SEDGWICK COUNTY, KANSAS.)

PETITION

Shute + Stone sever

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

1. The undersigned are the owners of one hundred percent of the following described real estate which is being platted into Rainbow Lakes West Third Addition to Sedgwick County, Kansas, to-wit:

A tract in the SW 1/4 of Section 24, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SE corner of said SW 1/4; thence S88°55'03"W along the south line of said SW 1/4, 330 feet; thence N0°11'20"W parallel to the east line of said SW 1/4, 264.18 feet; thence N52°01'37"W, 2542.09 feet; thence S37°58'23"W, 19.12 feet to the P.C. of a curve; thence southerly on a curve to the left having a radius of 236 feet and a deflection angle of 38°02'30", 159.69 feet to the P.T. of said curve; thence S0°04'07"E parallel to the west line of said SW 1/4, 250 feet; thence S89°55'53"W, 244 feet to the West line of said SW 1/4; thence N0°04'07"W along the west line of said SW 1/4, 750.27 feet to a point 427.73 feet south of the NW corner of said SW 1/4; thence N61°47'03"E, 950.52 feet to a point on the north line of said SW 1/4, 838.36 feet east of the NW corner of said SW 1/4; thence N88°31'08"E along the north line of said SW 1/4, 1795.34 feet to the NE corner of said SW 1/4; thence S0°11'20"E, 2657.3 feet to the point of beginning;

the owners of one hundred percent of the land not in the said addition but abutting the streets in said addition, said land being described as follows, to-wit:



Approved

Commencing at the SE corner of the SW 1/4 of Section 24, T27S, R2W of the 6th P.M., Sedgwick County, Kansas; thence S83°55'03"W along the south line of said SW 1/4, 330 feet to a point of beginning; thence N0°11'20"W, 264.18 feet; thence north 52°01'37"W, 2542.09 feet; thence S 37°58'23"W, 19.12 feet to the P.C. of a curve; thence southerly on a curve to the left having a radius of 236 feet and a deflection angle of 38°02'30", a distance of 159.69 feet to the P.T. of said curve; thence S0°04'07"E, 250 feet; thence S89°55'53"W, 244 feet to the west line of said SW 1/4; thence S0°04'07"E along the west line of said SW 1/4, 1461.07 feet to the SW corner of said SW 1/4; thence N88°55'03"E along the south line of said SW 1/4, 2308.89 feet to the point of beginning;

the owners of one hundred percent of the following described real estate which is being platted into Rainbow Lakes West Fourth Addition to Sedgwick County, Kansas, to-wit:

Part of the SW 1/4 of Section 24 and part of the NW 1/4 of Section 24, all in T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SW corner of said NW 1/4; thence N0°00'E along the west line of said NW 1/4, 2364.20 feet to a point 280 feet south of the NW corner of said NW 1/4; thence N89°18'30"E parallel to the north line of said NW 1/4, 520 feet; thence S0°00'W, 806.21 feet; thence S41°25'E, 669.66 feet; thence N45°43'15"E, 200.25 feet; thence S41°25'E, 234.28 feet to the P.C. of a curve; thence southeasterly on a curve to the right having a radius of 258 feet and a deflection angle of 20°30', 92.31 feet to the P.T. of said curve; thence S20°55'E on a tangent to said curve, 88.07 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 200 feet and a deflection angle of 21°55', 103.28 feet; thence S42°50'E, on a tangent to said curve, 120 feet; thence N47°10'E, 70 feet; thence N50°19'E, 183.84 feet; thence S55°04'22"E, 377.86 feet; thence S15°46'49"E, 606.26 feet to the south line of said NW 1/4; thence S88°31'08"W on the south line of said NW 1/4, 1305.91 feet to a point 838.36 feet east of the SW corner of said NW 1/4; thence S61°47'03"W, 950.52 feet to the west line of the SW 1/4 of said Section 24; thence N0°04'07"W, 427.73 feet to the point of beginning.

2. That all of said real estate lies outside the limits of any incorporated city.

3. That petitioners are desirous of improving the streets within said additions and therefore petition the Board for the curbing, guttering and paving, including drainage, of the streets within said additions as put forth in the accompanying Resolution and Order.

4. Petitioners further request the Board to employ and appoint engineers to plan and superintend the construction of said street improvements.

WHEREFORE, petitioners pray that the Board of County Commissioners, by resolution, pursuant to K.S.A. 1978 Supp. 68-728, declare such work and improvements necessary to be done and cause a resolution thereof to be published for three (3) 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 improvements shall not within twenty days (20) from the date of last publication, file with the County Clerk their protest against said improvements, that the Board cause such work to be done and contract therefor and levy taxes for the payment thereof as provided by law.

RAINBOW LAKES, INC.

By *John Fry*
JOHN FRY - President

Subscribed and sworn to before me this 22 day of April, 1979, by JOHN FRY, President & BOYD L. MILLS, Secretary, of RAINBOW LAKES, INC.

Connie Johnson
Notary Public

By *L. V. Bell* My Commission expires: 7-13
L. V. BELL

By *Sharon A. Bell*
SHARON A. BELL

ATTEST:

Boyd L. Mills
Secretary

APPROVED AS TO FORM ONLY:

County Counselor

Mallom P. Zimmerman

Board Counsel

State of Kansas
County of Sedgwick

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

This is the 22 day of April, 1979

DOROTHY K. WHITE, County Clerk

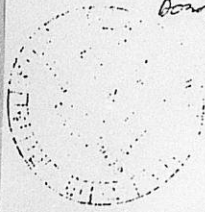
By *Dorothy K. White*, Deputy

Subscribed and sworn to before me this 22 day of April, 1979, by L. V. BELL and SHARON A. BELL.

Connie Johnson
Notary Public

My commission expires:

7-13-81



MARTIN, PRINGLE, FAIR, DAVIS & OLIVER
320 Page Court, West Douglas
Wichita, Kansas 67202
(316) 265-9311

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF)
RAINBOW LAKES WEST THIRD ADDITION)
TO SEDGWICK COUNTY, KANSAS, AND)
RAINBOW LAKES WEST FOURTH ADDITION)
TO SEDGWICK COUNTY, KANSAS.)

RESOLUTION

Street & storm sewer

NOW, on this 2nd day of May, 1979, come the
owners of land abutting on and fronting on all of the streets,
roads and avenues contained within the following described real
property, to-wit:

3rd
A tract in the SW 1/4 of Section 24, T27S,
R2W of the 6th P.M., Sedgwick County, Kansas,
described as follows: Beginning at the SE
corner of said SW 1/4; thence S88°55'03"W
along the south line of said SW 1/4, 330
feet; thence N0°11'20"W parallel to the east
line of said SW 1/4, 264.18 feet; thence
N52°01'37"W, 2542.09 feet; thence S37°58'23"W,
19.12 feet to the P.C. of a curve; thence
southerly on a curve to the left having a
radius of 236 feet and a deflection angle
of 38°02'30", 159.69 feet to the P.T. of
said curve; thence S0°04'07"E parallel to
the west line of said SW 1/4, 250 feet;
thence S89°55'53"W, 244 feet to the West
line of said SW 1/4; thence N0°04'07"W
along the west line of said SW 1/4, 750.27
feet to a point 427.73 feet south of the
NW corner of said SW 1/4; thence N61°47'03"E,
950.52 feet to a point on the north line of
said SW 1/4, 838.36 feet east of the NW corner
of said SW 1/4; thence N88°31'08"E along the
north line of said SW 1/4, 1795.34 feet to
the NE corner of said SW 1/4; thence S0°11'20"E,
2657.3 feet to the point of beginning;

Commencing at SW
Commencing at the SE corner of the SW 1/4 of
Section 24, T27S, R2W of the 6th P.M., Sedgwick
County, Kansas; thence S88°55'03"W along the
south line of said SW 1/4, 330 feet to a point
of beginning; thence N0°11'20"W, 264.18 feet;
thence north 52°01'37"W, 2542.09 feet; thence
S37°58'23"W, 19.12 feet to the P.C. of a curve;
thence southerly on a curve to the left having
a radius of 236 feet and a deflection angle of
38°02'30", a distance of 156.69 feet to the P.T.
of said curve; thence S0°04'07"E, 250 feet;
thence S89°55'53"W, 244 feet to the west line of
said SW 1/4; thence S0°04'07"E along the west
line of said SW 1/4, 1461.07 feet to the SW corner
of said SW 1/4; thence N88°55'03"E along the south

line of said SW 1/4, 2308.89 feet to the point of beginning; and

Part of the SW 1/4 of Section 24 and part of the NW 1/4 of Section 24, all in T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SW corner of said NW 1/4; thence N0°00'E along the west line of said NW 1/4, 2364.20 feet to a point 280 feet south of the NW corner of said NW 1/4; thence N89°18'30"E parallel to the north line of said NW 1/4, 520 feet; thence S0°00'W, 806.21 feet; thence S41°25'E, 669.66 feet; thence N45°43'15"E, 200.25 feet; thence S41°25'E, 234.28 feet to the P.C. of a curve; thence southeasterly on a curve to the right having a radius of 258 feet and a deflection angle of 20°30', 92.31 feet to the P.T. of said curve; thence S20°55'E on a tangent to said curve, 88.07 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 200 feet and a deflection angle of 21°55', 103.28 feet; thence S42°50'E, on a tangent to said curve, 120 feet; thence N47°10'E, 70 feet; thence N50°19'E, 183.84 feet; thence S55°04'22"E, 377.86 feet; thence S15°46'49"E, 606.26 feet to the south line of said NW 1/4; thence S88°31'08"W on the south line of said NW 1/4, 1305.91 feet to a point 838.36 feet east of the SW corner of said NW 1/4; thence S61°47'03"W, 950.52 feet to the west line of the SW 1/4 of said Section 24; thence N0°04'07"W, 427.73 feet to the point of beginning.

and present to the Board of County Commissioners of Sedgwick County, Kansas, a petition signed by the owner of all of the land within such described real property praying that the Board of County Commissioners, in conformity with K.S.A. 68-728, et seq., find that the construction of curb and gutter and paving or macadamizing, including drainage, of the aforesaid streets, roads or avenues, is necessary and that the Board of County Commissioners by resolution, declare such work or improvement necessary to be done.

WHEREFORE, said petition is examined by the Board of County Commissioners and found to be in due legal form and the Board of County Commissioners being advised in all the premises finds:

1. That the signers of said petition are the owners of all of the land and front footage of the lots abutting on or fronting on the streets, roads or avenues sought to be improved.
2. That such streets, roads and avenues, to-wit: All of those contained in Rainbow Lakes West Third

Addition and Rainbow Lakes West Fourth Addition, Sedgwick County, Kansas, as will be shown on the recorded plat thereof, are within Sedgwick County, Kansas, and outside of the limits of any incorporated city.

3. That there is no street, road or avenue included in those which are sought to be improved on which less than 50 percent of the property abutting or fronting is platted into lots and blocks.
4. That it is necessary that curb and gutter be constructed and paving or macadamizing, including drainage, be constructed on all of the streets, roads and avenues abutting upon and contained in Rainbow Lakes West Third Addition and Rainbow Lakes West Fourth Addition, Sedgwick County, Kansas.

THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Sedgwick County, Kansas, in regular session duly assembled, on this 2nd day of May, 1979, that it is necessary that all of the streets, roads or avenues which abut upon and are contained with Rainbow Lakes West Third Addition and Rainbow Lakes West Fourth Addition, Sedgwick County, Kansas, have curb and gutter constructed thereon and that said streets, roads or avenues be paved or macadamized, including drainage.

BE IT RESOLVED that this resolution be published for three consecutive weeks in the official paper of this county; and if the owners of more than one-half of the property liable to taxation for said work shall not within twenty (20) days from the date of such last publication, file with the County Clerk their protests against such improvements, that the Board of County Commissioners shall thereupon cause such streets, roads and avenues to be improved, constructed or built as aforesaid, and to contract therefore, and to levy taxes as provided by law, and

now, therefore, all owners of said property liable for taxation to pay for the cost of the same take notice hereof.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

By *Am. Leo* Chairman

Donald E. Grogg Commissioner

[Signature] Commissioner



Dorothy K. White
County Clerk

MARTIN, PRINGLE, FAIR, DAVIS & OLIVER
320 Page Court, 220 W. Douglas
Wichita, Kansas 67202
(316) 265-9311

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN RE:

RAINBOW LAKES LATERAL SEWER DISTRICT

3rd, 4th, 5th Commissioners

PETITION

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

1. The undersigned are the owners of one hundred percent of the real estate described in Exhibit "A", a copy of which is attached hereto and is incorporated in this petition.

2. The petitioners are desirous of creating a lateral sewer district to serve said area and, therefore, petition the Board for the creation of a lateral sewer district within this area.

3. Petitioners further request the Board to employ and appoint engineers to plan and superintend the construction of sewer systems and disposal systems serving said lateral sewer district.

WHEREFORE, petitioners pray that the Board of County Commissioners, by resolution pursuant to K.S.A. 1978 Supp. 19-2704a, create such a lateral sewer district within this area, that the Board cause such work to be done as necessary to construct sewer systems for this lateral sewer district through contracts and levy taxes for the payment thereof as provided by law.

RAINBOW LAKES, INC.

By *John Fry*
John Fry, President

ATTEST:

Boyd Mill
Secretary

By *L. V. Bell*
L. V. BELL

By *Sharon A. Bell*
SHARON A. BELL

APPROVED AS TO FORM ONLY:

County Counselor

Wm. D. Zimmerman
Bond Counsel



EXHIBIT "A"

A tract in the SW 1/4 of Section 24, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SE corner of said SW 1/4; thence S88°55'03"W along the south line of said SW 1/4, 330 feet; thence N0°11'20"W parallel to the east line of said SW 1/4, 264.18 feet; thence N52°01'37"W, 2542.09 feet; thence S37°58'23"W, 19.12 feet to the P.C. of a curve; thence southerly on a curve to the left having a radius of 236 feet and a deflection angle of 38°02'30", 159.69 feet to the P.T. of said curve; thence S0°04'07"E parallel to the west line of said SW 1/4, 250 feet; thence S89°55'53"W, 244 feet to the West line of said SW 1/4; thence N0°04'07"W along the west line of said SW 1/4, 750.27 feet to a point 427.73 feet south of the NW corner of said SW 1/4; thence N61°47'03"E, 950.52 feet to a point on the north line of said SW 1/4, 838.36 feet east of the NW corner of said SW 1/4; thence N88°31'08"E along the north line of said SW 1/4, 1795.34 feet to the NE corner of said SW 1/4; thence S0°11'20"E, 2657.3 feet to the point of beginning;

3rd Section

Commencing at the SE corner of the SW 1/4 of Section 24, T27S, R2W of the 6th P.M., Sedgwick County, Kansas; thence S88°55'03"W along the south line of said SW 1/4, 330 feet to a point of beginning; thence N0°11'20"W, 264.18 feet; thence north 52°01'37"W, 2542.09 feet; thence S 37°58'23"W, 19.12 feet to the P.C. of a curve; thence southerly on a curve to the left having a radius of 236 feet and a deflection angle of 38°02'30", a distance of 156.69 feet to the P.T. of said curve; thence S0°04'07"E, 250 feet; thence S89°55'53"W, 244 feet to the west line of said SW 1/4; thence S0°04'07"E along the west line of said SW 1/4, 1461.07 feet to the SW corner of said SW 1/4; thence N88°55'03"E along the south line of said SW 1/4, 2308.89 feet to the point of beginning;

5th Section

Part of the SW 1/4 of Section 24 and part of the NW 1/4 of Section 24, all in T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SW corner of said NW 1/4; thence N0°00'E along the west line of said NW 1/4, 2364.20 feet to a point 280 feet south of the NW corner of said NW 1/4; thence N89°18'30"E parallel to the north line of said NW 1/4, 520 feet; thence S0°00'W, 806.21 feet; thence S41°25'E, 669.66 feet; thence N45°43'15"E, 200.25 feet; thence S41°25'E, 234.28 feet to the P.C. of a curve; thence southeasterly on a curve to the right having a radius of 258 feet and a deflection angle of 20°30', 92.31 feet to the P.T. of said curve; thence S20°55'E on a tangent to said curve, 88.07 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 200 feet and a deflection angle of 21°55', 103.28 feet; thence S42°50'E, on a tangent to said curve, 120 feet; thence N47°10'E, 70 feet; thence N50°19'E, 183.84 feet; thence S55°04'22"E, 377.86 feet; thence S15°46'49"E, 606.26 feet to the south line of said NW 1/4; thence S88°31'08"W on the south line of said NW 1/4, 1305.91 feet to a point 838.36 feet east of the SW corner of said NW 1/4; thence S61°47'03"W, 950.52 feet to the west line of the SW 1/4 of said Section 24; thence N0°04'07"W, 427.73 feet to the point of beginning.

4th Section

Subscribed and sworn to before me this 27th day of April,
1979, by JOHN FRY, President, and BOYD MILLS, Secretary of RAINBOW
LAKES, INC.

Conni Johnson
Notary Public

My commission expires: 7-13-81

Subscribed and sworn to before me this 3rd day of April,
1979, by L. V. BELL and SHARON A. BELL.

Conni Johnson
Notary Public

My commission expires: 7-13-81

R# 109-1979
MARTIN, PRINGLE, FAIR, DAVIS & OLIVER
320 Page Court, 220 W. Douglas
Wichita, Kansas 67202
(316) 265-9311

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN RE:

RAINBOW LAKES LATERAL SEWER DISTRICT

} *3rd, 4th, & 5th Additions*

RESOLUTION AND ORDER

WHEREAS, there has been presented to the Board of County Commissioners of Sedgwick County, Kansas, a petition, pursuant to the provisions of K.S.A. 1978 Supp. 19-2704a, signed by the owners of one hundred percent of the land in the proposed lateral sewer district, said land being described in Exhibit "A" attached hereto and incorporated in this Resolution and Order;

WHEREAS, said petition has been set forth for hearing before the Board this date and upon consideration of the matter the Board, meeting in regular session with the following members present, to-wit:

Tom Scott
Donald Cragg
Everett Patrick

being fully advised in the premises, all members voting in the affirmative make the following findings and order:

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

1. That the petition above referred to is in due and regular form and has been signed by one hundred percent of the owners of the land in the proposed lateral sewer district.
2. That no notice need be given since the petition is signed by the owners of one hundred percent of the land subject to assessment within the lateral sewer district sought to be created.
3. That the proposed lateral sewer district be created and the Board shall cause such work to be done as necessary to construct sewer systems and disposal systems for this lateral sewer district.
4. That the costs of all such sewer systems and disposal systems, including but not limited to, engineering, construction costs and temporary note interest shall, when ascertained, be assessed to the

land within the district and such assessments shall be determined and made as provided by the terms of K.S.A. 1978 Supp. 19-2705.

5. That in order to temporarily finance construction of the sewer systems and disposal systems, temporary notes shall be issued and upon completion of said sewer systems, bonds shall issue to mature over a period not to exceed twenty (20) years from the date of issue and not bearing an interest rate greater than that prescribed by K.S.A. 10-1009.

BE IT FURTHER RESOLVED that the Board is authorized to contract the services of Reiss & Goodness Engineers, a firm of registered engineers, to plan and superintend the construction of said sewer systems and disposal systems, such engineers to prepare a preliminary survey and determine the cost of construction and such plans and specifications as are required, the same to be approved by the County Commissioners.

BE IT FURTHER RESOLVED that the compensation or fee of the engineer shall be conditioned upon and contingent upon such work being actually done and that the cost of such preliminary survey work shall be and become a part of the completed project, as shall all other engineering work and services performed in connection therewith, and that as such construction is performed and that upon a completion thereof the said engineer shall be paid from a part of the special assessment levied to pay for such construction in conformity with the statutes in such cases provided.

ADOPTED the 2 day of May, 1979.



Dorothy K. White
Dorothy K. White, County Clerk

[Signature]
Chairman
Donald E. Tragg
Commissioner
[Signature]
Commissioner

APPROVED AS TO FORM ONLY:

Russell D. Canaday
County Counselor

[Signature]
Bond Counsel

EXHIBIT "A"

3
 A tract in the SW 1/4 of Section 24, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SE corner of said SW 1/4; thence S88°55'03"W along the south line of said SW 1/4, 330 feet; thence N0°11'20"W parallel to the east line of said SW 1/4, 264.18 feet; thence N52°01'37"W, 2542.09 feet; thence S37°58'23"W, 19.12 feet to the P.C. of a curve; thence southerly on a curve to the left having a radius of 236 feet and a deflection angle of 38°02'30", 159.69 feet to the P.T. of said curve; thence S0°04'07"E parallel to the west line of said SW 1/4, 250 feet; thence S89°55'53"W, 244 feet to the West line of said SW 1/4; thence N0°04'07"W along the west line of said SW 1/4, 750.27 feet to a point 427.73 feet south of the NW corner of said SW 1/4; thence N61°47'03"E, 950.52 feet to a point on the north line of said SW 1/4, 838.36 feet east of the NW corner of said SW 1/4; thence N88°31'08"E along the north line of said SW 1/4, 1795.34 feet to the NE corner of said SW 1/4; thence S0°11'20"E, 2657.3 feet to the point of beginning;

3
 Commencing at the SE corner of the SW 1/4 of Section 24, T27S, R2W of the 6th P.M., Sedgwick County, Kansas; thence S88°55'03"W along the south line of said SW 1/4, 330 feet to a point of beginning; thence N0°11'20"W, 264.18 feet; thence north 52°01'37"W, 2542.09 feet; thence S 37°58'23"W, 19.12 feet to the P.C. of a curve; thence southerly on a curve to the left having a radius of 236 feet and a deflection angle of 38°02'30", a distance of 156.69 feet to the P.T. of said curve; thence S0°04'07"E, 250 feet; thence S89°55'53"W, 244 feet to the west line of said SW 1/4; thence S0°04'07"E along the west line of said SW 1/4, 1461.97 feet to the SW corner of said SW 1/4; thence N88°55'03"E along the south line of said SW 1/4, 2308.89 feet to the point of beginning;

4
 Part of the SW 1/4 of Section 24 and part of the NW 1/4 of Section 24, all in T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SW corner of said NW 1/4; thence N0°00'E along the west line of said NW 1/4, 2364.20 feet to a point 280 feet south of the NW corner of said NW 1/4; thence N89°18'30"E parallel to the north line of said NW 1/4, 520 feet; thence S0°00'W, 806.21 feet; thence S41°25'E, 669.66 feet; thence N45°43'15"E, 200.25 feet; thence S41°25'E, 234.28 feet to the P.C. of a curve; thence southeasterly on a curve to the right having a radius of 258 feet and a deflection angle of 20°30', 92.31 feet to the P.T. of said curve; thence S20°55'E on a tangent to said curve, 88.07 feet to the P.C. of a curve; thence southeasterly on a curve to the left having a radius of 200 feet and a deflection angle of 21°55', 103.28 feet; thence S42°50'E, on a tangent to said curve, 120 feet; thence N47°10'E, 70 feet; thence N50°19'E, 183.84 feet; thence S55°04'22"E, 377.86 feet; thence S15°46'49"E, 606.26 feet to the south line of said NW 1/4; thence S88°31'08"W on the south line of said NW 1/4, 1305.91 feet to a point 838.36 feet east of the SW corner of said NW 1/4; thence S61°47'03"W, 950.52 feet to the west line of the SW 1/4 of said Section 24; thence N0°04'07"W, 427.73 feet to the point of beginning.

May 2, 1979

TO Board of County Commissioners
FROM Robert A. Lakin, Director of Planning
SUBJECT Re: Paving and Sewer Petition - Rainbow Lakes

Background

The Board of County Commissioners have received petitions for paving and sanitary sewer for plats in an area known as Rainbow Lakes. This is an area generally located east of 135th Street West and north of Maple. The plats are processing through MAPC and the Board of City Commissioners for approval. As a condition of approval, the owner of the plats must be able to guarantee the installation of sewer and municipal water. This can be accomplished by cash guarantee or a petition to a unit of general government.

Sewer Service on the Cowskin

Outlined in The Next Thirty Years was the general identification of sewer service within the Metropolitan Wichita area. Some areas were dealt with in more detail than others. As an example, the 4-mile Creek area was identified as an area which Sedgwick County would provide sewer service. Due to gravity flows and the existence of an initial pickup system, the Cowskin area was identified as being developed as a part of the Wichita system. This, however, is not as easy as it seems as there are existing developments with sewer (West Millbrook and Miles Westwind Lakes Estates); without sewer and needing sewer (C. Pate Wheatridge); and new areas desiring sewer service such as Murry's and Bell's. No detail work has been done on the development of a system. A number of organization alternates exist for bringing about the development of such a system. These include:

- 1) City of Wichita extension of service.
- 2) General Improvement Districts (such as West Millbrook).
- 3) County Sewer Districts with subsequent joint and lateral sewer districts therein.
- 4) Joint City and County Sewer District.

Bell Alternates

The change in City policy on outside utility service set aside the original plan to service the Bell and Murry

Page 2
May 2, 1979
Board of County Commissioners
Re: Paving & Sewer Petition-Rainbow Lakes

areas with connections to the City system. This plan was to tie into the Wichita system by building a permanent and temporary pipe in Maple eastward to soon to be laid sewer pipe. The City Engineer prepared a general layout for sewer service for what MAPD considered the developing area along the Cowskin. However, until some areas are annexed and others propose to develop, immediate construction was not considered practical. Accordingly, an interim solution was offered wherein some permanent line would be built in Maple along with temporary lines hooking back to the sewer at Maple and the Cowskin. The recent revision in City policy would now allow this to occur as originally proposed. I believe this solution was concurred in by both City and County staff. The only difference is that 100% of the cost of the sewer would now have to be paid by the plattor.

or

The Bell properties could tie into an existing plant, subject to:

- 1) Plant capacity existing.
- 2) Plant being capable of being modified to be able to accept the Addition.
- 3) The State and EPA granting approval.

or

Plants in the area which might be modified are the West Millbrook and/or Frontier Village facilities.

or

Another alternate would be to build a new facility either on-site or at some other site acceptable to the State, EPA, and the County. Both a new plant and the use of an existing plan (modified) should be considered temporary until the Sewer Plan is updated and a more detailed study of the Cowskin is made.

Water Extension

Currently, there is no public water supply in the area. The four alternates are:

- 1) Wichita extension of service. Lines will be extended to one-half mile of this site. Current policy based on 100% developer cost would make this alternate quite feasible.

May 2, 1979

Board of County Commissioners

Re: Paving & Sewer Petition-Rainbow Lakes

- 2) Goddard extension. Goddard water is one mile to the south. Capacity is limited without new wells. An existing agreement between Wichita and Goddard limits the extension of Goddard water in this area without consultation between the two governing bodies.
- 3) Creation of a County Water Department. This would necessitate the County obtaining water appropriation rights from the Chief Engineer, Division of Water Resources, Department of Agriculture. Involved would be all of the treatment, monitoring and testing of a public water supply under the Federal Clean Water Act.
- 4) Authorization of individual wells by the Health Department and the waiver of the public water supply requirement by the MAPC and the Board of City Commissioners.

Long Range Studies

It is believed all agree that additional long range studies need to be undertaken as to specific service needs for the urban growth area on the west side. The growth area for planning purposes (pro-rata of estimated future population assigned to geographical limits) is smaller than the natural gravity flow area. Also, some of this growth will occur in neighboring drainage basins. It is recommended that the work item in MAPD's work program be initiated as soon as money is available.

McLure and Wynkoop have indicated money is available. Possible EPA grants are also available to assist. If agreed by the governing bodies, an overall update of the Sewer Plan (Countywide) should be undertaken. Examined would be the needs of the City and the County; need and location for new lines, treatment needs, location for treatment facilities and assessment of new technology likely to be available in the next 20-30 years. This study would provide answers to existing capacity problems on the City's west side. As a sub-element, the Cowskin could be examined in greater detail much as the 4-Mile Creek is now being studied. The problems of temporary systems, phasing, and suggested cost allocation could be examined and alternatives provided.

Short Term Alternatives - Bell Properties

Based on the revised City water (and sewer) extension policy, it is strongly urged that the plat be submitted to the City with:

- 1) Request for outside water and sewer service.
- 2) Petition for water and sewer laterals under KSA 12-6a01 et. seq.
- 3) Guarantees other than petitions for any temporary lines.

or

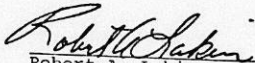
Another alternate would follow the model established by the County in Park Meadows Addition, and:

- 1) Have the developer provide pre-engineering as to treatment type and location with preliminary estimates for plant construction and for O&M costs.
- 2) Provide, at the time of approval, fiscal guarantees other than special assessments for plant construction.
- 3) Provide water services as outlined in the preceding report.
- 4) Receive and file the sewer petition and return for action with the information obtained in item 1.

or

- 1) Approve and file the petitions and instruct the Director of Public Works to proceed to determine how to serve the area.

In any event, the Commission should authorize MAPD to prepare preliminary scope of services for the updating of the areawide sewer plan, to submit estimated funding requirements and return to both governing bodies for concurrence and authorization to request either funding assistance from EPA or solicit requests for proposals from consultants to perform the work.


Robert A. Lakin
Director of Planning

RAL:bbc

Page 5

May 2, 1979

Board of County Commissioners

Re: Paving & Sewer Petition-Rainbow Lakes

cc: Ted Hill, County Counselor
Grover McLure, Director County Public Works
L.V. Bell, 360 N. 135th St. West 67207³⁵
Al Reiss, Reiss & Goodness Engineers, 2160 W. 21st 67203
Jim Aiken, Director Environmental Health
John Wynkoop, Director, Water Department

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

(316) 268-4551

Grover C. McClure, Jr., Director
County Department of Public Works
1015 Stillwell
Wichita, Kansas 67213

April 10, 1979

Subject: Sewer Service Cowskin
Tributaries - West
Millbrook, C. Pate
Wheatridge, Bell and
Murray properties.

Dear Grover:

I'm sorry I was unable to be at the meeting called by Mr. Schaefer concerning the above subject. It was my understanding that after some discussion of the matter, with Mr. Schaefer (who requested the meeting) being absent, that it was your thought to proceed with a study of either expanding West Millbrook plant to serve those needing service or perhaps to develop a temporary plant across the road to the west. As I understand the problem, it is essentially the one that has been facing us for the last several years in this area, together with new development pressures from plats that are currently being processed for approval in that general area. Specifically, this would involve the C. Pate Wheatridge Addition and the subdivisions being processed for Murray and Bell in the area north of Maple. There can be no question that Wheatridge needs sewer service, and similarly if one assumes that development is proper on the Bell and Murray areas, which we have indicated that it is, that they too need municipal type treatment services in this area.

I think it is equally acknowledged that sewer service in this area on a long range basis would probably flow to the City of Wichita system due to the nature of gravity flows in this area. The issue has been and continues to be what should be done on an interim basis and by whom, and under what conditions.

Grover C. McLure, Jr.
April 10, 1979
Page 2

I agree with you that a study is needed. It would seem to me that before the State will allow either the expansion of the West Millbrook plant or the location of a new interim treatment facility to the west of the West Millbrook plant, there will have to be done a Phase I study similar to that undertaken for the Park City Chisholm Creek Interceptor and for the Four Mile Creek development. The sooner we get started on that study, the quicker we will be able to get service to these people. I think a study as to whether or not the most cost effective solution at this stage is an expansion of an existing plant; construction of new interim facilities; and/or connection to the Wichita system needs to be resolved. If it is going to be a temporary solution, such as working with existing plants for creation of new plants, then I believe we need to know, and the State will require us to say, what the long range solution will be beyond temporary.

This means that we will probably also need to resolve the issue whether or not the City of Wichita is going to look towards the construction of Cowskin Interceptor as originally identified in The Next Thirty Years plan, or whether some other alternate will be looked at. This we would think could be best addressed in an update of the Next Thirty Years plan. We are currently working on a proposed scope for services for updating that plan, and will be sharing this with you and Wynkoop in the next few weeks.

Thus it would appear that we will have need for two studies. One, the update of the Next 30 Year plan, and two, a specific Phase I study for the Cowskin area above U. S. 54. At the maximum we should address the growth areas along the Cowskin that we have previously identified which would include areas south of U. S. 54, and north of U. S. 54. I would prefer to see a geographic boundary somewhat between the one that you have earlier identified which comprises many more miles than we have identified for growth, and would accommodate under a capacity analysis the tens of thousands more population than we anticipate locating in the Wichita metropolitan area, and specifically in the Cowskin area. I would think a boundary slightly larger than our growth area in order to participate unforeseen changes in growth patterns should be the one that is primarily considered. I would think the look at the study should be larger than just the two or three additions that you are dealing with here, and include the two or three subbasins that we see identified in the growth plan area. I would

Grover C. McLure, Jr.
April 10, 1979
Page 3

strongly urge both you and Wynkoop to get together to prepare a proposal to take to the respective governing bodies to undertake the Phase I study at the earliest possible date. May I have your thoughts on the matter.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:rme

cc: Tom Scott, Chairman, Board of County Commissioners
Don Gragg, County Commissioner
Everett Patrick, County Commissioner
Theodore M. Hill, County Counselor
James R. Schaefer, Attorney at Law
James Aiken, Director, Environmental Health
John Wynkoop, Director, Water & Water Pollution Control
Dick Linn, City Engineer
Jack H. Galbraith, Chief Planner

August 25, 1978

Mr. K. O. Taylor
1542 S. St. Francis
Wichita, Kansas 67211

Re: S/D 78-61 - Final Plat of Rainbow Lakes West Fourth Addition

Dear Mr. Taylor:

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 recommend that this plat be approved, subject to:

- OK
- A. A zone change from "R-1" to "AA" is necessary for the lot sizes which are proposed. This zone change request shall be filed and approved prior to forwarding the plat to MAPC. *B.C.C. approved 2-28-79*
 - B. The applicant shall guarantee the extension of municipal type sewer and water to serve all lots. *county petition city petition*
 - C. A drainage concept has been approved. Final drainage plans shall be submitted to the City and County Public Works Departments and approved prior to forwarding the plat to MAPC.
 - D. Any raising, lowering, relocation, or encasement of the Phillips pipeline crossing this property as a result of requirements for improvements on this plat shall be at the sole expense of the applicant. The applicant shall obtain a letter from the Phillips Pipeline Company indicating that they need no additional easement width for their pipeline and indicating what building setback, if any, from said line need to be indicated on the plat. *See title binder*
 - E. *protective covenants* The applicant shall establish a Homeowners Association which provides for the continued maintenance of the lake and all other common open space. Said association agreement shall also contain a provision or clause which will assure that the governing body can, upon proper notice and hearing, cause necessary maintenance to be done to said areas and the cost thereof assessed to the benefiting properties in the event the Homeowners Association fails to do so.

August 25, 1978

F. The street name "Saddle Court" shall be changed to "Saddle Circle" and "Bridle Court" shall be changed to "Rolling Hills Court." *Angela Lunde*

G. The applicant shall guarantee the construction of sidewalks on the east side of Rolling Hills Court and both sides of all other interior streets.

see 11/9 PL change

H. The applicant shall guarantee the paving of all interior streets to City of Wichita standards. *County petitions*

I. Appropriate plans and profiles for the street improvements shall be submitted to the City Engineer for review and approval and an approved copy of said plans and profiles shall be submitted to the County Engineer.

J. A 10-foot utility easement shall be indicated between Lots 8 and 9, Block 3 and on the south 10 feet of Lot 21, Block 3.

K. The ingress and egress easement between Lots 2 and 3 in Block 5 shall be dimensioned and the plat's text shall state to whom the easement is granted and for what purpose. *K.O. Taylor, engineer, refused to do this, saying it was unnecessary. He took a easement (ingress-egress) to specific*

L. The dimensions for the utility easement at the south end of Saddle Circle shall be labeled on the face of the plat. *according to Taylor*

M. The applicant shall contact the County Fire Department regarding the location of fire hydrants within the subdivision.

N. A minimum building pad elevation shall be indicated on Block 3. *K.O. Taylor refused to show this saying the lots were already mapped about the min. pad requirement. Paul Johnston said OK*

see letter dated 8-27-78

O. The applicant shall make satisfactory arrangements with K.G. and E. for the abandonment of an existing line. A letter obtained from K. G. and E. stating that satisfactory arrangements have been made shall be submitted to the Planning Department.

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

This plat will not be forwarded to the Planning Commission until the zone change has been approved by the Board of County Commissioners and the final drainage plans have been approved.

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

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

Sincerely,

Louise Olivarez
Junior Planner
LO:bh

Mr. K. O. Taylor - Page 3

August 25, 1978

Encl.

cc: L. V. Bell, 360 N. 135th St., West, 67235
Joe Freeman, Sedgwick County Department of Public Works,
Courthouse, 67203
Dean Sellers, Assistant City Engineer

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-61 Name Rainbow Lakes West Fourth Addition
 Date Application Rec'd. 6-30-78 Preliminary Approval 7-13-78
 Scheduled S/D Meeting 8-24-78

DESCRIPTION

General Location East of 135th St. West, in an area south of Central

Owner L. V. Bell
 Surveyor/Engineer K. O. Taylor
 Address 1542 S. St. Francis, Wichita, Ks. 67211 Phone 264-0341

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>78</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>400</u> ft. |
| Residential <u>78</u> | b. <u>64</u> R/W <u>2850</u> ft. |
| Commercial _____ | c. <u>58</u> R/W <u>2200</u> ft. |
| Industrial _____ | d. <u>50</u> R/W <u>600</u> ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>78</u> | TOTAL <u>6050</u> ft. |
| 3. Minimum Lot Frontage <u>51</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>14,000</u> ft. | |
| 5. Existing Zoning <u>"R-1"</u> | |
| 6. Proposed Zoning <u>"AA"</u> | |
| 9. Public Water Supply <u>(Yes-X)</u> , Name _____ | |
| 10. Public Sanitary Sewers <u>(Yes-X)</u> , Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. A zone change from "R-1" to "AA" is necessary for the lot sizes which are proposed. This zone change request shall be filed and approved prior to forwarding the plat to MAPC.
- B. The applicant shall guarantee the extension of municipal type sewer and water to serve all lots. The applicant or his engineer shall be prepared to comment on the status of these guarantees.
- C. A drainage plan concept has been approved. The applicant shall guarantee the drainage improvements required by this plan.
- D. Any raising, lowering, relocation or encasement of the Phillips pipeline crossing this property as a result of requirements for improvements on this plat shall be at the sole expense of the applicant. The applicant shall obtain a letter from the Phillips Pipeline Company indicating that they need no additional easement width for their pipeline and indicating what building setbacks, if any, from said line need to be indicated on the plat.
- E. The applicant shall establish a Homeowners Association which provides for the continued maintenance of the lake and all other common open space. Said association agreement shall also contain a provision or clause which will assure that the governing body can, upon proper notice and hearing, cause necessary maintenance to be done to said areas and the cost thereof assessed to the benefiting properties in the event the Homeowners Association fails to do so.
- F. The applicant shall guarantee the construction of sidewalks on the east side of Bridle Court, and both sides of all other interior street.

- G. The applicant shall guarantee the paving of all interior streets to City of Wichita standards.
- H. Appropriate plans and profiles for the street improvements shall be submitted to the City Engineer for review and approval and an approved copy of said plans and profiles shall be submitted to the County Engineer.
- I. The Public Works Department shall be prepared to comment on the appropriateness of the street names "Saddle Court" and "Bridle Court."
- J. A 10-foot utility easement shall be indicated between Lots 8 and 9, Block 3.
- K. The ingress and egress easement between Lots 2 and 3 in Block 5 shall be dimensioned and the plat's text shall state to whom the easement is granted and for what purpose.
- L. The dimensions for the utility easement at the south end of Saddle Court shall be labeled on the face of the plat.
- M. The applicant shall contact the County Fire Department regarding the location of fire hydrants within the subdivision.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE CITY OF WICHITA

OFFICE OF Flood Control Maintenance DATE August 11, 1978

TO Jack Galbraith, Chief Planner, MAPD

FROM Max Greene

SUBJECT - Drainage Plans for
Rainbow Lakes West 3rd and 4th Addns.

On August 10th, 1978, Chris Brennenstuhl from the County Engineer's Office, Yash Desai from the City Engineer's Office and I met with K. O. Taylor to review subject plans. We are in agreement and approve the basic concept of subject drainage plans. The following conditions still need to be resolved:

- 1) Approval from Phillips Pipeline Company for proposed crossing of their lines in Rainbow Lakes West 3rd Addition.
- 2) Appropriate guarantees for the drainage acceptable to the County Director of Public Works for both Additions.
- 3) One acceptable Homeowner's Agreement covering both Additions for maintenance of the Floodway area.

I trust this information will satisfy your needs; however, if further information or discussion is desired, please advise.

Max Greene

Max Greene,
Flood Control Engineer
Flood Control Maintenance

M./glm

cc: G. H. Wilton
Chris Brennenstuhl/County
Yash Desai/City Engineer
K. O. Taylor
Rainbow Lakes West 3rd Addn. Plat File
Rainbow Lakes West 4th Addn. Plat File



DATE: July 14, 1978

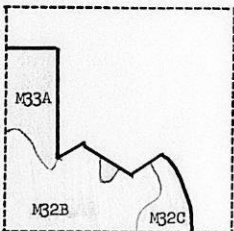
PROPERTY NAME: **RAINBOW LAKES WEST 4TH ADDITION**

LOCATION: **East of 135th St. West, in an area south of Central**

MAILED TO: **K. O. Taylor
Consulting Engineer
1542 S. St. Francis
Wichita, Kansas 67211**

PREPARED BY: **Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas
942-8422 67209**

REQUESTED BY: **Wichita-Sedgwick County
Metropolitan Area Planning
Commission**



Scale: 4" equals 1 mile 24

24-27-2W

<u>Symbols</u>	<u>Soil</u>	<u>SOILS LEGEND</u> <u>Brief Description</u>	<u>Hydrological</u> <u>Group</u>
M33A - I-1	Blanket silt loam 0 to 1 percent slopes	Deep, nearly level and gently sloping, well drained soils on bottomlands and terraces. These soils have slow runoff and moderate to high available water capacity. Permeability is moderate to moderately rapid.	C
M32B - IIe-1	Vanoss Silt loam 1 to 3 percent slopes	Deep, gently sloping, well drained soils on terraces and uplands. These soils have medium runoff and high available water capacity. Permeability is moderate and moderately slow.	B
M32C-IIIe-2	Vanoss silty loam 3 to 6 percent slopes	Deep, sloping, well drained soils on uplands. These soils have medium runoff and high available water capacity. Permeability is moderate and moderately slow.	B

<u>Symbols</u>	<u>Soil</u>	<u>Brief Description</u>	<u>Hydrological Group</u>
F22A - IIw-2	Blanco silt loam Occasionally flooded	Deep, nearly level, well drained soil on floodplains. This soil has slow runoff and high available water capacity. Permeability is moderate.	B

SOIL INTERPRETATIONS

Symbol	Soil			
M3A - I-1	Blanket silt loam	Dwellings with Basements	Moderate	Shrink-Swell Low Strength
		Small commercial buildings	Moderate	Shrink-Swell Low Strength
		Local roads & Streets	Severe	Low Strength
M3B - IIe-1	Vanoss silt loam	Dwellings w/Basements	Moderate	Shrink-Swell Low Strength
M3C - IIIe-2	Vanoss silt loam	Small comm. buildings	Moderate	Shrink-Swell Low Strength
		Local roads & Streets	Moderate	Shrink-Swell Low Strength

RECOMMENDATIONS:

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. 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.
4. Temporarily stabilize each segment of graded or otherwise disturbed land 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.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-942-8422.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.

<u>Symbol</u>	<u>Soil</u>	<u>SOIL INTERPRETATIONS</u>		
F22A - IIw-2	Elandco silt loam	Dwellings w/Basements	Severe	Floods
		Small comm. buildings	Severe	Floods
		Local roads & Streets	Severe	Low Strength



July 18, 1978

K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 78-61 Preliminary plat of Rainbow Lakes West Fourth
Addition

Dear Mr. Taylor:

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 approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall be advised that the soil conditions on subject property are such that measures need to be taken during development to control both wind and water erosion.
- B. Easements as marked on the "engineer's copy" of the preliminary plat shall be indicated on the final plat.
- C. The rear lot utility easements adjacent to the lake shall be increased to 20 feet in width.
- D. The applicant shall contact the County Fire Department relative to location of fire hydrants within the subdivision.
- E. The applicant and/or his engineer shall contact the County Public Works and City Public Works Departments relative to proper street names to be indicated on the final plat.
- F. The narrow triangular strip of ground at the southeast corner of 135th Street West and Rolling Hills is not large enough to be used as a lot or as open space. The area as well as the street intersection should be redesigned. Also, an appropriate street name should replace the cul-de-sac designated as 135 Street West.

Re: S/D 78-61
July 18, 1978
Page Two

- G. The transition in right-of-way from 70 feet to 64 feet on Rainbow Lake Road should either take place at a street intersection, or the transition should be made by tapering the right-of-way from 70 feet to 64 feet instead of the abrupt change in right-of-way indicated on the plat.
- H. An appropriate zone change request from R-1 to AA, shall be submitted and approval of the plat shall be subject to the approval of said zone change request.
- I. This property is within the urban growth area, is being designed as an urban plat, and therefore must have municipal sewer and water systems and paved streets. Before submitting a final plat, definite arrangements shall be made for the sewer and water systems to serve each lot.
- J. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant. Before submission of a final plat, the applicant shall obtain a memo from the Flood Control Office and City Engineer stating that the lake and drainage systems have been reviewed and will be acceptable.
- K. Any raising or lowering, relocation or encasement of the pipe line crossing this property, as a result of the required improvements associated with this plat, shall be at the sole expense of the applicant.
- L. The applicant shall establish a Homeowners Association which provides for the continued maintenance of the lake and all other common open space. Said association agreement shall also contain a provision or clause which will assure that the governing body can, upon proper notice and hearing, cause necessary maintenance to be done to said areas and the cost thereof assessed to the benefiting properties in the event the Homeowners Association fails to do so.
- M. Sidewalks will be required on both sides of all streets except 135th Street and Central.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5, of the MAPC Subdivision Regulations).

Re: S/D 78-61
July 18, 1978
Page Three

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:et

cc:

Dean Sellers, Assistant City Engineer

L. V. Bell, 360 N. 135th St. West, Wichita, Kansas 67235

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-61 Name RAINBOW LAKES WEST FOURTH ADDITION
Date Application Rec'd. 6-30-78 Preliminary Approval _____
Scheduled S/D Meeting 7-13-78

DESCRIPTION

General Location East of 135th St. West, in an area south of Central

Owner L. V. Bell
Surveyor/Engineer K. O. Taylor
Address 1542 S. St. Francis, Wichita, Ks. 67211 Phone 264-0341

- | | |
|--|----------------------------------|
| 1. Gross Acreage of Plat _____ | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: _____ | a. <u>70</u> R/W <u>400</u> ft. |
| Residential <u>78</u> | b. <u>64</u> R/W <u>2850</u> ft. |
| Commercial _____ | c. <u>58</u> R/W <u>2200</u> ft. |
| Industrial _____ | d. <u>50</u> R/W <u>600</u> ft. |
| Other _____ | e. _____ R/W _____ ft. |
| 3. Total Number of Lots <u>78</u> | TOTAL <u>6050</u> ft. |
| 4. Minimum Lot Frontage <u>51</u> ft. | 8. Sidewalk adjacent to all |
| 5. Minimum Lot Area <u>14,000</u> ft. | streets? <u>yes</u> <u>no</u> |
| 6. Existing Zoning <u>"R-1"</u> | |
| Proposed Zoning <u>"AA"</u> | |
| 9. Public Water Supply <u>(Yes-No)</u> , Name _____ | |
| 10. Public Sanitary Sewers <u>(Yes-No)</u> , Name _____ | |
| 11. Health Department Approval (where applicable) _____ | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> (Yes-No) | |

STAFF COMMENTS:

- A. The narrow triangular strip of ground at the southeast corner of 135th Street West and Rolling Hills is not large enough to be used as a lot or as open space. The area as well as the street intersection should be redesigned. Also, an appropriate street name should replace the cul-de-sac designated as 135 Street West.
- B. The transition in right-of-way from 70 feet to 64 feet on Rainbow Lake Road should either take place at a street intersection, or the transition should be made by tapering the right-of-way from 70 feet to 64 feet instead of the abrupt change in right-of-way indicated on the plat.
- C. An appropriate zone change request from R-1 to AA, shall be submitted and approval of the plat shall be subject to the approval of said zone change request.
- D. This property is within the urban growth area, is being designed as an urban plat, and therefore must have municipal sewer and water systems and paved streets. Before submitting a final plat, definite arrangements shall be made for the sewer and water systems to serve each lot.
- E. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant. Before submission of a final plat, the applicant shall obtain a memo from the Flood Control Office stating that the lake and drainage systems have been reviewed and will be acceptable.
- F. Any raising or lowering, relocation or encasement of the pipe line crossing this property, as a result of the required improvements associated with this plat, shall be at the sole expense of the applicant.

- G. The applicant shall establish a Homeowners Association which provides for the continued maintenance of the lake and all other common open space. Said association agreement shall also contain a provision or clause which will assure that the governing body can, upon proper notice and hearing, cause necessary maintenance to be done to said areas and the cost thereof assessed to the benefiting properties in the event the Homeowners Association fails to do so.
- H. Sidewalks will be required on both sides of all streets except 135th Street and Central.
- 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).

Map No.: 4647
Section No.: 24
Twp. No.: 27
Range: 2W

S/D No. 78-61

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Rainbow Lakes West Fourth Addition

General Location: East of 135th St. West in an area south of Central

Name of Property Owner: L.V. Bell
Address: 360 N. 135th St. West 67235 Phone: 722-4176

Name of Subdivider: _____
Address: _____ Phone: _____

Name of Agent/Surveyor: R.D. Taylor
Address: 1542 S. St. Francis Phone: 264-0341

Date of Application: 6-30-78

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat _____
2. Number of Lots:
Residential 78
Commercial _____
Industrial _____
Other _____
Total Number of Lots 78
3. Minimum Lot Frontage 51 ft.
4. Minimum Lot Area 14,000 sq. ft.
5. Existing Zoning R-1
6. Proposed Zoning AA
7. Lineal Feet of New Streets:
a. 70 R/W 400 ft.
b. 64 R/W 2850 ft.
c. 58 R/W 2200 ft.
d. 50 R/W 600 ft.
e. _____ R/W _____ ft.
TOTAL 6050 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: _____

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

Received by L.O.
Date 6-30-78
Fee Submitted 284.00

T9-301B
(2-71)

6-30-78 Taylor is to turn in an info. sheet for this plat

FORM 20021

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	