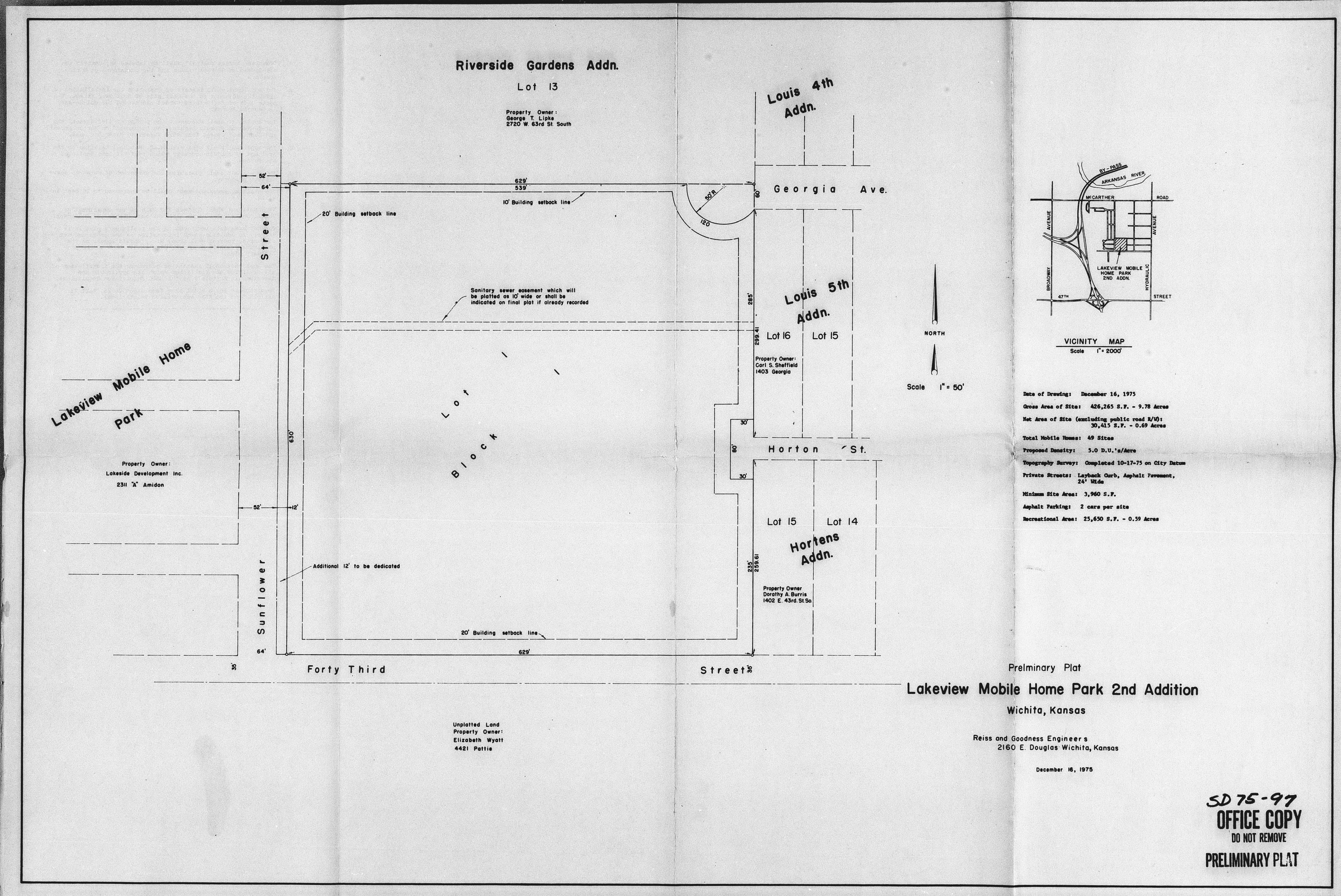


L



Riverside Gardens Addn.

Lot 13

Property Owner:
George T. Lipka
2720 W 63rd St South

Louis 4th
Addn.

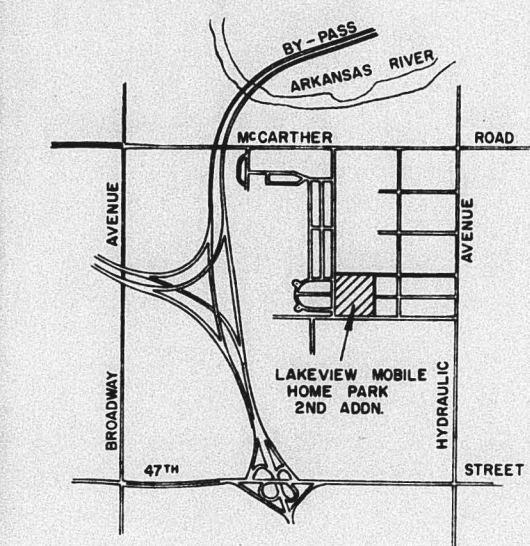
Louis 5th
Addn.

Hortens
Addn.

Lakeview Mobile Home
Park

Property Owner:
Lakeside Development Inc.
2311 X' Amidon

LOT
BLOCK



VICINITY MAP
Scale 1" = 2000'

Scale 1" = 50'

Date of Drawing: December 16, 1975
Gross Area of Site: 426,245 S.F. - 9.78 Acres
Net Area of Site (excluding public road R/W):
30,415 S.F. - 0.69 Acres
Total Mobile Homes: 49 Sites
Proposed Density: 5.0 D.U./Acre
Topography Survey: Completed 10-17-75 on City Datum
Private Streets: Layback Curb, Asphalt Pavement,
24' Wides
Minimum Site Area: 3,960 S.F.
Asphalt Parking: 2 cars per site
Recreational Area: 25,650 S.F. - 0.59 Acres

Preliminary Plat
Lakeview Mobile Home Park 2nd Addition
Wichita, Kansas

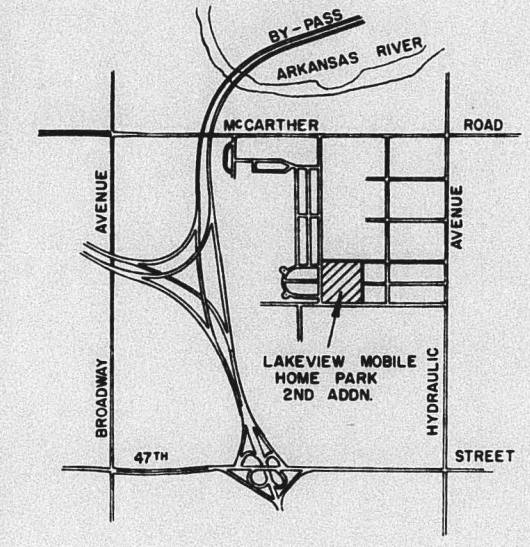
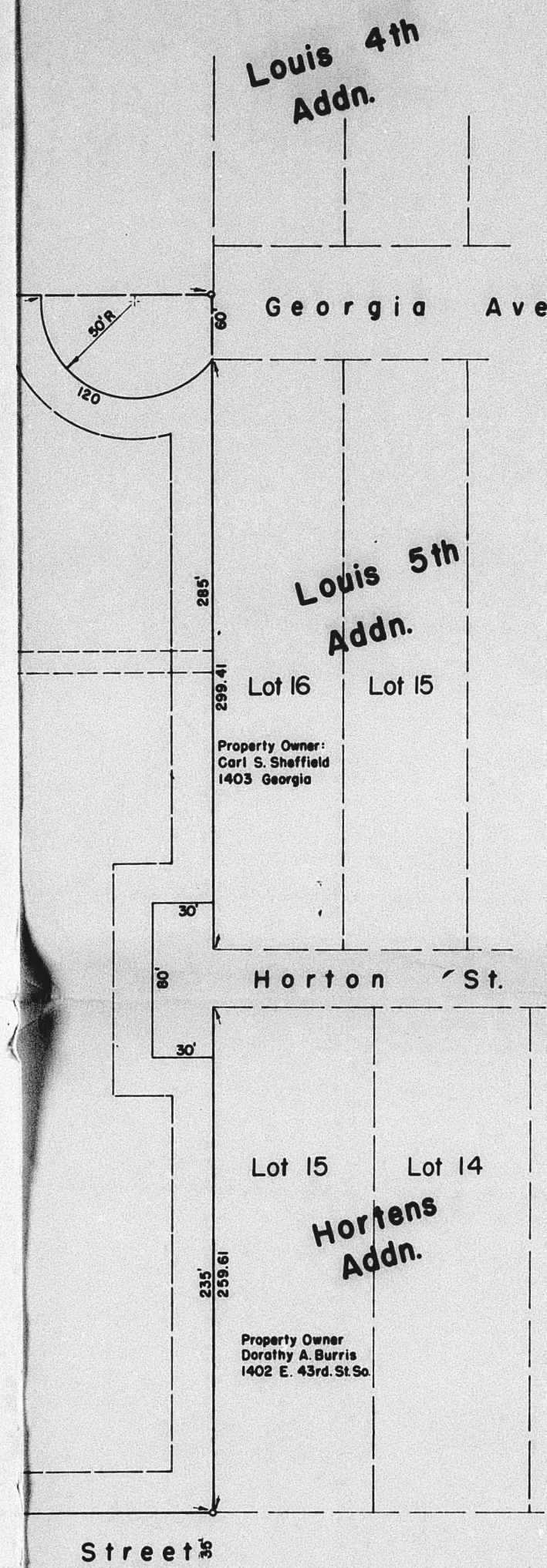
Reiss and Goodness Engineers
2160 E. Douglas Wichita, Kansas

December 16, 1975

Unplatted Land
Property Owner:
Elizabeth Wyatt
4421 Pottier

SD 75-97
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PRELIMINARY PLAT

- A. "Complete access control" shall be labeled adjacent to the cul-de-sac on Georgia Avenue and the turnaround on Horton Street.
- B. The applicant shall install or guarantee the installation of sidewalks adjacent to the east side of Sunflower Street, the north side of Forty-third Street and around the cul-de-sac on Georgia Avenue.
- C. The applicant shall guarantee the paving of 43rd Street, the cul-de-sac on Georgia Avenue, the turnaround on Horton Street, and Sunflower Street from 43rd Street to MacArthur Road.
- D. The applicant shall work with M. S. Mitchell relative to the drainage of subject property which runs off onto Sunflower and Horton.
- E. The applicant shall guarantee the extension of water to serve subject property.
- F. The sanitary sewer easement shall be increased to 20 feet in width.
- G. The applicant shall contact Tim Cain of the Department of Public Works relative to a street name change for Sunflower.
- H. The net area data indicated on the preliminary plat is in error. In addition, such information as the gross and net site area, recreational area, etc., should appear on the preliminary mobile home park plan rather than on the preliminary plat.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAFPC Subdivision Regulations.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAFPC Subdivision Regulations).



VICINITY MAP
Scale 1" = 2000'

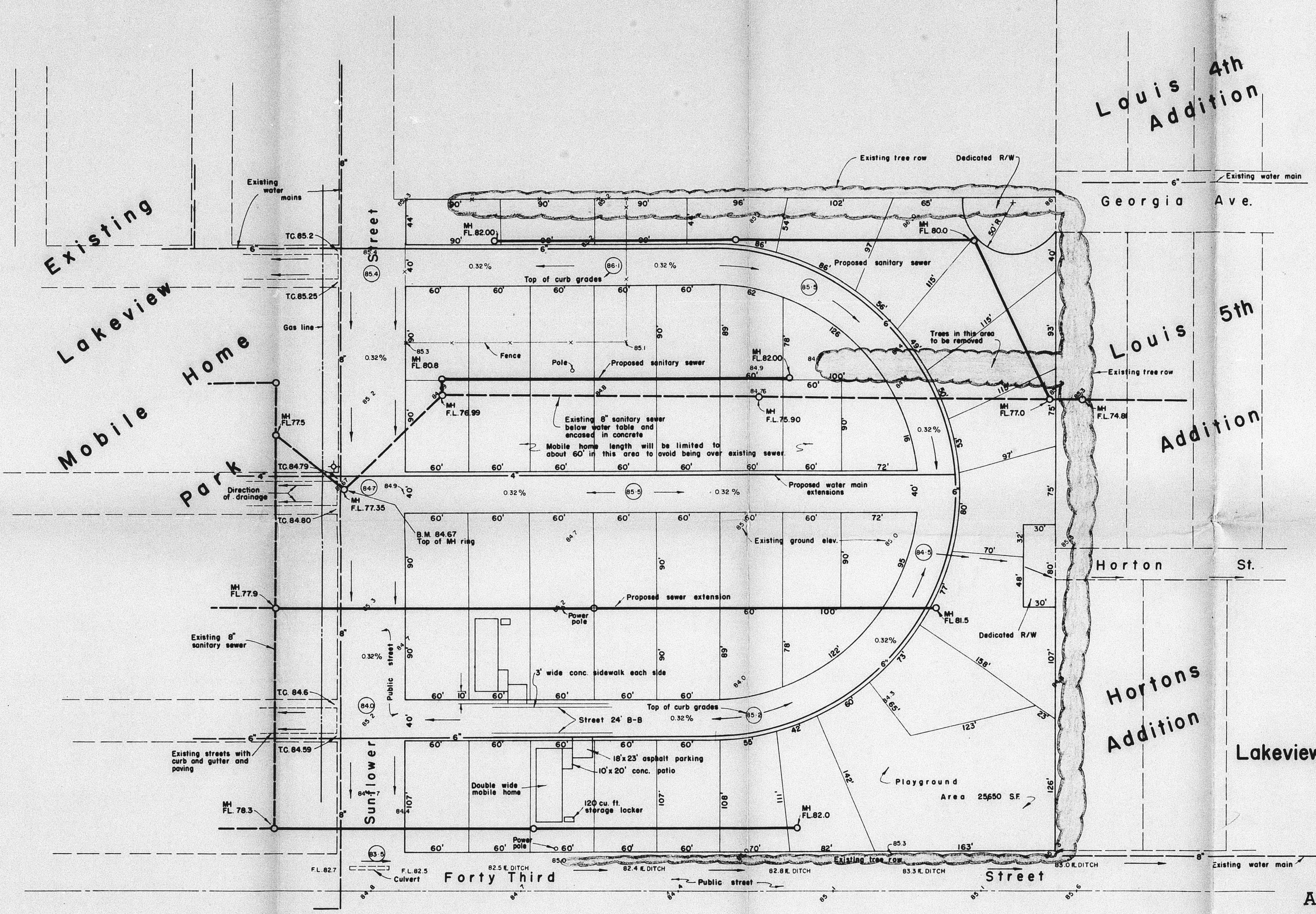
Date of Drawing: December 16, 1975
 Gross Area of Site: 426,265 S.F. - 9.78 Acres
 Net Area of Site (excluding public road R/W): 30,415 S.F. - 0.69 Acres
 Total Mobile Homes: 49 Sites
 Proposed Density: 5.0 D.U.'s/Acre
 Topography Survey: Completed 10-17-75 on City Datum
 Private Streets: Layback Curbs, Asphalt Pavement, 24' Wide
 Minimum Site Area: 3,960 S.F.
 Asphalt Parking: 2 cars per site
 Recreational Area: 25,650 S.F. - 0.59 Acres

Preliminary Plat
 Lakeview Mobile Home Park 2nd Addition
 Wichita, Kansas

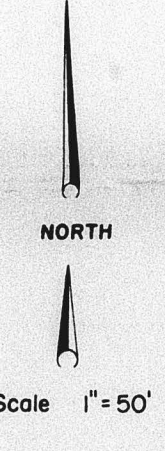
Reiss and Goodness Engineers
 2160 E. Douglas Wichita, Kansas

December 16, 1975

SD 75-97
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 PRELIMINARY PLAT



Date of Drawing: December 16, 1975
 Gross Area of Site: 426,265 S.F. - 9.78 Acres
 Net Area of Site (excluding public road R/W): 390,276 S.F. - 8.94 Acres
 Total Mobile Homes: 49 Sites
 Proposed Density: 5.0 D.U./Acre
 Topography Survey: Completed 10-17-75 on City Datum
 Private Streets: Layback Curb, Asphalt Pavement, 24' Wide
 Minimum Site Area: 3,960 S.F.
 Asphalt Parking: 2 cars per site
 Recreational Area: 25,650 S.F. - 0.59 Acres



Preliminary Site Plan
Lakeview Mobile Home Park 2nd Addition

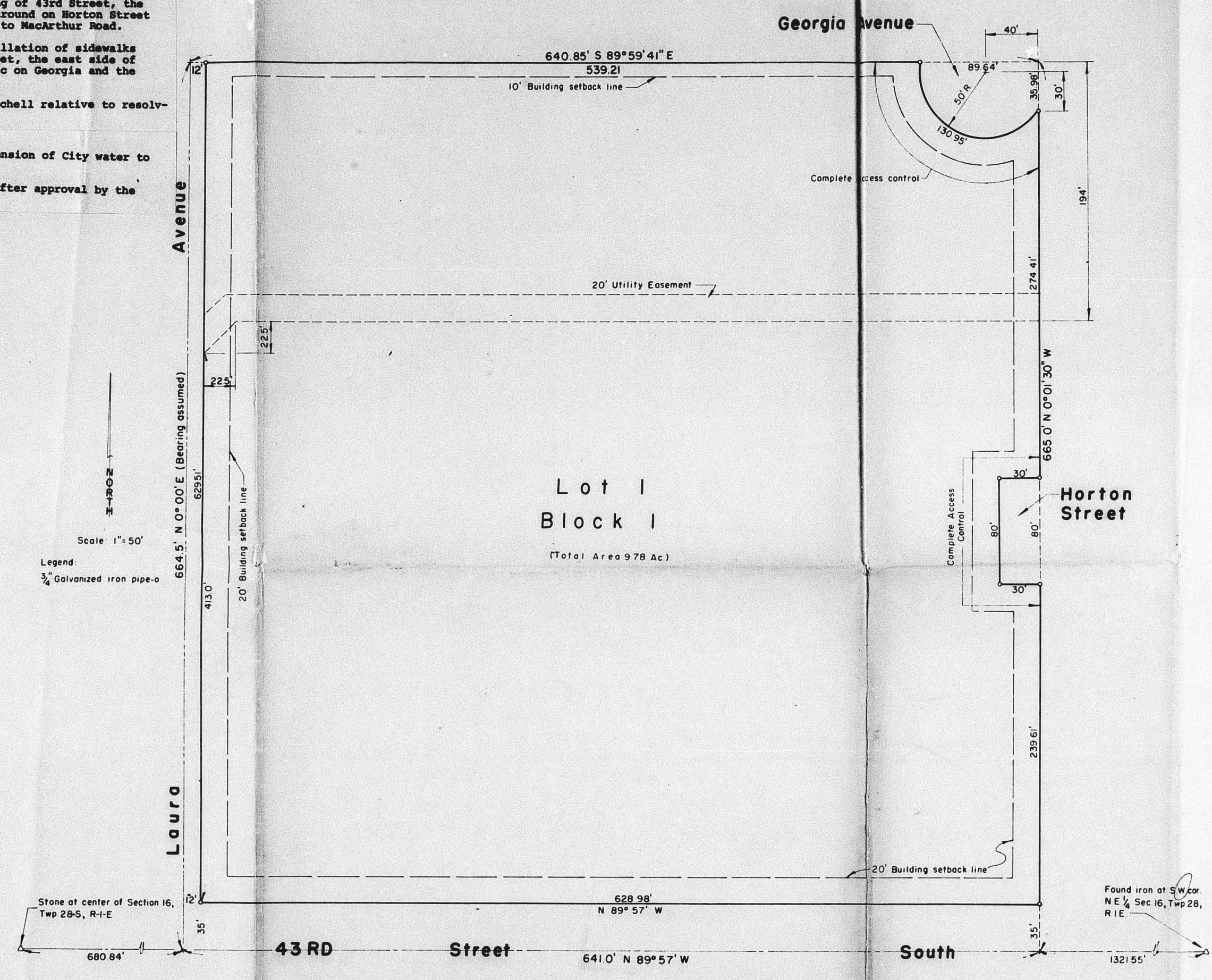
Wichita, Kansas

Reiss and Goodness Engineers
 2160 E. Douglas Wichita, Kansas
 1975

APPROVED
Preliminary Site Plan

SD 75-99
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- At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 26, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:
- The legal tie description refers to the wrong quarter section and shall be corrected.
 - Approval of the plat is subject to the approval of a street name change for Sunflower between 43rd Street South and MacArthur. The new name to be "Laura".
 - The middle initial for the City Clerk's name shall be changed to "C".
 - The name "Pat Kettler" shall be indicated below the Deputy County Clerk's name.
 - The applicant shall guarantee the paving of 43rd Street, the cul-de-sac on Georgia Avenue, the turnaround on Horton Street and Sunflower (Laura) from 43rd Street to MacArthur Road.
 - The applicant shall guarantee the installation of sidewalks adjacent to the north side of 43rd Street, the east side of Sunflower (Laura), around the cul-de-sac on Georgia and the turnaround on Horton.
 - The applicant shall work with M. S. Mitchell relative to resolving the drainage of subject property.
 - The applicant shall guarantee the extension of City water to serve subject property.
 - Recording of the plat within 30 days after approval by the Board of City Commissioners.



Lakeview Mobile Home Park 2nd Addition

TO
 WICHITA, SEDGWICK COUNTY KANSAS
 ENGINEERS: REISS AND GODDNES ENGINEERS
 2160 E. DOUGLAS WICHITA, KANSAS

FINAL PLAT
SD 75-99
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STATE OF KANSAS) ss.
 COUNTY OF SEDGWICK)

I, Charles M. Goodness, being a duly licensed professional engineer in said county and state, do hereby certify that I have surveyed and platted Lakeview Mobile Home Park 2nd Addition to Wichita, Sedgwick County, Kansas, described as follows: All of Lot 16 in Riverside Gardens Addition to Sedgwick County, Kansas, containing 9.78 acres more or less. The bearing of the centerline of Laura Avenue is assumed to be N 0° 00' E. The accompanying plat is a true and correct exhibit of property surveyed.

Charles M. Goodness, P.E. (SEAL)

KNOW ALL MEN BY THESE PRESENTS:
 That we, Lakeside Development Inc. by its President, W. E. Clarkson, have caused the land described in the Engineer's Certificate to be platted into a Lot, a Block and Streets. Easements are hereby granted as indicated for utility construction and maintenance. Streets are hereby dedicated to and for the use of the public. All abutter's rights of access to or from Georgia Avenue over and across the southerly line of Georgia Avenue and all abutter's rights of access to or from Horton Street over and across the boundary of Horton Street as shown on this Plat, are hereby granted to the appropriate governing body.

LAKESIDE DEVELOPMENT, INC.
 W. E. Clarkson President

STATE OF KANSAS) ss.
 COUNTY OF SEDGWICK)

Be it remembered that on this _____ day of _____, 1976, before me, a notary public in and for said county and state, came Lakeside Development, Inc., by its President, W. E. Clarkson, to me known to be the same person who executed the foregoing instrument of writing and duly acknowledged the same as his voluntary act and deed and as the act and deed of said corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

 Notary Public
 (SEAL)

My Commission expires _____

This plat of Lakeview Mobile Home Park 2nd Addition to Sedgwick County, Kansas has been submitted to and approved by this Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1976.

WICHITA-SEDOGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

David Bayouth Chairman
 Robert A. Lakin Secretary
 (SEAL)

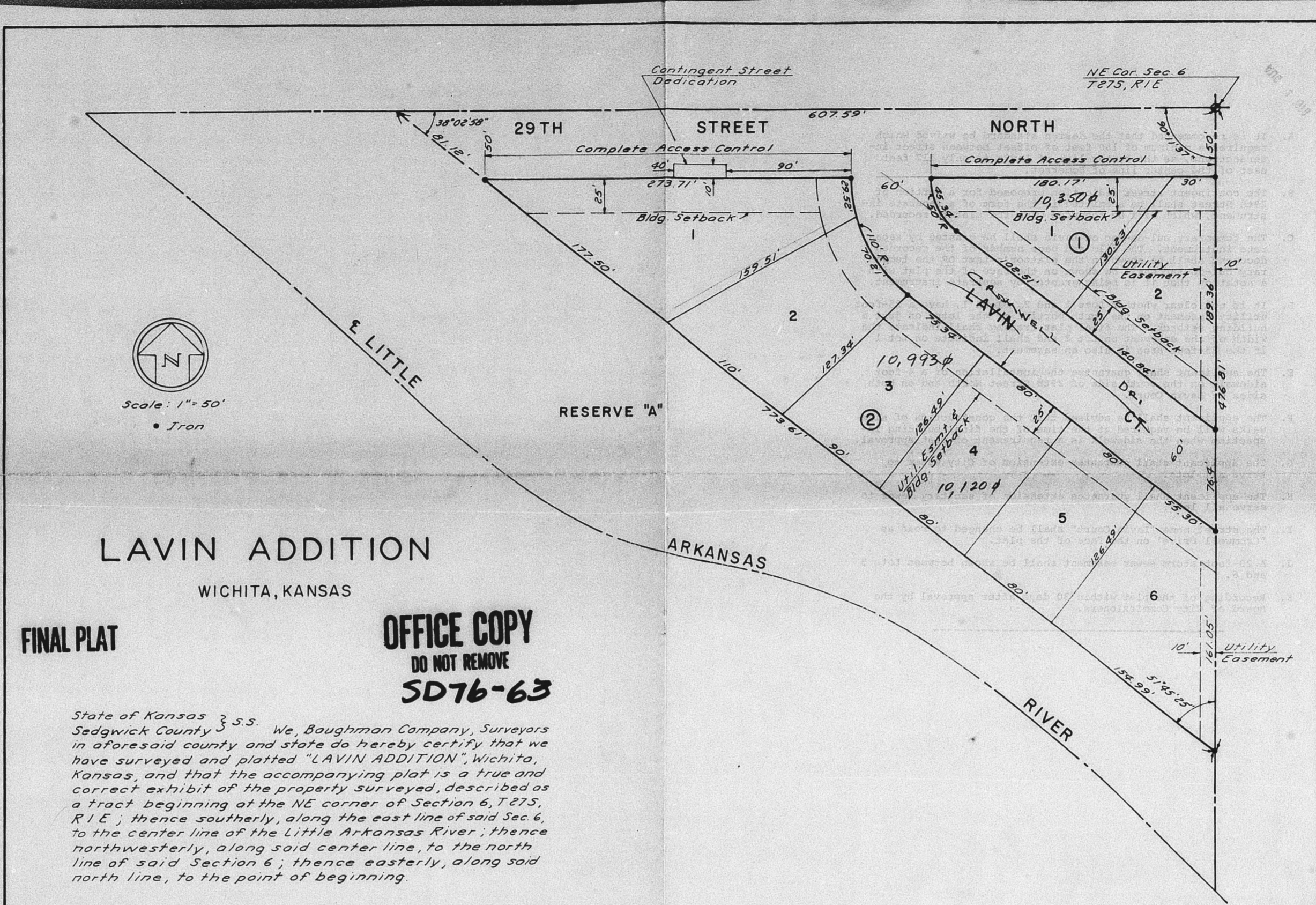
This plat approved and the dedications shown hereon accepted by the City Commissioners of the City of Wichita, Kansas this _____ day of _____, 1976.

Omnia A. Peters Mayor
 Donald G. Giesick City Clerk
 (SEAL)

STATE OF KANSAS) ss.
 COUNTY OF SEDGWICK)

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ A.M.-P.M. on the _____ day of _____, 1976.

Bette F. McCart Register of Deeds
 _____ Deputy
 Pat Kettler



LAVIN ADDITION
WICHITA, KANSAS

FINAL PLAT

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SD76-63

State of Kansas § 5.5. Sedgwick County. We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "LAVIN ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract beginning at the NE corner of Section 6, T23S, R1E; thence southerly, along the east line of said Sec 6, to the center line of the Little Arkansas River; thence northwesterly, along said center line, to the north line of said Section 6; thence easterly, along said north line, to the point of beginning.

Date _____ Baughman Company

William L. Kester Surveyor

Know all men by these presents that I, Kathryn L. Lavin, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets and a reserve to be known as "LAVIN ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to 29th Street North over and across the north line of Blocks 1 and 2 is hereby granted to the City of Wichita. Reserve "A" is hereby dedicated for drainage, river bank maintenance, flood control and river beautification.

Kathryn L. Lavin

State of Kansas § 5.5. Be it remembered that on this _____ day of _____, 1976, before me a notary public in aforesaid county and state came Kathryn L. Lavin, to me known to be the same person 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.

Notary Public
My Commission Expires _____

Entered on transfer record this _____ day of _____, 1976.

George Pierce County Clerk

This plat of "LAVIN ADDITION", Wichita, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1976.

Wichita-Sedgwick County Metropolitan Area Planning Commission
David Bayouth Chairman
Robert A. Lavin Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this _____ day of _____, 1976.

James H. Bannell Mayor
Donald C. Bistek City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this _____ day of _____, 1976.

John Hale Chairman
Earl E. Rush Commissioner
Tom Scott Commissioner
George Pierce County Clerk

State of Kansas § 5.5. 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 _____, 1976, at _____ o'clock _____ M., and is duly recorded.

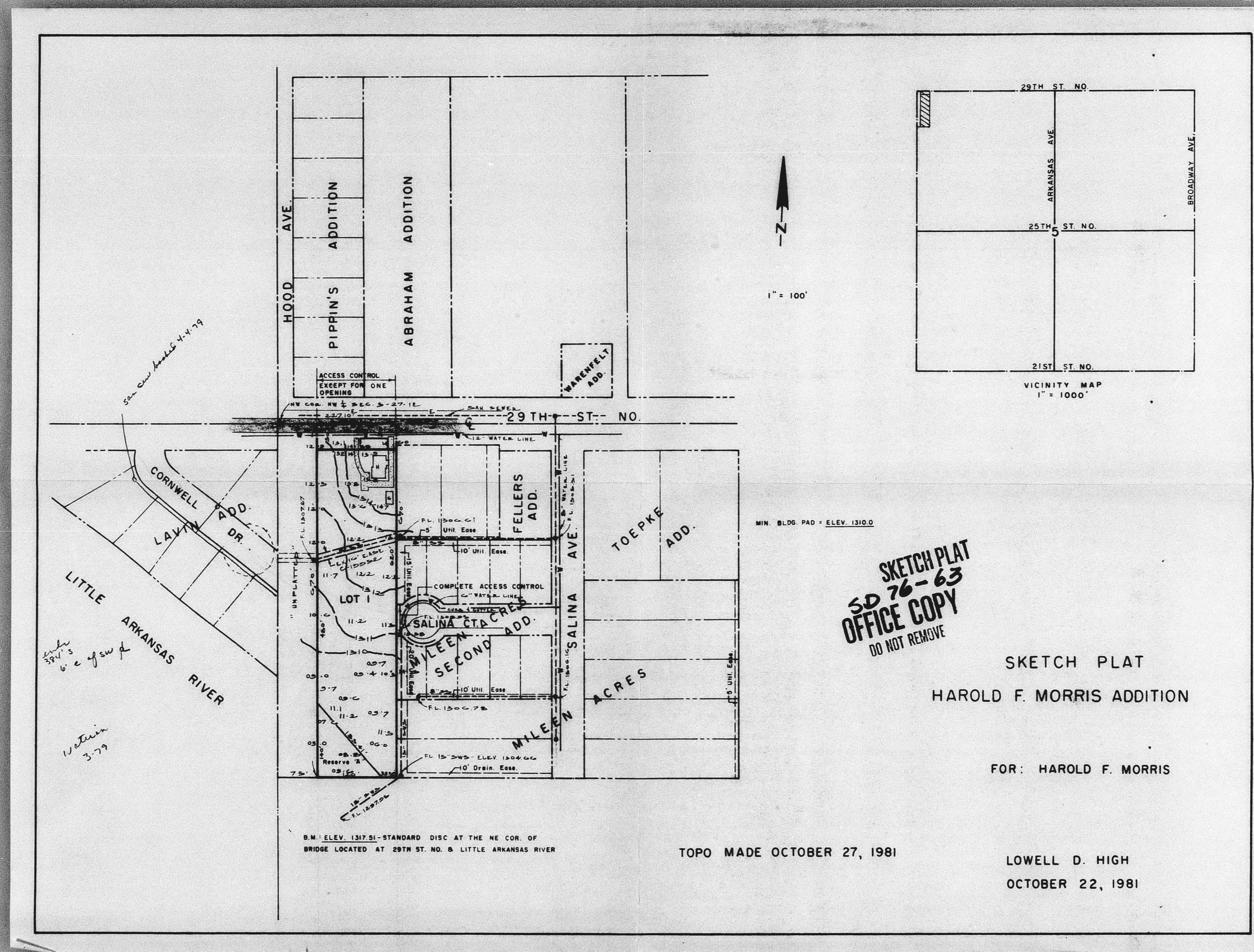
Bette K. McCask Register of Deeds
Pat Kettler Deputy

Page 1 of 3

- A. It is recommended that the design standard be waived which requires a minimum of 150 feet of offset between street intersections, as the center line of Lavin is only 117 feet east of the center line of Somerset.
- B. The contingent street dedication proposed for a portion of 29th Street shall be submitted in the form of a separate instrument, which will be recorded when the plat is recorded.
- C. The temporary cul-de-sac on Lavin shall be granted by separate instrument. The file and page number of the recorded document shall be shown in the plat's text OR the temporary cul-de-sac shall be shown on the face of the plat with a notation that it is being granted by separate instrument.
- D. It is not clear whether Lots 1 and 2, Block 1, have a 25-foot utility easement on the north portion of the lots, or just a building setback. The final plat tracing shall indicate the width of the easement on Lot 2 and shall indicate on Lot 1 if the 25-foot area is also an easement.
- E. The applicant shall guarantee the installation of a 4-foot sidewalk on the south side of 29th Street North and on both sides of Lavin Court.
- F. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- G. The applicant shall guarantee extension of City water to serve all lots.
- H. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- I. The street name "Lavin Court" shall be changed to read as "Cromwell Drive" on the face of the plat.
- J. A 20-foot storm sewer easement shall be shown between Lots 5 and 6.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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2016-23

FINAL PLAT



SKETCH PLAT
SD 76-63
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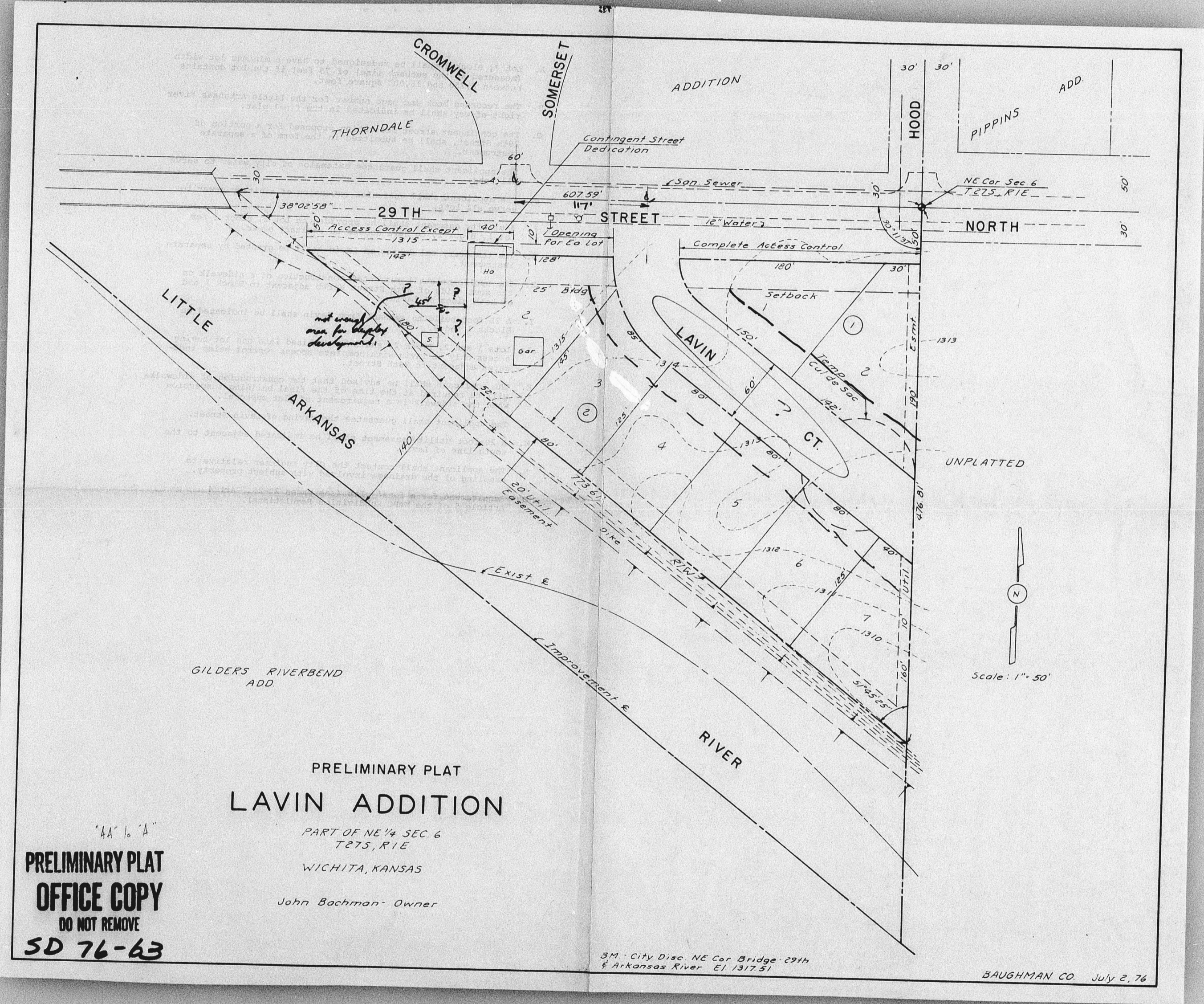
SKETCH PLAT
HAROLD F. MORRIS ADDITION

FOR: HAROLD F. MORRIS

TOPO MADE OCTOBER 27, 1981

LOWELL D. HIGH
OCTOBER 22, 1981

B.M. ELEV. 1317.31 - STANDARD DISC AT THE NE COR. OF
BRIDGE LOCATED AT 29TH ST. NO. & LITTLE ARKANSAS RIVER



PRELIMINARY PLAT
LAVIN ADDITION

PART OF NE 1/4 SEC 6
T87S, R1E

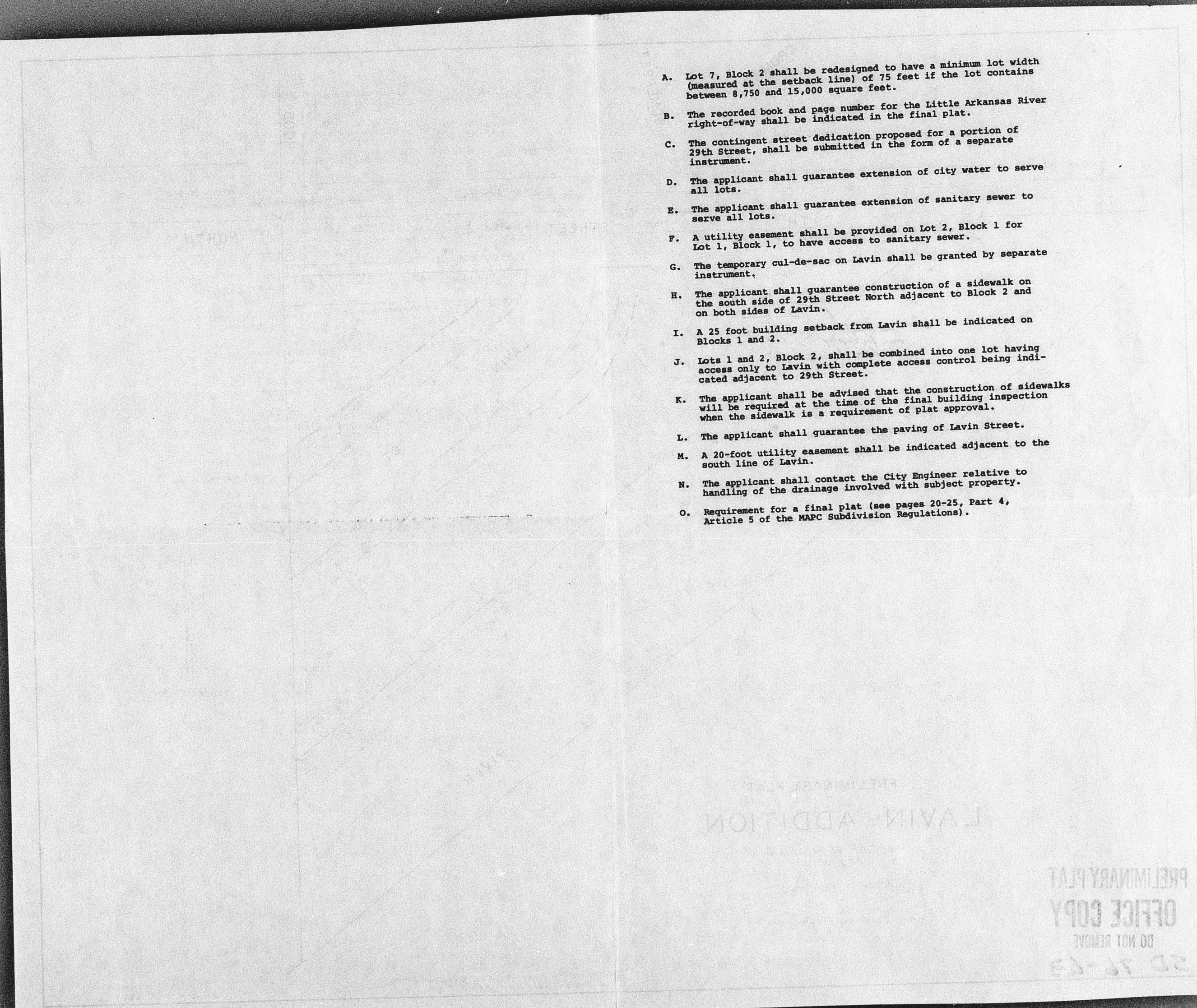
WICHITA, KANSAS

John Bachman - Owner

"AA" 16 "A"
PRELIMINARY PLAT
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SD 76-63

3M - City Div. NE Cor. Bridge 29th
& Arkansas River. El. 1172.51

BAUGHMAN CO. July 2, 76

- 
- A. Lot 7, Block 2 shall be redesigned to have a minimum lot width (measured at the setback line) of 75 feet if the lot contains between 8,750 and 15,000 square feet.
- B. The recorded book and page number for the Little Arkansas River right-of-way shall be indicated in the final plat.
- C. The contingent street dedication proposed for a portion of 29th Street, shall be submitted in the form of a separate instrument.
- D. The applicant shall guarantee extension of city water to serve all lots.
- E. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- F. A utility easement shall be provided on Lot 2, Block 1 for Lot 1, Block 1, to have access to sanitary sewer.
- G. The temporary cul-de-sac on Lavin shall be granted by separate instrument.
- H. The applicant shall guarantee construction of a sidewalk on the south side of 29th Street North adjacent to Block 2 and on both sides of Lavin.
- I. A 25 foot building setback from Lavin shall be indicated on Blocks 1 and 2.
- J. Lots 1 and 2, Block 2, shall be combined into one lot having access only to Lavin with complete access control being indicated adjacent to 29th Street.
- K. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- L. The applicant shall guarantee the paving of Lavin Street.
- M. A 20-foot utility easement shall be indicated adjacent to the south line of Lavin.
- N. The applicant shall contact the City Engineer relative to handling of the drainage involved with subject property.
- O. Requirement for a final plat (see pages 20-25, Part 4, Article 3 of the MAC Subdivision Regulations).

PRELIMINARY PLAT
LAVIN ADDITION

PRELIMINARY PLAT
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20 24-23