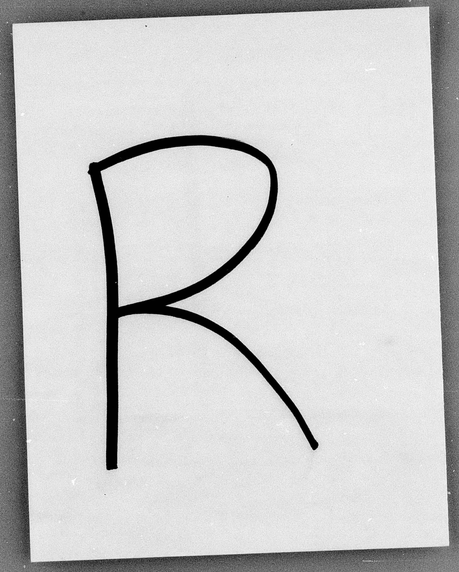
S/D PLATS
1978-2.

Planning
Dept.
Roll #3

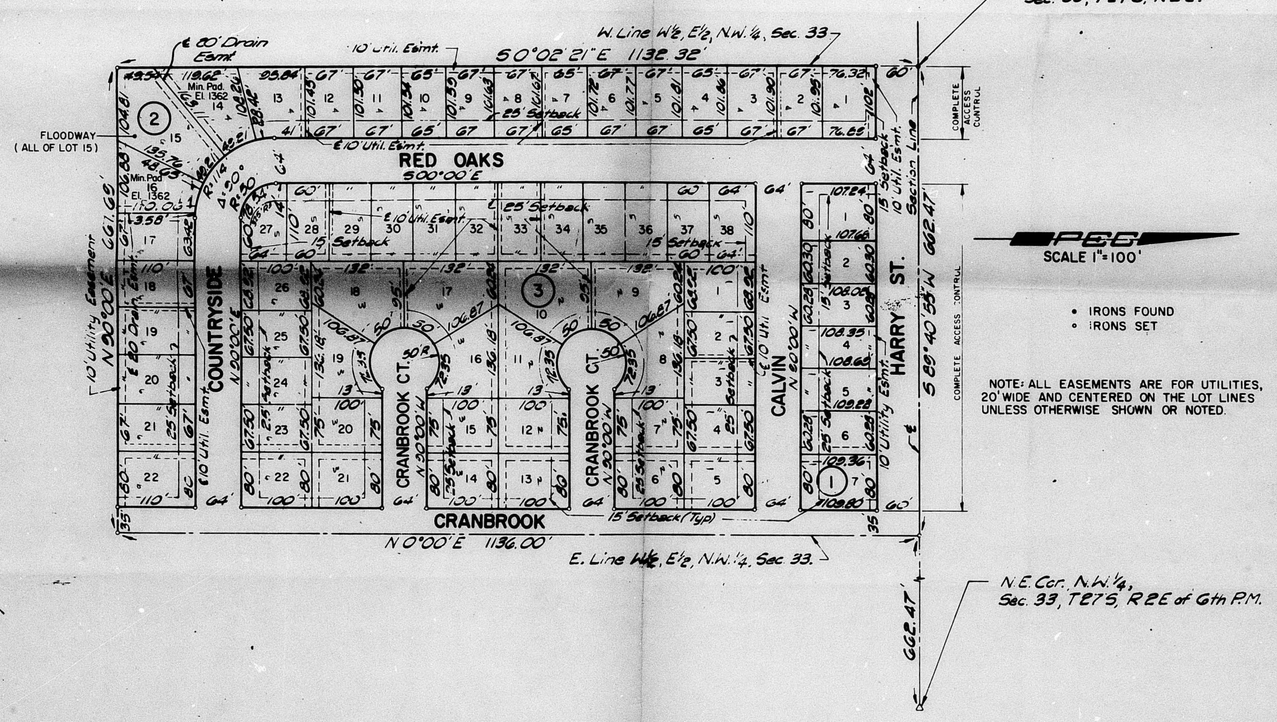

R

[redacted] S/D 75-35

APPROVED FOR RECORDING
RECORDED ON June 15, 1978

RED OAKS FIRST ADDITION
TO SEDGWICK COUNTY, KANSAS

COPY DEAD = FILE



NOTE: ALL EASEMENTS ARE FOR UTILITIES, 20' WIDE AND CENTERED ON THE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.

STATE OF KANSAS
SS
COUNTY OF SEDGWICK

I, CHARLES M. JEFFRIES, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERITIFY THAT ON THIS 1st DAY OF FEBRUARY, 1978, I HAVE SURVEYED AND PLATTED RED OAKS FIRST ADDITION TO SEDGWICK COUNTY, KANSAS, INTO BLOCKS, LOTS AND STREETS, THE SAME BEING DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., BEGINNING AT THE NORTHEAST CORNER OF AFORESAID WEST HALF; THENCE ALONG THE NORTH LINE OF SAID WEST HALF BEARING S 89°40'55" W A DISTANCE OF 662.47 FEET TO THE NORTHWEST CORNER OF SAID WEST HALF; THENCE ALONG THE WEST LINE OF SAID WEST HALF BEARING S 0°02'21" E A DISTANCE OF 1,132.32 FEET; THENCE BEARING N 90°00' E A DISTANCE OF 661.69 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE ALONG SAID EAST LINE BEARING N 0°00' E A DISTANCE OF 1,136.00 FEET TO THE POINT OF BEGINNING.

Charles M. Jeffries
CHARLES M. JEFFRIES
REG. NO. 555

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS RED OAKS FIRST ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE EASEMENTS, AS INDICATED, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM HARRY STREET OVER AND ACROSS THE NORTH LINE OF BLOCKS I AND 2 ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER 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 FUTHER 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 GOVERNING BODY EXERCISING JURISDICTION.

Stephen Russell — STEPHEN RUSSELL
Craig Lawrence — CRAIG LAWRENCE
Carol Lawrence — CAROL LAWRENCE
Shirley Russell — SHIRLEY RUSSELL
Jim E. Cohlmia — JIM E. COHLMIA
Sammy H. Kouri — SAMMY H. KOURI
Harry J. Kouri Jr. — HARRY J. KOURI, JR.

STATE OF KANSAS
SS
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS 18th DAY OF MAY, 1978, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME JIM E. COHLMIA, SAMMY H. KOURI, AND HARRY J. KOURI, JR., STEPHEN RUSSELL, CRAIG LAWRENCE, CAROL LAWRENCE, AND SHIRLEY RUSSELL, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Lucille M. Owen — NOTARY PUBLIC

LUCILLE M. OWEN NOTARY PUBLIC Sedgwick Co., Kans.

MY COMMISSION EXPIRES Jan 22, 1981

WE, THE HAYSVILLE STATE BANK OF HAYSVILLE, KANSAS, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF RED OAKS FIRST ADDITION TO SEDGWICK COUNTY, KANSAS

HAYSVILLE STATE BANK

C. Wayne Stearns — PRESIDENT
C. WAYNE STEARNS

Betty J. Turkle — SECRETARY
BETTY J. TURKLE

STATE OF KANSAS
SS
SEDGWICK COUNTY

BE IT REMEMBERED THAT ON THIS 18th DAY OF October, 1977 BEFORE ME, A NOTARY PUBLIC IN AFORESAID COUNTY AND STATE, CAME C. WAYNE STEARNS, PRESIDENT AND BETTY J. TURKLE, SECRETARY, OF HAYSVILLE STATE BANK, TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

VIRGINIA K. AARON
STATE NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY APPT. EXP 1-14-81

Virginia K. Aaron — NOTARY PUBLIC

MY COMMISSION EXPIRES 1-14-81

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 197 .

_____ CHAIRMAN
EVERETT PATRICK

_____ COMMISSIONER
JOHN HALE

_____ COMMISSIONER
TOM SCOTT

ATTEST

_____
DOROTHY K. WHITE
COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____ 197 .

_____ COUNTY CLERK
DOROTHY K. WHITE

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 25th DAY OF May, 1978.

Marjorie L. Taylor — CHAIRMAN
MARJORIE L. TAYLOR

Robert A. Lakin — SECRETARY
ROBERT A. LAKIN

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS, THIS 6TH DAY OF JUNE, 1978.

Connie A. Peters — MAYOR
CONNIE A. PETERS

Donald C. Gisick — CITY CLERK
DONALD C. GISICK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____ 197 .

_____ REGISTER OF DEEDS
BETTE F. McCART

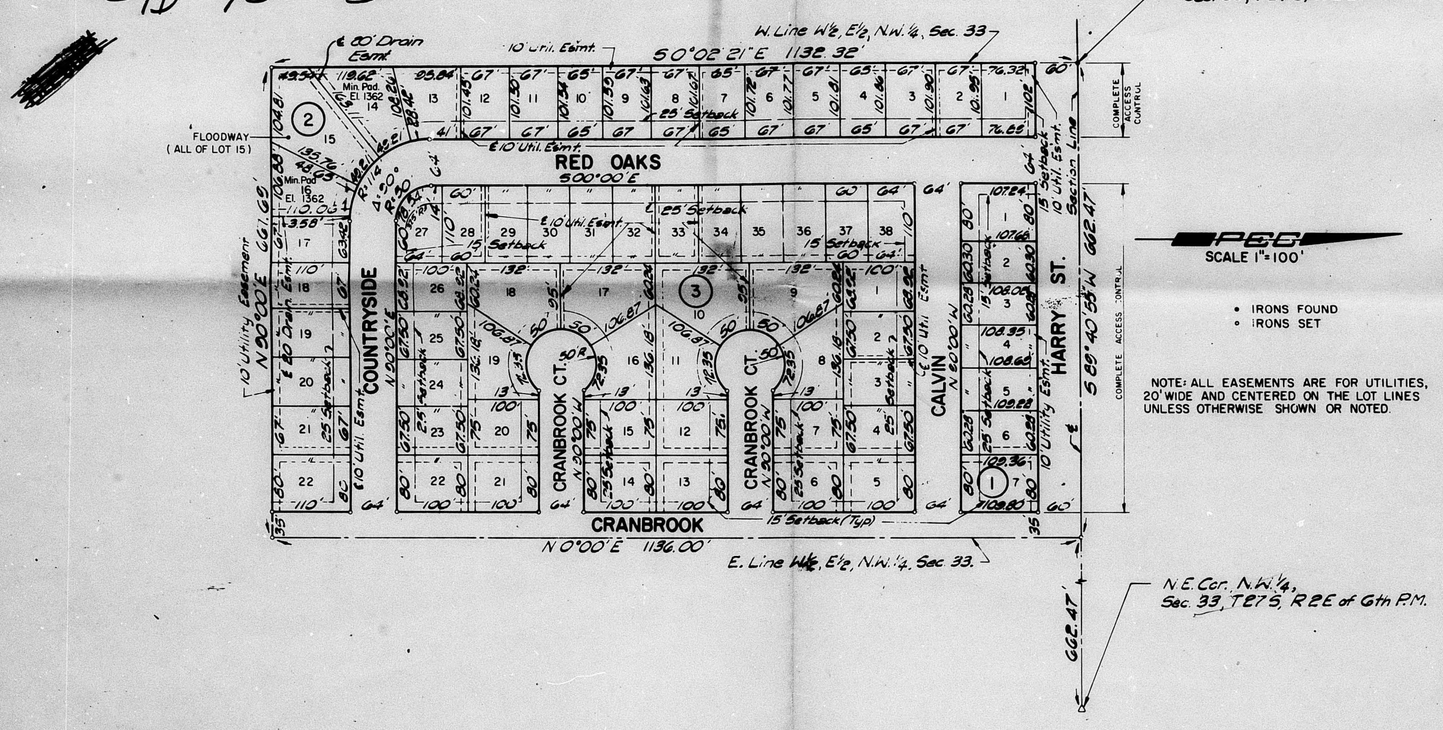
_____ DEPUTY
PAT KETTLER

6145 RED OAKS FIRST ADDITION

APPROVED FOR RECORDING
RECORDED ON June 15, 1978

see refiled copy
SID 75-35

RED OAKS FIRST ADDITION
TO SEDGWICK COUNTY, KANSAS



STATE OF KANSAS
SS
COUNTY OF SEDGWICK

I, CHARLES M. JEFFRIES, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERITIFY THAT ON THIS 1st DAY OF FEBRUARY, 1978, I HAVE SURVEYED AND PLATTED RED OAKS FIRST ADDITION TO SEDGWICK COUNTY, KANSAS, INTO BLOCKS, LOTS AND STREETS, THE SAME BEING DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., BEGINNING AT THE NORTHEAST CORNER OF AFORESAID WEST HALF; THENCE ALONG THE NORTH LINE OF SAID WEST HALF BEARING S 89°40'55" W A DISTANCE OF 662.47 FEET TO THE NORTHWEST CORNER OF SAID WEST HALF; THENCE ALONG THE WEST LINE OF SAID WEST HALF BEARING S 0°02'21" E A DISTANCE OF 1,132.32 FEET; THENCE BEARING N 90°00' E A DISTANCE OF 661.69 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE ALONG SAID EAST LINE BEARING N 0°00' E A DISTANCE OF 1,136.00 FEET TO THE POINT OF BEGINNING.

Charles M. Jeffries
CHARLES M. JEFFRIES
REG. NO. 555

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS RED OAKS FIRST ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE EASEMENTS, AS INDICATED, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM HARRY STREET OVER AND ACROSS THE NORTH LINE OF BLOCKS 1 AND 2 ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER 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 FUTHER 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 GOVERNING BODY EXERCISING JURISDICTION.

Stephen Russell — STEPHEN RUSSELL
Craig Lawrence — CRAIG LAWRENCE
Carol Lawrence — CAROL LAWRENCE
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Jim E. Cohlmia — JIM E. COHLMIA
Sammy H. Kouri — SAMMY H. KOURI
Harry J. Kouri Jr. — HARRY J. KOURI, JR.

STATE OF KANSAS
SS
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS 18th DAY OF MAY, 1978, BEFORE ME; A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME JIM E. COHLMIA, SAMMY H. KOURI, AND HARRY J. KOURI, JR., STEPHEN RUSSELL, CRAIG LAWRENCE, CAROL LAWRENCE, AND SHIRLEY RUSSELL, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Lucille M. Owen NOTARY PUBLIC

LUCILLE M. OWEN NOTARY PUBLIC Sedgwick Co., Kans.

MY COMMISSION EXPIRES Jan 22, 1981

WE, THE HAYSVILLE STATE BANK OF HAYSVILLE, KANSAS, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF RED OAKS FIRST ADDITION TO SEDGWICK COUNTY, KANSAS

HAYSVILLE STATE BANK

C. Wayne Stearns — PRESIDENT
C. WAYNE STEARNS

Betty J. Turkle — SECRETARY
BETTY JO TURKLE

STATE OF KANSAS
SS
SEDGWICK COUNTY

BE IT REMEMBERED THAT ON THIS 19th DAY OF October, 1977 BEFORE ME, A NOTARY PUBLIC IN AFORESAID COUNTY AND STATE, CAME C. WAYNE STEARNS, PRESIDENT AND BETTY J. TURKLE, SECRETARY, OF HAYSVILLE STATE BANK, TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

VIRGINIA K. AARON STATE NOTARY PUBLIC SEDGWICK COUNTY, KANSAS MY APPT. EXP. 1-14-81

Virginia K. Aaron NOTARY PUBLIC

MY COMMISSION EXPIRES 1-14-81

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 197 .

_____ CHAIRMAN
EVERETT PATRICK

_____ COMMISSIONER
JOHN HALE

_____ COMMISSIONER
TOM SCOTT

ATTEST

_____
DOROTHY K. WHITE
COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____ 197 .

_____ COUNTY CLERK
DOROTHY K. WHITE

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 25th DAY OF May, 1978.

Marjorie L. Taylor — CHAIRMAN
MARJORIE L. TAYLOR

Robert A. Lakin — SECRETARY
ROBERT A. LAKIN

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS, THIS 6TH DAY OF JUNE, 1978.

Connie A. Peters — MAYOR
CONNIE A. PETERS

Donald C. Gisick — CITY CLERK
DONALD C. GISICK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____ 197 .

_____ REGISTER OF DEEDS
BETTE F. McCART

_____ DEPUTY
PAT KETTLER

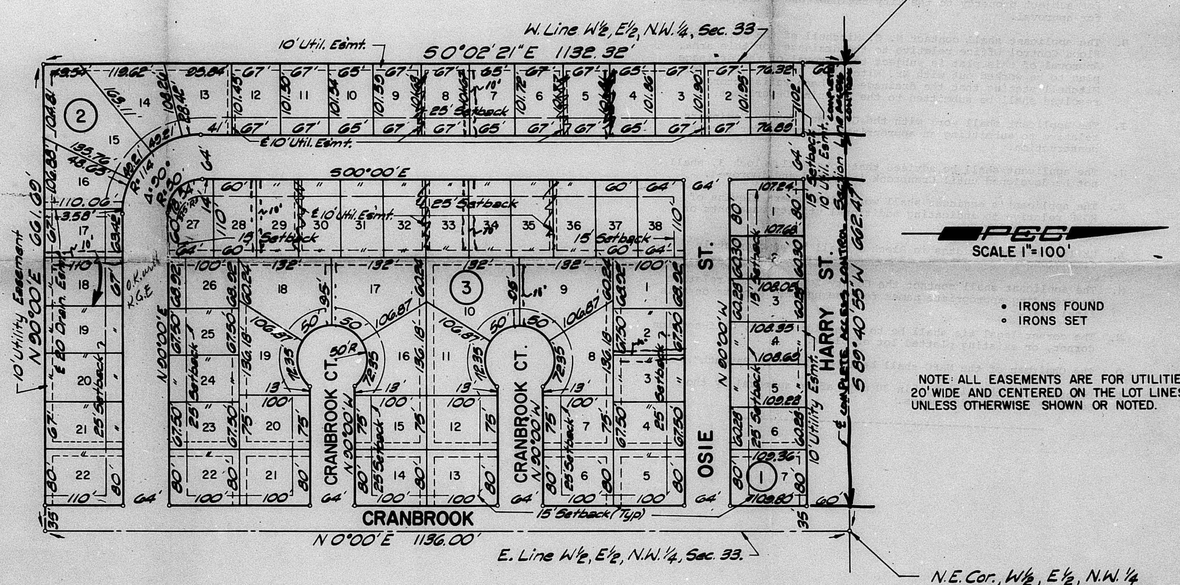
S/D 75-35

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

S/D 75-35 Approved subject to conditions as set forth in letter dated 10/1/75 See back. JH.

RED OAKS FIRST ADDITION
TO SEDGWICK COUNTY, KANSAS



STATE OF KANSAS
SS
COUNTY OF SEDGWICK

I, CHARLES M. JEFFRIES, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERITIFY THAT ON THIS DAY OF 1975, I HAVE SURVEYED AND PLATTED RED OAKS FIRST ADDITION TO SEDGWICK COUNTY, KANSAS, INTO BLOCKS, LOTS AND STREETS, THE SAME BEING DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., BEGINNING AT THE NORTHEAST CORNER OF AFORESAID WEST HALF; THENCE ALONG THE NORTH LINE OF SAID WEST HALF BEARING S 89°40'55" W A DISTANCE OF 662.47 FEET TO THE NORTHWEST CORNER OF SAID WEST HALF; THENCE ALONG THE WEST LINE OF SAID WEST HALF BEARING S 0°02'21" E A DISTANCE OF 1,132.32 FEET; THENCE BEARING N 90°00' E A DISTANCE OF 661.69 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE ALONG SAID EAST LINE BEARING N 0°00' E A DISTANCE OF 1,136.00 FEET TO THE POINT OF BEGINNING.

_____
CHARLES M. JEFFRIES
REG. NO. 555

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED PROPERTY OWNER OF THE LAND AS SET FORTH IN THE SURVEYORS CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO BLOCKS, LOTS AND STREETS, THE SAME TO BE KNOWN AS RED OAKS FIRST ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE EASEMENTS, AS INDICATED, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM HARRY STREET OVER AND ACROSS THE NORTH LINE OF BLOCKS 1 AND 2 ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

_____
GEORGE L. HALL

STATE OF KANSAS
SS
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS DAY OF 1975, BEFORE A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY CAME GEORGE L. HALL, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____NOTARY PUBLIC

MY COMMISSION EXPIRES_____

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1975.

_____ CHAIRMAN
EARL E. RUSH

_____ COMMISSIONER
TOM SCOTT

_____ COMMISSIONER
JOHN HALE

ATTEST

_____
GEORGE PIERCE
COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____ 1975.

_____ COUNTY CLERK
GEORGE PIERCE

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1975.

_____CHAIRMAN
HARLAN R. KAMEN

_____SECRETARY
ROBERT A. LAKIN

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1975.

_____MAYOR
CONNIE A. PETERS

_____CITY CLERK
DONALD C. GISICK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____ 1975.

_____ REGISTER OF DEEDS
BETTE F. MC CART

_____ DEPUTY
PEARL B. GILBERT

A. Subject property is within the designated Urban Growth Area. The applicant shall therefore guarantee the installation of sanitary sewer and municipal water to serve subject property. The County Engineer and County Counselor should be contacted relative to the arrangements and appropriate guarantee for sanitary sewer. The Wichita Water Department should be contacted regarding arrangements and guarantee for extension of water service.

B. A site grading plan shall be submitted to the County Engineer.

C. The applicant shall guarantee the paving of all streets shown on this plat, except Harry Street, to City of Wichita standards.

D. The applicant shall install or guarantee the installation of sidewalks adjacent to all streets and cul-de-sacs shown on this plat, except Harry Street.

E. The applicant shall guarantee the installation of a storm sewer system.

F. "Complete access control" shall be labeled adjacent to all lots abutting Harry Street.

G. The applicant's engineer shall submit road plans and profiles for subject property to the City Engineer and County Engineer for approval.

H. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the drainage for this area. Approval of this plat is subject to approval of the drainage plan to be worked out with Mr. Mitchell. A letter from Mr. Mitchell stating that the drainage has been satisfactorily resolved shall be submitted to the Planning Department.

I. The applicant shall work with the City and County Engineers relative to submitting an appropriate guarantee for street construction.

J. The applicant shall be advised that Lots 6-21, Block 3, shall not be developed until Cranbrook is opened and improved.

K. The applicant's engineer shall work with Robert Blevins of KG&E relative to indicating additional utility easements on the plat tracing.

L. Utility easement widths in Block 3 shall be appropriately dimensioned.

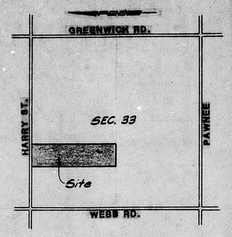
M. The applicant shall contact the County Zoning Office relative to providing appropriate names for the unnamed streets on this final plat.

N. The corner legal tie shall be to a section corner, half-section corner, or existing platted lot or block.

O. The Chairman of the MAPC shall be labeled "David Bayouth".

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

FHWA REGION NO	STATE	PROJECT NO	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
7	KANSAS		19		

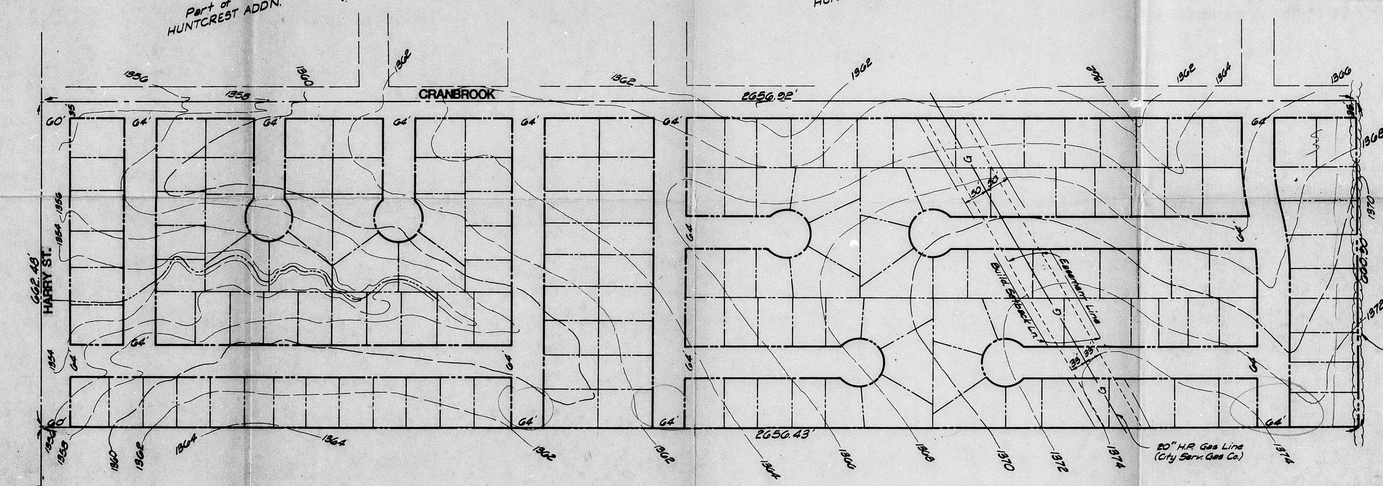


VICINITY MAP
SCALE 1"=1,500'

SCALE 1"=100'

Part of HUNTCREST ADD'N.

Proposed HUNTCREST 2nd ADD'N.



Approximate No. of Lots	Size Range (S.F.)
7-10	6,000
4-8	6,300-6,500
70-80	6,700-7,500
30-60	greater than 7,500
Total No. of Lots = 130	

N.W. Cor. N.W.¼, Sec. 33
T27S, R2E of the 6th P.M.

W½ of the E½ of the NW¼ of Section 33.

Aerial Topography by Kucera & Assoc. Inc. (1968)
Ground Control by Baughman Co.

OFFICE COPY
DO NOT REMOVE

D1
S/D 75-35

SKETCH PLAT

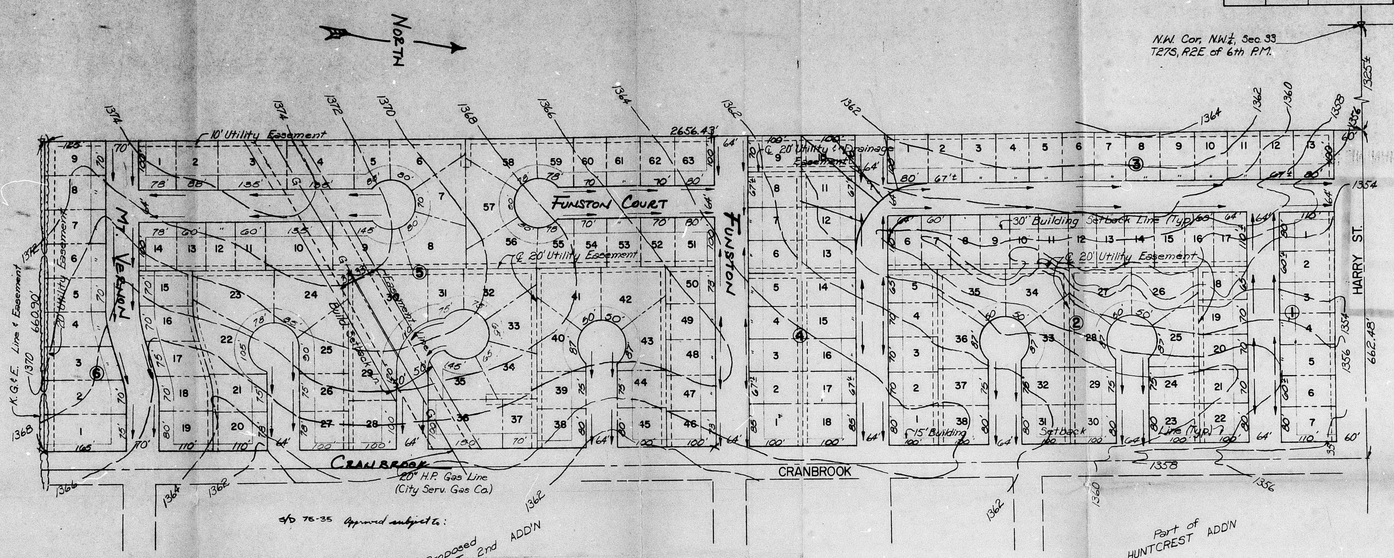
RED OAKS ADDITION

TO SEDGWICK COUNTY, KANSAS

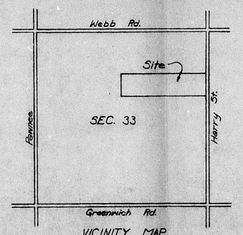
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

Designed by	M.H.K.	Checked by	
Drawn by	G.L.K.	Date 3-18-75	Job No.

FHWA REGION NO	STATE	PROJECT NO	FISCAL YEAR	SHEET NO	TOTAL SHEETS
7	KANSAS		19		



S/D 75-35 Approved subject to:



VICINITY MAP
Scale 1" = 1500'

A. Subject property is within the designated urban growth area. The applicant shall therefore guarantee the installation of sanitary sewer & municipal water to serve subject property.

B. Temporary turnaround easements in the form of a separate instrument shall be provided on all the streets which are shown to deadend on this plat.

C. A site grading plan shall be submitted to the City Eng.

D. Guarantee the paving of all streets shown on this plat except Harry St. to city of Wichita standards.

E. Guarantee the installation of sidewalks adjacent to all streets and sub-areas shown on this plat except Harry St.

F. The recorded book and page number for the indicated existing easements shall be labeled on the face of the plat or the applicant shall submit a letter from the Cities Service Gas Co. stating that the easements as shown on the final plat is satisfactory

G. The applicant &/or his engineer shall contact Bill Stevens of the K.G.&E. relative to providing additional utility easements.

H. The street layout & design on the plat shall be modified so that only one of the two E-W streets running through the middle of the plat connects to the unplatted land on the W. end of subject property.

I. Contact Don Hatton & Tom Cain relative to indicating street names.

J. Submit road plans & profiles to the City Eng.

K. Contact Mrs. Mitchell relative to drainage.

L. Guarantee the installation of all utilities. . . .

M. Sign the plat (. . .)

See letter dated 7/21/75

PSC
Scale 1" = 100'

W½ of the E½ of the N.W¼ of Section 33

Aerial topography by Kucera & Assoc. Inc. (1968)
Ground Control by Baughman Co.

Owner
Sub-divider - George L. Hall
6901 S. Greenwich Rd.
Ph. 788-3137
Wichita, Kansas

Engineer - PROFESSIONAL ENGINEERING CONSULTANTS, P.A. ENGINEERS WICHITA, KANSAS

S/D 75-35

PRELIMINARY PLAT

OFFICE COPY

DO NOT REMOVE

PRELIMINARY PLAT

RED OAKS ADDITION

TO SEDGWICK COUNTY, KANSAS

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

Designed by	W. H. K.	Checked by		
Drawn by	C. A. L.	Date	7/2/75	Job No

PROPOSED RED OAKS THIRD ADDITION

PROPOSED RED OAKS SECOND ADDITION

EXISTING RED OAKS FIRST ADDITION

MT. VERNON CT.

FUNSTON CT.

CAMBRIDGE CT.

CRANBROOK CT.

EXISTING HUNTCREST ADDITION TO REMAIN

HARRY STREET

30' DRAINAGE EASEMENT

PROPOSED HUNTCREST SECOND ADDITION

RED OAKS 1ST ADDITION
&
HUNTCREST 2ND ADDITION
TO SEDGWICK COUNTY, KANSAS

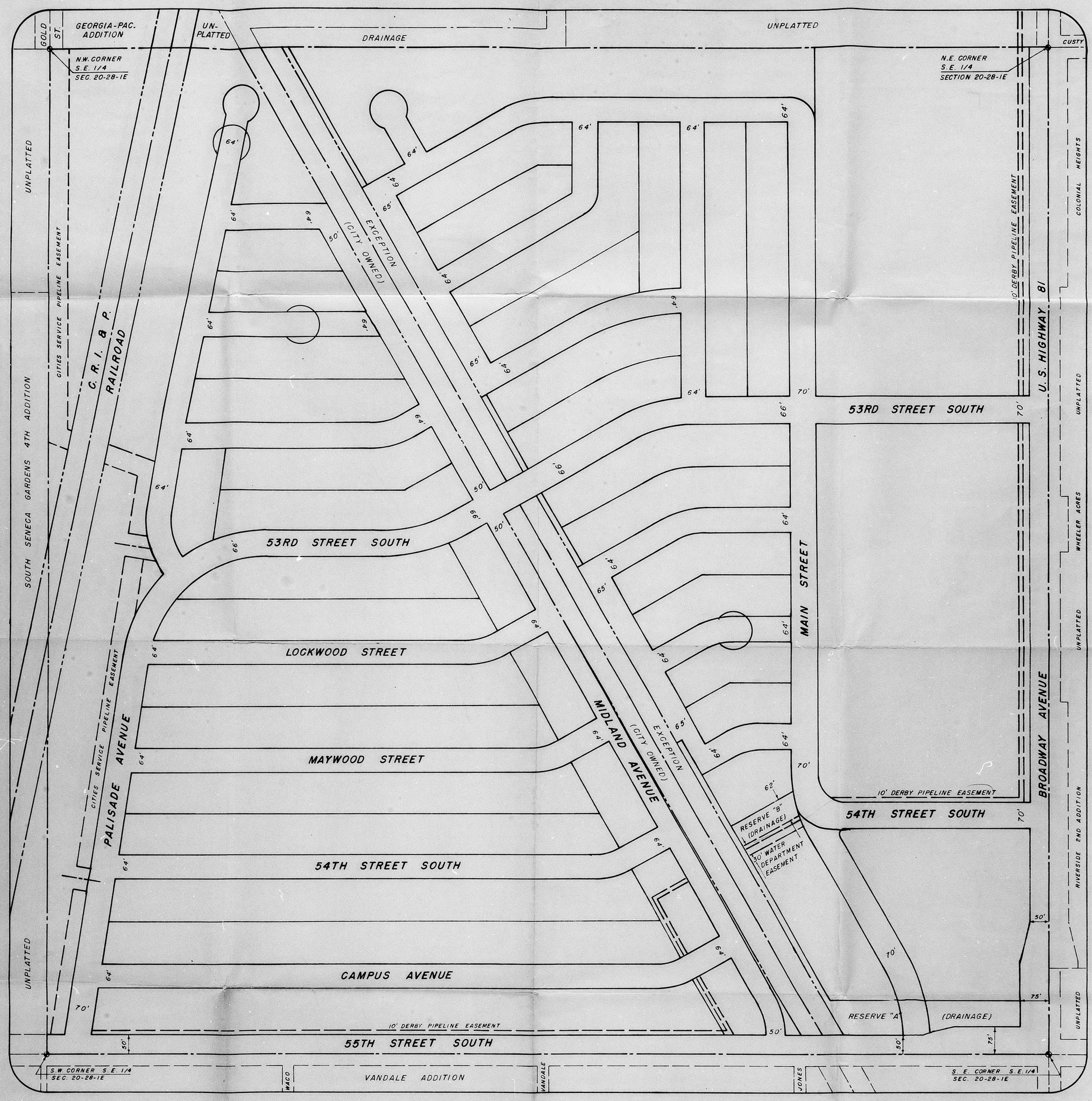
Proposed 37' B-B Street
Proposed 35' B-B Street
Proposed 29' B-B Street

CONTOURS @ TWO (2) FOOT INTERVALS - VCE DATUM
AERIAL TOPOGRAPHY BY KUSKA & ASSOC., INC. 1980
GROUND CONTROL BY EASEMAN CO.

BLOCK 1, LOTS 1 THRU 30 - SINGLE-FAMILY DWELLING
MINIMUM LOT AREA 8,250 SQ. FEET/LOT
BLOCK 1, LOTS 31 THRU 84 - DUPLEX-DWELLING
MINIMUM LOT AREA 6,600 SQ. FEET/LOT
BLOCK 1, LOTS 85 THRU 92 - SINGLE FAMILY DWELLING
MINIMUM LOT AREA 6,000 SQ. FEET/LOT
BLOCK 2, LOTS 1 THRU 21 - SINGLE FAMILY DWELLING
MINIMUM LOT AREA 6,000 SQ. FEET/LOT

SANITARY SEWERS

S/D 75-35



REVISED SKETCH PLAT (JANUARY, 1979)

ROBBINS FARM ADDITION

A SUBDIVISION OF THE SOUTHEAST 1/4 SECTION 20-28-1E

OWNER – ROBBINS REALTY

SID 77-6

REVISED COPY SKETCH PLAT

1-15-79

OFFICE COPY DO NOT REMOVE

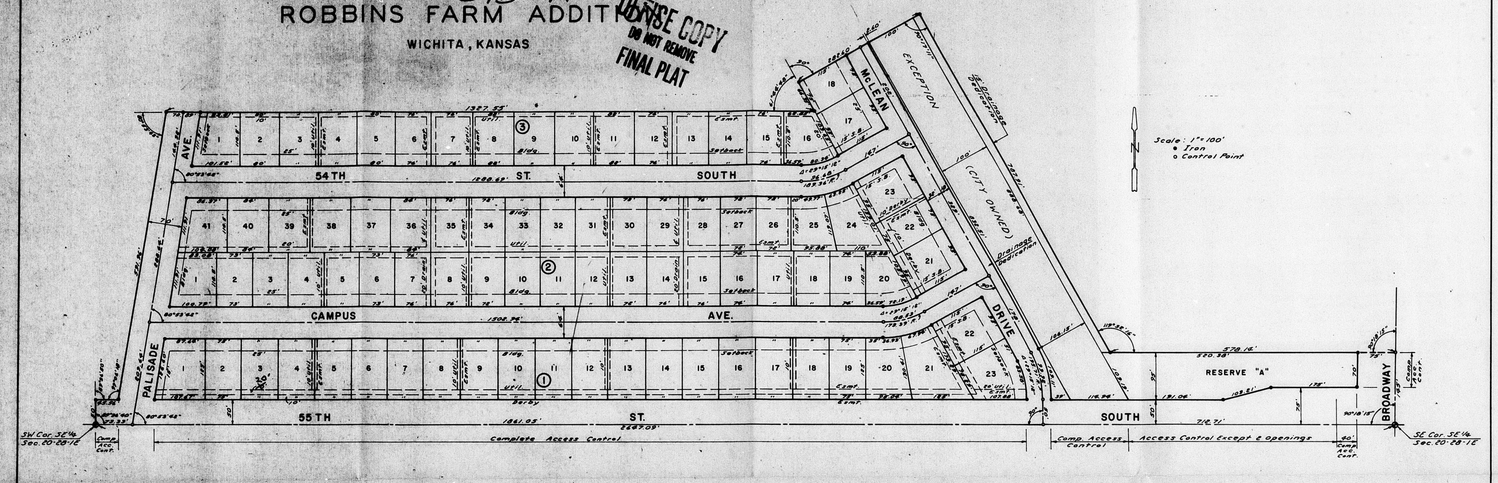
S/D approved 6-29-78
Subject to conditions on back of the plat

REVISED COPY
S/D 77-6

ROBBINS FARM ADDITION

WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE
FINAL PLAT



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "ROBBINS FARM ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as: Beginning at the SE corner of the SE¼ of Section 20, T28 S, R1 E, Sedgwick County, Kansas; thence northerly along the east line of said SE¼, 1327.5 feet; thence westerly parallel with the south line of said SE¼, 578.4 feet; thence northwesterly, with a deflection angle to the right of 40° 01'45", 787.9 feet; thence southwesterly, with a deflection angle to the left of 89°26'05", 682.10 feet; thence southeasterly, with a deflection angle to the left of 90°, 66.35 feet; thence westerly, parallel to and 66.5 feet from the south line of said SE¼, 1327.35 feet; thence southwesterly, with a deflection angle to the left of 80°53'sec, 591.36 feet to a point 30 feet north of the south line of said SE¼; thence westerly, parallel with said south line, 88.56 feet to the west line of said SE¼; thence southerly, along said west line, 30 feet to the SW corner of said SE¼; thence easterly, along the south line of said SE¼, 2637.09 feet to the point of beginning, Excepting that part owned by the City of Wichita, Kansas and that part taken for 55th St. and Broadway Ave.

Date _____

Baughman Company
William L. Hosier — Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets, a reserve and drainage dedications to be known as "ROBBINS FARM ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The drainage dedications are dedicated for drainage purposes. Reserve "A" is hereby reserved for public drainage easement purposes with the right reserved to change from an open ditch to an enclosed culvert and the right to install driveway connections to provide access to 55th St. South at locations to be determined by the City Engineer of Wichita, Kansas. The streets are hereby dedicated to and for the use of the public. All existing rights of access are released across the south line of Block I, the north line of 55th St. South from the west line of Palisade Ave. to the west line of the SE¼ of Sec. 20-28-1E, the east line of Reserve "A" and the line of a 40' west from the SE corner of Reserve "A" are hereby granted to the City of Wichita, Kansas.

Robbins Realty

Richard S. Robinson — W. Dale Cooper

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of _____, 1978, by Robbins Realty by Richard S. Robinson and W. Dale Cooper. In Testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____ Notary Public

My Commission Expires _____

We, Fidelity Savings Association of Kansas, holder of a mortgage on the above described property, do hereby consent to this plat of "ROBBINS FARM ADDITION".

Fidelity Savings Association of Kansas

_____, _____

_____, _____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of _____, 1978, by Fidelity Savings Association of Kansas by _____, _____ and _____, _____. In Testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____ Notary Public

My Commission Expires _____

This plat of "ROBBINS FARM ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____, 1978.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Marjorie L. Taylor — Chairman

Robert A. Lakin — Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this ____ day of _____, 1978.

Connie A. Peters — Mayor

Donald C. Gibler — City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this ____ day of _____, 1978.

Everett Pellish — Chairman

John Hale — Commissioner

Tom Scott — Commissioner

Dorothy K. White — County Clerk

Entered on transfer record this ____ day of _____, 1978.

Dorothy K. White — County Clerk

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this ____ day of _____, 1978, at _____ o'clock ____ M., and is duly recorded.

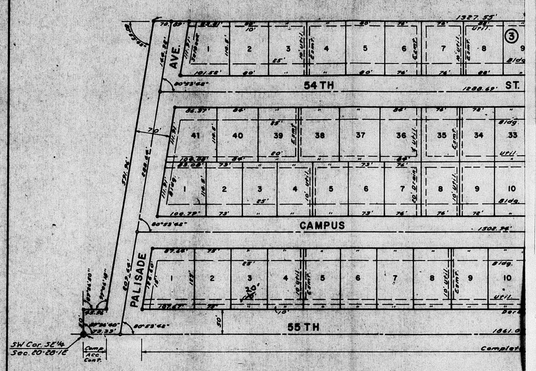
Bette K. McCart — Register of Deeds

Pat Kettler — Deputy

S/D approved
Subject to c
Dept. of Plan

REVISED COPY
S/D
ROBBINS FARM A

WICHITA, KANSAS



State of Kansas
Sedgwick County, } ss

We, Baughman Company, Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "ROBBINS FARM ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as: Beginning at the SE corner of the SE¼ of Section 20, T28 S, R1E, Sedgwick County, Kansas; thence southerly, along the east line of said SE¼, 183 feet; thence westerly, parallel with the south line of said SE¼, 578.14 feet; thence northeasterly, with a deflection angle to the right of 60° 27' 56", 787.91 feet; thence southwesterly, with a deflection angle to the left of 89°42'03", 886.40 feet; thence southeasterly, with a deflection angle to the left of 90°, 55.55 feet; thence westerly, parallel to and 1043 feet from the south line of said SE¼, 1987.35 feet; thence southwesterly, with a deflection angle to the left of 90°58'44", 371.74 feet to a point 80 feet north of the south line of said SE¼; thence westerly, parallel with said south line, 88.56 feet to the west line of said SE¼; thence southerly, along said west line, 30 feet to the SW corner of said SE¼; thence easterly, along the south line of said SE¼, 1987.35 feet to the point of beginning. Excepting that part owned by the City of Wichita, Kansas and that part taken for 55th St. and Broadway Ave.

Date _____ Baughman Company

William L. Huser, Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets, a reserve and drainage dedications, to be known as "ROBBINS FARM ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The drainage dedications are dedicated for drainage purposes. Reserve "A" is hereby reserved for public drainage easement purposes with the right reserved to change from an open ditch to an enclosed culvert and the right to limit driveway connections. To provide access to Circle Drive at locations to be determined by the City Engineer of Wichita, Kansas. The streets are hereby dedicated to the Public for the use with the rights of access over and across the south line of Block 1, the north line of 55th St. South from the west line of Palisade Ave. to the west line of the SE¼ of Sec. 20-28-1E, the east line of Reserve "A" and for a distance of 80' west from the SE corner of Reserve "A" are hereby granted to the City of Wichita, Kansas.

Robbins Realty

Richard A. Robinson — W. Dale Kasper

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A. An angle indicated on the plat is incorrect and shall be changed accordingly. The Flood Control Office should be contacted regarding this matter.

B. The applicant and/or his surveyor shall contact the Department of Public Works relative to the appropriate name for the street as indicated on McLean Drive on the plat. The appropriate name for said street shall then be reflected on the face of the plat tracing.

C. The 10 foot utility easement along the south line of Block 1, shall be increased to 20 feet in width.

D. The applicant shall guarantee the installation of storm water sewers to serve subject property.

E. The applicant shall guarantee the paving of all interior streets.

F. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted.

G. The applicant shall guarantee the extension of City water to serve all lots being platted.

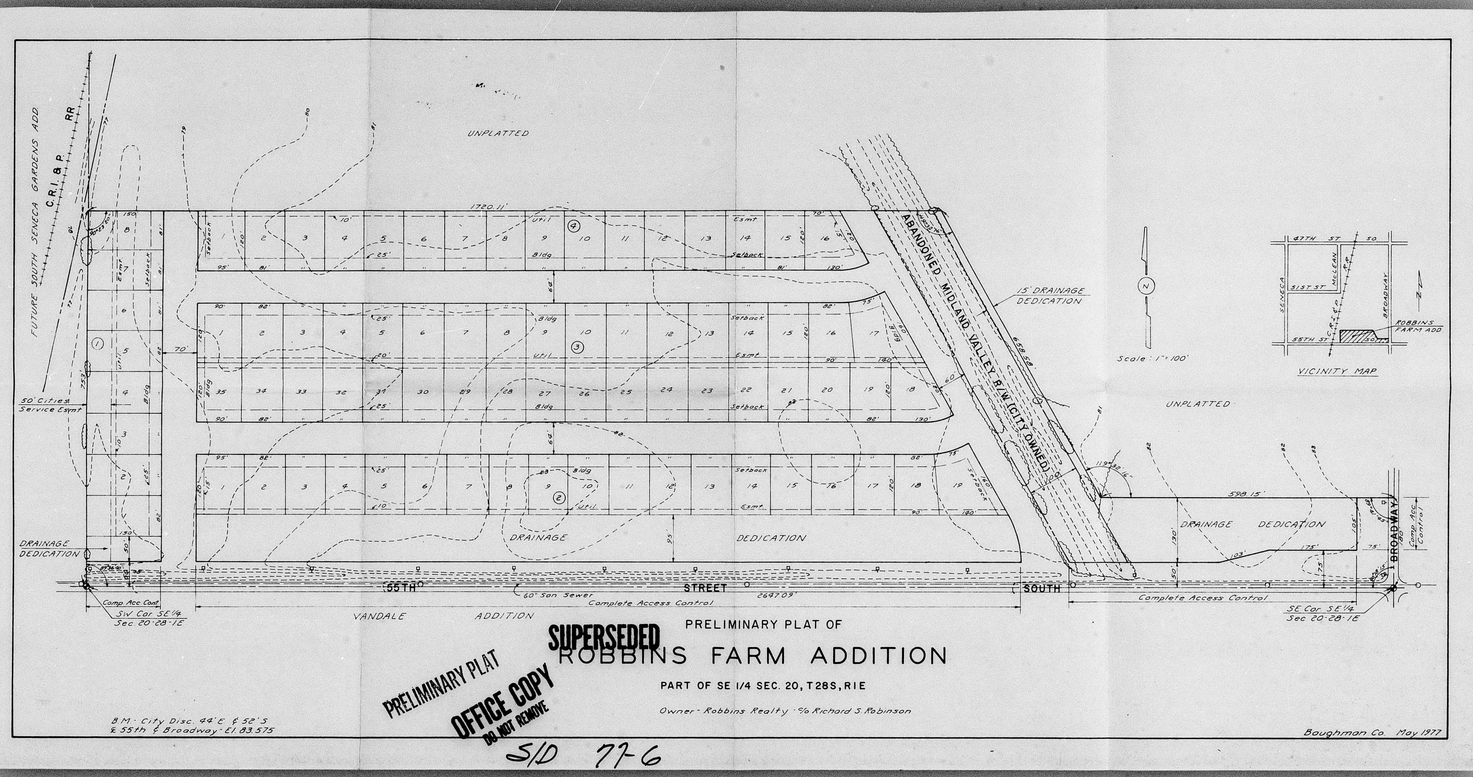
H. Sidewalks will be required adjacent to all streets except 55th Street South.

I. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

J. Both telephone and electric service shall be installed underground.

K. Any raising, lowering, encasement or relocation of the pipelines crossing subject property shall be at the sole expense of the applicant.

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



PRELIMINARY PLAT OF

ROBBINS FARM ADDITION

PART OF SE 1/4 SEC. 20, T28S, R1E

Owner - Robbins Realty - % Richard S. Robinson

B.M. - City Disc. 99'E & 52'S & 55th & Broadway - El. 83.575

Baughman Co. May 1977

SUPERSEDED
PRELIMINARY PLAT
OFFICE COPY
DO NOT REMOVE

SID 77-6

F 8-18

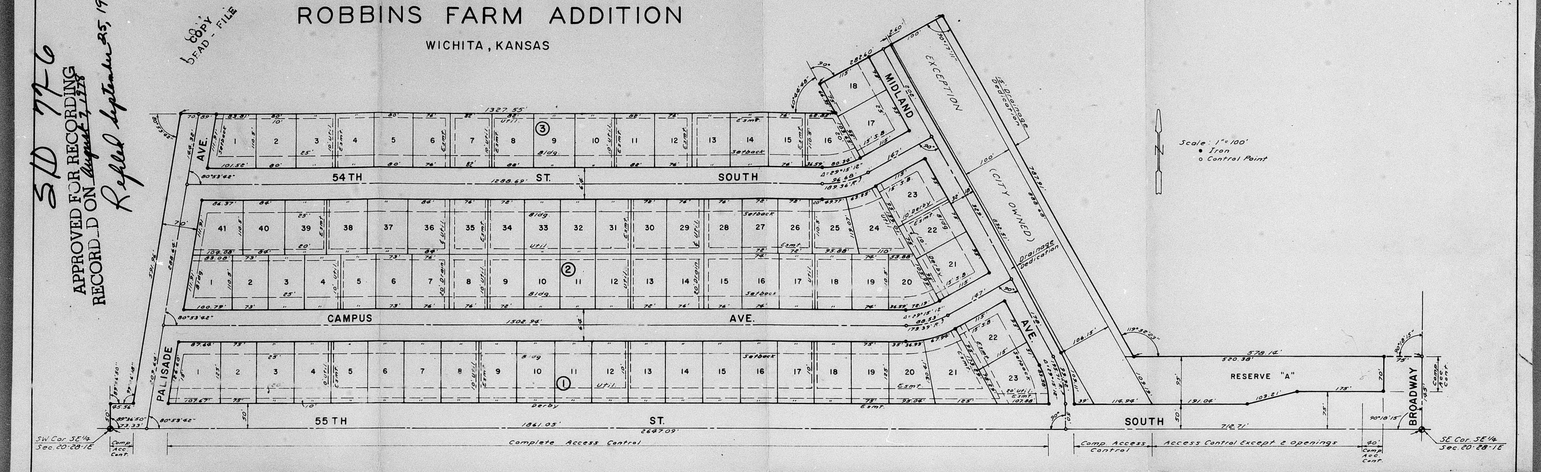
SD 776

APPROVED FOR RECORDING
RECORDED ON August 4, 1978
Richard September 25, 1978

COPY
BRAD - FILE

ROBBINS FARM ADDITION

WICHITA, KANSAS



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "ROBBINS FARM ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as: Beginning at the SE corner of the SE¼ of Section 20, T28S, R1E, Sedgwick County, Kansas; thence northerly, along the east line of said SE¼, 1143 Feet; thence westerly, parallel with the south line of said SE¼, 378.14 feet; thence northwesterly, with a deflection angle to the right of 60° 27' 45", 787.91 feet; thence southwesterly, with a deflection angle to the left of 49°46'49", 886.60 feet; thence southeasterly, with a deflection angle to the left of 90°, 66.95 feet; thence westerly, parallel to and 63.85 feet from the south line of said SE¼, 1327.33 feet; thence southwesterly, with a deflection angle to the left of 90°58'42", 591.96 feet to a point 50 feet north of the south line of said SE¼; thence westerly, parallel with said south line, 45.36 feet to the west line of said SE¼; thence southerly, along said west line, 50 Feet to the SW corner of said SE¼; thence easterly, along the south line of said SE¼ 2647.09 feet to the point of beginning. Excepting that part owned by the City of Wichita, Kansas and that part taken for 55th St. and Broadway Ave.

Date July 20, 1978

Baughman Company
John E. Lundeblad
Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets, a reserve and drainage dedications to be known as "ROBBINS FARM ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The drainage dedications are dedicated for drainage purposes. Reserve "A" is hereby reserved for public drainage easement purposes with the right reserved to change from an open ditch to an enclosed culvert and the right to five driveway connections to provide access to 55th St South at locations to be determined by the City Engineer of Wichita, Kansas. The streets are hereby dedicated to and for the use of the public. All abutters rights of access over and across the south line of Block 1, the north line of 55th St South from the west line of Palisade Ave. to the west line of the SE¼ of Sec 20-28-1E, the east line of Reserve "A" and for a distance of 90' west from the SE corner of Reserve "A" are hereby granted to the City of Wichita, Kansas.

Robbins Realty

Richard F. Robinson

W. Dale Cooper

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this 20 day of July, 1978, by Robbins Realty by Richard F. Robinson and W. Dale Cooper. In Testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public

My Commission Expires 6-2-82

We, Fidelity Savings Association of Kansas, holder of a mortgage on the above described property, do hereby consent to this plat of "ROBBINS FARM ADDITION".

Fidelity Savings Association of Kansas

, Vice Pres

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this 20 day of July, 1978, by Fidelity Savings Association of Kansas by Lonny R. McCurdy, Vice Pres.

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

Notary Public

My Commission Expires 6-2-82

This plat of "ROBBINS FARM ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 2nd day of July, 1978.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman

Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 1st day of AUGUST, 1978.

Mayor

City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this 1 day of August, 1978.

Chairman

Commissioner

Commissioner

County Clerk

Entered on transfer record this 7 day of August, 1978.

County Clerk

#397626

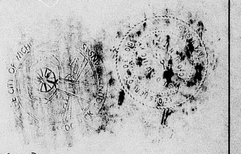
State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this 7th day of AUGUST, 1978, at 9:30 o'clock A.M., and is duly recorded.

Register of Deeds

Deputy

REFILE #405658



State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat was refiled for record in the office of the Register of Deeds this 25th day of September, 1978, at 9:30 o'clock P.M., to change the front and rear lot dimension of lot 7, Block 8, from 76 feet to 82 feet.

Register of Deeds

Deputy

REFILE
20.00
SOLID
BLUE

F 8-18

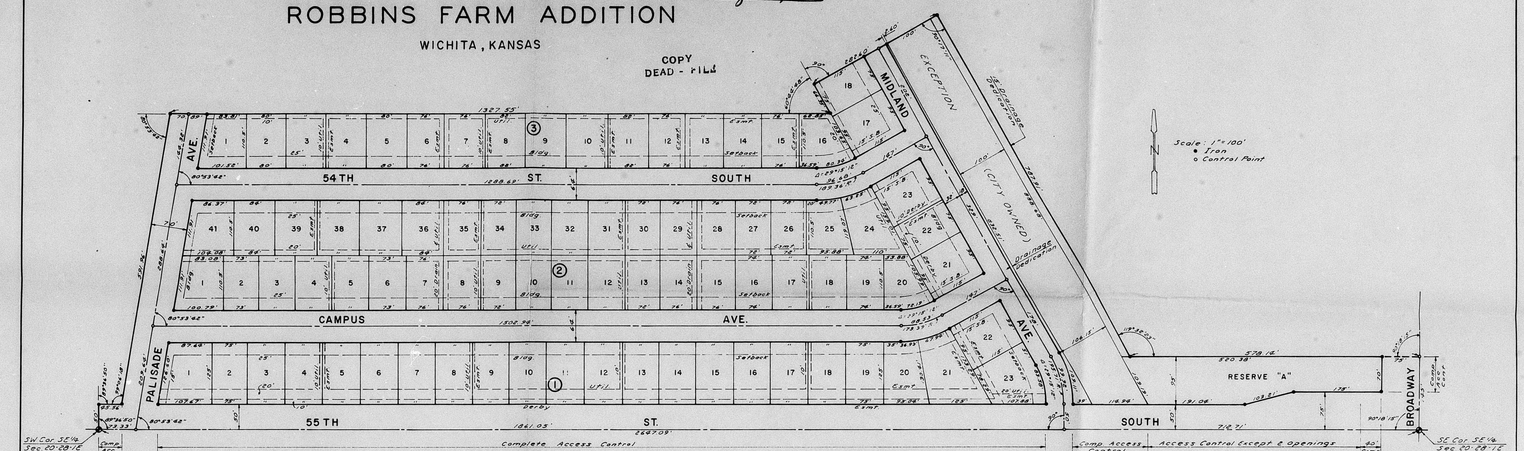
S/D 77-6

APPROVED FOR RECORDING
RECORDED ON August 7, 1978

ROBBINS FARM ADDITION

WICHITA, KANSAS

COPY
DEAD - FILE



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "ROBBINS FARM ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at the SE corner of the SE¼ of Section 20, T-28-S, R-1-E, Sedgwick County, Kansas; thence northerly, along the east line of said SE¼, 1.45 feet; thence westerly, parallel with the south line of said SE¼, 578.14 feet; thence northwesterly, with a deflection angle to the right of 60° 27'44", 797.91 feet; thence southwesterly, with a deflection angle to the left of 89°42'49", 882.60 feet; thence southeasterly, with a deflection angle to the left of 90°, 66.35 feet; thence westerly, parallel to and 63.82 feet from the south line of said SE¼, 1327.55 feet; thence southwesterly, with a deflection angle to the left of 80°33'42", 291.96 feet to a point 50 feet north of the south line of said SE¼; thence westerly parallel with said south line, 45.36 feet to the west line of said SE¼; thence southerly, along said west line, 50 feet to the SW corner of said SE¼; thence easterly, along the south line of said SE¼, 2647.09 feet to the point of beginning. Excepting that part owned by the City of Wichita, Kansas and that part taken for 55th St and Broadway Ave.

Date July 20, 1978 — Baughman Company

John E. Baughman — Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets, a reserve and drainage dedications to be known as "ROBBINS FARM ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The drainage dedications are dedicated for drainage purposes. Reserve "A" is hereby reserved for public drainage easement purposes with the right reserved to change from an open ditch to an enclosed culvert and the right to two driveway connections to provide access to 55th St South at locations to be determined by the City Engineer of Wichita, Kansas. The streets are hereby dedicated to and for the use of the public. All abutters rights of access over and across the south line of Block 1, the north line of 55th St South from the west line of Palisade Ave. to the west line of the SE¼ of Sec 20-28-1E, the east line of Reserve "A" and for a distance of 40 west from the SE corner of Reserve "A" are hereby granted to the City of Wichita, Kansas.

Robbins Realty

Richard S. Robinson — W. Dale Cooper

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of ____, 1978, by Robbins Realty by Richard S Robinson and W Dale Cooper. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public

My Commission Expires ____

We, Fidelity Savings Association of Kansas, holder of a mortgage on the above described property, do hereby consent to this plat of "ROBBINS FARM ADDITION".

Fidelity Savings Association of Kansas

Lonny R. McCurdy, Vice Pres.

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of ____, 1978, by Fidelity Savings Association of Kansas by Lonny R. McCurdy, Vice Pres. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public

My Commission Expires ____

This plat of "ROBBINS FARM ADDITION", Wichita, Kansas, has been submitted to and approved by The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 6th day of July, 1978.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Marjorie L. Traylor — Chairman

Robert A. Lukin — Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 1st day of August, 1978.

Connie A. Rogers — Mayor

Donald C. Bisbee — City Clerk

This plat approved and all dedications shown hereon, accepted by the Board of County Commissioners, Sedgwick County, Kansas, this ____ day of ____, 1978.

Everett Patrick — Chairman

John Hale — Commissioner

Tom Scott — Commissioner

Dorothy K. White — County Clerk

Entered on transfer record this ____ day of ____, 1978.

Dorothy K. White — County Clerk

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this ____ day of ____, 1978, at ____ o'clock ____ M., and is duly recorded

Bette F. McCourt — Register of Deeds

Pat Kettler — Deputy

S/D 77-6

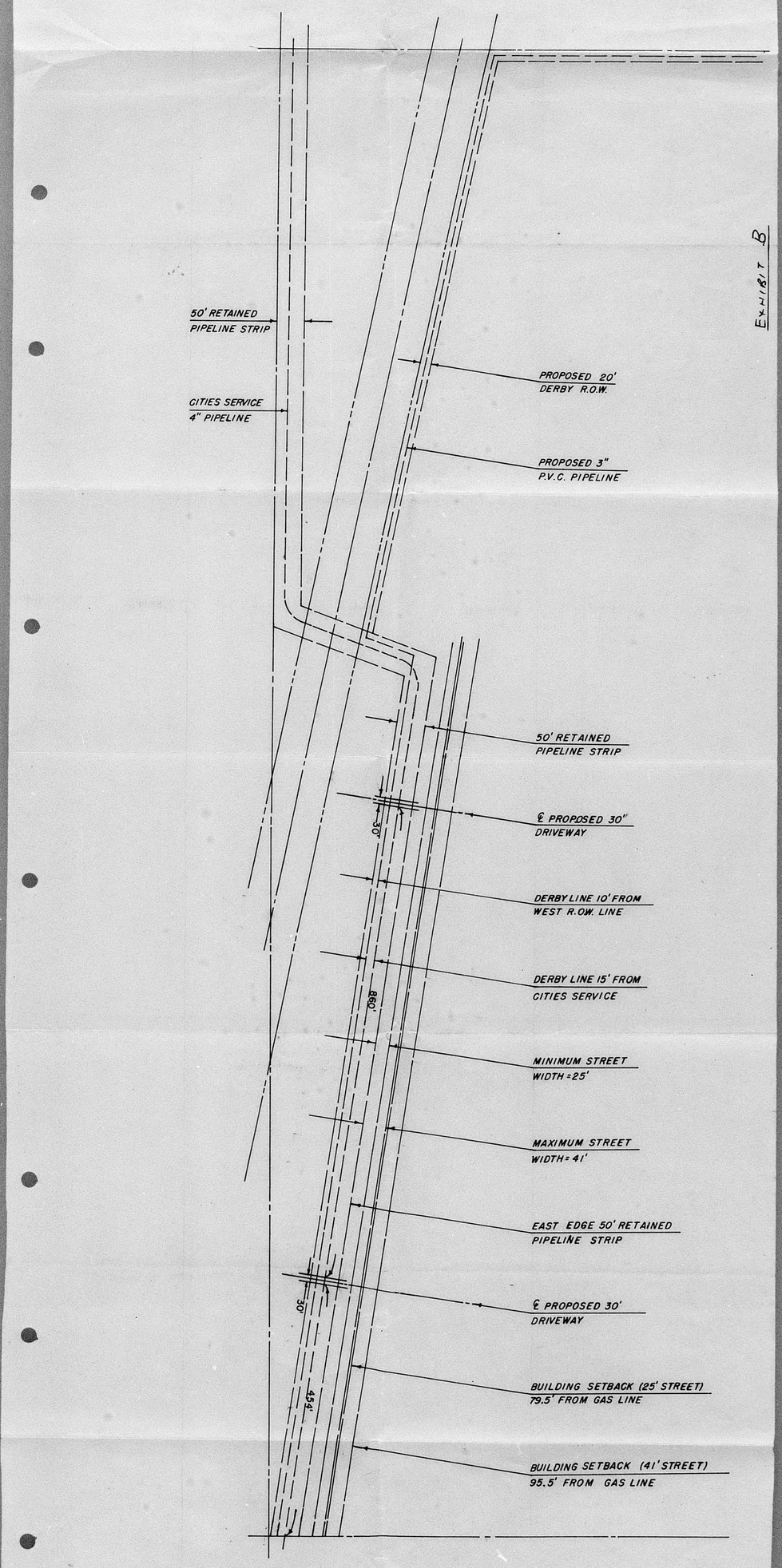
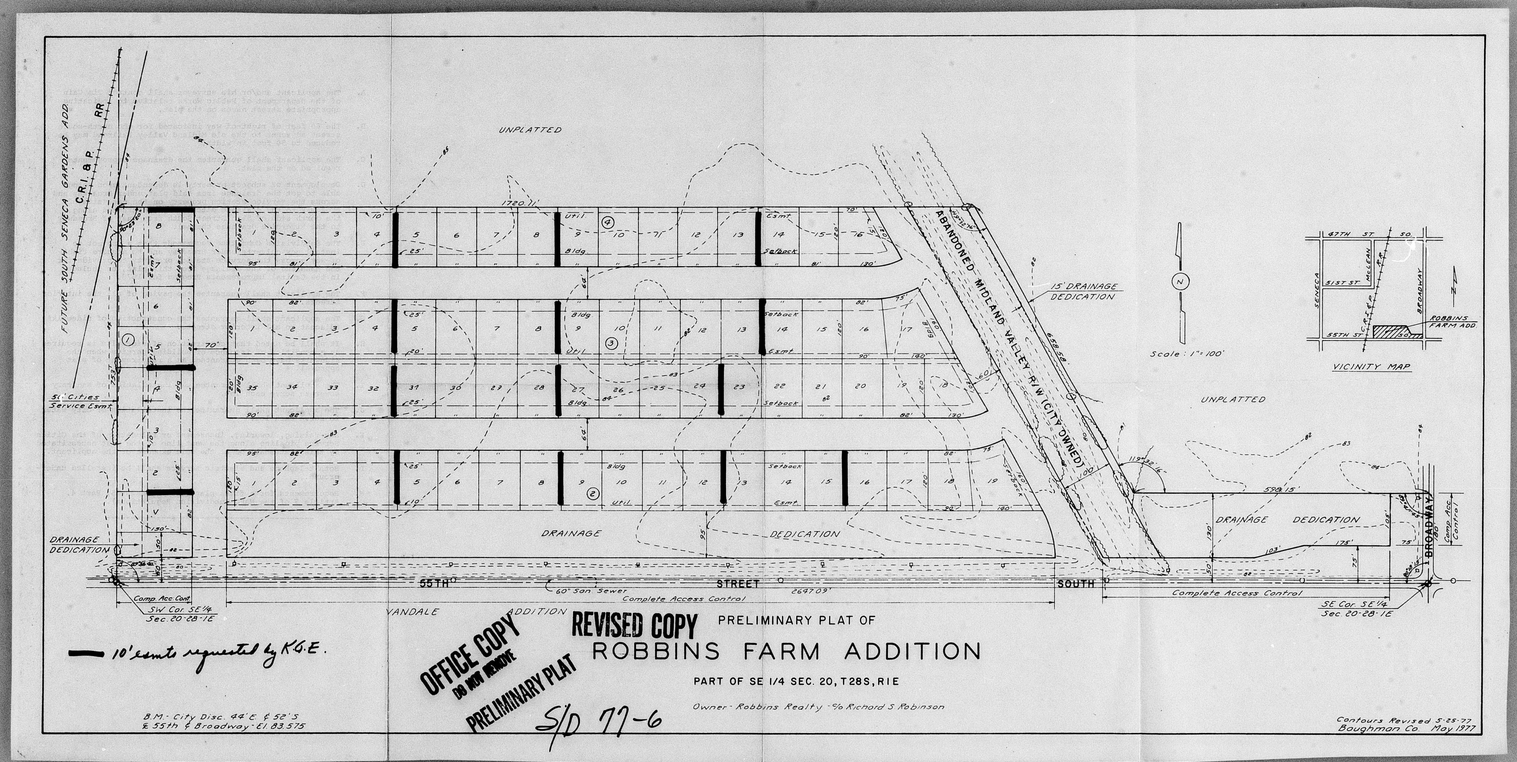


EXHIBIT B
50' RETAINED
PIPELINE STRIP
CITIES SERVICE
4" PIPELINE
PROPOSED 20'
DERBY R.O.W.
PROPOSED 3"
P.V.C. PIPELINE
50' RETAINED
PIPELINE STRIP
℄ PROPOSED 30"
DRIVEWAY
50'
DERBY LINE 10' FROM
WEST R.O.W. LINE
DERBY LINE 15' FROM
CITIES SERVICE
880'
MINIMUM STREET
WIDTH = 25'
MAXIMUM STREET
WIDTH = 41'
EAST EDGE 50' RETAINED
PIPELINE STRIP
℄ PROPOSED 30'
DRIVEWAY
30'
BUILDING SETBACK (25' STREET)
79.5' FROM GAS LINE
454'
BUILDING SETBACK (41' STREET)
95.5' FROM GAS LINE

S/D 77-6



10' cents requested by K.G.E.

B.M.: City Disc. 44' E & 52' S. & 55th & Broadway - El. 83.575

OFFICE COPY DO NOT REMOVE PRELIMINARY PLAT

S/D 77-6

REVISED COPY PRELIMINARY PLAT OF

ROBBINS FARM ADDITION

PART OF SE 1/4 SEC. 20, T28S, R1E

Owner - Robbins Realty - % Richard S Robinson

A. The applicant and/or his surveyor shall contact Tim Cain of the Department of Public Works relative to indicating appropriate street names on the plat.

B. The 60 feet of right-of-way indicated for the north-south street adjacent to the old Midland Valley Railroad may be reduced to 50 feet in width.

C. The applicant shall guarantee the drainage improvements required on the plat.

D. Development of subject property is dependent upon being able to get the drainage from said plat under Broadway and across the service station property on the east side of Broadway to the drainage ditch [redacted] nstructed along the north side of 55th Street South from east of Broadway to the Riverside drainage channel.

E. The Subdivision Committee recommends that a project to install box culverts under Broadway and to acquire right-of-way across the service station property to provide for the handling of the drainage from this plat, be included in the Capital Improvements Program for 1978.

F. The applicant shall guarantee the paving of all the interior streets.

G. The applicant shall guarantee the construction of sidewalks adjacent to all interior streets.

H. It shall be noted that construction of sidewalks is required as a condition of issuance of building permits when the sidewalks have been guaranteed as a requirement of plat approval.

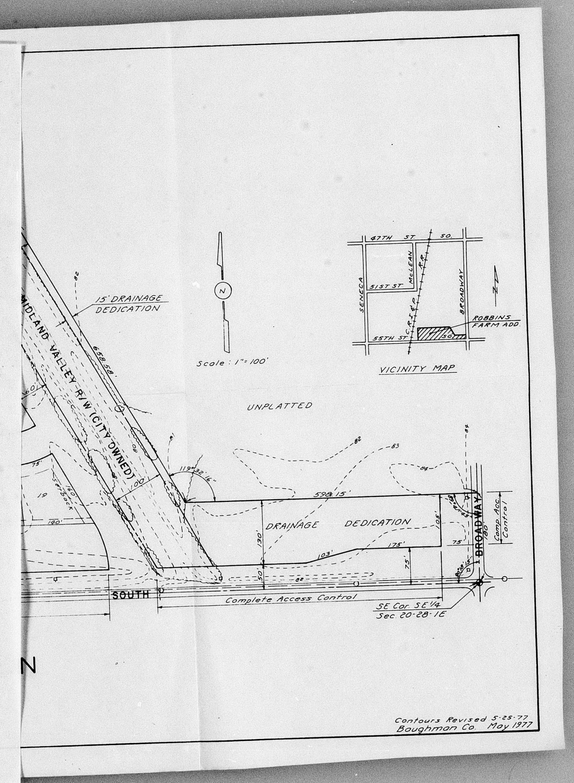
I. The applicant shall guarantee the installation of sanitary sewer to serve each lot.

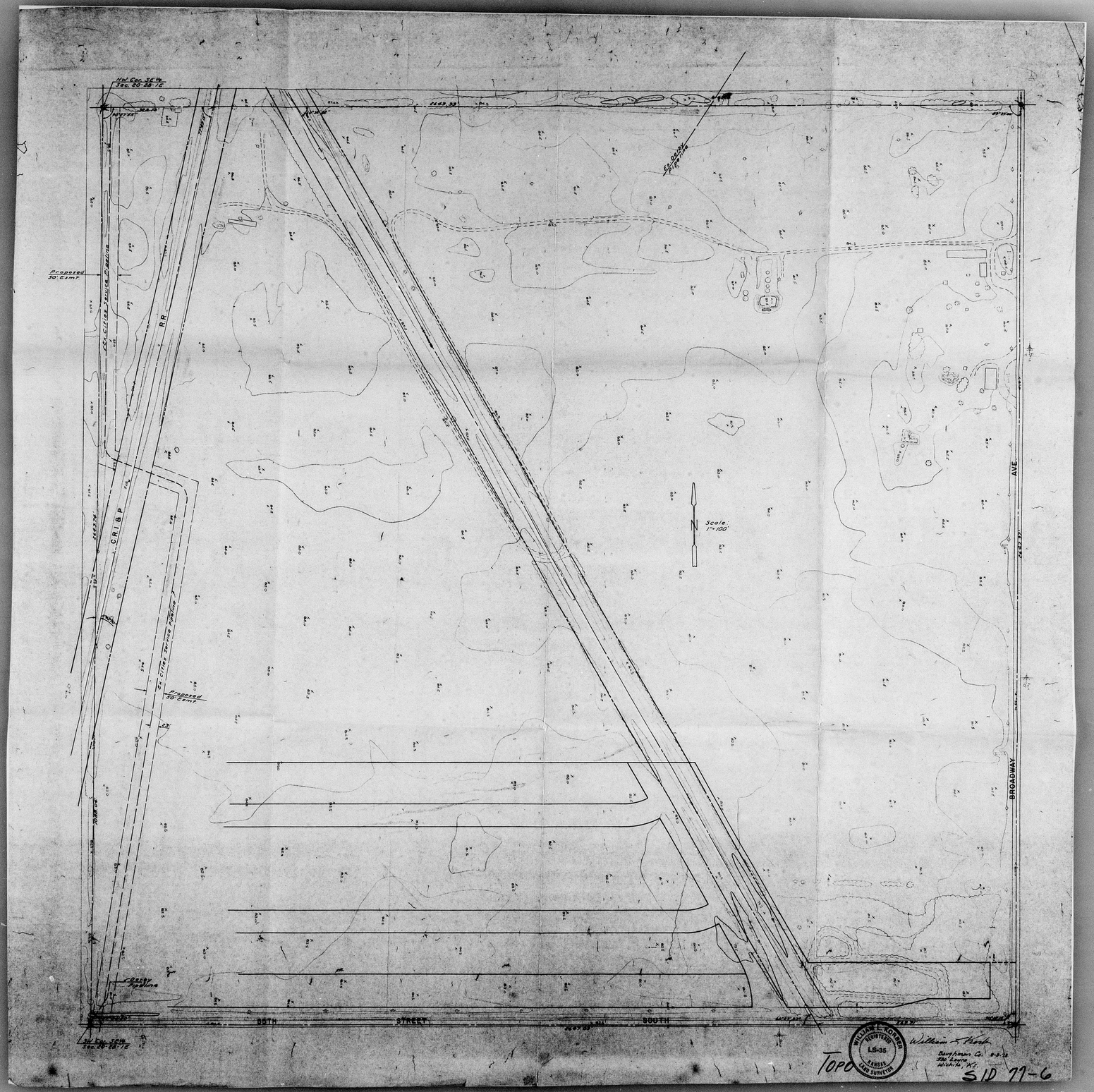
J. The applicant shall guarantee the installation of city water to serve each lot.

K. Any raising, lowering, incasement or relocation of the Cities Service pipeline along the west line of the plat necessitated by this plat shall be at the sole expense of the applicant.

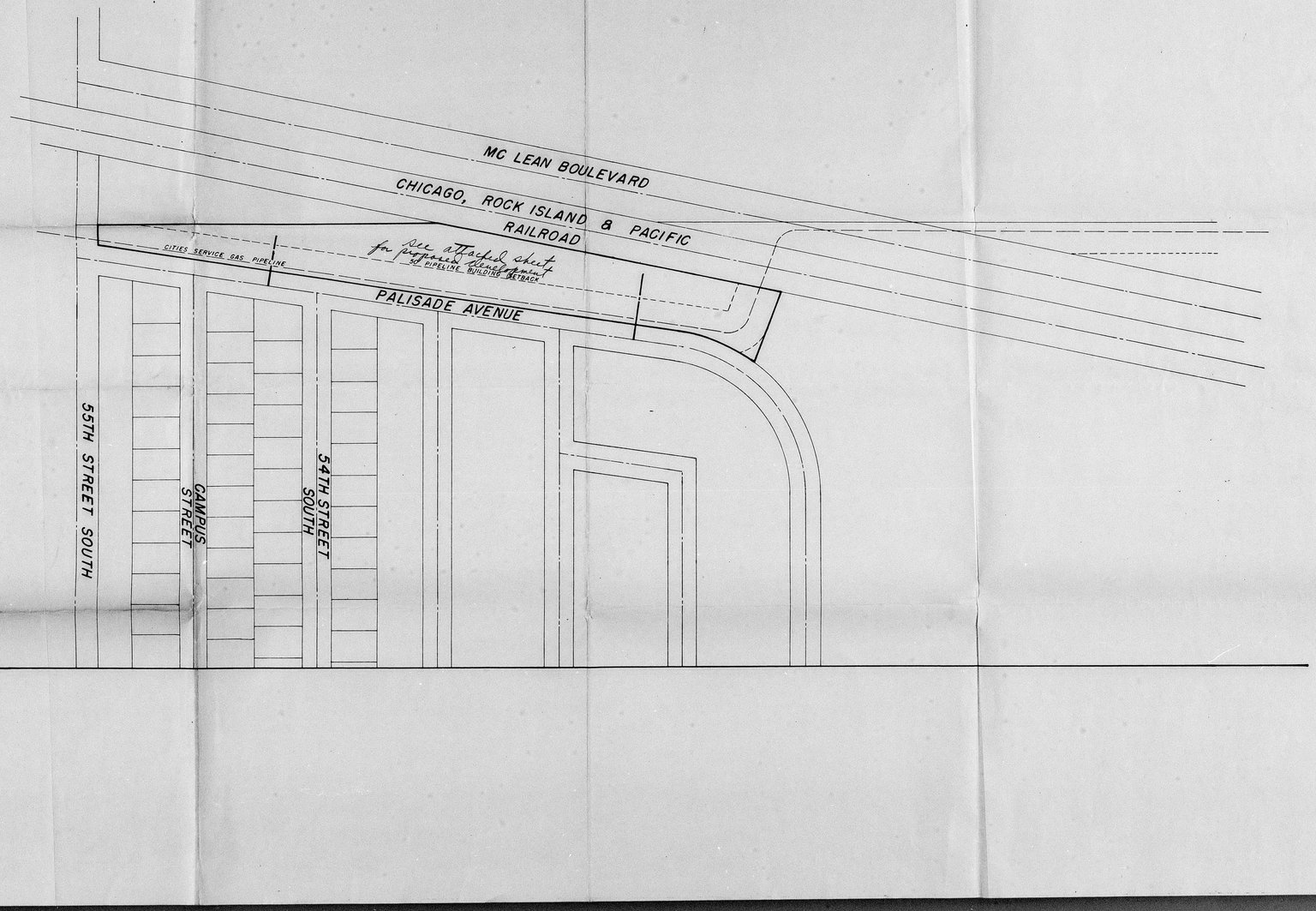
L. Both telephone and electric service shall be installed underground.

M. Requirements for a final plat [redacted] s 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).




NW Cor. SE¼ Sec. 20-28-1E
1149.33
Ex. Drain Pipeline
Proposed 50' Esmt.
Ex. Cities Service Pipeline
R.R.
C.R.I. & P.
1663.74'
Proposed 50' Esmt.
Ex. Cities Service Pipeline
Ex. Drain Pipeline
SOUTH
BROADWAY
AVE.
Scale 1"=100'
SID 77-6

9-77 D15


MC LEAN BOULEVARD
CHICAGO, ROCK ISLAND & PACIFIC
RAILROAD
CITIES SERVICE GAS PIPELINE
See attached sheet for proposed elevation of PIPELINE BUILDING SETBACK
PALISADE AVENUE
55TH STREET SOUTH
CAMPUS STREET
54TH STREET SOUTH

OFFICE COPY
DO NOT REMOVE

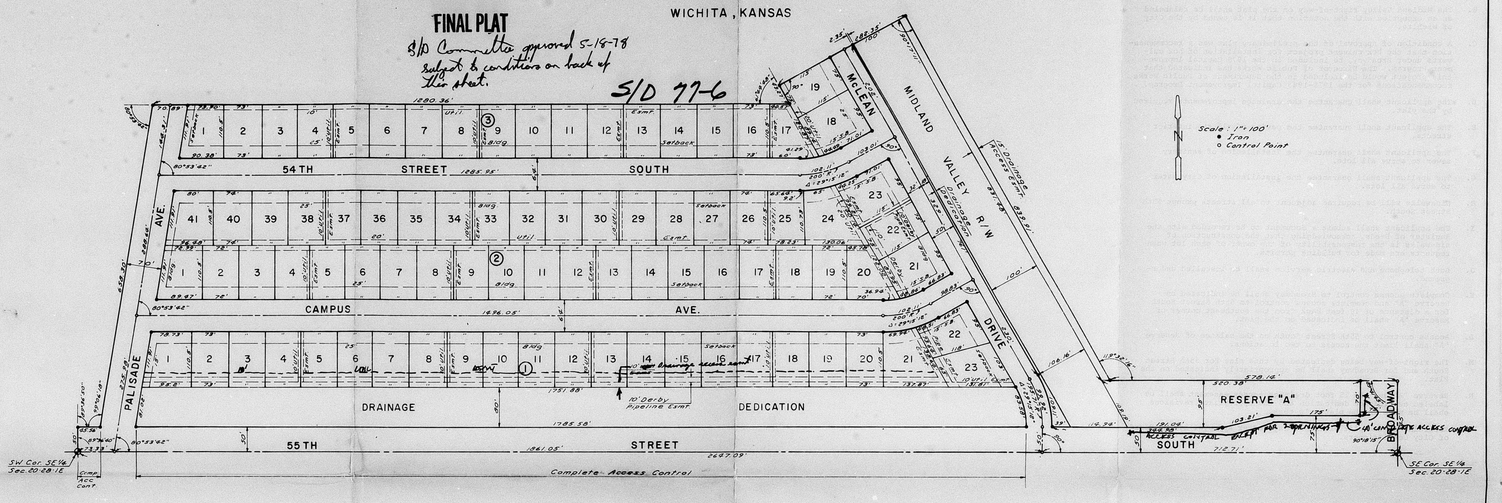
ROBBINS FARM ADDITION

WICHITA, KANSAS

FINAL PLAT

S/D Committee approved 5-18-78 subject to conditions on back of this sheet.

S/D 77-6



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, Surveyors in aforesaid County and State, do hereby certify that we have surveyed and plotted "ROBBINS FARM ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the properly surveyed, described as beginning at the SE corner of the SE¼ of Section 20, T28S, R1E, Sedgwick County, Kansas; thence northerly, along the east line of said SE¼, 183 feet; thence westerly, parallel with the south line of said SE¼, 5781.9 feet; thence northwesterly, with a deflection angle to the right of 60° 07' 56", 838.91 feet; thence southwesterly, with a deflection angle to the left of 89°46'49", 282.35 feet; thence southeasterly, with a deflection angle to the left of 90°, 83.29 feet; thence westerly, parallel to and 700 feet from the south line of said SE¼, 1280.36 feet; thence southwesterly, with a deflection angle to the left of 80°53'42", 658.30 feet to a point 50 feet north of the south line of said SE¼; thence westerly, parallel with said south line, 455.56 feet to the west line of said SE¼; thence southerly, along said west line, 50 feet to the SW corner of said SE¼; thence easterly, along the south line of said SE¼, 2647.09 feet to the point of beginning. Excepting the Midland Valley right of way and that part taken for Broadway and 55th Street South.

Date _____ Baughman Company

William L. Kreiger Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets, a reserve and drainage dedications to be known as "ROBBINS FARM ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The drainage dedications are granted for drainage purposes. Reserve A ~~is hereby reserved for drainage~~ purposes with the right reserved to change from an open ditch to an enclosed culvert and the right to two driveway connections to provide access to 55th Street South at locations to be determined by the City Engineer of Wichita, Kansas. The streets are hereby dedicated to and for the use of the public. All abutters rights of access over and across the south line of Block 1 and the north line of 55th Street South from the west line of Palisade Ave. to the west line of the SE¼ of Sec 20-28-1E are hereby granted to the City of Wichita, Kansas.

Richard S. Robinson W. Dale Cooper

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of _____, 1978, by Robbins Realty by Richard S. Robinson and W. Dale Cooper. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____ Notary Public

My Commission Expires _____

We, Fidelity Savings Association of Kansas, holder of a mortgage on the above described property, do hereby consent to this plat of "ROBBINS FARM ADDITION."

Fidelity Savings Association of Kansas

_____, _____

_____, _____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of _____, 1978, by Fidelity Savings Association of Kansas by _____, _____ and _____, _____. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____ Notary Public

My Commission Expires _____

This plat of "ROBBINS FARM ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____, 1978.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Marjorie L. Taylor

_____ Secretary
Robert A. Lorin

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this ____ day of _____, 1978.

_____ Mayor
Connie A. Peters

_____ City Clerk
Donald C. Blaine

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this ____ day of _____, 1978.

_____ Chairman
Everett Patrick

_____ Commissioner
John Hale

_____ Commissioner
Tom Scott

_____ County Clerk
Dorothy K. White

Entered on transfer record this ____ day of _____, 1978.

_____ County Clerk
Dorothy K. White

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this ____ day of _____, 1978, at _____ o'clock ____ M., and is duly recorded.

_____ Register of Deeds
Belle P. McCart

_____ Deputy
Pat Kettler

OFFICE COPY
DO NOT REMOVE

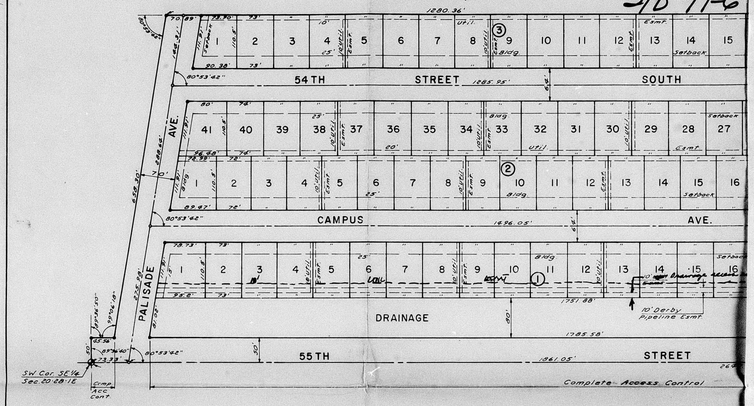
FINAL PLAT

ROBBINS FAR

WICHITA,

S/D Committee approved 5-18-78 subject to conditions on back of this sheet.

S/D 77-6



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, Surveyors in aforesaid county and state, do hereby certify, that we have surveyed and platted "ROBBINS FARM ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as: beginning at the SE corner of the SE¼ of Section 20, T-28S, R1E, Sedgwick County, Kansas; thence northerly, along the east line of said SE¼, 145 feet; thence westerly, parallel with the south line of said SE¼, 678.18 feet; thence northwesterly, with a deflection angle to the right of 60° 27'45", 839.91 feet; thence southwesterly, with a deflection angle to the left of 89°42'49", 282.35 feet; thence southeasterly, with a deflection angle to the left of 90°, 43.23 feet; thence westerly, parallel to and 700 feet from the south line of said SE¼, 1280.36 feet; thence southwesterly, with a deflection angle to the left of 80°53'46", 658.30 feet to a point 50 feet north of the south line of said SE¼; thence westerly, parallel with said south line, 93.56 feet to the west line of said SE¼; thence southerly, along said west line, 50 feet to the SW corner of said SE¼; thence easterly, along the south line of said SE¼, 2647.09 feet to the point of beginning. Excepting the Midland Valley right of way and that part taken for Broadway and 55th Street South.

Date _____ Baughman Company

William L. Kaiser Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets, a reserve and drainage dedications to be known as "ROBBINS FARM ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The drainage dedications are dedicated for drainage purposes. Reserve A is hereby reserved for the foregoing purposes with the right reserved to change from an open ditch to an enclosed culvert and the right to two driveway connections to provide access to 55th Street South at locations to be determined by the City Engineer of Wichita, Kansas. The streets are hereby dedicated to and for the use of the public. All abutters rights of access over and across the south line of Block 1 and the north line of 55th Street South from the west line of Palisade Ave. to the west line of the SE¼ of Sec 20-28-1E are hereby granted to the City of Wichita, Kansas.

Richard S. Robinson W. Dale Cooper

State of Kansas } S.S.
Sedgwick County }

The foregoing inst
was acknowledged before me this
_____, 1978, by Robbins Realty
S. Robinson and W. Dale Cooper. In tes
whereof I have hereunto set my hand
my notarial seal the day and year abo

_____ Notary

My Commission Expires _____

We, Fidelity Savings Associatio
holder of a mortgage on the above de
property, do hereby consent to this pla
FARM ADDITION."

Fidelity Savings Association of Kansa

_____,

_____,

State of Kansas } S.S.
Sedgwick County }

The foregoing inst
was acknowledged before me this
_____, 1978, by Fidelity Savings Ass
of Kansas by _____,
_____. In tes
whereof I have hereunto set my hand a
my notarial seal the day and year abo

_____ Notary

My Commission Expires _____

A. The applicant and/or his engineer shall contact the Planning Department prior to the Planning Commission meeting of May 25, 1978, regarding the triangular portion of the applicant's ownership to the west of Palisades and how it might be developed and/or incorporated in the plat.

B. The Midland Valley right-of-way on the plat shall be relabeled as an exception with the notation that it is owned by the City of Wichita.

C. A condition of approval of the preliminary plat was a recommendation that the box culvert project for installation of box culverts under Broadway, be included in the 1978 Capital Improvement Program. The Director of Public Works has indicated that this project would be included in the Department of Public Works recommendations for the 1978-1983 Capitol Improvement Program.

D. The applicant shall guarantee the drainage improvements required by the plat.

E. The applicant shall guarantee the paving of all the interior streets.

F. The applicant shall guarantee the installation of sanitary sewer to serve all lots.

G. The applicant shall guarantee the installation of City water to serve all lots.

H. Sidewalks will be required adjacent to all streets except 55th Street South.

I. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

J. Both telephone and electric service shall be installed underground.

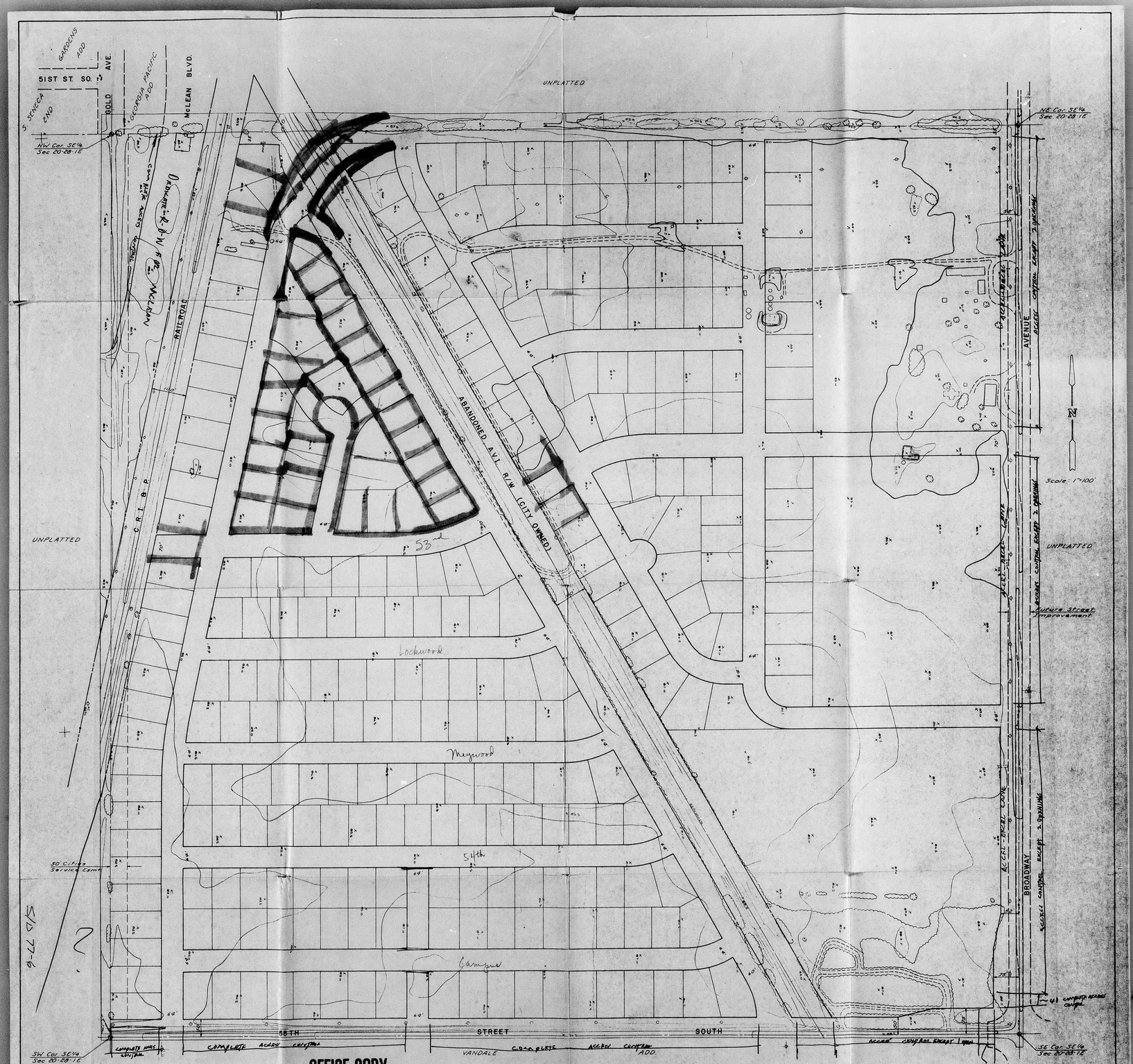
K. Complete access control to Broadway shall be indicated on Reserve "A" and complete access control to 55th Street South for a distance of 40 feet back from the southeast corner of Reserve "A" shall be indicated on the plat.

L. Access control to 55th Street South on the balance of Reserve "A" shall limit the access to two locations.

M. The right-of-way being dedicated by this plat for 55th Street South and for Broadway shall be appropriately indicated on the Plat.

N. Reserve "A" and the 15 foot drainage access easement shall be labeled as drainage dedication and the appropriate revisions shall be made in the plattor's text.

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



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S/D 77-6
SKETCH PLAT

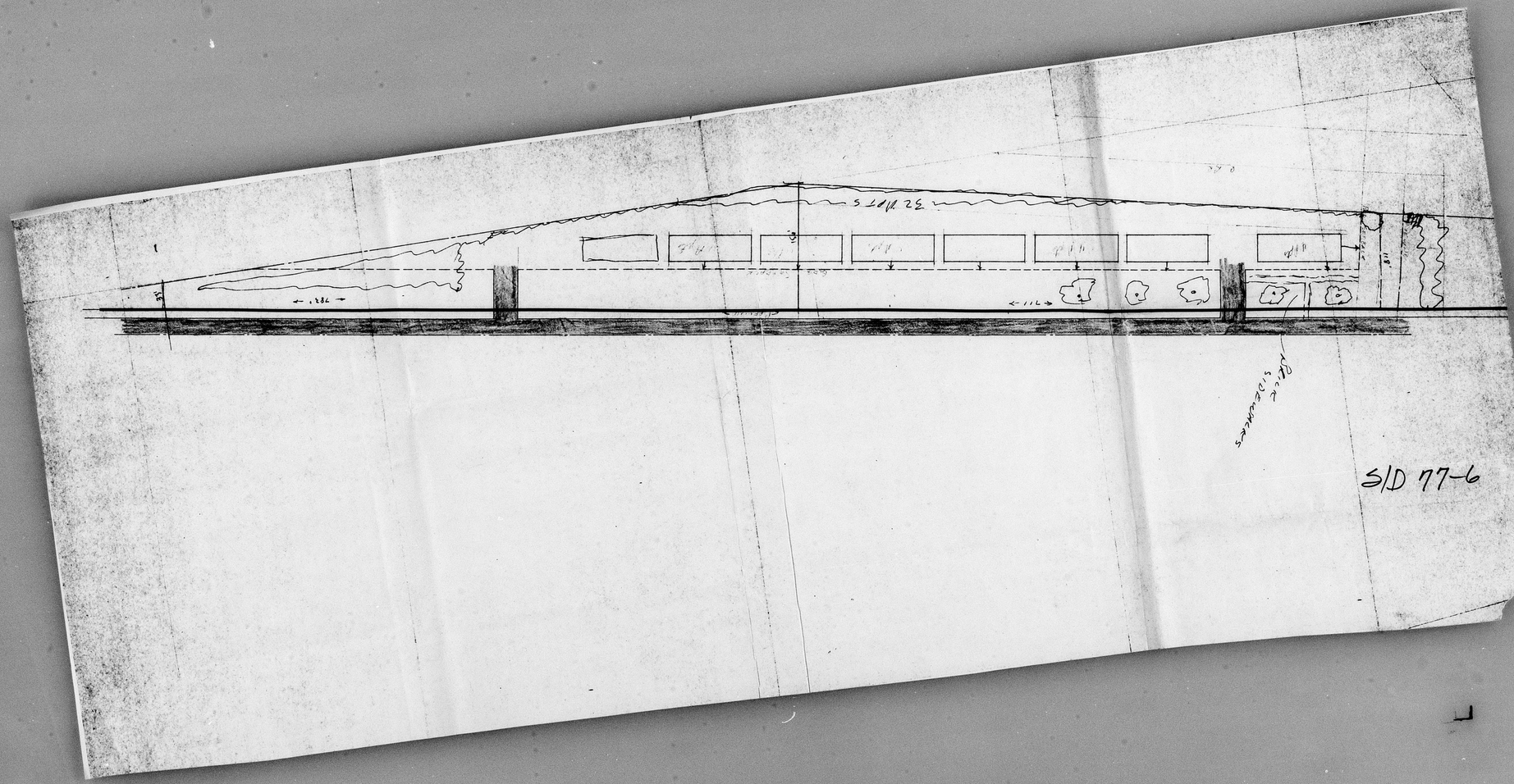
SKETCH PLAT OF

ROBBINS FARM ADDITION

A SUBDIVISION OF SE¼ SEC 20-28-1E

Robbins Realty
Owner - Richard S. Robinson, Mgr.

Baughman Co. 1-11-77



S/D 77-6

6-2-78 SID 73-51

REVISED COPY

Fine plat approved by the Subdivision Committee 6-15-78 subject to the conditions listed on the back

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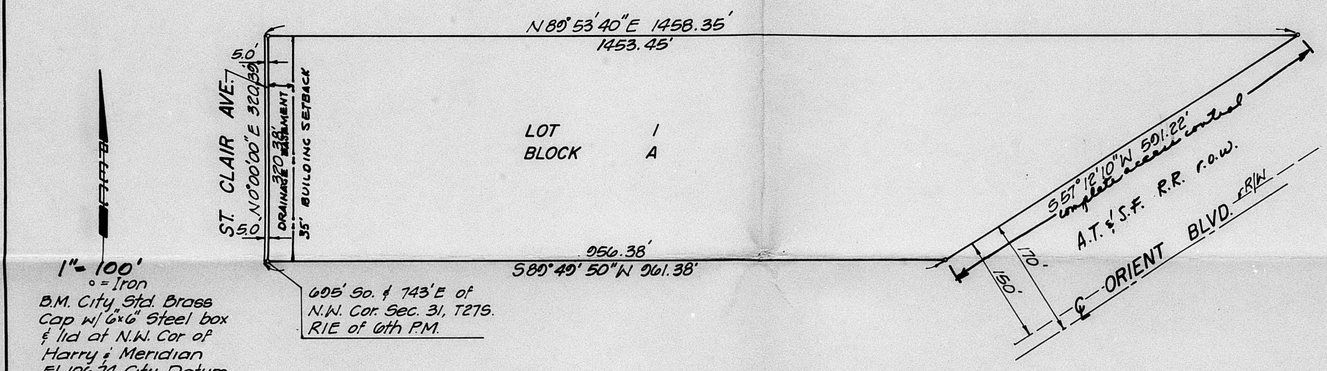
FINAL PLAT

SANTA FE ORIENT INDUSTRIAL DISTRICT 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.



STATE OF KANSAS
SS
COUNTY OF SEDGWICK

I, CHARLES M. JEFFRIES, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, ON THIS _____ DAY OF _____ 1978, I HAVE CAUSED TO BE SURVEYED AND PLATTED SANTA FE ORIENT INDUSTRIAL DISTRICT 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK AND A STREET, THE SAME BEING DESCRIBED AS:

ALL THAT PART OF SOUTH UNIVERSITY PLACE ADDITION AND RESERVE IN ORCHARD GROVE ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, IN THE NORTHWEST QUARTER (NW/4) OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK A OF SANTA FE ORIENT INDUSTRIAL DISTRICT ACCORDING TO THE PLAT THEREOF, RECORDED IN SEDGWICK COUNTY RECORDS ON FEBRUARY 4, 1974, IN BOOK 84 OF PLATS;

THENCE NORTH 0°00'00" EAST, ALONG THE WEST LINE OF BLOCK C IN SAID SOUTH UNIVERSITY PLACE ADDITION, A DISTANCE OF 320.39 FEET, TO A POINT THAT IS 10.39 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 27 IN SAID BLOCK C;

THENCE NORTH 89°53'40" EAST, A DISTANCE OF 1458.35 FEET TO A POINT THAT IS 150.00 FEET NORTHWESTERLY OF AND NORMALLY DISTANT TO THE NORTHWESTERLY LINE OF ORIENT AVENUE; SAID LINE ALSO BEING 10.39 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOTS 27 AND 28 IN BLOCK C AND LOTS 27 AND 28 IN BLOCK D OF SAID SOUTH UNIVERSITY PLACE ADDITION;

THENCE SOUTH 57°12'10" WEST, ALONG A LINE THAT IS 150.00 FEET NORTHWESTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF ORIENT AVENUE, A DISTANCE OF 591.22 FEET;

THENCE SOUTH 89°49'50" WEST ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK A OF SANTA FE ORIENT INDUSTRIAL DISTRICT, A DISTANCE OF 961.38 FEET TO THE POINT OF BEGINNING;

CONTAINING 8.88100 ACRES OF LAND, MORE OR LESS.

_____
CHARLES M. JEFFRIES, RLS
REG. NO. 555

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK AND A STREET, THE SAME TO BE KNOWN AS SANTA FE ORIENT INDUSTRIAL DISTRICT 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.
THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE AMSDEN LUMBER COMPANY, INC.

_____PRESIDENT
FLOYD T. AMSDEN

_____TREASURER
KEITH STEVENS

STATE OF KANSAS
SS
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT, ON THIS _____DAY OF _____, 1978, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME THE AMSDEN LUMBER COMPANY, INC., BY FLOYD T. AMSDEN, PRESIDENT, AND KEITH STEVENS, TREASURER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____NOTARY PUBLIC

MY COMMISSION EXPIRES_____

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 197 .

_____CHAIRMAN
EVERETT PATRICK

_____COMMISSIONER
JOHN HALE

_____COMMISSIONER
TOM SCOTT

ATTEST

_____
DOROTHY K. WHITE
COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS _____DAY OF _____, 197 .

_____COUNTY CLERK
DOROTHY K. WHITE

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNINT COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 197 .

_____CHAIRMAN
MARJORIE L. TAYLOR

_____SECRETARY
ROBERT A LAKIN

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 197 .

_____MAYOR
CONNIE A. PETERS

_____CITY CLERK
DONALD C. GISICK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____M., ON THE _____ DAY OF _____ 197 .

_____REGISTER OF DEEDS
BETTE F. MC CART

_____DEPUTY
PAT KETTLER

A. The A.T. & S.F. Railroad right-of-way shall be labeled on the face of the plat.

B. Complete access control to Orient Boulevard shall be labeled on the face of the plat and referenced in the plattor's text.

C. A 35-foot building setback and drainage easement from St. Clair shall be added to the plat.

D. A lot grading plan shall be submitted to the Public Works Department for review and approval.

E. A covenant providing for the construction and maintenance of the drainage ditch shall be submitted to the Planning Department for forwarding with the plat to the City Commission.

F. The applicant shall be advised that this property is subject to future assessments for storm drainage.

G. Recording of the plat within 30 days after approval by the City Commission.