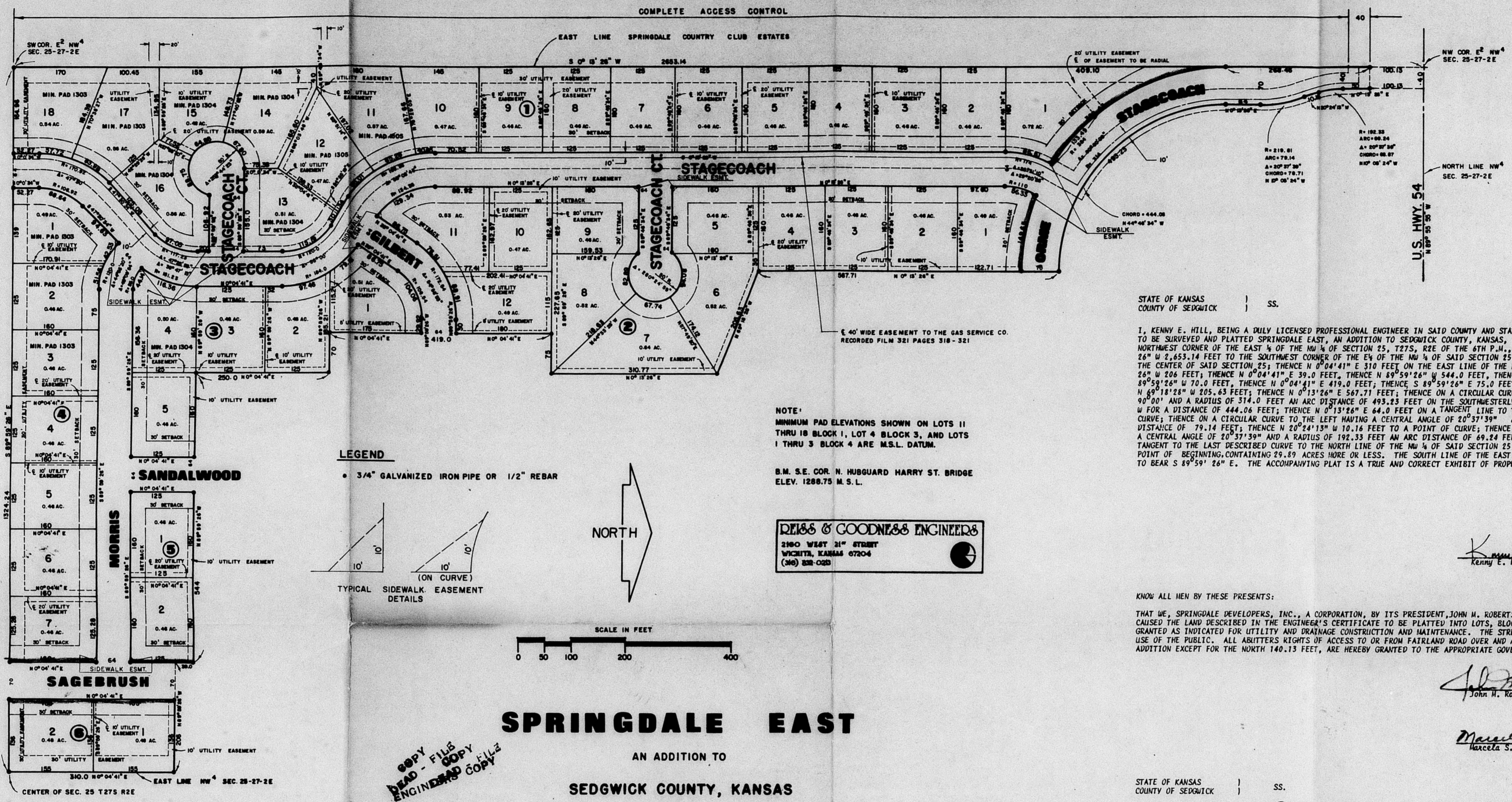


S



**SPRINGDALE EAST**  
 AN ADDITION TO  
 SEDGWICK COUNTY, KANSAS  
 1979

**DEISS & GOODNESS ENGINEERS**  
 3180 WEST 31<sup>ST</sup> STREET  
 WICHITA, KANSAS 67204  
 (913) 838-0383

*copy - files  
 dead - copy  
 engineers copy*

THIS PLAT APPROVED AND THE DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS THIS 25 DAY OF JUNE, 1979.

TOM SCOTT, Chairman  
 EVERETT FRITHICK, Commissioner  
 DONALD E. GRAGO, Commissioner

ATTEST:  
 DOROTHY K. WILKIE, County Clerk  
 ENTERED ON TRANSFER RECORD THIS 27 DAY OF MARCH, 1979

STATE OF KANSAS )  
 COUNTY OF SEDGWICK ) SS.  
 THIS IS TO CERTIFY THAT THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN THE REGISTER OF DEEDS' OFFICE AT WICHITA, KANSAS ON THE 25 DAY OF JUNE, 1979.

THIS PLAT OF SPRINGDALE EAST ADDITION TO SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.  
 DATED THIS 25 DAY OF JUNE, 1977

**APPROVED FOR RECORDING**  
**RECORDED ON April 18, 1979**

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS.  
 DATED THIS 27 DAY OF MARCH, 1979

*S/D 76-51*

WE, AMARADO INVESTMENT COMPANY, INC. HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF SPRINGDALE EAST, AN ADDITION TO SEDGWICK COUNTY, KANSAS.  
 AMARADO INVESTMENT COMPANY, INC.  
 LOWELL E. RICHARDSON, VICE PRESIDENT  
 BE IT REMEMBERED THAT ON THIS 26 DAY OF MARCH, 1979 BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, CAME AMARADO INVESTMENT COMPANY, INC. BY ITS VICE PRESIDENT, LOWELL E. RICHARDSON 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 THE ACT AND DEED OF SAID ASSOCIATION. IN THE TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.  
 MY COMMISSION EXPIRES January 15, 1980 NOTARY PUBLIC (SEAL)

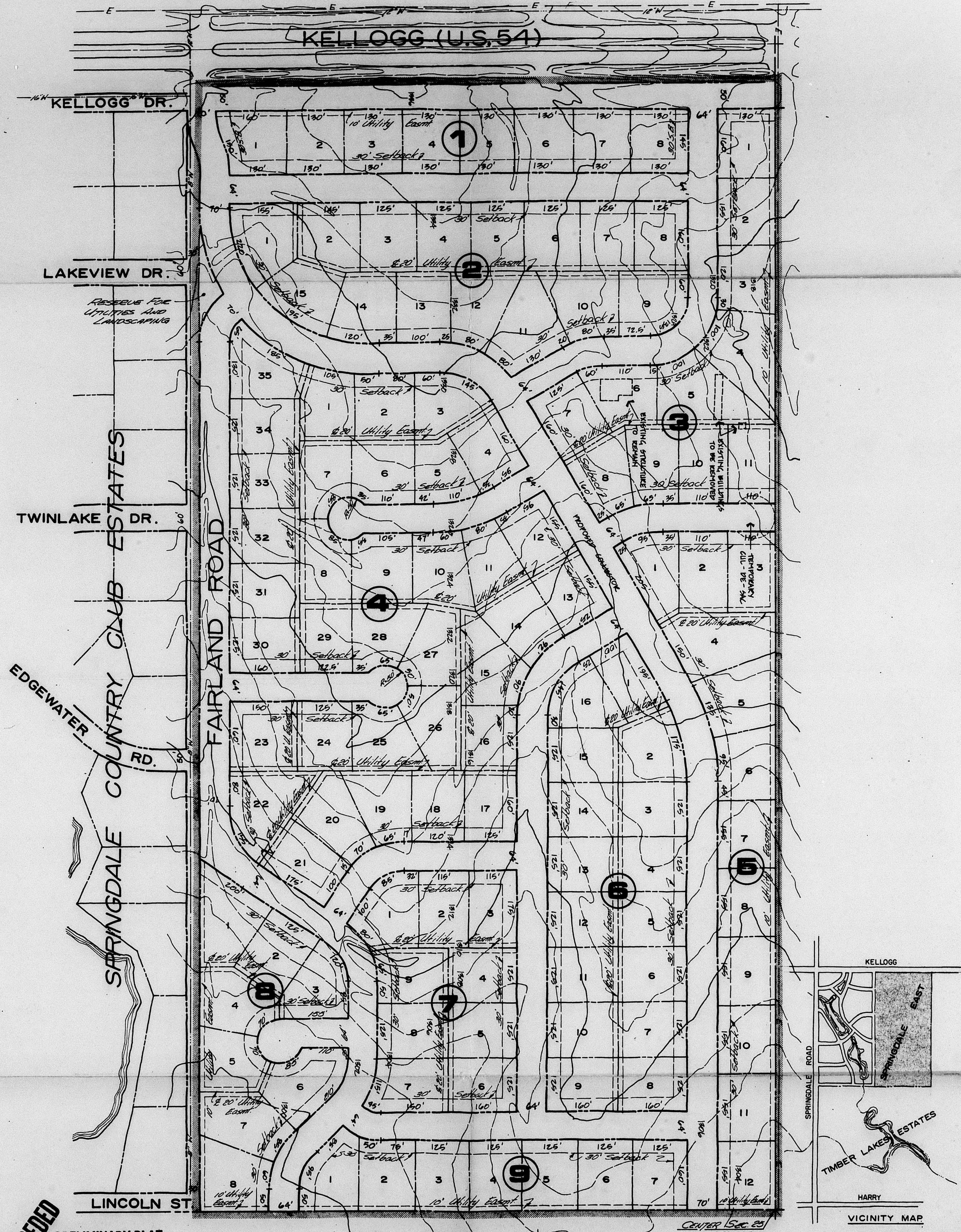
STATE OF KANSAS )  
 COUNTY OF SEDGWICK ) SS.  
 I, KENNY E. HILL, BEING A DULY LICENSED PROFESSIONAL ENGINEER IN SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND PLATTED SPRINGDALE EAST, AN ADDITION TO SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/4 OF SECTION 25, T27S, R2E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE S 0°13'24" W 2,453.14 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/4 OF SAID SECTION 25; THENCE S 89°59'26" E 324.24 FEET TO THE CENTER OF SAID SECTION 25; THENCE N 0°04'41" E 310 FEET ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 25; THENCE N 89°59'26" E 204 FEET; THENCE N 0°04'41" E 39.0 FEET; THENCE N 89°59'26" E 344.0 FEET; THENCE N 0°04'41" E 150 FEET; THENCE N 89°59'26" E 70.0 FEET; THENCE N 0°04'41" E 419.0 FEET; THENCE S 89°59'26" E 75.0 FEET; THENCE N 0°15'24" E 310.77 FEET; THENCE N 0°18'24" W 205.43 FEET; THENCE N 0°13'24" E 547.71 FEET; THENCE ON A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00' AND A RADIUS OF 374.0 FEET AN ARC DISTANCE OF 493.23 FEET ON THE SOUTHWESTERLY SIDE OF A CIRCUMSCRIBED BEARS N 44°44'54" W FOR A DISTANCE OF 444.04 FEET; THENCE N 0°13'24" E 64.0 FEET ON A TANGENT LINE TO THE LAST DESCRIBED CURVE TO THE POINT OF CURVE; THENCE ON A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°37'39" AND A RADIUS OF 219.41 FEET AN ARC DISTANCE OF 79.14 FEET; THENCE N 20°41'13" W 10.16 FEET TO A POINT OF CURVE; THENCE ON A CIRCULAR CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°37'39" AND A RADIUS OF 192.33 FEET AN ARC DISTANCE OF 49.24 FEET; THENCE N 0°13'24" E 150.13 FEET ON A TANGENT TO THE LAST DESCRIBED CURVE TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 25; THENCE N 89°59'26" E 40.0 FEET TO THE POINT OF BEGINNING, CONTAINING 29.89 ACRES MORE OR LESS. THE SOUTH LINE OF THE EAST 1/4 OF THE NW 1/4 OF SAID SECTION 25 IS ASSUMED TO BEAR S 89°59'26" E. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF PROPERTY SURVEYED.

KNOW ALL MEN BY THESE PRESENTS:  
 THAT WE, SPRINGDALE DEVELOPERS, INC., A CORPORATION, BY ITS PRESIDENT, JOHN H. ROBERTS AND SECRETARY, MARCELLA S. ROBERTS, HAVE CAUSED THE LAND DESCRIBED IN THE ENGINEER'S CERTIFICATE TO BE PLATTED INTO LOTS, BLOCKS AND STREETS. EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR UTILITY AND DRAINAGE CONSTRUCTION AND MAINTENANCE. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ADJUTING REALTY IS HEREBY ADVISED OF ACCESS TO OR FROM SAID REALTY OVER AND ACROSS THE BEST LINE OF SPRINGDALE EAST ADDITION EXCEPT FOR THE NORTH 140.13 FEET, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.  
 John H. Roberts, President  
 Marcella S. Roberts, Secretary

STATE OF KANSAS )  
 COUNTY OF SEDGWICK ) SS.  
 BE IT REMEMBERED THAT ON THIS 9th DAY OF February, 1978 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME SPRINGDALE DEVELOPERS, INC., A CORPORATION BY ITS PRESIDENT, JOHN H. ROBERTS AND SECRETARY, MARCELLA S. ROBERTS TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS THEIR VOLUNTARY ACT AND DEED AND THE ACT AND DEED OF SAID CORPORATION. IN THE TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.  
 Catherine S. Hovner, Notary Public  
 MY COMMISSION EXPIRES Dec 31, 1980

WE, THE KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF SPRINGDALE EAST, AN ADDITION TO SEDGWICK COUNTY, KANSAS.  
 THE KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION  
 Kenneth P. Brasted II, President  
 David H. Brasted, Secretary

BE IT REMEMBERED THAT ON THIS 14th DAY OF February, 1978 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, CAME THE KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION BY ITS PRESIDENT, KENNETH P. BRASTED II AND SECRETARY, DAVID H. BRASTED TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS THEIR VOLUNTARY ACT AND DEED AND THE ACT AND DEED OF SAID ASSOCIATION. IN THE TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.  
 Cecelia J. Lammert, Notary Public  
 MY COMMISSION EXPIRES May 16, 1981



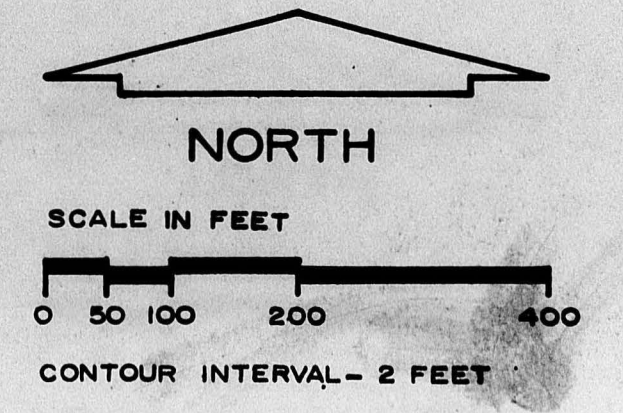
**SUPERSEDED**

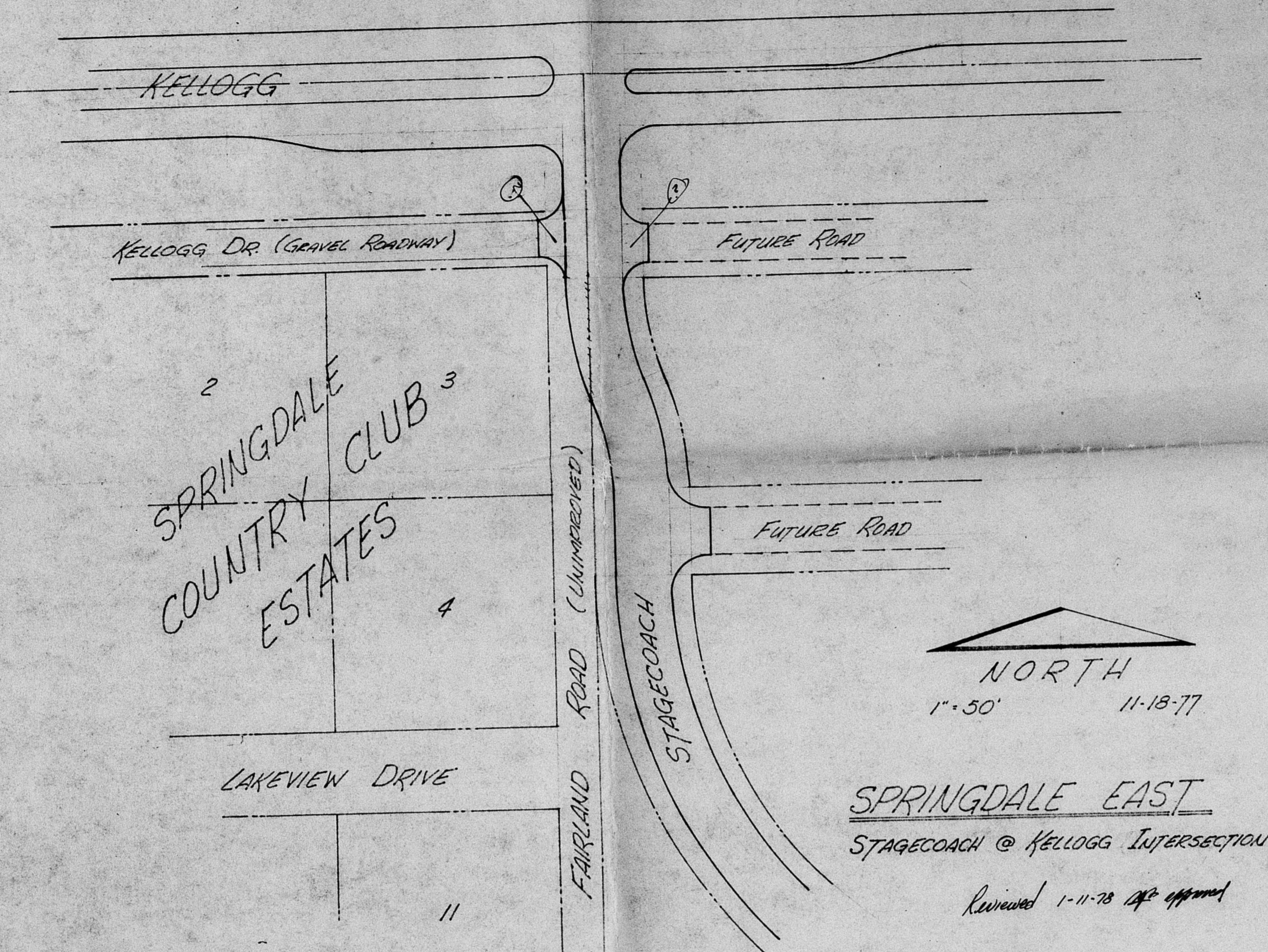
PRELIMINARY PLAT  
**SPRINGDALE EAST**

OFFICE COPY  
 DO NOT REMOVE

PREPARED BY: OBLINGER - SMITH CORPORATION

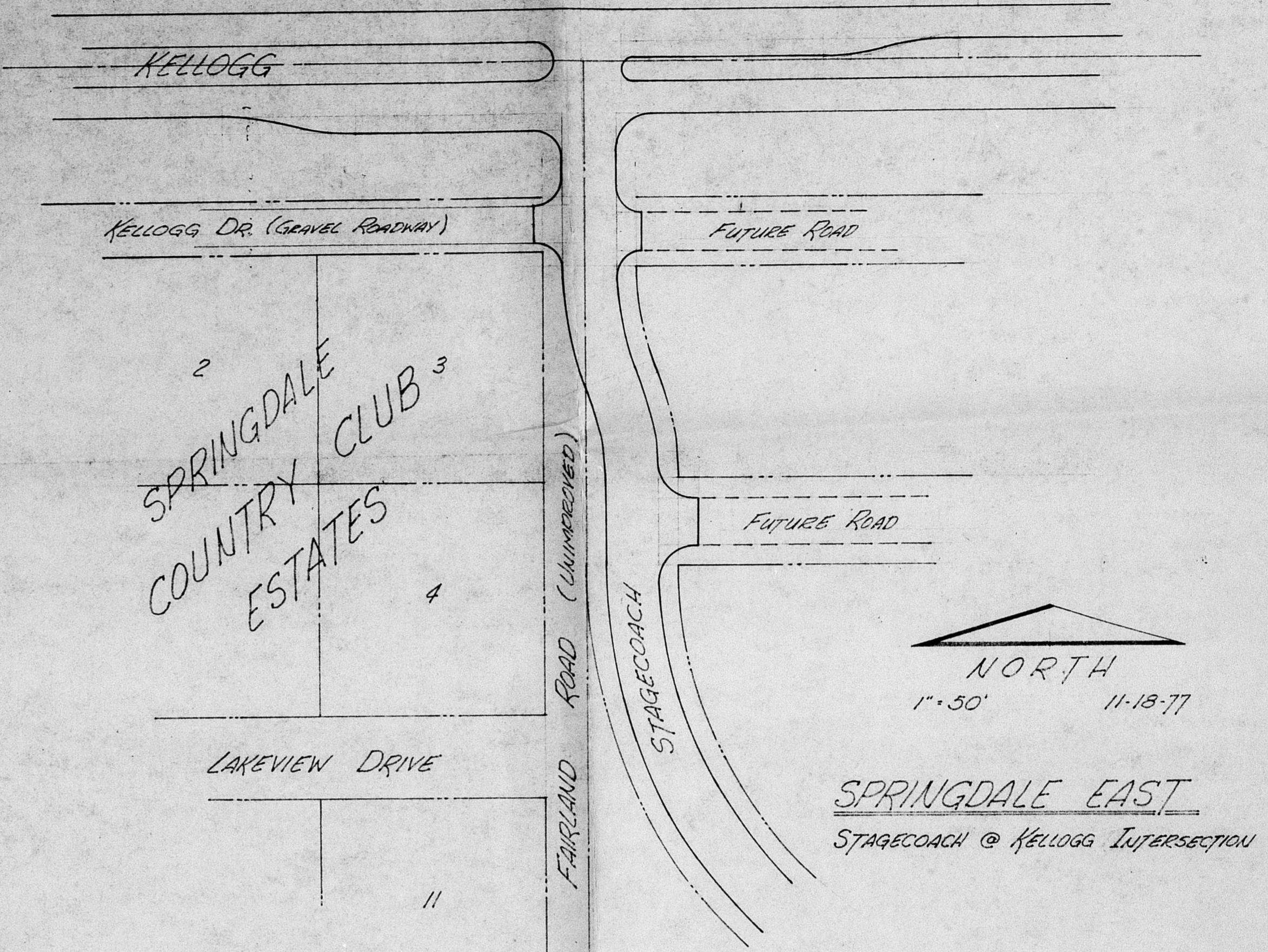
S/D 76-51





NORTH  
1" = 50' 11-18-77  
SPRINGDALE EAST  
STAGECOACH @ KELLOGG INTERSECTION  
Revised 1-11-78 per approval

S/D 76-51



NORTH  
1" = 50' 11-18-77  
SPRINGDALE EAST  
STAGECOACH @ KELLOGG INTERSECTION

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

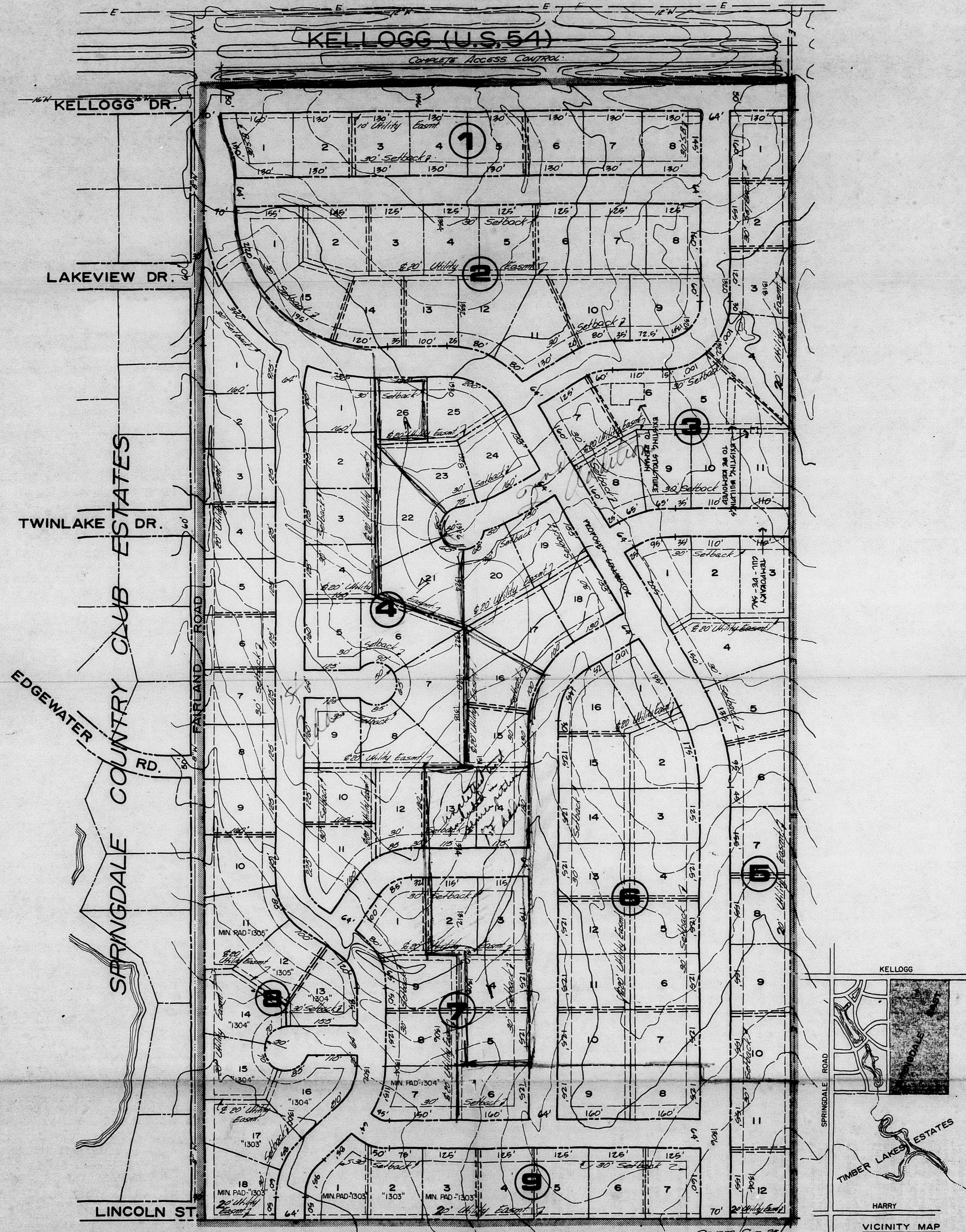
Why is street intersection not being proposed into the dedicated public franchise to the west?

Who is calling the shots? We don't want the franchise road vacated.

Jack E. Gilbreath

2-6-78

Talked to Engineering they are agreeable to leaving street open -

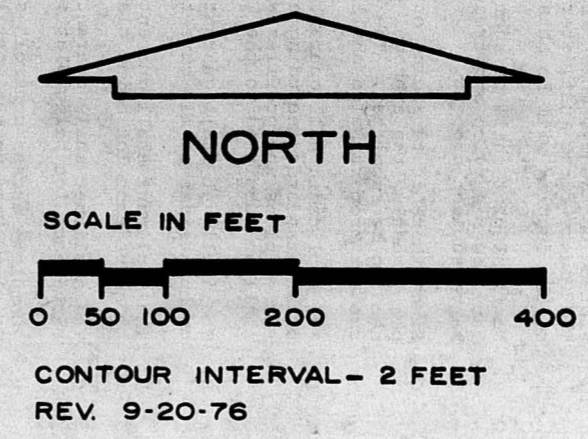


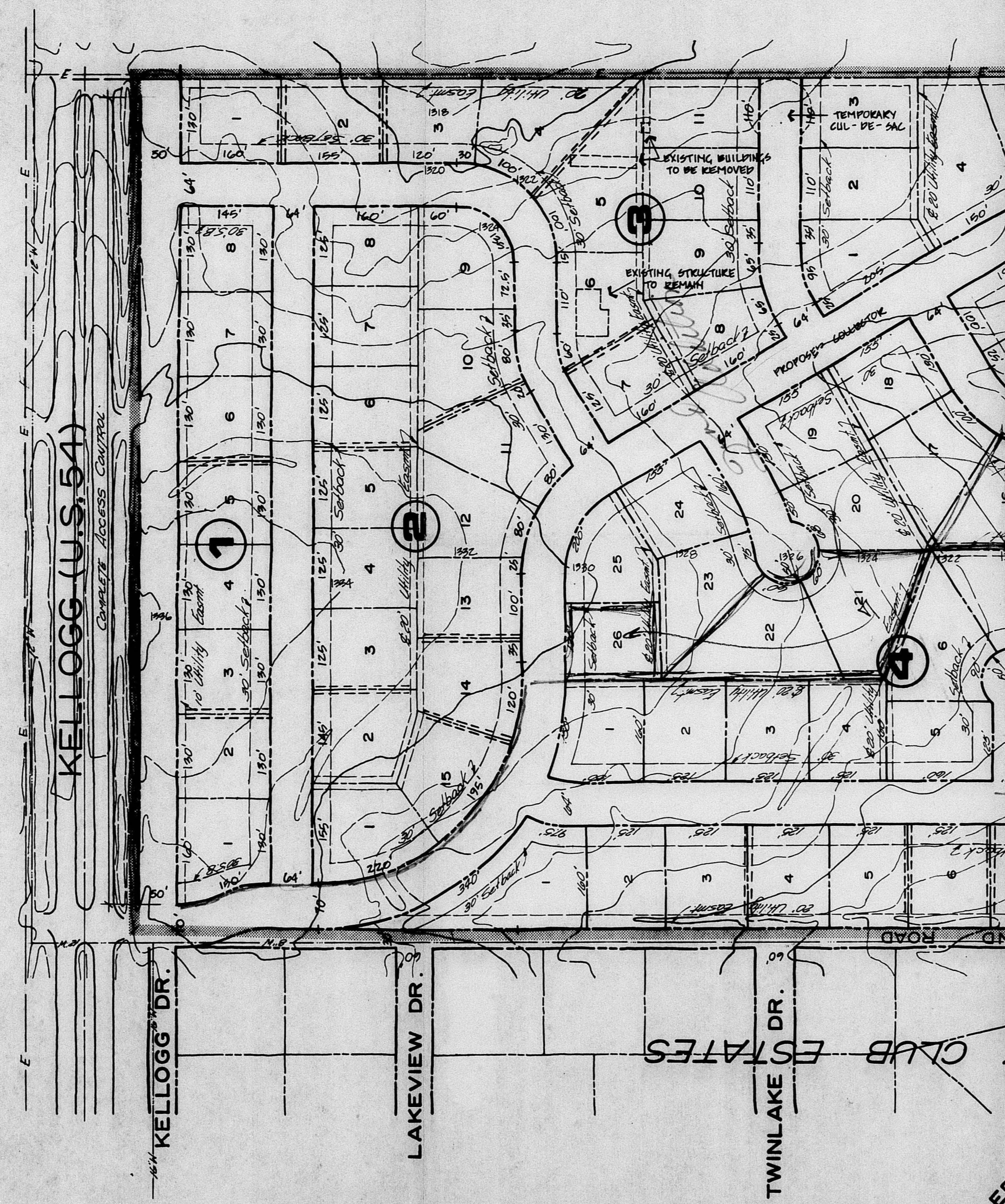
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DO NOT REMOVE

PRELIMINARY PLAT  
**SPRINGDALE  
EAST**

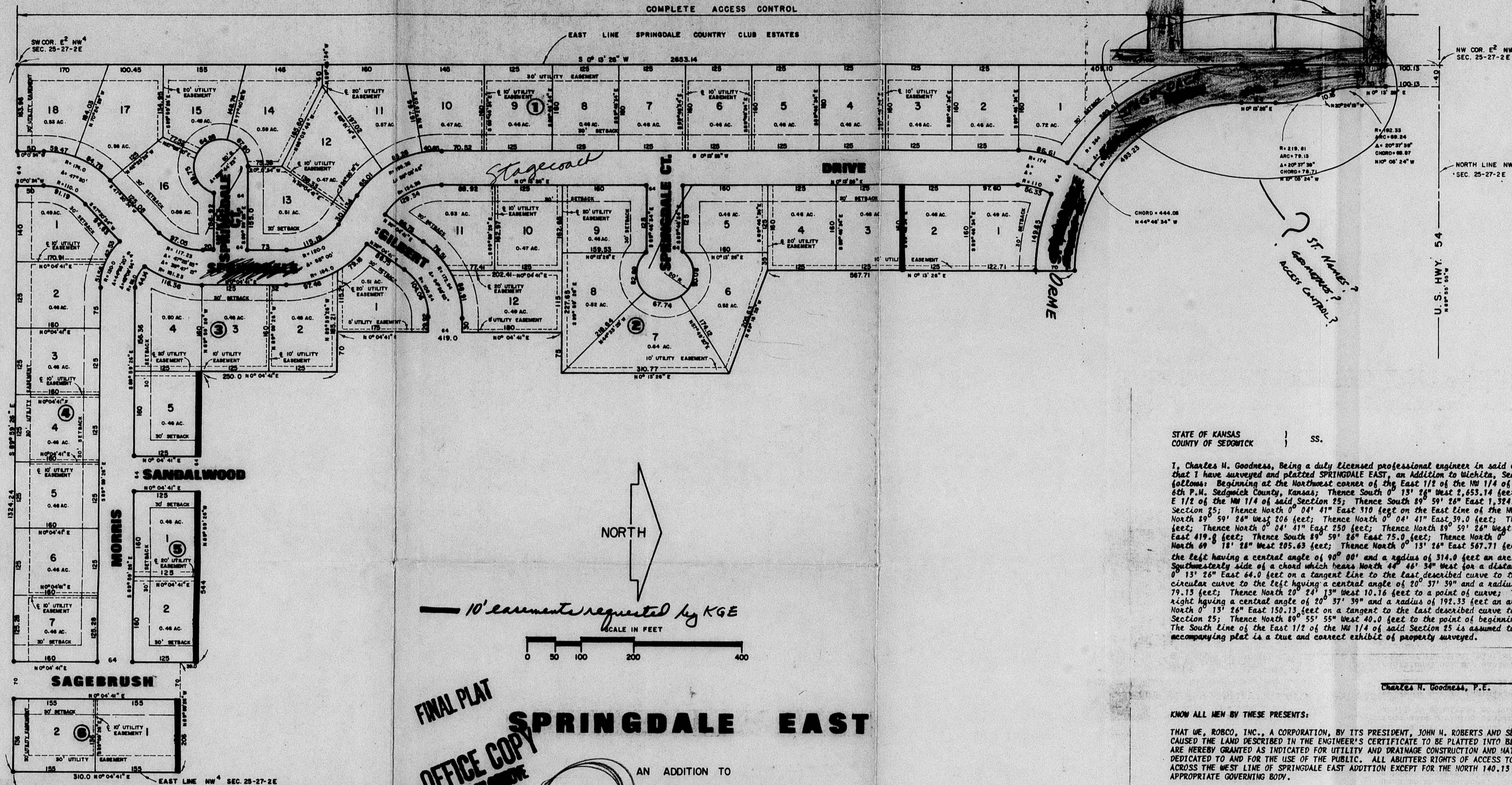
return to S/D 76-51 file (Springdale East 1st App.)  
PREPARED BY: OBLINGER - SMITH CORPORATION

S/D 76-51





- A. We have been advised by the Environmental Health Division of the Health Department that the existing sanitary sewer sub-district which would serve this area has no capacity to serve subject property until such time as there is a phase I study report completed. Until the point is reached, that a determination can be made for location and construction of an area sewerage treatment facility, new subdivisions cannot be finalized. Jim Aiken, Director of Environmental Health has advised us that the County has an application prepared to submit to the State Department of Health and the Environmental Protection Agency, which if approved, would provide 75% funding. The County first must determine however, how their 25% share of the funding will be obtained.
- B. No final plat shall be submitted until such time as the sanitary sewer service and treatment facilities are available to serve subject property.
- C. Since there is terracing on the subject property, a drainage plan, meeting the approval of the Flood Control Office will need to be submitted. The existing drainage structures on subject property also shall be removed.
- D. The applicant shall guarantee the paving of all streets to urban standards including curb and gutter. A copy of the street plans and profiles when approved by the City Engineer, shall be submitted to the County Engineer.
- E. The applicant shall guarantee the construction of sidewalks on both sides of all streets.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee the extension of City water to serve each lot being platted.
- H. "Complete access control" shall be indicated adjacent to Fairland Road on the west line of Lots 1 through 18, Block 8.
- I. "Complete access control" shall be indicated along the west line of Fairland Road adjacent to the east lines of Lots 3 and 4, Block 2, Springdale Country Club Estates Addition on the west of subject property.
- J. The applicant shall submit to the Planning Department a letter from the County Fire Department which states that fire hydrant locations have been approved on subject plat.
- K. Underground installation of both electric and telephone service will be required on subject property.
- L. The applicant should meet with the County Engineer, Traffic Engineering Division of the Department of Public Works and the Planning Department regarding the design geometrics for the intersection of Fairland Road and Kellogg Drive.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



**FINAL PLAT OFFICE COPY**  
**SPRINGDALE EAST**

AN ADDITION TO  
**WICHITA, SEDGWICK COUNTY, KANSAS**

1977  
**ELLS & GOODNESS ENGINEERS**  
 3100 WEST 34th STREET  
 WICHITA, KANSAS 67203  
 (316) 261-0200

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

WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION  
 WALTER J. GIBSON, Chairman  
 MICHAEL A. LORER, Secretary

*This plat approved by the Subdivision Committee 6-16-77 subject to the conditions listed on the back.*

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977.

Walter Gibson, Mayor  
 Michael Lorer, City Clerk

THIS PLAT APPROVED AND THE DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977.

Tom Scott, Chairman  
 Everett Fiedler, Commissioner  
 John Hoke, Commissioner

ATTEST:  
 Dorothy K. Wills, County Clerk  
 Entered on Transfer Record this \_\_\_\_\_ day of \_\_\_\_\_, 1977.  
 Dorothy K. Wills, County Clerk

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS.  
 I, \_\_\_\_\_, Notary Public in and for said county and state, do hereby certify that this instrument was filed for record in the register of deed's office at \_\_\_\_\_, Kansas, on the \_\_\_\_\_ day of \_\_\_\_\_, 1977.

Beverly F. McClure, Register of Deeds  
 \_\_\_\_\_, Notary Public

*S/D 76-51*

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS.  
 I, Charles H. Goodness, being a duly licensed professional engineer in said county and state, do hereby certify that I have surveyed and platted SPRINGDALE EAST, an addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at the Northwest corner of the East 1/2 of the NW 1/4 of Section 25, T 27 S, R 2 E of the 6th P.M. Sedgwick County, Kansas; Thence South 0° 15' 28" West 1,453.14 feet to the Southeast corner of the E 1/2 of the NW 1/4 of said Section 25; Thence South 89° 59' 28" East 1,324.24 feet to the center of said Section 25; Thence North 0° 04' 41" East 110 feet on the East line of the NW 1/4 of said Section 25; Thence North 89° 59' 28" West 106 feet; Thence North 0° 04' 41" East 39.0 feet; Thence North 89° 59' 28" West 544.0 feet; Thence North 0° 04' 41" East 250 feet; Thence North 89° 59' 28" West 70.0 feet; Thence North 0° 04' 41" East 419.0 feet; Thence South 89° 59' 28" East 75.0 feet; Thence North 0° 15' 28" East 219.77 feet; Thence North 89° 59' 28" West 295.63 feet; Thence North 0° 15' 28" East 267.71 feet; Thence on a circular curve to the left having a central angle of 90° 00' and a radius of 314.0 feet an arc distance of 493.23 feet on the Southwesterly side of a chord which bears North 46° 58' 58" West for a distance of 444.56 feet; Thence North 0° 15' 28" East 64.0 feet on a tangent line to the East described curve to the point of curve; Thence on a circular curve to the left having a central angle of 90° 59' 59" and a radius of 211.81 feet an arc distance of 79.13 feet; Thence North 89° 59' 28" West 10.16 feet to a point of curve; Thence on a circular curve to the right having a central angle of 20° 39' 39" and a radius of 192.33 feet an arc distance of 69.74 feet; Thence North 0° 15' 28" East 152.11 feet on a tangent line to the North line of the NW 1/4 of said Section 25; Thence North 89° 59' 28" West 40.0 feet to the point of beginning containing 13.19 acres more or less. The South line of the East 1/2 of the NW 1/4 of said Section 25 is assumed to bear South 89° 59' 28" East. The accompanying plat is a true and correct exhibit of property surveyed.

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

KNOW ALL MEN BY THESE PRESENTS:  
 THAT WE, ROBOCO, INC., A CORPORATION, BY ITS PRESIDENT, JOHN H. ROBERTS AND SECRETARY, MARCELLA S. ROBERTS, HAVE CAUSED THE LAND DESCRIBED IN THE ENGINEER'S CERTIFICATE TO BE PLATTED INTO BLOCKS, LOTS AND STREETS. SAID LOTS ARE HEREBY GRANTED AS INDICATED FOR UTILITY AND DRAINAGE CONSTRUCTION AND MAINTENANCE. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ADJUTERS RIGHTS OF ACCESS TO OR FROM FAIRLAND ROAD OVER AND ACROSS THE WEST LINE OF SPRINGDALE EAST ADDITION EXCEPT FOR THE NORTH 140.15 FEET, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

John H. Roberts, President  
 Marcella S. Roberts, Secretary

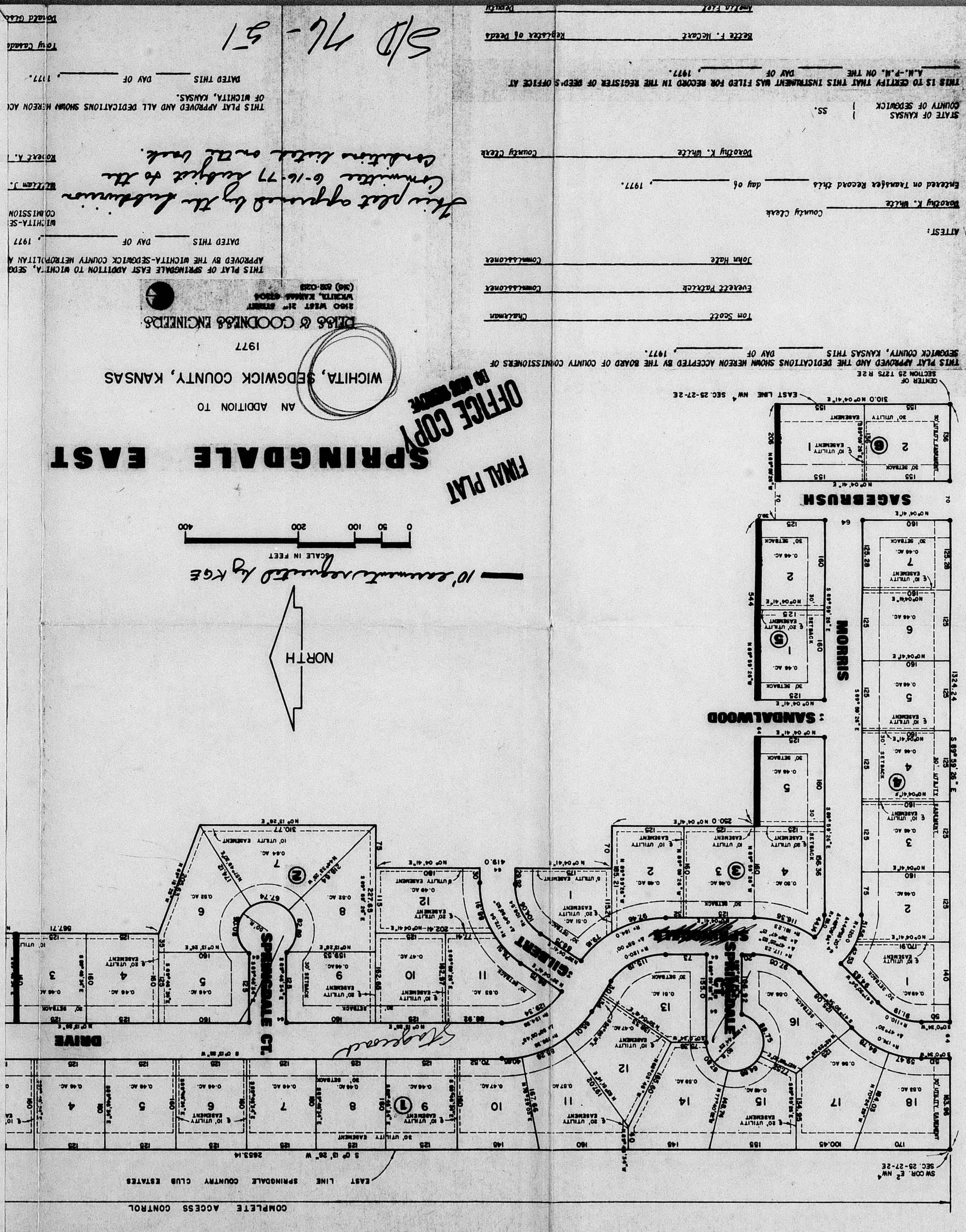
WE, THE KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION, holder of a mortgage on the above described property do hereby consent to the plat of SPRINGDALE EAST, an addition to Wichita, Sedgwick County, Kansas.

KFD KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION  
 Kenneth F. Brasler II, President  
 Duane H. Barakat, Secretary

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS.  
 BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME THE KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION BY ITS PRESIDENT, KENNETH F. BRASLER II AND SECRETARY, DUANE H. BARAKAT TO BE KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND FULLY ACKNOWLEDGED THE SAME AS THEIR VOLUNTARY ACT AND DEED AND THE ACT AND DEED OF SAID ASSOCIATION. IN THE TESTIMONY WHEREOF I HAVE HERETOBY SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

My Commission Expires \_\_\_\_\_  
 Notary Public (SEAL)

- A. In accordance with the recently adopted County Resolution concerning the Timberlakes-Springdale Joint Sewer District, the applicant shall submit prior to release of the plat for recording, the cash amount specified in Exhibit B of said Resolution for the bond and interest fund (\$351.99 per acre) in addition, at the time the applicant requests extension of lateral lines to serve the plat a cash amount of \$500 per acre for Treatment Plant Expansion shall be submitted and \$600 per dwelling unit shall be paid for plant expansion with the issuance of each building permit on subject plat.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. The applicant shall guarantee the paving of all streets to urban standard including curb and gutters. A copy of the street plans and profiles when approved by the City Engineer, shall be submitted to the County Engineer.
- D. The applicant shall guarantee the construction of sidewalks on both sides of all streets.
- E. The applicant shall guarantee the extension of city water to serve each lot being platted.
- F. The applicant shall submit to the Planning Department a letter from the County Fire Department which states that fire hydrant locations have been approved on subject plat.
- G. Underground installation of both electric and telephone service will be required on subject property.
- H. Since there is terracing on the subject property, a drainage plan, meeting the approval of the Flood Control Office will need to be submitted. The existing drainage structures on subject property also shall be removed.
- I. The applicant's engineer shall meet with the Engineering Division of the Department of Public Works relative to resolving design geometrics for the street improvement at the northwest corner of subject property. A letter from said Division stating this has been accomplished shall be submitted to the Planning Department.
- J. Street names as indicated on the engineer's copy of the final plat shall be indicated on the plat tracing.
- K. Additional utility easement as shown on the engineer's copy of the final plat shall be indicated on the plat tracing.
- L. The applicant's engineer shall contact M. S. Mitchell of the Flood Control Office relative to handling of the site drainage southward to the Timber Lakes area.
- M. Recording of the plat within 30 days after approval by the Board of County Commissioners.



**FINAL PLAT**  
**SPRINGDALE EAST**  
 AN ADDITION TO  
 WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED AND ALL REQUISITIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1977.

APPROVED BY THE CITY ENGINEER  
 \_\_\_\_\_  
 DATE OF APPROVAL \_\_\_\_\_ 1977

APPROVED BY THE COUNTY ENGINEER  
 \_\_\_\_\_  
 DATE OF APPROVAL \_\_\_\_\_ 1977

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1977.

FILED IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ COUNTY CLERK \_\_\_\_\_

THIS PLAT IS TO BE RECORDED IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ COUNTY CLERK \_\_\_\_\_

THIS PLAT APPROVED AND ALL REQUISITIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1977.

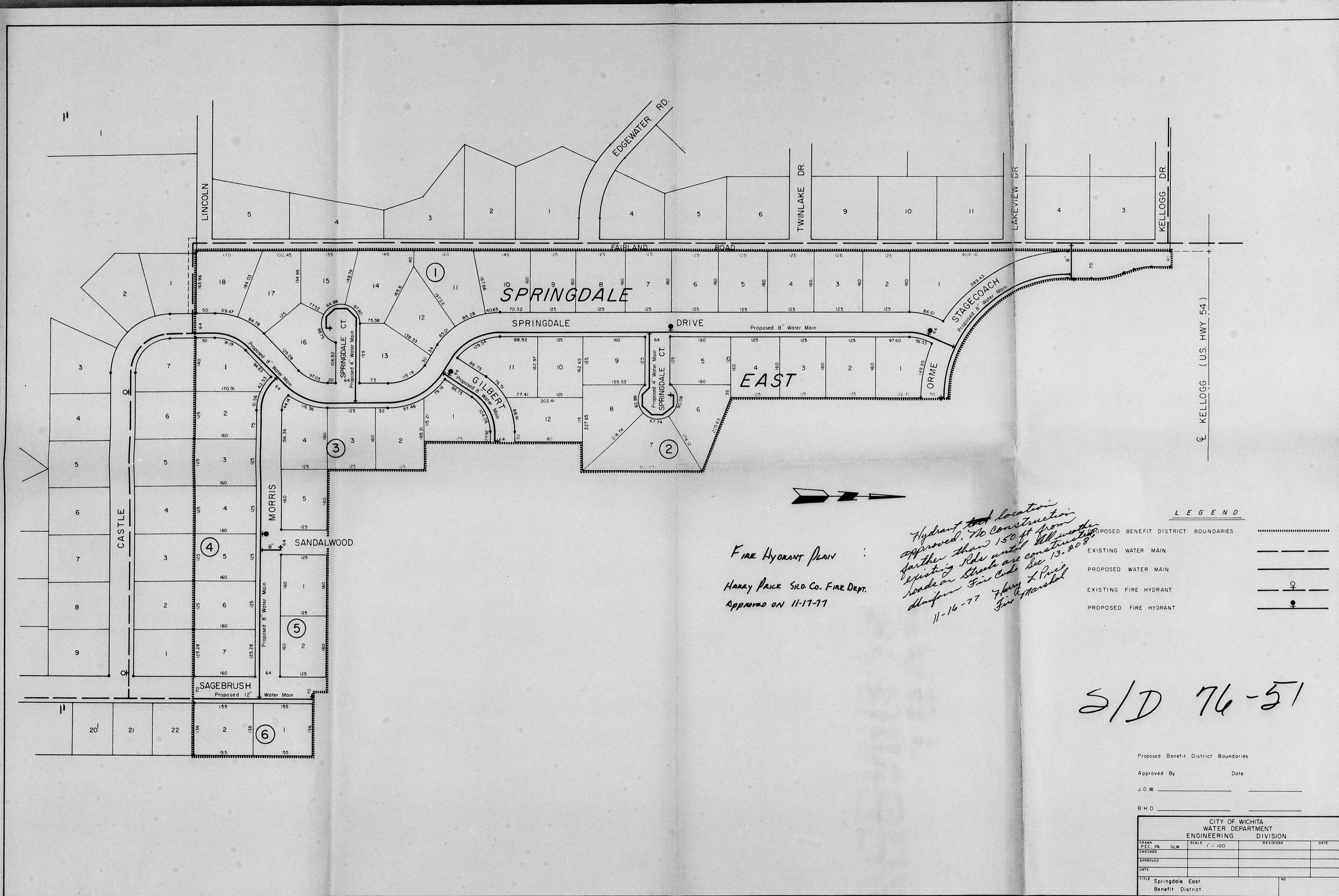
*Final plat approved by the Flood Control Office 6-16-77 subject to the conditions listed on all work.*

10' easement required by KGE

1977

ENGINEERS & ARCHITECTS  
 3400 WEST 31<sup>ST</sup> STREET  
 WICHITA, KANSAS 67203

*SPD 76-51*



**FIRE HYDRANT PLAN**  
 HARRY PRICE, SIO CO. FIRE DEPT.  
 APPROVED ON 11-17-77

*Hydrant location approved. No construction farther than 150 ft from existing hydrant. Existing hydrant on Gilbert Ct. See 13.008. Approved 11-16-77 Harry Price Fire Dept.*

**LEGEND**

PROPOSED BENEFIT DISTRICT BOUNDARIES	-----
EXISTING WATER MAIN	— — — — —
PROPOSED WATER MAIN	— — — — —
EXISTING FIRE HYDRANT	⊙
PROPOSED FIRE HYDRANT	⊙

S/D 76-51

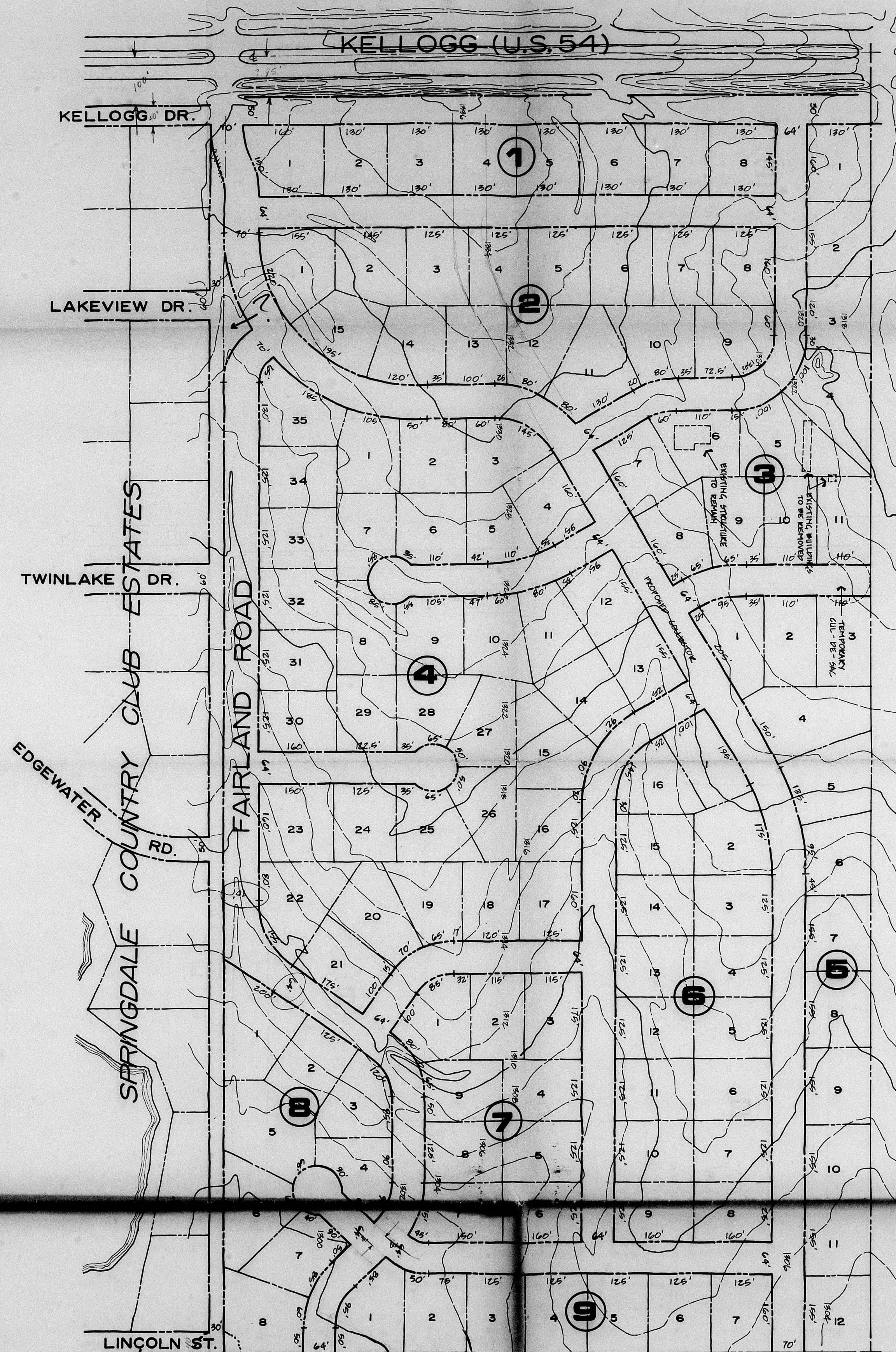
Proposed Benefit District Boundaries

Approved By \_\_\_\_\_ Date \_\_\_\_\_

J. D. W. \_\_\_\_\_

B. M. O. \_\_\_\_\_

CITY OF WICHITA			
WATER DEPARTMENT			
ENGINEERING DIVISION			
DESIGN	SCALE	DATE	BY
CHECKED	1" = 100'		
APPROVED			
DATE			
TITLE Springdale East		NO.	
Benefit District			



*Partly Vacant.*  
*Extra cut - A - on 0" T*  
 PROPOSED TIMBER LAKE ESTATES 2<sup>ND</sup> APP.

SKETCH PLAT

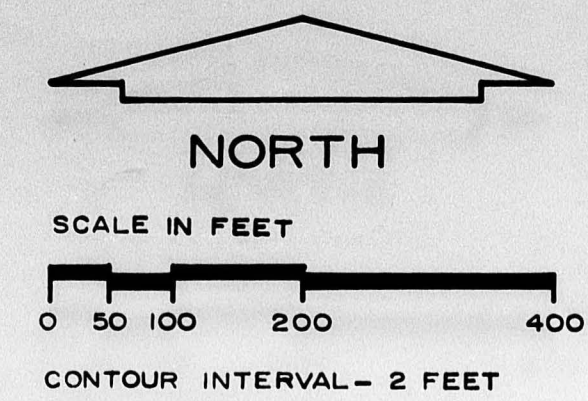
SKETCH PLAT

OFFICE COPY  
DO NOT REMOVE

# SPRINGDALE EAST

S/D 76-51

PREPARED BY: OBLINGER - SMITH CORPORATION







REVISED PRELIMINARY PLAT  
 SPRINGDALE LAKES ADDITION

**REVISED COPY  
 PRELIMINARY PLAT**

**OFFICE COPY  
 DO NOT REMOVE**

Submitted to N.A.P.D. 8-14-78

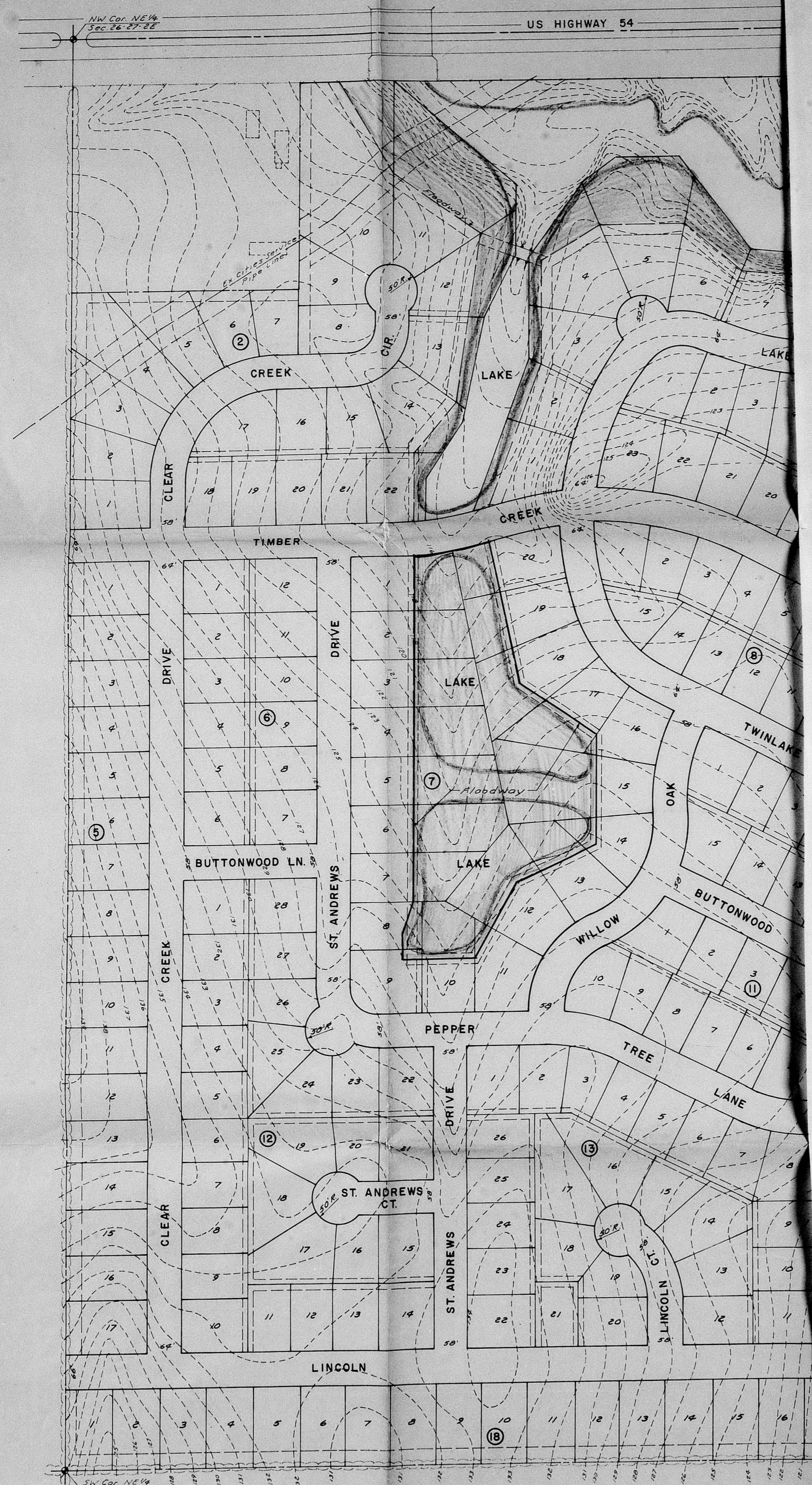
S/D 77-136

Reserve Uses:  
 Floodway, Lake, Drainage,  
 Utilities, Recreation &  
 Open Space.

Note: Add 200 Feet for  
 Sea Level Datum

8 M "D" CUT SW Cor. Bridge, Top  
 Handrail 1390.5 U.S. 288  
 on 183rd Elev. 1311.31 (MSL)

Baughman Co. (Rev. 7-10-78)



NW Cor. NE 1/4  
Sec. 26-27-22

US HIGHWAY 54

SW Cor. NE 1/4  
Sec. 26-27-22

Reserve Uses  
Floodway, Lake, Drainage,  
Utilities, Recreation &  
Open Space

S/D 77-136

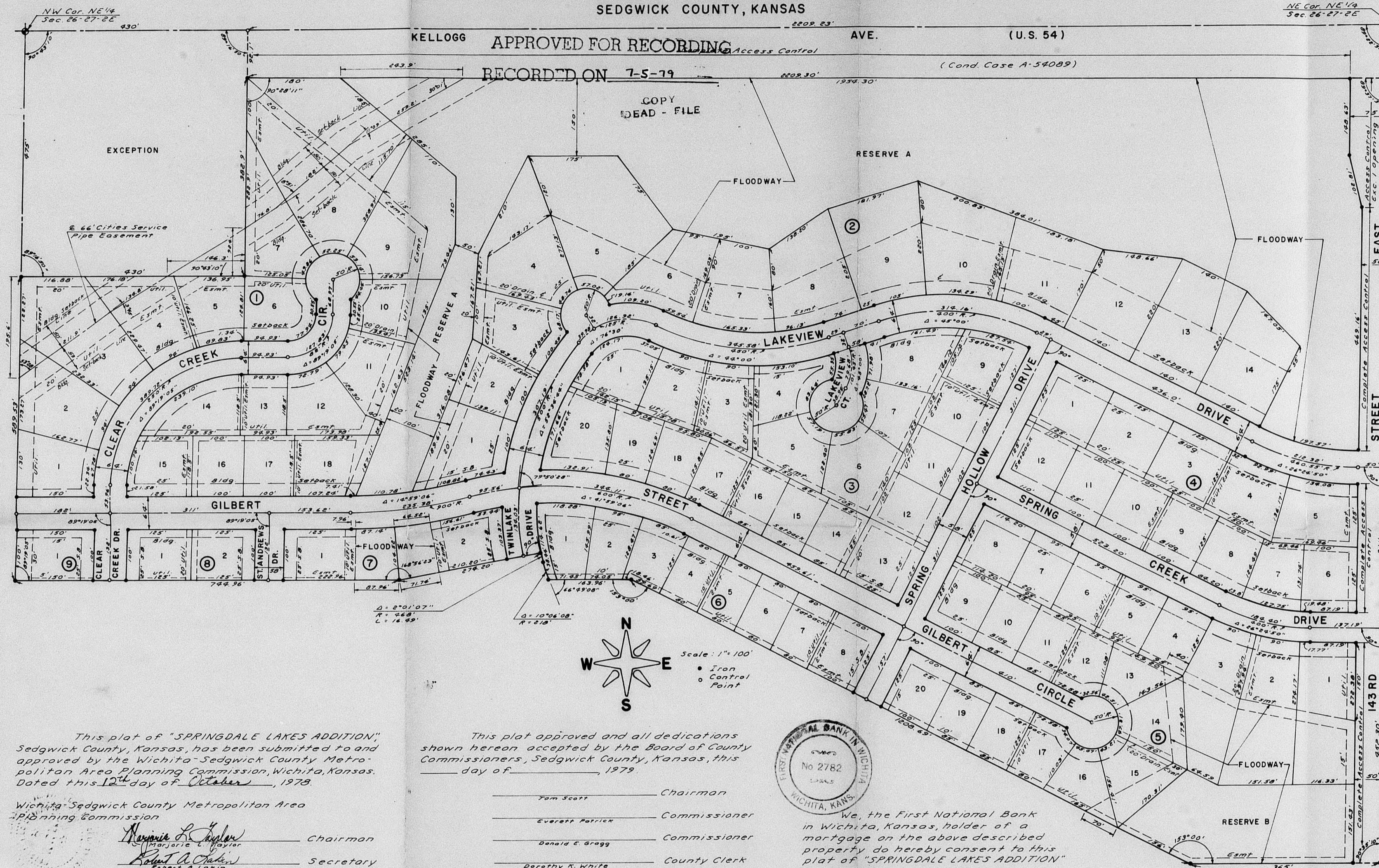
REVISED PRELIMINARY PLAT  
SPRINGDALE LAKE  
OFFICE COPY  
DO NOT REMOVE

Submitted to MARD 8-14-78

### Final Plat Comments

- A. Approval of the plat is subject to the applicant filing for and receiving approval of a county zone change from "F-1" to "AA" on subject property to permit the lot sizes as shown on the plat. The final plat will not be forwarded to the Planning Commission until the appropriate zone change has been approved by the Board of County Commissioners.
- B. A drainage concept has been approved. Final drainage plans shall be submitted to the City and County Public Works Department and approved prior to forwarding the plat to the MARD. The floodway easements which are now part of the lots may need to be included in the Reserve.
- C. Lot 3, Block 5 shall be deleted from this plat and this area granted as floodway by separate instrument.
- D. Lot A shall not be platted as a lot but shall be designated only as part of the floodway.
- E. The wording in the plat's text concerning the responsibility of the floodways shall be changed to indicate that the floodway in Block 5 shall be the responsibility of the abutting property owners and that the floodway on Blocks 1 and 2 shall be maintained as a part of the Homeowners Association to be established for Reserve A.
- F. A covenant and/or Homeowners Association shall be submitted for review and approval which shall set forth the ownership of "Reserve A" and the maintenance responsibility therefor.
- G. Any raising, lowering, relocation or encasement of the Cities Service pipeline crossing subject property, as a result of requirements for improvements on this plat shall be at the sole expense of the applicant.
- H. The applicant shall obtain a letter from the Cities Service Company indicating that they need no additional easement width for their pipeline and what building setbacks from said line, if any, need to be indicated on the plat.
- I. The applicant has submitted a check in the amount of \$23,365.10 which has been deposited in the Springdale-Timber Lakes Joint Sewer District bond and interest fund. Prior to development of the property, the applicant shall submit \$33,200 (\$500/acre) for expansion of the sewage treatment plant. With each building permit issued, a \$600 deposit will be required.
- J. The applicant shall guarantee by petition, bond, letter of credit or cash, the installation of the sanitary sewer lateral system to serve each lot being platted.
- K. The applicant shall guarantee the installation of City of Wichita water to serve each lot being platted.
- L. The applicant shall guarantee the paving of all streets indicated on the plat to the standards of the City of Wichita.
- M. Appropriate plans and profiles for the street improvements shall be submitted to the City Engineer for review and approval and an approved copy of said plans and profiles shall be submitted to the County Engineer.
- N. The applicant shall guarantee the installation of sidewalks adjacent to both sides of all streets within the subdivision.
- O. The applicant shall submit a covenant which assures that the 4 off-street parking spaces will be provided on each lot adjoining a 58 foot street and an acknowledgment that parking will be permitted only on one side of each of the 58 foot streets.
- P. "Brook Forest Drive" shall be changed to "Spring Hollow Drive" and "Timber Creek Drive" and "Timber Creek Circle" shall be changed to "Pepper Drive" and "Gilbert Circle."
- Q. The applicant shall obtain a letter of approval for the dam from the State Board of Water Resources. A copy of this letter shall be submitted to the Planning Department.
- R. A sanitary sewer layout for the overall preliminary plat area shall be submitted to the County Public Works Department.
- S. A 10-foot utility easement shall be indicated on the east 10 feet of Lot 14, Block 2.
- T. Recording of the plat within 30 days after approval by the Board of City Commissioners.

**510 77-136**  
**SPRINGDALE LAKES ADDITION**  
 SEDGWICK COUNTY, KANSAS



State of Kansas, S.S. We, Baughman Company, Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "SPRINGDALE LAKES ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as beginning at the NE corner of the NE 1/4 of Section 26, T21S, R2E of 6th PM, Sedgwick County, Kansas; thence southerly, along the east line of said NE 1/4, 142.5 feet; thence westerly, parallel with the south line of said NE 1/4, 365 feet; thence northwesterly, with a deflection angle to the right of 27°00', 1208.62 feet; thence west, parallel with the south line of said NE 1/4, 145.50 feet to the PC of a curve to the right; thence northwesterly, along said curve whose tangent deflects 46°00'00" to the right with a radius of 218 feet, a central angle of 120°08' and a distance of 38.24 feet to the PT of said curve; thence northwesterly, along a curve to the right with a radius of 468 feet, a central angle of 89°02' and a distance of 16.49 feet to the PT of said curve; thence southwesterly, with a deflection angle to the left of 30° from the tangent of said curve, 274.20 feet; thence westerly, parallel with the south line of said NE 1/4, 744.96 feet to the west line of said NE 1/4; thence northerly, along said west line, 582.53 feet to a point 4.75 feet south of the NW corner of said NE 1/4; thence easterly, parallel with the north line of said NE 1/4, 430 feet; thence northerly, parallel with the west line of said NE 1/4, 475 feet to the north line of said NE 1/4; thence easterly, along said north line, 2208.23 feet to the point of beginning, except that part taken for U.S. 54 Highway. (Cond. Case #5408) & 143rd St East (8445) 79, 32 Date June 1, 1979. Baughman Company

John S. Baughman  
 Surveyor

This plat of "SPRINGDALE LAKES ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 12th day of October, 1979.

Wichita-Sedgwick County Metropolitan Area Planning Commission  
 Chairman: Norman R. Taylor  
 Commissioner: Robert A. ...  
 Secretary: ...

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 11th day of July, 1979.

Mayor: ...  
 City Clerk: ...

Entered on transfer record this day of July, 1979.  
 County Clerk: Dorothy R. White

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this day of July, 1979.

Chairman: ...  
 Commissioner: ...  
 County Clerk: Dorothy R. White

State of Kansas, S.S. This is to certify that this plat has been filed for record in the Office of the Register of Deeds this day of July, 1979, at o'clock day of July, and is duly recorded.

Register of Deeds: ...  
 Deputy: ...



I, the First National Bank in Wichita, Kansas, holder of a mortgage on the above described property, do hereby consent to this plat of "SPRINGDALE LAKES ADDITION".

First National Bank in Wichita  
...

State of Kansas, S.S. The foregoing instrument was acknowledged before me this 2nd day of July, 1979, by the First National Bank in Wichita, Kansas, by ...

Notary Public: ...  
 My Commission Expires: ...

State of Kansas, S.S. The foregoing Sedgwick County instrument was acknowledged before me this 2nd day of July, 1979.

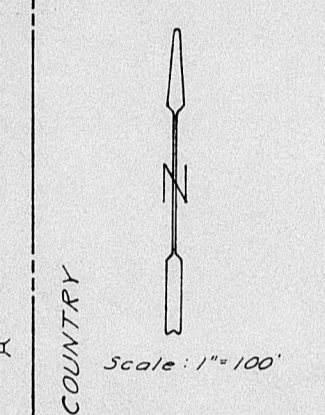
By Springdale Lakes, Inc., by W.E. Lux, Jr. President. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public: ...  
 My Commission Expires: ...

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, floodways and a reserve to be known as "SPRINGDALE LAKES ADDITION", Sedgwick County, 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 over and across the south line of Kellogg Ave. (U.S. 54) and the west line of 143rd Street East are hereby granted to the appropriate governing body, except, however, that Reserve A shall have access to 143rd Street East at one location, said location to be determined by the appropriate Engineer. The Floodway covering the rear of Lots 8 thru 12, inclusive, and Lot 18 in Block 1, and Lots 1 thru 14, inclusive, Block 2 and the Floodways in Blocks 5 and 7, shall be the responsibility of the abutting property owners. The Floodway in Reserve A shall be the responsibility of the Homeowners Association to be established for Reserve A. Said responsibilities shall continue until such time as the governing body, exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of office. Reserves A and B uses shall be drainage, Floodway, utilities, lake, recreation and open space. Minimum building pads shall be as follows: Lots 7 & 8, Blk 1, Lots 3 thru 14, Blk 2 & Blk 9, 1314 S.; Lots 9 thru 18, Blk 1, Lots 1 thru 4, Blk 2, 1316 S.; Lots 1 thru 5 & Lots 16 thru 17, Blk 3, 1315 S.; Blk 7, 1320 S.  
 Springdale Lakes, Inc. President: W. E. Lux, Jr.



KELLOGG DR.  
 EDgewater RD.  
 CLUB  
 LAKESHORE DR.  
 TWINLAKE DR.  
 SPRINGDALE  
 LAGUNA DR.  
 LINCOLN ST.



**PRELIMINARY PLAT**  
**OFFICE COPY**  
 DO NOT REMOVE  
**SPRINGDALE WEST ADDITION**  
 PART OF NE 1/4, SEC. 26, T. 27 S., R. 2 E.

*S/D 77-136*  
*(see revised prelim. submitted 8-14-78)*

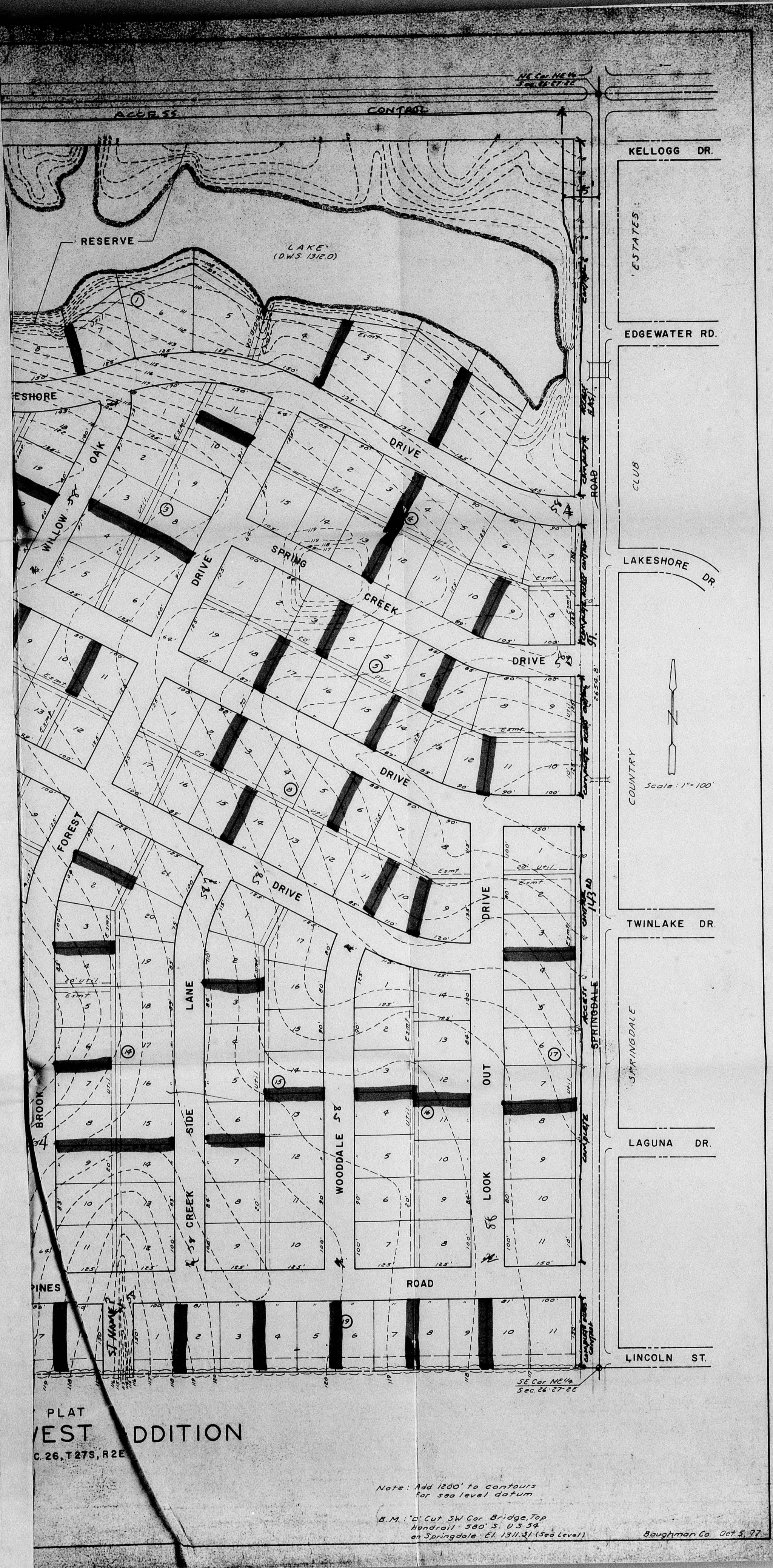
*Reserve Uses:  
 Floodway, lake, drainage,  
 utilities, recreation &  
 open space.*

*Note: Add 1200' to contours  
 for sea level datum.*

*B.M. 10' Cut SW Cor. Bridge Top  
 Elevation: 240.3 U.S. 24  
 on Springdale - E.L. 1311.31 (3rd level)*

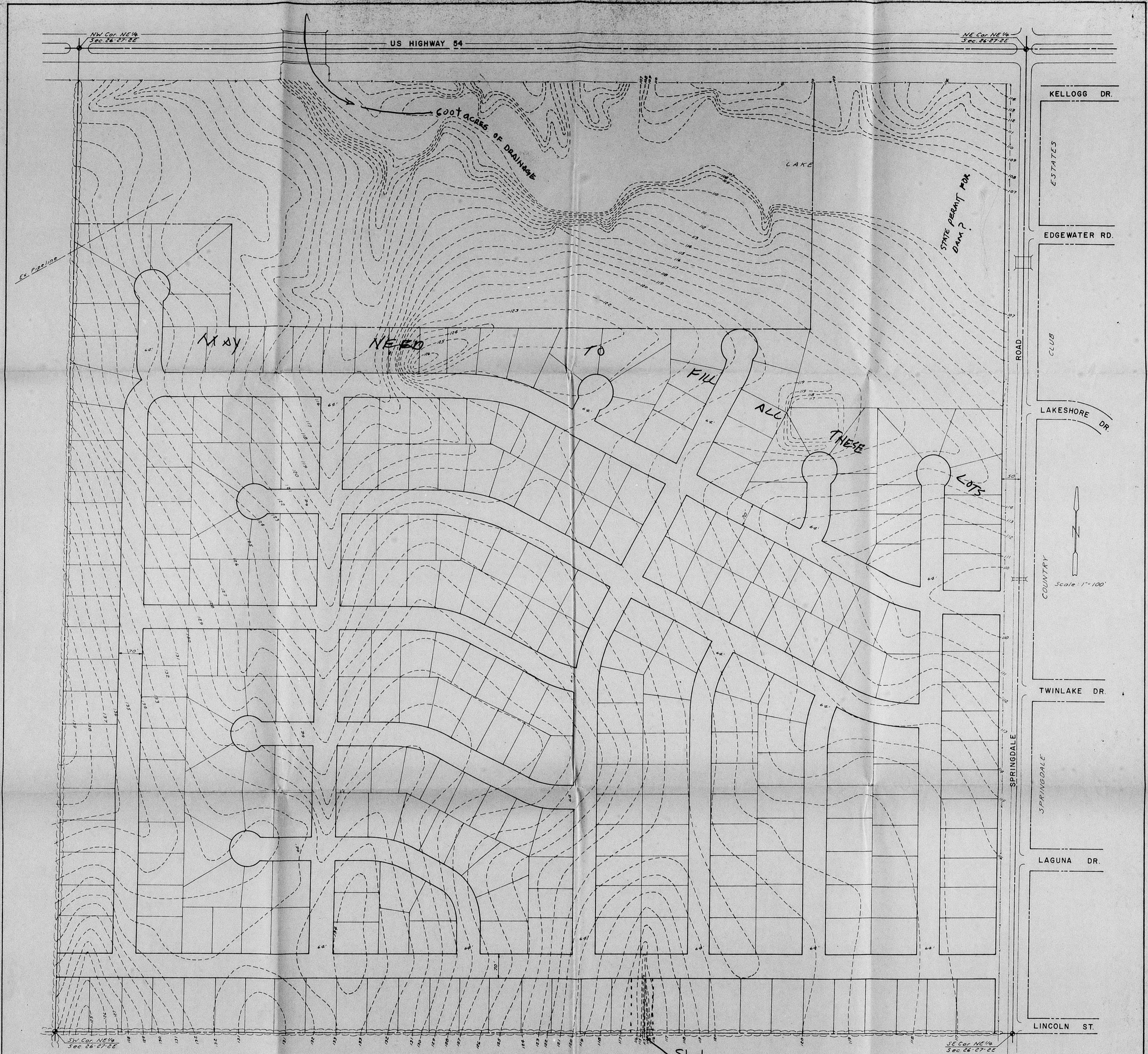
*Baughman Co. Oct. 5, 77*

- A. Approval of the plat is subject to the applicant filing for and receiving approval of a county zone change from "R-1" to "A-1" on subject property to permit the lot sizes as shown on the preliminary plat.
- B. Complete access control to 54 Highway shall be indicated on the plat.
- C. Complete access control to Springdale Road shall be indicated on all lots and the Reserve adjacent to said street.
- D. "Springdale Road" shall be changed to read: 143rd Street East.
- E. The applicant shall contact the County Department of Public Works relative to proper street names to be used on the plat.
- F. The applicant shall submit an overall drainage plan to the Flood Control Office for review and approval.
- G. The applicant shall guarantee all drainage improvements associated with the plat.
- H. A state permit from the Division of Water Resources of the State Board of Agriculture will also be required for the control structure and dam on the lake.
- I. Sanitary sewer to serve subject property shall be applied for in the same fashion as is being done in the balance of the 4 mile creek sewer drainage basin area, this being by application and a cash deposit in specified amounts to the County for permission to connect to the existing sewer system and as well deposits for future expansion of the sewage treatment plant in the Timber Lakes area and also deposits at the time of development of the lots for additional expansion of the plant.
- J. The applicant shall guarantee the paving of all streets indicated on the plat to the standards of the City of Wichita.
- K. Appropriate plans and profiles for the street improvements shall be submitted to the City Engineer for review and approval and an approved copy of said plans and profiles shall be submitted to the County Engineer.
- L. The applicant shall guarantee the installation of sidewalks adjacent to both sides of all streets within the subdivision.
- M. Block 13 should be redesigned and incorporated into Block 10 or Block 12, as there are only 7 lots in said Block 13 which would bear the expense of street improvements for the four surrounding streets.
- N. A covenant and/or Homeowner's Association shall be submitted for review and approval which shall set forth the ownership of the "Reserve" and the maintenance responsibility therefore.
- O. The lot lines of the lots adjacent to "Reserve" shall be adjusted so as to not project into the Reserve as they do on the preliminary plat.
- P. The purpose for which the Reserve is intended shall be indicated in the plat or the plat's text on the final plat.
- Q. 25 foot front yard setbacks and 15 foot, side yard setbacks shall be indicated on all corner lots.
- R. Cloverdale Road and Timber Creek Drive shall be changed from 70 feet of right-of-way to 64 feet of right-of-way and Fall Pines Road shall be changed from 70 feet of right-of-way to 66 feet of right-of-way.
- S. Lakeshore Drive shall be extended to the west line of the plat to provide additional access to the land west of the plat.
- T. The applicant shall contact the owner of the out parcel at the northwest corner of the plat relative to any plans for future development of said parcel. The applicant shall discuss this matter with the Planning Department prior to submission of the final plat.
- U. Both telephone and electric service shall be installed underground.
- V. Any raising, lowering relocation or encasement of the Cities Service pipeline crossing subject property, as a result of requirements for improvements on this plat shall be at the sole expense of the applicant.
- W. The applicant shall obtain a letter from the Cities Service Company indicating that they need no additional easement width for their pipeline and what building setback from said line if any needs to be indicated on the plat.
- X. Easements as indicated on the marked engineer's copy of the preliminary plat shall be indicated on the final plat.
- Y. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MARC Subdivision Regulations).



PLAT WEST ADDITION  
C. 26, T. 27S., R. 2E

Note: Add 1200' to contours for sea level datum.  
B.M. 12 Cut SW Cor. Bridge Top, Elevation - 540' 3.05 54, on Springdale, El. 1311.3 (1950 level)  
Boughman Co. Oct. 5, 27

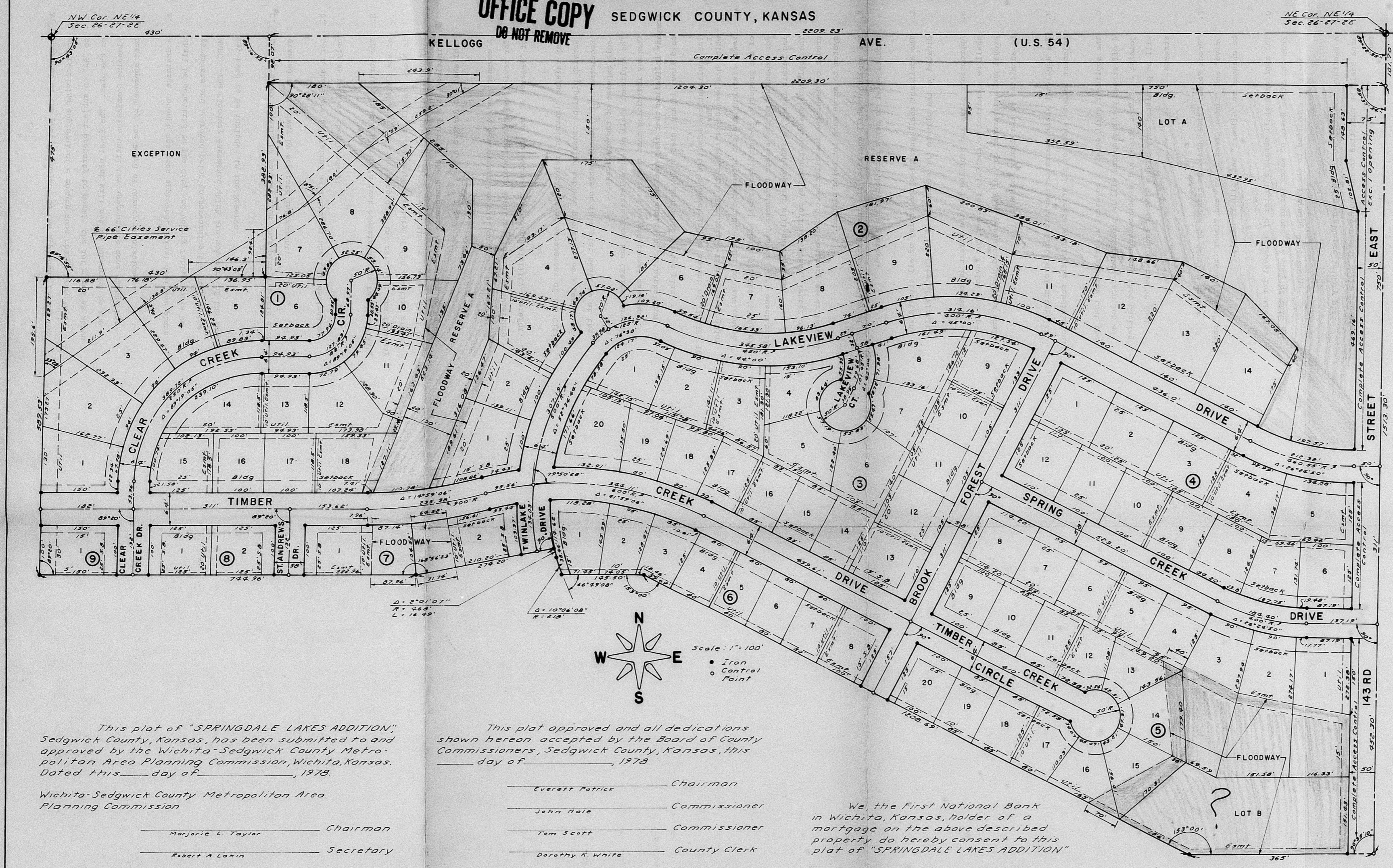


SKETCH PLAT  
**SKETCH PLAT**  
**SPRINGDALE WEST ADDITION**  
 PART OF NE 1/4 SEC. 26, T27S, R2E

**OFFICE COPY**  
 DO NOT REMOVE

*S/D 77-136*

S/D 77-136  
**FINAL PLAT**  
**SPRINGDALE LAKES ADDITION**  
**OFFICE COPY** SEDGWICK COUNTY, KANSAS  
 DO NOT REMOVE



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 "SPRINGDALE LAKES ADDITION",  
 Sedgwick County, Kansas, and that the  
 accompanying plat is a true and correct  
 exhibit of the property surveyed described  
 as beginning at the NE corner of the NE 1/4  
 of Section 66, T27S, R2E, Sedgwick County,  
 Kansas; thence southerly, along the east  
 line of said NE 1/4, 1615 feet; thence  
 westerly, parallel with the south line  
 of said NE 1/4, 365 feet; thence north-  
 westerly, with a deflection angle to the  
 right of 27°00', 1208.69 feet; thence west-  
 erly, parallel with the south line of said  
 NE 1/4, 145.50 feet to the P.C. of a curve  
 to the right; thence northwesterly, along  
 said curve whose tangent deflects 66°49'00"  
 to the right with a radius of 218 feet,  
 a central angle of 100°08' and a dist-  
 ance of 38.84 feet to the P.T. of said  
 curve; thence northwesterly, along a  
 curve to the right with a radius of 468  
 feet, a central angle of 2°01'07" and a  
 distance of 16.82 feet to the P.T. of said  
 curve; thence southwesterly, with a  
 deflection angle to the left of 90° from  
 the tangent of said curve, 674.20 feet;  
 thence westerly, parallel with the south  
 line of said NE 1/4, 744.36 feet to the  
 west line of said NE 1/4, 430  
 feet; thence northerly, parallel with  
 the west line of said NE 1/4, 475 feet to  
 the north line of said NE 1/4; thence  
 easterly, along said north line, 2202.23  
 feet to the point of beginning, except  
 that part taken for U.S. 54 highway.  
 Date \_\_\_\_\_ Baughman Company  
 \_\_\_\_\_ Surveyor

This plat of "SPRINGDALE LAKES ADDITION",  
 Sedgwick County, Kansas, has been submitted to and  
 approved by the Wichita-Sedgwick County Metro-  
 politan Area Planning Commission, Wichita, Kansas.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 1978.  
 \_\_\_\_\_ Mayor  
 \_\_\_\_\_ City Clerk

Entered on transfer record this \_\_\_\_\_  
 day of \_\_\_\_\_, 1978.  
 \_\_\_\_\_ County Clerk

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 Commissioners, Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1978.  
 \_\_\_\_\_ Chairman  
 \_\_\_\_\_ Commissioner  
 \_\_\_\_\_ Commissioner  
 \_\_\_\_\_ 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.  
 \_\_\_\_\_ Register of Deeds  
 \_\_\_\_\_ Deputy

We, the First National Bank  
 in Wichita, Kansas, holder of a  
 mortgage on the above described  
 property, do hereby consent to this  
 plat of "SPRINGDALE LAKES ADDITION".  
 First National Bank in Wichita

State of Kansas } S.S.  
 Sedgwick County } The foregoing  
 instrument was acknowledged before  
 me this \_\_\_\_\_ day of \_\_\_\_\_, 1978,  
 by the First National Bank in  
 Wichita, by \_\_\_\_\_  
 In testimony whereof, I have here-  
 unto set my hand and affixed my  
 notarial seal the day and year  
 above written  
 \_\_\_\_\_ Notary Public  
 My Commission Expires \_\_\_\_\_

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, floodways and a reserve to be  
 known as "SPRINGDALE LAKES ADDITION",  
 Sedgwick County, 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 abut-  
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 south line of Kellogg Ave. (U.S. 54) and the  
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 body, except, however, that Lot A shall  
 have access to 143rd Street East at  
 one location, said location to be deter-  
 mined by the appropriate governing body.  
 The floodways shall be the responsibility  
 of the owners of the property in the sub-  
 division until such time as the governing  
 body exercising jurisdiction elects to assume  
 the responsibility for maintenance and im-  
 provement of the drainage, provided further  
 that no building shall be constructed on  
 or within said floodway, nor shall any fill,  
 change of grade, creation of channel or  
 other work be carried on without the per-  
 mission of the Wichita-Sedgwick County  
 Flood Control Office or their successors  
 of office. Reserve A uses shall be drainage,  
 floodway, utilities, recreation and  
 open space. Minimum building pads shall  
 be as follows: Blocks 1, 2, 4 and Lot A-  
 1315.0; Block 5-1312.0; Block 7-1316.0.  
 Springdale Lakes, Inc.  
 \_\_\_\_\_ President

- A. Approval of the plat is subject to the applicant filing for and receiving approval of a county zone change from "R-1" to "A" on subject property to permit the lot sizes as shown on the plat. The final plat will not be forwarded to the Planning Commission until the appropriate zone change has been approved by the Board of County Commissioners.
- B. A drainage concept has been approved. Final drainage plans shall be submitted to the City and County Public Works Departments and approved prior to forwarding the plat to the MAPC. The floodway easements which are now part of the lots may need to be included in the Reserve.
- C. Lot B, Block 5 shall be deleted from this plat and this area granted as floodway by separate instrument.
- D. Lot A shall not be platted as a lot but shall be designated only as part of the floodway.
- E. The wording in the plat's text concerning the responsibility of the floodways shall be changed to indicate that the floodway in Block 5 shall be the responsibility of the abutting property owners and that the floodway on Blocks 1 and 2 shall be maintained as a part of the Homeowners Association to be established for Reserve A.
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- R. A sanitary sewer layout for the overall preliminary plat area shall be submitted to the County Public Works Department.
- S. A 10-foot utility easement shall be indicated on the east 10 feet of Lot 14, Block 2.
- T. Recording of the plat within 30 days after approval by the Board of City Commissioners.