

PLAT. NO. S/D 80-105 MAP NO. 5354

NAME LEEWOOD HEIGHTS 4TH ADDITION

LOCATION: North of 54th St. North, in an area east  
of Meridian.

ENGINEER P.E.C., P.A.

OWNER Leewood Homes, Inc. Attn: Joe H. Lee, Pres.

APPLICATION FILED 12-30-80

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

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

FINAL FILED 12-30-80

S/D ACTION 1-8-81 approve

MAPC ACTION 1-15-81 approve

BCC ACTION 2-10-81 Approved

RECORDED 3-31-81

REMARKS \_\_\_\_\_

S/D 80-105 - LEEWOOD HEIGHTS 4TH  
ADDITION - North of 54th Street  
North, in an area east of Meridian  
By: P.E.C., P.A.

\*  
POSTED  
1-6-81  
[Signature]

**ACTION**

	DATE
S/D COMMITTEE <u>Final approve</u>	<u>1-8-81</u>
M.A.P.C. <u>approve</u>	<u>1-15-81</u>
R.C.C./B.C.C. <u>Approved</u>	<u>2-10-81</u>



TEMPORARY ROADWAY AND DRAINAGE EASEMENT

\*\*\*\*\*

THIS AGREEMENT made and entered into this 28th day of August, 19 81 by and between Frieda E. and Joe H. Lee and Leewood Homes, Inc. of Sedgwick County, State of Kansas party of the first part, and the Board of County Commissioners of Sedgwick County, Kansas, acting for said County, party of the second part.

WITNESSETH, whereas for the proper operation and maintenance of a roadway cul-de-sac and appurtenant drainage system, upon land owned by party of the first part and described as follows:

See Exhibit "A"

MICROFILMED OF RECORD

STATE OF KANSAS SEDGWICK COUNTY FILED FOR RECORD AT 11:22 A.M.

SEP 21 1981

5 55386

NO. BETTE F. McCART REGISTER OF DEEDS

Lat Kottler Deputy

NOW, THEREFORE, in consideration of the payment of One Dollars (\$1.00), and other valuable considerations as follows:

TO party of the first part, by party of the second part, party of the first part hereby grants and conveys to party of the second part a temporary easement upon the above described premises for the purpose of operating and maintaining a roadway cul-de-sac and appurtenant drainage system according to plans and specifications now on file in the office of the County Engineer of Sedgwick County, Kansas. Said easement shall expire at such time as the cul de sac is abandoned by extension of the constructed roadway as noted on Exhibit "A" attached hereto.

PARTY OF THE FIRST PART Leewood Homes Inc. Joe H. Lee, Pres. Joe H. Lee FRIEDA E. LEE RECOMMENDED

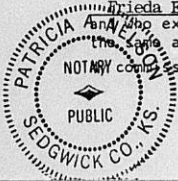
THE BOARD OF COUNTY COMMISSIONERS PARTY OF THE SECOND PART DONALD E. CRAGG CHAIRMAN TOM SCOTT COMMISSIONER JACK SPRATT COMMISSIONER DOROTHY K. WHITE COUNTY CLERK

Claud S. Shelor COUNTY ENGINEER, CLAUD S. SHELOR

STATE OF KANSAS Sedgwick COUNTY, ss.

On this 28 day of August A.D. 19 81, before me, a notary public in and for Sedgwick County, State of Kansas, personally appeared Frieda E. and Joe H. Lee to me known to be the person named in the above as a voluntary act and deed.

My commission expires January 28, 19 84.



Patricia A. Nelson

NOTARY PUBLIC

## EXHIBIT "A"

## TEMPORARY ROADWAY AND DRAINAGE EASEMENTS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3, LEEWOOD HEIGHTS 4TH ADDITION, SEDGWICK COUNTY, KANSAS; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 50 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE WEST LINE AND 90 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 2, LEEWOOD HEIGHTS 4TH ADDITION SEDGWICK COUNTY, KANSAS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 90 FEET; THENCE NORTHWESTERLY TO A POINT IN THE NORTH LINE AND 50 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, LEEWOOD HEIGHTS 4TH ADDITION SEDGWICK COUNTY, KANSAS; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 50 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE WEST LINE AND 90 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, LEEWOOD HEIGHTS 4TH ADDITION TO SEDGWICK COUNTY, KANSAS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 90 FEET; THENCE NORTHWESTERLY TO A POINT IN THE NORTH LINE AND 50 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1: THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

THE EAST 75 FEET OF THE NORTH 75 FEET OF LOT 10, BLOCK 3, LEEWOOD HEIGHTS 4TH ADDITION, SEDGWICK COUNTY, KANSAS.

SEDGWICK COUNTY, KANSAS

UTILITY AND DRAINAGE EASEMENT  
\*\*\*\*\*

THIS AGREEMENT made and entered into this 28th day of August, 19 81, by and between Frieda E. and Joe H. Lee of Sedgwick County, State of Kansas, party of the first part, and the Board of County Commissioners of Sedgwick County, Kansas, acting for said County, party of the second part.

WITNESSETH, whereas for the proper construction, maintenance and repairing of drainage system and all other public utilities according to plans and specifications now on file in the office of the County Engineer of Sedgwick County, Kansas, upon land owned by party of the first part and described as follows:

See Exhibit "A"

NOW, THEREFORE, in consideration of the payment of One Dollars (\$ 1.00 ), and other valuable considerations.

to party of the first part, by party of the second part, party of the first part hereby grants and conveys to party of the second part a permanent easement upon the above-described premises for the purpose of constructing and maintaining such drainage system and all other public utilities, and party of the first part for themselves, (h   ) (their) heirs and assigns agrees that party of the second part or its duly authorized agents or representatives may at any time enter upon said premises above described for the purpose of keeping said drainage system and all other public utilities in proper operating condition.

PARTY OF THE FIRST PART

Joe H. Lee  
Frieda E. Lee  
Frieda E Lee  
MICROFILMED OF RECORD  
FILED FOR RECORD AT  
SEP 21 1981  
NO. 5 55385  
BETTE F. MCCART  
REGISTER OF DEEDS

THE BOARD OF COUNTY COMMISSIONERS  
PARTY OF THE SECOND PART

Donald E. Gragg  
DONALD E. GRAGG CHAIRMAN  
Tom Scott  
TOM SCOTT COMMISSIONER  
Jack Spratt  
JACK SPRATT COMMISSIONER  
Dorothy K. White  
DOROTHY K. WHITE, COUNTY CLERK

RECOMMENDED:

Claud S. Shelor  
COUNTY ENGINEER, CLAUD S. SHELOR  
STATE OF KANSAS Sedgwick COUNTY, ss.

On this 28 day of August A.D. 19 81, before me, a notary public in and for Sedgwick County, State of Kansas, personally appeared Frieda E. and Joe H. Lee to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

My commission expires January 28, 1984.



Patricia A. Nelson  
NOTARY PUBLIC  
Patricia A. Nelson

304 Callery  
"Ruby Smith"

## EXHIBIT "A"

## UTILITY AND DRAINAGE EASEMENTS:

THE EAST 20 FEET OF BLOCKS 3 AND 4, THE SOUTH 10 FEET OF BLOCK 3 AND THE NORTH 10 FEET OF BLOCK 4 ALL IN LEEWOOD HEIGHTS 4TH ADDITION, SEDGWICK COUNTY KANSAS

BEGINNING AT A POINT 10 FEET SOUTH AND 20 FEET WEST OF THE NORTHEAST CORNER OF LOT 10, BLOCK 4 LEEWOOD HEIGHTS 4TH ADDITION, SEDGWICK COUNTY, KANSAS; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 10 A DISTANCE OF 70 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 20 FEET; THENCE NORTHWESTERLY TO A POINT 70 FEET WEST AND 10 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 10; THENCE EAST, PARALLEL TO AND 10 FEET SOUTH OF THE NORTH LINE OF SAID LOT 10, 50 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE SOUTH LINE AND 20 FEET WEST OF THE SOUTHEAST CORNER OF LOT 6, BLOCK 3, LEEWOOD HEIGHTS 4TH ADDITION, SEDGWICK COUNTY, KANSAS; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 6 A DISTANCE OF 40 FEET; THENCE SOUTHWESTERLY TO A POINT 50 FEET WEST AND 10 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH A DISTANCE OF 10 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE ALONG SAID SOUTH LINE A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING.



**SEDGWICK COUNTY, KANSAS**  
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA  
WICHITA, KANSAS 67213-4498  
(316) 268-7901

**Claud S. Shelor, P.E.**  
Director of Public Works/County Engineer

TO: Forrest Nagely, M.A.P.D.

FROM: Phil Dietrich *PD*

DATE: November 24, 1982

SUBJ: Status of Guarantees; Leewood Heights 4th Addition  
and Foliage Addition

As per your request of your memo dated November 20, 1982, please be advised that Letters of Credit for Leewood Heights 4th Addition in the amounts of \$35,000.00 and \$70,000.00 have been released. However, we had requested a new Letter of Credit guaranteeing seeding of the street ditches which still is in effect. I have enclosed copies of correspondence concerning these items for your files.

Insofar as the performance bond for the Foliage, I contacted Ken Bengtson by telephone and he stated the streets have been completed. At such time he advises us in writing of the completion we will release the bond.

Please call if you need any additional information concerning these items.

PD/yls

enclosures

cc: M.A.P.D. File

**RECEIVED**

NOV 29 1982

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_



SEDGWICK COUNTY COURTHOUSE

## COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA  
WICHITA, KANSAS 67213

PHONE 268-7001

**Claud S. Shelor, P.E.**  
County Engineer/Director of Public Works

DATE: July 27, 1981

TO: Dorothy K. White, County Clerk  
ATTENTION: Judy Smith

FROM: Phil Dietrich *PD*

SUBJECT: Leewood Heights 4th Addition

You may release the Irrevocable Letter of Credit Number 104, drawn upon the State Bank of Colwich in the amount of Seventy Thousand Dollars (\$70,000) guaranteeing the construction of the storm water sewer in the above mentioned addition.

cc: J. F. Suellentrop, President, Colwich State Bank  
Claud S. Shelor, P. E. ✓  
Richard E. Euson, Assistant County Counselor  
Plat File



SEDGWICK COUNTY COURTHOUSE

## COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA  
WICHITA, KANSAS 67213

PHONE 268-7901

**Claud S. Shelor, P.E.**  
County Engineer/Director of Public Works

TO: Dorothy K. White, County Clerk  
ATTENTION: Judy Smith

FROM: Claud S. Shelor *C.S.*

DATE: July 30, 1981

SUBJ: Leewood Heights 4th Addition, Street Construction

The streets within Leewood Heights 4th Addition, Sedgwick County, have been constructed to County Standards for Suburban Road construction with the exception of seeding of roadside ditches.

Enclosed please find an irrevocable letter of credit (#051-9428) drawn upon the Chisholm Trail State Bank in the amount of One Thousand Dollars (\$1,000) guaranteeing the seeding of the street ditches.

Please hold this letter until you receive written notification from this office that the work has been completed.

Upon receipt of the above mentioned letter of credit, please release the original letter of credit for street construction drawn upon the State Bank of Colwich for Leewood Heights 4th Addition (#105) in the amount of Thirty-five Thousand Dollars (\$35,000).

yls

cc: Richard Euson, Assistant County Counselor  
Plat file

IRREVOCABLE LETTER OF CREDIT

CHISHOLM TRAIL STATE BANK  
(Name of Bank)

DATE: July 29, 1981

COUNTY OF SEDGWICK  
STATE OF KANSAS

Dear Sirs:

We have hereby opened our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 1,000.00 for the account of Leewood Homes, Inc. (PURCHASER), to be accepted by your signed statement that drawing is due to default of failure to perform by PURCHASER, the following improvements on or before January 15, 1983 (6)  
(Insert date two years from MAPC approval of plat)

1. Seeding
- 2.
- 3.

in Leewood Heights 4th Addition a subdivision located in County of Sedgwick, State of Kansas.

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

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

All drafts drawn hereunder must be marked: "Drawn under \_\_\_\_\_  
Chisholm Trail State Bank, Credit No. 0519428, date July 29, 1981  
(Name of Bank)

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same specified if negotiated on or before March 15, 1983  
(insert a date at least 60 days after the date on line 6)

Very Truly Yours,

Chisholm Trail State Bank  
(Name of Bank)

(CORPORATE SEAL)

BY: 

(Authorized Signature)



SEDGWICK COUNTY COURTHOUSE

**COUNTY OF SEDGWICK**  
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA  
WICHITA, KANSAS 67213

PHONE 268-7901

DATE: April 2, 1981  
TO: Dorothy K. White, County Clerk  
ATTENTION: Judy Smith  
FROM: Phillip Dietrich *RD*  
SUBJECT: Irrevocable Letter of Credit, Leewood Heights 4th Addition

The developer for the above referenced addition has desired to change banks for previously submitted Irrevocable Letter's of Credit, and has submitted two new letters.

Therefore, enclosed please find an Irrevocable Letter of Credit Number 104 drawn upon the State Bank of Colwich in the amount of Seventy Thousand Dollars (\$70,000.00) guaranteeing the construction of a storm water sewer, and an Irrevocable Letter of Credit Number 105 drawn upon the State Bank of Colwich in the amount of Thirty-Five Thousand Dollars (\$35,000.00) guaranteeing the construction of streets for Leewood Heights 4th Addition.

Please retain these letters until you receive written notification from this office that the work has been satisfactorily completed.

Upon receipt of the above mentioned Letters of Credit, you may release the original Letters of Credit drawn upon the Chisolm Trail State Bank in the amount of Thirty-Five Thousand Dollars (\$35,000.00) and Seventy Thousand Dollars (\$70,000.00). Both letters assigned Number 0395716.

enc:  
cc: Richard Euson, Assistant County Counselor  
Forrest Nagely, M.A.P.D.  
Plat File

State Bank of Colwich  
(NAME OF BANK)

DATE: March 11, 1981

COUNTY OF SEDGWICK  
STATE OF KANSAS

Dear Sirs:

We have hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 35,000.00 for the account of Leewood Homes, Inc. (PURCHASER), to be accepted by your signed statement that drawing is due to default of failure to perform by PURCHASER, the following improvements on or before January 15, 1983 (6)  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Street Construction.
- 2.
- 3.

in Leewood Heights 4th Addition a subdivision located in County of Sedgwick, State of Kansas.

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

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

All drafts drawn hereunder must be marked: "Drawn under State Bank of Colwich (Name of Bank), Credit No. 105, date March 11, 1981

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same specified if negotiated on or before March 15, 1983 (insert a date at least 60 days after the

date on line 6)

Very Truly Yours,

State Bank of Colwich  
(Name of Bank)

(CORPORATE SEAL)

BY: [Signature]  
(Authorized Signature) Pres.

State Bank of Colwich  
(NAME OF BANK)

DATE: March 11, 1981

COUNTY OF SEDGWICK  
STATE OF KANSAS

Dear Sirs:

We have hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 70,000.00----- for the account of Leewood Homes, Inc. (PURCHASER), to be accepted by your signed statement that drawing is due to default of failure to perform by PURCHASER, the following improvements on or before January 15, 1983 (6)  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Storm water sewer.
- 2.
- 3.

in Leewood Heights 4th Addition a subdivision located in County of Sedgwick, State of Kansas.

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

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

All drafts drawn hereunder must be marked: "Drawn under State Bank of Colwich, Credit No. 104, date March 11, 1981  
(Name of Bank)

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same specified if negotiated on or before March 15, 1983  
(insert a date at least 60 days after the

date on line 6)

Very Truly Yours,

State Bank of Colwich  
(Name of Bank)

(CORPORATE SEAL)

BY: [Signature]  
(Authorized Signature) Pres.

November 10, 1982

Phil Dietrich, Senior Civil Engineer, Sedgwick County  
Department of Public Works

Forrest L. Nagley, Junior Planner

Status of guarantees for Leewood Heights 4th Addition  
and Foliage Addition.

The following letters of credit or performance bonds are nearing maturity:

1. Leewood Heights 4th Addition:
  - a. Colwich State Bank - credit number 105 in the amount of \$35,000 guaranteeing street construction;
  - b. Colwich State Bank - credit number 104 in the amount of \$70,000 guaranteeing storm water sewers.
2. Foliage Addition:
  - a. Seaboard Surety Company performance bond in the amount of \$263,326.45 guaranteeing street improvements.

Please advise me of the status of these bonds and the improvements they guarantee.

Forrest L. Nagley  
Junior Planner

FLN:hh

cc: Leewood Heights 4th Addition File  
Foliage Addition file



SEDGWICK COUNTY COURTHOUSE

**COUNTY OF SEDGWICK**  
**DEPARTMENT OF PUBLIC WORKS**

1250 S. SENECA  
WICHITA, KANSAS 67213

PHONE 268-7901

**RECEIVED**

APR 3 1981

METROPOLITAN PLANNING  
ROUTE  Forrest

DATE: April 2, 1981  
TO: Dorothy K. White, County Clerk  
ATTENTION: Judy Smith  
FROM: Phillip Dietrich *PD*  
SUBJECT: Irrevocable Letter of Credit, Leewood Heights 4th Addition

The developer for the above referenced addition has desired to change banks for previously submitted Irrevocable Letter's of Credit, and has submitted two new letters.

Therefore, enclosed please find an Irrevocable Letter of Credit Number 104 drawn upon the State Bank of Colwich in the amount of Seventy Thousand Dollars (\$70,000.00) guaranteeing the construction of a storm water sewer, and an Irrevocable Letter of Credit Number 105 drawn upon the State Bank of Colwich in the amount of Thirty-Five Thousand Dollars (\$35,000.00) guaranteeing the construction of streets for Leewood Heights 4th Addition.

Please retain these letters until you receive written notification from this office that the work has been satisfactorily completed.

Upon receipt of the above mentioned Letters of Credit, you may release the original Letters of Credit drawn upon the Chisolm Trail State Bank in the amount of Thirty-Five Thousand Dollars (\$35,000.00) and Seventy Thousand Dollars (\$70,000.00). Both letters assigned Number 0395716.

enc:  
cc: Richard Euson, Assistant County Counselor  
Forrest Nagely, M.A.P.D. ✓  
Plat File

IRREVOCABLE LETTER OF CREDIT

State Bank of Colwich  
(NAME OF BANK)

DATE: March 11, 1981

COUNTY OF SEDGWICK  
STATE OF KANSAS

Dear Sirs:

We have hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 70,000.00----- for the account of Leewood Homes, Inc. (PURCHASER), to be accepted by your signed statement that drawing is due to default of failure to perform by PURCHASER, the following improvements on or before January 15, 1983 (6)  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Storm water sewer.
- 2.
- 3.

in Leewood Heights 4th Addition a subdivision located in County of Sedgwick, State of Kansas.

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

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

All drafts drawn hereunder must be marked: "Drawn under State Bank of Colwich  
(Name of Bank), Credit No. 104, date March 11, 1981

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same specified if negotiated on or before March 15, 1983  
(insert a date at least 60 days after the  
date on line 6)

Very Truly Yours,

State Bank of Colwich  
(Name of Bank)

(CORPORATE SEAL)

BY: [Signature]  
(Authorized Signature) Pres.

IRREVOCABLE LETTER OF CREDIT

State Bank of Colwich  
(NAME OF BANK)

DATE: March 11, 1981

COUNTY OF SEDGWICK  
STATE OF KANSAS

Dear Sirs:

We have hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 35,000.00----- for the account of Leewood Homes, Inc. (PURCHASER), to be accepted by your signed statement that drawing is due to default of failure to perform by PURCHASER, the following improvements on or before January 15, 1983 (6)  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Street Construction.
- 2.
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in Leewood Heights 4th Addition a subdivision located in County of Sedgwick, State of Kansas.

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

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

All drafts drawn hereunder must be marked: "Drawn under State Bank of Colwich, Credit No. 105, date March 11, 1981  
(Name of Bank)

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same specified if negotiated on of before March 15, 1983  
(insert a date at least 60 days after the

date on line 6)

Very Truly Yours,

State Bank of Colwich  
(Name of Bank)

(CORPORATE SEAL)

BY: [Signature]  
(Authorized Signature) Pres.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 80-105                      Name Leewood Heights 4th Addition  
Application & Sketch Filed: 12-30-80  
Preliminary Plat Filed: N.A.                      Approved by S/D: N.A.  
Final Plat Filed: 12-30-80                      Approved by S/D: 1-8-81  
Approved by Metropolitan Area Planning Commission: 1-15-81

DESCRIPTION

General Location: north of 54th St. North in an area east of Meridian.

Surveyor or Engineer: Professional Engineering Consultants  
Owner: Anderson Bldg. & Inv. Co., Liquidation Trust  
Address: c/o Joe H. Lee, 6310 Legion, 67204

- |  |                       |                    |  |
|--|-----------------------|--------------------|--|
| 1. Gross Acreage of Plat <u>41.5</u>       | 6. Access Control     |                    |  |
| 2. Number of Lots                          | St. _____             | No. Openings _____ |  |
| Residential <u>36</u>                      | St. _____             | No. Openings _____ |  |
| Commercial _____                           | St. _____             | No. Openings _____ |  |
| Industrial _____                           | 7. Req'd Improvements |                    |  |
| Other _____                                | St. Paving <u>X</u>   | Water _____        |  |
| Total Number of Lots: <u>36</u>            | Sidewalk _____        | Drainage <u>X</u>  |  |
| 3. Minimum Lot Area: <u>40,000 sq.</u> ft. | Sewer _____           | Other _____        |  |
| 4. Existing Zoning: <u>R-1</u>             |                       |                    |  |
| 5. Special Problems Discussed: _____       |                       |                    |  |

The applicant has submitted letters of credit to the County as guarantees for street improvements (to suburban standards) and storm sewer improvements. Easements for the storm sewers across adjacent private properties to the Little Arkansas River have been obtained and granted to the County. Approval has been given by the Health Department for the use of septic tanks and water wells.

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

Martens moved, Wright seconded and it carried unanimously. Shook was absent.

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

**SEDGWICK COUNTY  
DEPARTMENT OF  
PUBLIC WORKS**

**MEMO**

TO: LOUISE OLIVAREZ FROM: PHIL DIETRICH  
PROJECT: LEEWOOD HEIGHTS 4TH ADDITION  
ITEM: OFF SITE DRAINAGE EASEMENTS  
DATE: 2-19-81

ATTACHED, PLEASE FIND COPIES OF DRAINAGE EASEMENTS (OFF SITE) THAT ARE  
NEEDED TO PROPERLY DRAIN THE ABOVE REFERENCED ADDITION. THESE SHOULD  
BE ON COMMISSION ADGENDA 3-4-81. IF YOU SHOULD HAVE ANY QUESTIONS,  
PLEASE CALL.

**RECEIVED**

FEB 19 1981  
METROPOLITAN PLANNING  
ROUTE  Youse

(LOUISE OLIVANER)

AGREEMENT FOR ACCESS TO AND MAINTENANCE OF DRAINAGE CONDUIT

THIS AGREEMENT, made and entered into this 29th day of January, 1981, by and between Timothy E. McKee and Barbara A. McKee of Sedgwick County, Kansas, parties of the first part, and the Board of County Commissioners of Sedgwick County, Kansas, acting for said County, party of the second part.

WITNESSETH, whereas the parties of the first part have entered into an agreement and granted to Mr. Joe Lee an easement for the construction of a surface draining conduit from lands set out on Exhibit "A" attached hereto, through the following described lands of the parties of the first part, the same being:

The southmost 20 feet of the south 236 feet of Lot 121, in Vanview, Sedgwick County, Kansas, and the west half of the Little Arkansas River adjoining said tract of land on the east.

NOW, THEREFORE, for the payment of One Dollar (\$1.00) and other valuable consideration parties of the first part for themselves, heirs and assigns do hereby extend to the party of the second part, or its duly authorized agents or representatives, a permanent right of ingress and egress over and above the above described lands for the purposes of maintaining, repairing and keeping the above referred to storm sewer in proper operating condition.

PARTIES OF THE FIRST PART

THE BOARD OF COUNTY COMMISSIONERS  
PARTY OF THE SECOND PART

Barbara Anne McKee  
Timothy E. McKee  
\_\_\_\_\_  
\_\_\_\_\_

CHAIRMAN

COMMISSIONER

COMMISSIONER

RECOMMENDED:

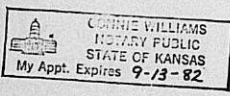
\_\_\_\_\_  
COUNTY CLERK

\_\_\_\_\_  
COUNTY ENGINEER

STATE OF KANSAS )  
 )SS:  
COUNTY OF SEDGWICK )

On this 29<sup>th</sup> day of January A.D. 1981, before  
me, a notary public in and for Sedgwick County, State of Kansas,  
personally appeared Barbara Anne McKee and Timothy E. McKee

to me known to be the persons named in and who executed the  
foregoing instrument, and acknowledged that they executed the  
same as their voluntary act and deed.



Connie Williams  
Notary Public

My Appointment Expires:  
September 13, 1982

EXHIBIT "A"

Beginning at the N.E. Corner of the SW  $\frac{1}{4}$  of Section 18, Township 26 South, Range 1 East of the 6th P.M. thence along the North line of said SW  $\frac{1}{4}$  bearing N 90°00' W a distance of 1503.16± to its intersection with the centerline of St. Clair Avenue as platted in Leewood Heights 2nd Addition; thence bearing S 0°00' E along the centerline of St. Clair Avenue to its intersection with the centerline of 55th Street North as platted in Leewood Heights Addition; thence bearing N 90°00' E along the centerline of 55th Street North to its intersection with the centerline of Athenian Avenue as platted in Leewood Heights 2nd Addition; thence Southeasterly to the S.E. Corner of Lot 1, Block 4, in said Leewood Heights 2nd Addition; thence bearing S 0°15' 23" along the East line of said Block 4 to a point 40 feet South of the Northeast Corner of Lot 4 in said Block 4; thence parallel with the North line of the SW  $\frac{1}{4}$  of said Section 18 bearing N 90°00' E to a point on the east line of said SW  $\frac{1}{4}$ ; thence along said East line bearing N 0°57' 40" W to the point of beginning.



E A S E M E N T

THIS EASEMENT made and entered into this 6<sup>th</sup> day of February, 1980, by and between DWIGHT J. LAVIN and GILDA V. LAVIN, husband and wife, of the first part, hereinafter designated as LAVIN, and JOE LEE, of the second part, hereinafter designated as LEE.

WITNESS: That the said LAVIN, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is now hereby acknowledged, do hereby grant and convey unto LEE a perpetual easement and right-of-way for the purpose of constructing, maintaining, installing and utilizing a storm sewer and for drainage purposes, over, along and under the following described real estate situated in Sedgwick County, Kansas, to-wit:

*South* A permanent easement for storm sewer and drainage purposes being described as the ~~20~~ 20 feet of Lot 132 of Van View, an Addition to Sedgwick County, Kansas.

LAVIN further does now, for said valuable consideration, grant and convey unto LEE a temporary easement for the construction of said storm sewer and necessary drainage improvements. Said temporary easement being over, along and under the following described real estate situated in Sedgwick County, Kansas, to-wit:

A temporary easement for the construction of storm sewer and drainage improvements; said temporary easement being described as the ~~10~~ 10 feet of the ~~30~~ 30 feet of Lot 132 of Van View, an Addition to Sedgwick County, Kansas.

The said temporary easement for construction shall terminate upon completion of the said improvements and the approval thereof by the County Engineer of Sedgwick County, Kansas, or his authorized representative.

LEE is further granted the perpetual right of entry upon the premises herein first above described at any time for the purpose of further constructing, operating, maintaining and repairing or replacing such storm sewer and appurtenances thereto.

IN WITNESS WHEREOF, the said first parties have signed and executed this easement the day and year first above written.

*Dwight J. Lavin*  
Dwight J. Lavin

*Gilda V. Lavin*  
Gilda V. Lavin

**SUPERSEDED**

*original submitted to County 1-28-81  
County asked for revisions*

*2-10-81 County has acceptable revised certificate & will send copy to us*

STORM SEWER EASEMENT AND AGREEMENT

THIS AGREEMENT, made and entered into this 13 day of January, 1981, by and between James D. & Barbara A. [unclear], Grantor, and Joe H. Lee, Grantee.

WHEREAS, Grantee and others hold title to the following land in the City of Wichita, County of Sedgwick, State of Kansas:

Beginning at the N.E. Corner of the SW  $\frac{1}{4}$  of Section 18, Township 26 South, Range 1 East of the 6th P.M. thence along the North line of said SW  $\frac{1}{4}$  bearing N 90° 00' W a distance of 1503.16± to its intersection with the centerline of St. Clair Avenue as platted in Leewood Heights 2nd Addition; thence bearing S 0° 00' E along the centerline of St. Clair Avenue to its intersection with the centerline of 55th Street North as platted in Leewood Heights Addition; thence bearing N 90° 00' E along the centerline of 55th Street North to its intersection with the centerline of Athenian Avenue as platted in Leewood Heights 2nd Addition; thence Southeasterly to the S.E. Corner of Lot 1, Block 4, in said Leewood Heights 2nd Addition; thence bearing S 0° 15' 23" along the East line of said Block 4 to a point 40 feet South of the Northeast Corner of Lot 4 in said Block 4; thence parallel with the North line of the SW  $\frac{1}{4}$  of said Section 18 bearing N 90° 00' E to a point on the east line of said SW  $\frac{1}{4}$ ; thence along said East line bearing N 0° 57' 40" W to the point of beginning.

and desires to have a storm sewer easement for surface drainage from said land through the following described land of Grantor:

- The southmost 20 feet of the south 236 feet of Lot 121, in Vanview, Sedgwick County, Kansas, and the west half of the Little Arkansas River adjoining said tract on the east.

NOW, THEREFORE, in consideration of the payment of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby grants, bargains and conveys unto the Grantee the above-mentioned storm sewer easement for the purpose of the proper construction, maintenance and repair of a storm sewer conduit for the surface drainage of the above-mentioned land of the Grantee. However, said easement is subject to the following conditions:

**SUPERSEDED**

1. The easement is intended to serve and benefit only the first described lands above and it is the specific intent of the parties that no other lands than first described above shall have the right to the use and benefit of this easement.

2. As part of the consideration for this Agreement the Grantor has extended a right of ingress and egress over and above the above-described easement to the Board of County Commissioners of Sedgwick County, Kansas, acting for said County, for purposes of entering upon said lands for the repair and maintenance of said storm sewer drainage system.

3. This easement is only to be used to construct a pipeline for a storm sewer drainage system on Grantor's lands, which will be entirely subsurface. This easement is to be buried at a sufficient depth on Grantor's land to be able to gain the approval of County Engineering for a road on top thereof.

4. The pipeline or conduit will be no larger than required to adequately drain the surface of the above-mentioned land of the Grantee.

5. The pipeline or conduit will be as close to the southern boundary line of the Grantor's property (above described) line as possible.

6. Any trees or bushes presently alive on the Grantor's land within 50 feet of the south property line (of the above-described land), which are not living within one year after the completion of the construction of the pipeline or conduit will be replaced by the Grantee from stock of the Brady Nursery selected by the Grantor according to specifications which are stated in a letter agreement dated January 13, 198~~8~~<sup>7</sup>, between Grantor and Grantee. Said letter agreement also specifies substitution for trees or bushes if no adequate replacement can be found. The Grantee will plant grass with fescue K-31 in the area disturbed by the construction of the pipeline.

7. This easement shall not be assigned without the written consent of the Grantor or his successors or assigns but shall nevertheless run with the land and inure to the benefit of the Grantee and Grantee's successors and assigns.

8. This easement is solely and exclusively for storm sewer drainage purposes and shall not include any utilities, whether gas, water, telephone, cable television or any other purposes than stated herein.

9. The exit end of the pipeline at the Little Arkansas River will be properly guarded to prevent the entrance of debris and children, and it shall be properly designed to protect the riverbank from erosion due to the construction of or emission from the pipeline or conduit.

10. The Grantee will replace all fences, gates or any other structures damaged or removed during construction of the pipeline on Grantor's lands, including the land outside the easement.

11. The Grantee will remove the pile of wood near the riverbank at the south end of the Grantor's property.

12. There shall be no manholes constructed on the Grantor's property.

GRANTEE:

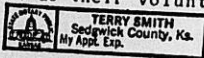
[Signature]

GRANTOR:

[Signature]

STATE OF KANSAS )  
                          ) ss:  
COUNTY OF SEDGWICK )

BEFORE ME, on this 13th day of January, 1981, a Notary Public in and for the County and State aforesaid, personally appeared Barbara Anne McKee and Timothy E. McKee, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



My Appointment Expires:  
February 3, 1984

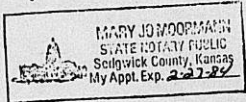
[Signature]

STATE OF KANSAS        )  
                              ) ss:  
COUNTY OF SEDGWICK    )

BEFORE ME, on this 13th day of January, 1981, a Notary Public in and for the County and State aforesaid, personally appeared JOE LEE to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

*Mary Jo Mooradian*  
NOTARY PUBLIC

My Appointment Expires:  
February 27, 1984



*Lowwood Heights*

AMERICAN LAND TITLE ASSOCIATION COMMITMENT - 1966

### 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. McLaughlin*  
Secretary.

*John Brown*  
Authorized Signatory



## CONDITIONS AND STIPULATIONS

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

SCHEDULE A

Number	Effective Date	
295363	January 15, 1981 @ 7:00 A.M.	
1. Owners Policy to be issued:	ALTA Form B - 1970 (Amended 10-17-70)	Amount:
Proposed Insured:		
Metropolitan Area Planning Department		
Loan Policy to be issued:	ALTA Form 1970 (Amended 10-17-70)	Amount:
Proposed Insured:		

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:

First National Bank in Wichita, Trustee Anderson Building & Investment Company Liquidation Trust U/A 8-14-79

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

*MATCHES PLAT* →

Beginning at the Northeast corner of the Southwest Quarter of Section 18, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence bearing South 0°30'47" East along the East line of said Southwest Quarter a distance of 1738.19 feet to the North right-of-way line of 54th Street North; thence bearing North 89°43'26" West along said right-of-way line a distance of 814.34 feet to a point on the East line of Block 4, Leewood Heights 2nd Addition, Sedgwick County, Kansas; thence bearing North 0°15'23" West along said East line a distance of 800.39 feet to a point on the North line of said Block 4, said point also being on the South right-of-way line of 55th Street North; thence bearing North 89°31'45" West along said right-of-way line a distance of 210.78 feet; thence bearing North 0°00' West a distance of 60.00 feet to a point on the North right-of-way line of 55th Street North; thence bearing North 89°31'45" West along said line a distance of 260 feet to a point on the East line of Block 2, said Leewood Heights 2nd Addition; thence bearing North 0°00' East along said line a distance of 880.40 feet to a point on the North line of said Southwest Quarter; thence bearing South 89°31'45" East along said line a distance of 1273.17 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): 1980 taxes \$250.84, paid. Key # KE-190



SEDGWICK COUNTY COURTHOUSE

**COUNTY OF SEDGWICK**  
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA  
WICHITA, KANSAS 67213

PHONE 268-7901

DATE: February 18, 1981  
TO: Louise Olivarez - M.A.P.D.  
FROM: Phil Dietrich *PD*  
SUBJECT: Irrevocable Letter of Credits - Leewood Heights 4th Addition

Gary Wiley was by the office and gave cover letter with Letter of Credit number missing from copies submitted to you. Enclosed please find copy of said letter for your files.

cc: Plat File

**RECEIVED**

FEB 19 1981

METROPOLITAN PLANNING  
ROUTE  *Louise*



*Chisholm Trail State Bank*

6160 NORTH BROADWAY WICHITA, KANSAS 67219  
(316) 744-1293

January 29, 1981

Sedgwick County

To Whom It May Concern:

On January 28, 1981, we have extended to Leewood Homes, Inc. an irrevocable letter of credit for \$105,000, with an assigned number of 0395716.

Should you have any questions, contact me at 744-1293.

Sincerely:

Robert J. Sabolik  
Exec. Vice President & Cashier

RJS:mn



IRREVOCABLE LETTER OF CREDIT

Chisholm Trail State Bank  
(NAME OF BANK)

DATE: January 28, 1981

COUNTY OF SEDGWICK  
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight ones for a sum not exceeding \$ 70,000.00 for the account of Teewood Homes, 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 January 15, 1983 (6)  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Storm Water Sewer
- 2.
- 3.

in Leewood Heights 4th Addition a subdivision located in County of Sedgwick, State of Kansas.

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

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

All drafts drawn hereunder must be marked: "Drawn under \_\_\_\_\_ (Name of Bank), Credit NO. see address sum, dated \_\_\_\_\_.

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before March 15, 1983

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

Very truly yours,

(CORPORATE SEAL)

Chisholm Trail State Bank  
(Name of Bank)

BY: [Signature]  
(Authorized Signature)

IRREVOCABLE LETTER OF CREDIT

Chisholm Trail State Bank  
(NAME OF BANK)

DATE: January 28, 1981

COUNTY OF SEDGWICK  
STATE OF KANSAS

Dear Sirs: <sup>a</sup>

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 35,000.00 for the account of Leewood Homes, 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 January 15, 1983  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT) (6)

1. Street Construction
- 2.
- 3.

in Leewood Heights 4th Addition a subdivision located in County of Sedgwick, State of Kansas.

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

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

All drafts drawn hereunder must be marked: "Drawn under \_\_\_\_\_  
(Name of Bank), Credit NO. \_\_\_\_\_, dated \_\_\_\_\_.

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before March 15, 1983

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

Very truly yours,

Chisholm Trail State Bank  
(Name of Bank)

BY: [Signature]  
(Authorized signature)



January 19, 1981

Professional Engineering Consultants, P.A.  
355 Ellis  
Wichita, Ks. 67211

Re: S/D 80-105 - Final plat of Leewood Heights 4th Addition  
Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, January 15, 1981, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 12, 1981.

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

- 1-29 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 1-29 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 1980 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez  
Senior Planner

LO:hh

cc: Leewood Homes, Inc., Attention: Joe H. Lee, President, 6310 Legion,  
67204

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE January 12, 1981

TO Louise Olivarez, Senior Planner

FROM Michael J. Everhart, Environmental Quality Coordinator

SUBJECT Leewood Heights Fourth Addition

Based upon the percolation tests which were done in 1978 and previous correspondence concerning this plat, the Leewood Heights Fourth Addition is approved for the use of on-site septic systems and private water wells.

Septic systems and water wells for lots in this addition are subject to the following conditions:

1. That for a two bedroom home the septic system shall consist of a 750 gallon septic tank and 300 feet of lateral.
2. That for a three or four bedroom home the septic system shall consist of a 1000 gallon septic tank and 400 feet of lateral.
3. That permits shall be obtained for each septic system and that the systems shall be inspected by the Health Department.
4. That at such time as public sewer is available, they shall be utilized.
5. That water wells shall be constructed by a licensed well driller in accordance with the State Water Well Regulations.

*Michael J. Everhart*

Michael J. Everhart  
Environmental Quality Coordinator

MJE:lll

cc: Joe H. Lee  
Leewood Homes, Inc.  
613 Legion  
Wichita, KS 67204

RECEIVED

JAN 14 1981

METROPOLITAN PLANNING

ROUTE

January 12, 1981

Professional Engineering Consultants, P.A.  
355 Ellis  
Wichita, Kansas 67211

Re: S/D 80-105 - Final plat of Leewood Heights 4th Addition  
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 8, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant's drainage plan has been approved subject to obtaining an easement for drainage purposes from the east line of the plat to the Little Arkansas River and subject to guaranteeing the construction of a storm sewer within this easement. The easement and the guarantee shall be submitted prior to the plat being forwarded to the governing body. *\$70,000 letter of credit to County*
- B. The applicant shall guarantee the improvement of the streets (including related drainage) to suburban standards. *\$35,000 letter of credit to County*
- C. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- ~~D.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

P. E. C., P.A.  
1-12-81  
Page 2

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 15, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez  
Senior Planner

LO:bb

cc: Leewood Homes, Inc., Attention: Joe H. Lee, President, 6310 Legion,  
67204  
Andy Harkness, County Department of Public Works



SEDGWICK COUNTY COURTHOUSE

# COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. Seneca

WICHITA, KANSAS 67213

PHONE 268-7901

**RECEIVED**

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

NOV 7 1980

November 6, 1980

METROPOLITAN PLANNING  
ROUTE 1000

Rick Marney, P. E.  
Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, Kansas 67211

RE: Drainage Concept  
Leawood Heights 4th Addition

Dear Rick:

This office has reviewed the above referenced drainage concept and because of the extent of calculations provided, we will approve as a Drainage Plan provided the following items are indicated on the plan.

1. Relabel to "Drainage Plan"
2. Indicate the drainage areas for sub-basins along with discharges for Q100 (maximums for sub-basin or accumulation of sub-basins).
3. Indicate approximate length of off-site 36 inch storm sewer along with the number of manholes required, schematically indicated on the plan.

Please return a revised drawing with the above referenced items at your earliest convenience, and forward the same to City Engineering for their files.

If you should have any questions concerning the above, please contact this office.

Very truly yours,  
Joe D. Freeman, P. E.  
Deputy Director of Public Works

*A. J. Harkness*  
BY: A. J. Harkness

JDF/AJH/PED/bd

cc: Mike Lindebak, City of Wichita Engineering  
Louise Olivarez, M.A.P.D.  
Plat File

# MEMO



TO: Joe D. Freeman, P.E.

PROJECT NO. 30-79138-880

Deputy Director of Public Works

PROJECT: Leewood Heights

1250 S. Seneca  
Wichita, Kansas 67213

4th Addition

ATTN: A.J. Harkness

DATE: November 18, 1980

## COPIES TO:

Mike Lindebak

FROM: Kristen Hart, E.I.T.

Chris Breitenstein

REFERENCE: Leewood Heights 4th Addition Drainage

Louise Olivarez ✓

Plan

Dick Linn-File

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed find a copy of the Drainage Plan for Leewood Heights 4th Addition.

The supportive calculations were included with the Drainage Concept, and stand as submitted.

The additions to the drawing should satisfy the conditions for the Drainage Plan.

Should you have any questions or comments regarding the above mentioned Drainage Plan, please contact Rick Marney or myself.

260  
1000  
1500  
250  
4000

## SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-105 Name Leewood Heights 4th Addition  
 Date Application Rec'd. 12-29-80 Preliminary Approval 11-3-77  
 Scheduled S/D Meeting 1-8-81

## DESCRIPTION

General Location North of 54th St. North in an area east of Meridian

Owner Leewood Homes, Inc., Joe H. Lee President

Surveyor/Engineer Professional Engineering Consultants

Address 355 Ellis, 67211 Phone 263-1107

- |   |                                 |  |                 |
|---|---------------------------------|--|-----------------|
| 1. Gross Acreage of Plat                          | <u>41.5+</u>                    | 7. Lineal Feet of New Streets:         |                 |
| 2. Number of Lots:                                |                                 | a. <u>60</u> R/W <u>3460</u>           | ft.             |
| Residential                                       | <u>36</u>                       | b. <u>40</u> R/W <u>2971</u>           | ft.             |
| Commercial  |                                 | c. _____ R/W _____                     | ft.             |
| Industrial  |                                 | d. _____ R/W _____                     | ft.             |
| Other   |                                 | e. _____ R/W _____                     | ft.             |
| Total Number of Lots                              | <u>36</u>                       | TOTAL                                  | <u>6431</u> ft. |
| 3. Minimum Lot Frontage                           | <u>160</u> ft.                  | 8. Sidewalk adjacent to all            |                 |
| 4. Minimum Lot Area                               | <u>40,000 sq. ft.</u>           | streets? <u>yes</u> <u>X</u> <u>no</u> |                 |
| 5. Existing Zoning                                | <u>R-1</u>                      |  |                 |
| 6. Proposed Zoning                                | <u>R-1</u>                      |  |                 |
| 9. Public Water Supply                            | <u>No</u> (Yes-No), Name _____  |  |                 |
| 10. Public Sanitary Sewers                        | <u>No</u> (Yes-No), Name _____  |  |                 |
| 11. Health Department Approval (where applicable) | _____ (Yes-No)                  |  |                 |
| 12. City of Wichita                               | <u>Three-Mile Area</u> <u>X</u> |  |                 |

## STAFF COMMENTS:

Note: An overall preliminary plat of this area was reviewed by the Subdivision Committee November 3, 1977.

- A. Subject property is located in the designated urban growth area of the City of Wichita. However, all the streets in the area are developed to suburban standards and the properties utilize private sewage treatment systems and private water wells. Therefore, it is recommended that suburban platting be allowed for this property.
- B. The applicant's drainage plan has been approved by the County Department of Public Works. The applicant shall guarantee the drainage improvements necessary for the development of this plat. The County Public Works' representative shall be prepared to state what improvements are required.
- C. The applicant shall guarantee the improvement of the streets (including related drainage) to suburban standards.
- D. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

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

**APPLICATION FOR SUBDIVISION APPROVAL**

Name of Subdivision: Leewood Heights 4th Addition

General Location: Sedgwick at 54th Street North

Name of Property Owner: Leewood Homes, Inc. Joe H. Lee

Address: 6310 Legion Zip Code: 67204 Phone: 838-6730

Name of Subdivider: Same Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Engineer/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)

Address: 1440 E. English Zip Code: 67211 Phone: 263-1107

Date of Application: December 29, 1980

**SUBDIVISION INFORMATION:**

Gross Acreage of Plat 42.12 Ac. ±  
Number of Lots: \_\_\_\_\_  
Residential 36  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_

Total Number of Lots 36  
Minimum Lot Frontage 160 ± ft.  
Minimum Lot Area 40,000 Sq. Ft.  
Existing Zoning R-1  
Proposed Zoning R-1

- 7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. 40 R/W 2971 ft.
  - c. 60 R/W 3462 ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
- 8. Are Sidewalks existing? Yes \_\_\_\_\_ No X
- 9. Is a public water supply available? Yes X No, Name \_\_\_\_\_
- 10. Is a sanitary sewer available? Yes X No, Name \_\_\_\_\_
- 1. Has Health Department approval been obtained (where applicable) X Yes No \_\_\_\_\_
- 2. City of Wichita \_\_\_\_\_ Three Mile Area X Outside of Wichita X

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 for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Leewood Homes, Inc. Joe H. Lee, Pres.

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

Received by XO  
Date 1-8-81  
Fee Submitted \_\_\_\_\_

9-301B  
(7-79)

FORM 29-001

PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION	AMOUNT
110	
subd...	
...	

NAME DEC

ADDRESS 10418 E...

FUND 114-07100-100 DUE DATE 12 31 90

COMMENTS

DATE 12 31 90 BY ...

Map No.: 5357  
Section: 18  
Twp.: 26  
Range: 1E

S/D No. 80-105

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Leewood Heights 4th Addition  
General Location: North of 54th Street North in an area east of Meridian  
Name of Property Owner: Leewood Homes, Inc. attn: Jac H. Lee, Pres.  
Address: 6310 Legion Zip Code: 67204 Phone: 838-6730  
Name of Subdivider: same Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Engineer/Surveyor: P. E. C.  
Address: 255 Ellis Zip Code: 67211 Phone: \_\_\_\_\_  
Date of Application: 12-29-80

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 41.5 ±
2. Number of Lots:
  - Residential 36
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Minimum Lot Frontage 160 ft.
4. Minimum Lot Area 40,000 sq. ft.
5. Existing Zoning R-1
6. Proposed Zoning R-1
7. Lineal Feet of New Streets:
  - a. 60 R/W 3460 ft.
  - b. 40 R/W 2971 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 6431 ft.
8. Are Sidewalks existing?  
Yes \_\_\_\_\_ No X
9. Is a public water supply available? Yes \_\_\_\_\_ No X, Name \_\_\_\_\_
10. Is a sanitary sewer available? Yes \_\_\_\_\_ No X, Name \_\_\_\_\_
11. Has Health Department approval been obtained (where applicable) Yes \_\_\_\_\_ No \_\_\_\_\_
12. City of Wichita \_\_\_\_\_ Three Mile Area X Outside of Wichita \_\_\_\_\_

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 for 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 J.D.  
Date 12-29  
Fee Submitted 100.00