

Case No. BZA 88-84 - KADCO - requests an exception to permit the establishment of an automobile leasing business on property zoned the "LC" Light Commercial District and generally located on the southwest corner of

POSTED
11-24-84 GFL

ACTION

BZA ~~88-81~~ Approved

1-22-85
DATE

STATED

200'4 Sec 5-31-85
Stat 6-18-85
Record ✓

January 29, 1985

KADCO
8 C. W. Klein
9801 East Kellogg
Wichita, Kansas

Re: BZA 88-84 - Request for Exception

Dear Mr. Klein:

At the regular meeting of the Board of Zoning Appeals on January 22, 1985, your request for an exception was considered. It was the action of the Board to approve your request subject to the following conditions:

1. The applicant shall develop the property in general conformance with the plan submitted with the application.
2. All area of the property used for storage or parking of vehicles shall be surfaced with concrete or asphalt.
3. Screening shall be provided at the south property line in conformance with Section 28.04.160K of the zoning ordinance.
4. All lights shall be shielded to direct light away from adjoining properties. No string type lighting or banners shall be permitted.
5. All signs shall be in compliance with the provisions of Section 28.04.139 of the zoning ordinance.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. The applicant shall provide and designate 20 off-street parking spaces for customers and employees. The number of vehicles stored or displayed on the property shall not exceed 28 and all shall be in good operating condition, ie. no storage of wrecked vehicles.
8. No repair or maintenance of vehicles shall be conducted on the property except within an enclosed building.

9. Appropriate barriers shall be placed adjacent to public right-of-way lines to prevent the uses of public right-of-way for display or parking of vehicles.
10. Only occasional sales of vehicles shall be permitted from the property.
11. Prior to the issuance of any additional building permits for any structures, a new site plan showing compliance with all conditions as set forth herein shall be submitted to the Secretary and the Superintendent of Central Inspection for approval.
12. Compliance with the conditions established herein shall be completed prior to occupancy of the property as a leasing business.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as you have completed the plat of Davis-Moore 3rd Addition which will effectuate the establishment of "LC" Light Commercial zoning on the property.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Everett Fettis, 120 South Market, #504, Wichita 67202
Jim Jorgensen, Acting Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 88-84

WHEREAS, KADCO, a partnership of C.W. Klein, 9901 East Kellogg, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an automobile leasing business on property zoned the "LC" Light Commercial District and legally described as follows:

The north 50 feet of Lot 1, Block A, Nashville Park Addition to the City of Wichita, Sedgwick County, Kansas, and a tract in the N.W. $\frac{1}{4}$ of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as beginning 30 feet west of the N.E. corner of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said Sec. 25; thence south parallel with the east line of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said Sec. 25, 175 feet; thence west parallel with the north line of said Sec. 25, 150 feet; thence north parallel with the east line of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said Sec. 25, 175 feet to a point on the north line of said Sec. 25; thence east 150 feet to the place of beginning, except the north 40 feet thereof for street; being platted as Davis Moore 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Pinecrest and Kellogg.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of January 22, 1985, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of an automobile leasing business on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.2, Code of the City of Wichita.

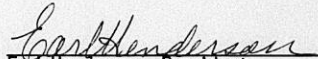
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of an automobile leasing business on property zoned the "LC" Light Commercial District and legally described as follows:

The north 50 feet of Lot 1, Block A, Nashville Park Addition to the City of Wichita, Sedgwick County, Kansas, and a tract in the N.W. $\frac{1}{4}$ of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as beginning 30 feet west of the N.E. corner of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said Sec. 25; thence south parallel with the east line of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said Sec. 25, 175 feet; thence west parallel with the north line of said Sec. 25, 150 feet; thence north parallel with the east line of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said Sec. 25, 175 feet to a point on the north line of said Sec. 25; thence east 150 feet to the place of beginning, except the north 40 feet thereof for street; being platted as Davis Moore 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Pinecrest and Kellogg.

subject to the following conditions:

1. The applicant shall develop the property in general conformance with the plan submitted with the application.
2. All area of the property used for storage or parking of vehicles shall be surfaced with concrete or asphalt.
3. Screening shall be provided at the south property line in conformance with Section 28.04.160K of the zoning ordinance.
4. All lights shall be shielded to direct light away from adjoining properties. No string type lighting or banners shall be permitted.
5. All signs shall be in compliance with the provisions of Section 28.04.139 of the zoning ordinance.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. The applicant shall provide and designate 20 off-street parking spaces for customers and employees. The number of vehicles stored or displayed on the property shall not exceed 28 and all shall be in good operating condition, ie. no storage of wrecked vehicles.
8. No repair or maintenance of vehicles shall be conducted on the property except within an enclosed building.
9. Appropriate barriers shall be placed adjacent to public right-of-way lines to prevent the uses of public right-of-way for display or parking of vehicles.
10. Only occasional sales of vehicles shall be permitted from the property.
11. Prior to the issuance of any additional building permits for any structures, a new site plan showing compliance with all conditions as set forth herein shall be submitted to the Secretary and the Superintendent of Central Inspection for approval.
12. Compliance with the conditions established herein shall be completed prior to occupancy of the property as a leasing business.

ADOPTED AT WICHITA, KANSAS, this 22nd day of January, 1985.


Earl Henderson, President

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN RIGHTS & SERVICES

DATE January 16, 1985

TO Glen Lytle, Special Assistant for Zoning

FROM Shirley Mast, Administrative Aide III

SUBJECT BZA 88-84 SOUTHWEST CORNER
OF KELLOGG AND PINECREST

CPO Council "G" considered the captioned case at its January 7th meeting and voted 7-0 to recommend that the exception to permit the establishment of an automobile leasing business be approved.

C.W. Klein was present representing KADCO and spoke in support of the BZA application. Jeff Spahn, 300 Page Court was present representing Dr. George Tiller, 5101 E. Kellogg. Spahn expressed Dr. Tiller was not opposed to the exception but he was concerned about screening and the type of lighting the auto leasing business would use.

Please advise the Board of Zoning Appeals of the Council's recommendation when the case is considered at the January 22nd meeting.

Shirley Mast
Shirley Mast
Administrative Aide III

SM/glw

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

Action letter

Release of resolution is subject to the completion of the Plat of Paris-Moore 3rd Addition which will effectuate the establishment of "LC" Light Commercial zoning on the property.

SECRETARY'S REPORT
CASE NO. BZA 88-84

APPLICANT: KADCO a partnership, % C. W. Klein, 9801 East Kellogg, Wichita, Kansas.

AGENT: Everett Fettis, 120 South Market, #504, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.5 Code of the City of Wichita to permit the establishment of an automobile leasing business.

GENERAL LOCATION: On the southwest corner of Kellogg and Pinecrest.

ZONING: Subject property is zoned the "LC" Light Commercial District as is the property to the east. To the north is "BB" Office District and to the west is "B" Multiple-family. To the south is "RB" Four-family Dwelling District.

LAND USE: Subject property is presently occupied by a dentist office and a dwelling. To the north is the Veteran's Hospital. To the west a doctor's clinic and to the east a fast food restaurant.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.5 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception for the establishment of an automobile leasing business to be located in the "LC" Light Commercial District. The property has just recently been rezoned to Light Commercial for the express purpose of relocating this business to this location. The Light Commercial zoning has been granted by the City Commission subject to the applicant completing the platting of the property. This is in progress, but at this date has not been completed. Any approval is subject to the completion of the plat and the establishment of zoning on the property.

The site plan submitted with the application indicates that the applicant will remove the existing office and residence and construct a new two-story office building for the leasing business. The applicant indicates a total of 48 vehicle spaces on the property, 3 of which are in the drainage easement. The applicant's building is approximately 8,000 square feet which would require 32 off-street parking spaces based on one space for each 250 square feet of floor area. It is reasonable to assume that this is more spaces than is required for a leasing business and that 24 spaces would be adequate for employees and customers.

The applicant's agent has indicated that there may be occasional automobile sales from the property, but it will not be operated as an automobile sales lot. Sales will consist primarily of automobiles which are returned at the expiration of the lease.

It is the opinion of the Secretary that the proposed use would be compatible with the adjoining properties if operated under reasonable conditions that may be established by the Board.

RECOMMENDATION:

Should the Board determine that the proposed use is appropriate at this location, then it is the Secretary's opinion that the approval be subject to the following conditions:

1. The applicant shall develop the property in general conformance with the plan submitted with the application.
 2. All area of the property used for storage or parking of vehicles shall be surfaced with concrete or asphalt.
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-

BZA CASE NO. 88-84

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>1</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>15</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>19</u>	TOTAL NOTICES SENT <u>12-31-84</u>

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, KS 67202

December 31, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 88-84

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by KADCO, a partnership, c/o C. W. Klein, 9901 East Kellogg, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of an automobile leasing business on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

The north 50 feet of Lot 1, Block A, Nashville Park Addition to the City of Wichita, Sedgwick County, Kansas, and a tract in the N.W. 1/4 of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as beginning 30 feet west of the N.E. corner of the N.W. 1/4 of the N.W. 1/4 of said Sec. 25; thence south parallel with the east line of the N.W. 1/4 of the N.W. 1/4 of said Sec. 25, 175 feet; thence west parallel with the north line of said Sec. 25, 150 feet; thence north parallel with the east line of the N.W. 1/4 of the N.W. 1/4 of said Sec. 25, 175 feet to a point on the north line of said Sec. 25; thence east 150 feet to the place of beginning, except the north 40 feet thereof for street; being platted as Davis Moore 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Pinecrest and Kellogg.

This application has been assigned Case BZA 88-84. It will be considered by the Board of Zoning Appeals on January 22, 1985 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 88-84

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant KADCO, a partnership
 Mailing Address %C.W. Klein, 9901 E. Kellogg Phone 685-1451
 Name of Authorized Agent EVERETT C. FETTIS
 Mailing Address 120 S. Market, #504 (02) Phone 267-7251
 Relationship of applicant to property is that of owner
 (Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section 2.12.590.C,
 Code of the City of Wichita, Kansas, to permit the establishment of
an automobile leasing agency

on property zoned LC (Z-2631)
 located SW Corner Kellogg and Pinecrest
 and legally described as: see attached

_____, in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
 - c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions;
 - d. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant KADCO, a partnership

Authorized Agent EVERETT C. FETTIS, Atty

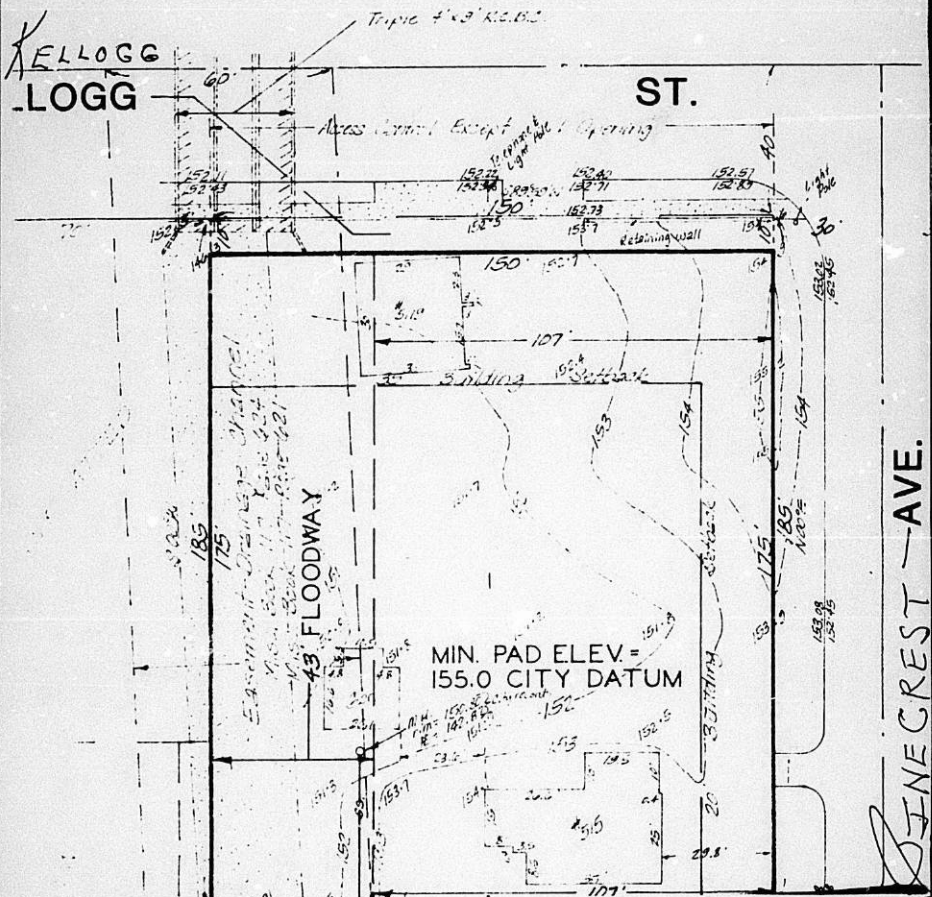
OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
 (a.m./p.m.), 12-20, 1984, together with
 appropriate fee of 200.

Signed Louise Oliveira

STATEMENT

The property was zoned with the understanding it would be utilized for location of Dealer's Leasing, Inc., an automobile leasing agency, and the location is consistent with other similar uses on east Kellogg.

LAW OFFICES
FETTIS & McCLURE
120 SOUTH MARKET
SUITE 504
WICHITA, KANSAS 67202
316-267-7251



PRELIMINARY PLAT

DAVIS MOORE 3RD ADDITION

The north 50 feet of Lot 1, Block A, Nashville park Addition to the City of Wichita, Sedgwick County, Kansas, and a tract in the N.W.¼ of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as beginning 30 feet west of the N.E. corner of the N.W.¼ of the N.W.¼ of said Sec. 25; thence south parallel with the east line of the N.W.¼ of the N.W.¼ of said Sec. 25, 175 feet; thence west parallel with the north line of said Sec. 25, 150 feet; thence north parallel with the east line of the N.W.¼ of the N.W.¼ of said Sec. 25, 175 feet to a point on the north line of said Sec. 25; thence east 150 feet to the place of beginning, except the north 40 feet thereof for street.

CONTRACT PURCHASER: C.W. Klein

BAUGHMAN CC
 SURVEYING
 316/262-7271 • 330 LAURA

ROBERT MARTIN
KENNETH PRINGLE
WILLIAM L. OLIVER, JR.
THOMAS C. TRIPLETT
WAYNE W. WALLACE
JOHN P. WOOLF
PAUL B. SWARTZ
DWIGHT D. WALLACE
THOMAS P. GARRETSON
LARRY B. SPIKES
LEE THOMPSON
JAMES A. WALKER
TIMOTHY E. MCKEE
MARTIN W. BAUER

LAW OFFICES OF
MARTIN, PRINGLE, OLIVER, TRIPLETT & WALLACE

300 PAGE COURT
WICHITA, KANSAS 67208-3194
AREA CODE 316
265-9311

JAMES D. SOLOH
THERON E. FRY
DOUGLAS S. PRINGLE
WILLIAM E. DAKAN
DAVID S. WOODING
ERIC B. METZ
DAVID A. WILLIAMS
RON H. HARNDEN
DWIGHT D. KEEN
TERRY L. MALONE
JEFF C. SPANN, JR.
ERIC S. STRICKLER
CALVIN L. WIEBE

January 22, 1985

Mr. Glen Lytle
Wichita-Sedgwick County Metropolitan
Area Planning Department
10th Floor - City Hall
455 North Main
Wichita, Kansas 67202

HAND-DELIVERED

Re: Case No. BZA 88-84
Board of Zoning Appeals
Our File No. 2455-01

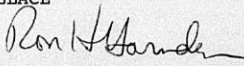
Dear Mr. Lydel:

On behalf of Dr. George Tiller, owner of the real estate immediately west of the real estate which is the subject of the referenced case, we appeared at the CPO meeting to express concern as to the proposed use. Based on our telephone conversation of yesterday wherein you indicated that six-foot screening would be required along the west boundary of the land which is the subject of the referenced case, Dr. Tiller will not interpose any objection to the proposed use. As I understand it, the screening is required due to the fact that Dr. Tiller's land is zoned B Multiple Family.

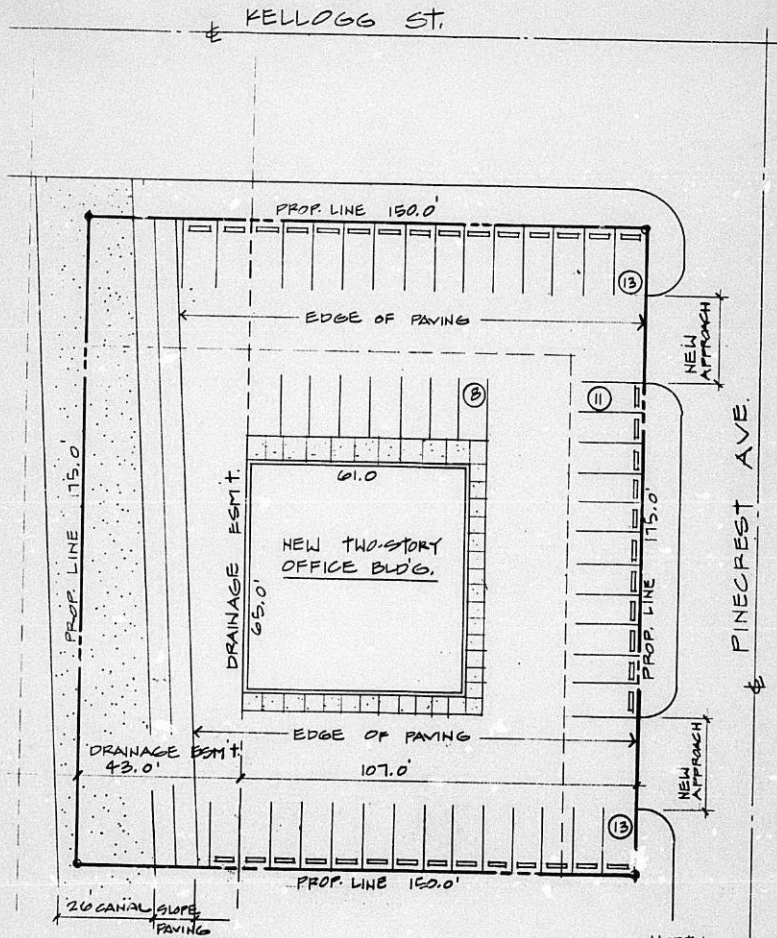
Thank you very much for your assistance in discussing this matter with me.

Very truly yours,

MARTIN, PRINGLE, OLIVER, TRIPLETT
& WALLACE


By: Ron H. HarnDen

RHH:dd
cc: Dr. George Tiller



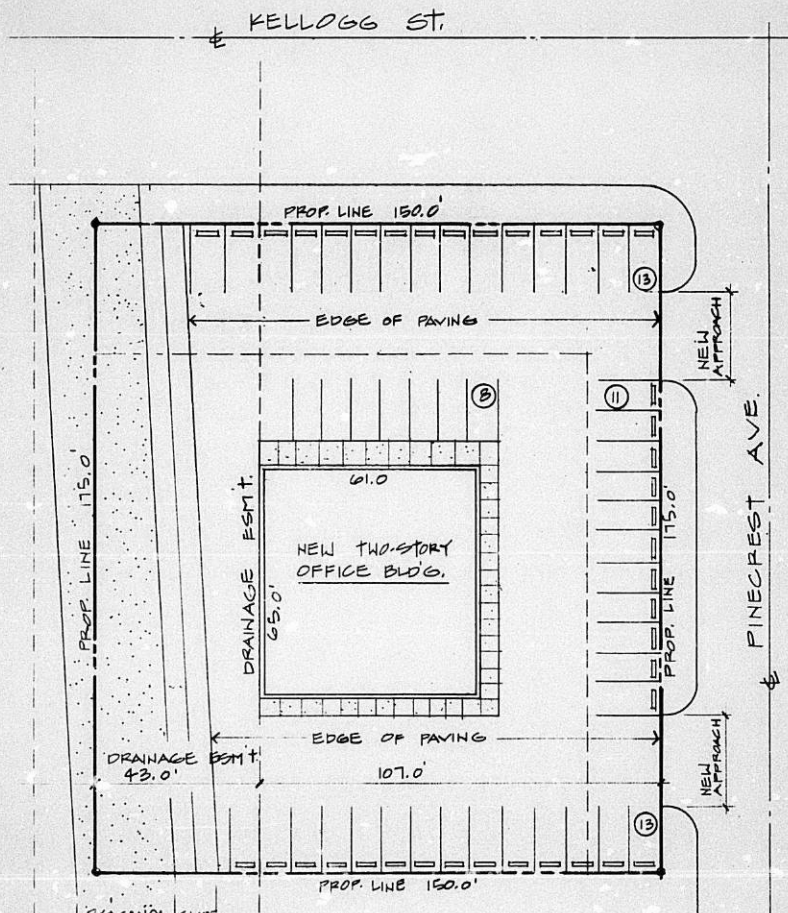
BUILDING AREA
 7,180 SQ. FT.
 (40) PARK'G. SPACES PROVIDED

SITE PLAN
 1" = 30.0'



DEALER'S LEASING INC.
 KELLOGG & PINECREST
 WICHITA, KANSAS

88-84



BUILDING AREA
 7,780 SQ. FT.
 (48) PARK'G. SPACES PROVIDED

SITE PLAN
 1" = 30.0'
 NORTH

DEALERS LEASING INC.
 KELLOGG & PINECREST
 WICHITA, KANSAS

Document Name:
0335/M

Requestor's ID:
OP5PLAN

Author's Name:

Document Comments:

27

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, KS 67202

December 31, 1984

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If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

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The north 50 feet of Lot 1, Block A, Nashville Park Addition to the City of Wichita, Sedgwick County, Kansas, and a tract in the N.W. 1/4 of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as beginning 30 feet west of the N.E. corner of the N.W. 1/4 of the N.W. 1/4 of said Sec. 25; thence south parallel with the east line of the N.W. 1/4 of the N.W. 1/4 of said Sec. 25, 175 feet; thence west parallel with the north line of said Sec. 25, 150 feet; thence north parallel with the east line of the N.W. 1/4 of the N.W. 1/4 of said Sec. 25, 175 feet to a point on the north line of said Sec. 25; thence east 150 feet to the place of beginning, except the north 40 feet thereof for street; being platted as Davis Moore 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Pinecrest and Kellogg.

This application has been assigned Case BZA 88-84. It will be considered by the Board of Zoning Appeals on January 22, 1985 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

OWNERSHIP LIST

Property Description

Property Owner

A tract in the Northwest 1/4 of Section 25, Township 27 South, Range 1 East of the 6th P.M., Beginning 30 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence South 150 feet; thence West 150 feet; thence North 150 feet; thence East 150 feet to beginning, except the North 40 feet thereof for street.

J. Melvin Allen
 ✓ Mary B. Allen
 ✓ 5119 E. Kellogg 67218

A tract beginning 30 feet West and 150 feet South of the Northeast corner of the East Half of the Northwest Quarter of the Northwest Quarter of Section 25, Township 27 South, Range 1 East of the 6th P.M., thence South 25 feet; thence West 150 feet; thence North 25 feet; thence East 150 feet to the point of beginning.

✓ Leta M. Weidner
 ✓ 515 S. Pinecrest 67218

Nashville Park Addition

The North 50 feet of Lot 1	Block A	"	✓ Leta M. Weidner 515 S. Pinecrest	67218
The South 6.5 feet of Lot 1, and all of Lot 2	"	"	✓ Robert J. Richards Jane A. Richards 1849 Clayton	67203
Lot 3	"	"	✓ Allan D. Smith Jo Ann Smith 208 N. Glendale	67208
Lot 4	"	"	✓ George C. McNeill, Jr. Owetta McNeill 533 S. Pinecrest	67218
Lot 5	"	"	✓ Cleve Robert Tolleson 539 S. Pinecrest	67218
Lot 12	"	"	✓ J. C. Henderson Pauline S. Henderson 538 S. Bleckley	67218

Property DescriptionProperty Owner

Lot 1	Fallon's Second Addition	✓ Tiller and Company 5101 E. Kellogg	67218
Lot 2	"	✓ Cleo F. Singer Par thene M. Singer 524 S. Bleckley	67218
Lot 3	"	✓ George R. Tiller Jeanne E. Tiller 5101 E. Kellogg	67218
Lot 4	"	✓ Carol A. Carlisle 532 S. Bleckley	67218
Lot 1	Fordyce Addition	✓ Tiller and Company 5101 E. Kellogg	67218
Lot 1	Doctors Addition	✓ Kellogg Medical Office Building 5025 E. Kellogg	67218

Metes and Bounds Description

A tract in the East Half of the Northwest Quarter of the Northwest Quarter of Section 25 Township 27 South, Range 1 East of the 6th P.M., Beginning 180 feet West and 40 feet South of the Northeast corner of the NW $\frac{1}{4}$ of NW Quarter of said Section 25, on the South line of Kellogg Street; thence South 140 feet; thence West 120 feet; thence North 140 feet; thence East 120 feet to the place of beginning, except the West 50 feet thereof.

✓ Tiller and Company
5101 E. Kellogg 67218

Lot 17 Block 5	Lincoln Terrace Addition	✓ G.L. Yates Marian M. Yates 107 N. Market St. Suite 412	67202
Lot 18 Block 5	"	Same as above	
Lot 19 Block 5	"	Same as above	

Property DescriptionProperty Owner

Lot 1 and Lot 2	Cain and Smith's Replat of a Part of Block 3 in Beverley Manor	Emma Fleming Address Unknown Life Estate Interest half by Oscar A. Hett Address Unknown
Lot 3	"	Lindy Andeel 5900 East Central 67212
Lot 4	"	Same as Above
Lot 5	"	Same as above

Metes and Bounds Description

The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 27 South, Range 1 East of the 6th P.M., and a portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 24, described as: Beginning at the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 24; thence West along the South line of said Section 24, a distance of 156.91 feet; thence along a straight line in a North-westerly direction at an angle with the South line of said Section 24, of 74°28' for a distance of 145.72 feet; thence to the right along a curve having a radius of 640 feet, for a distance of 136.09 feet; thence tangent to said curve for a distance of 377.46 feet; thence to the left with an angle of 2°38' for a distance of 177.81 feet; thence to the left along a curve having a radius of 475 feet; for a distance of 316.83 feet; thence tangent to last described curve for a distance of 147.83 feet; thence to the right with an angle of 44°15' for a distance of 110.81 feet more or less to the North line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24; thence East along the North line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 492.7 feet to the NE corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence South along the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to the place of beginning, except that part deeded to the City of Wichita, in Film 59, Page 108.

Veterans Administration
901 George Washington
Blvd. 67211

Page 4

We hereby certify the foregoing to be a true and correct list of the property owners within a 200 foot radius of:

Parcel #1:

The North 50 feet of Lot 1, Block A, Nashville Park Addition to the City of Wichita, and a tract described as beginning 30 feet west and 150 feet South of the Northeast corner of the East Half of the Northwest Quarter of the Northwest Quarter of Section 25, Township 27 South, Range 1 East of the 6th P.M. thence South 25 feet; thence West 150 feet; thence North 25 feet; thence East 150 feet to beg.

Parcel #2:

A tract in the Northwest Quarter of Section 25, Township 27 South, Range 1 East of the 6th P.M., described as beginning 30 feet west of the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence South 150 feet; thence West 150 feet; thence North 150 feet; thence East 150 feet to the point of beginning, except the North 40 feet thereof for street.

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 7th day of August, 1984 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Hable
Sr. Vice President

Order No: 337522
ap

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 89-021

PAYMENT NOTICE
 City of Wichita

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

DESCRIPTION	AMOUNT
<i>210-</i>	
<i>Planning & Permit (PW)</i>	
NAME	<i>Wichita Building Dept</i>
ADDRESS	<i>5th St</i>
FUND	DUE DATE
<i>7-11-41-42</i>	<i>12-26-84</i>
COMMENTS	
DATE	BY
<i>12-20-84</i>	<i>Z.L.</i>