

DATA SHEET
SCZ-
CU- 205
Filed 5-23-78

to
Friends of Soccer, Inc., et al
Tel. Bank. 67202 Phone 265-7841
said, Pres.
th St., 67206 Phone 684-5246
th side of 13th St. No. in an area 1/2 mile east
and Address
Establish a Soccer Complex, including 4 Fields and
For Youths.

(740 (13th St. 1/2) ft. by 2640 ft.)
"R-1" S "R-1" W "R-1" N "R-1"

UNDEVELOPED South CEMETERY
UNDEVELOPED North UNDEVELOPED PARK

is for:
or:
latted.

by _____

ON _____
I ask to condition

City Commissioners - Bd. County Commissioners)

ON _____
Resolution
subject to conditions Pub. 12-11-76

mandated 681 0131

CU-205 - Kansas friends of Soccer Inc., Request conditional use permit to establish a Soccer Complex, including 4 Fields and Parking for youths, generally located on the north side of 13th Street North, in an area 1/2 mile east of Greenwich Road.

CU-205

Smead

No. 2-153C

HASTINGS, MN - LOS ANGELES
LOGAN OH - MCGREGOR, TX U. S. & A.

POSTED
6-1-78

ACTION

DATE

COMMITTEE _____

M.A.P.C. *Approved sub to condition 6-22-78*

B.C.C./B. CO. *Approved Sub to condition 5-19-78*

Closed

CU-205 - Kansas friends of Soccer
Inc. : Request conditional use
permit to establish a Soccer
Complex, including 4 Fields and
Parking for youths : generaliv

Map No. Book 2
D-12-B
Sec. 10
Twp. 27
Range 2E

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 205
Filed 5-23-78

- APPLICATION DATA: From _____ to _____
1. Applicant: Kansas Friends of Soccer, Inc., et al
Address 923 First Nat'l Bank, 67202 Phone 265-7841
 2. Agent: Aubrey A. Kinkaid, Pres.
Address 12122 E. 13th St., 67206 Phone 684-5246
 3. General Location: North side of 13th St. No., in an area 1/2 mile east of Greenwich Road Address _____
 4. Proposed Use: To establish a Soccer Complex, including 4 Fields and Parking for Youths.

- AREA DATA:
1. Acres: 23.4 (740 (IRREGULAR) ft. by 2640 ft.)
 2. Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
 3. Land Use: East UNDEVELOPED South CEMETERY
West UNDEVELOPED North UNDEVELOPED / RR TRAILS
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: UNDEVELOPED
 6. Area (is) (is not) platted. _____

PROCEDURE DATA:

1. Zoning Committee _____ by _____, _____.
2. MAPC Meeting: _____

Date	Action
6-22-78	Approved sub. to condition

3. Governing Body (~~Bd. City Commissioners~~ - Bd. County Commissioners)

Date	Action	Resolution
2-19-78	Approval subject to conditions	Pub. 12-11-78

NOTES: Tom Marshall 681 0131

HARTMAN, INC. & CO. ENGINEERS
LOGAN, OH - AMHERST, TX, U.S.A.

Smead
No. 2153C

6249

Map No. Book 2
Sec. D-12-B
Twp. 10
Range 27
2E

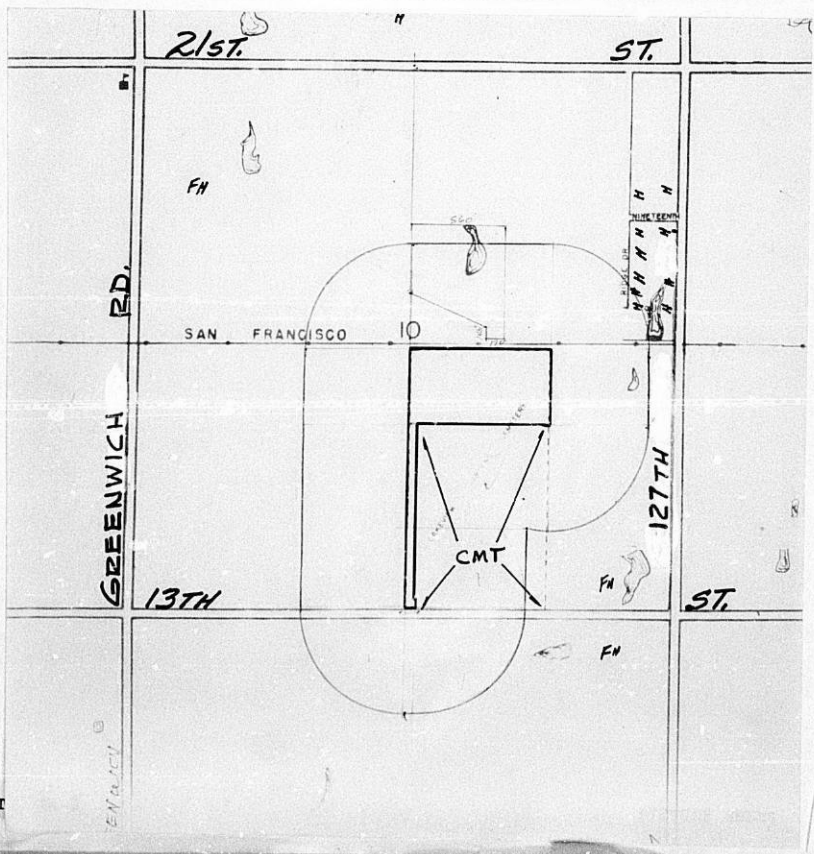
DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 205
Filed 5-23-78

- APPLICATION DATA: From _____ to _____
- Applicant: Kansas Friends of Soccer, Inc., et al
Address 923 First Natl. Bank, 67202 Phone 65-7841
 - Agent: Aubrey A. Kinkaid, Pres.
Address 12122 E. 13th St., 67206 Phone 684-5246
 - General Location: North side of 13th St. No., in an area 1/2 mile east of Greenwich Road Address _____
 - Proposed Use: To establish a Soccer Complex, including 4 Fields and Parking for Youths.

- AREA DATA:
- Acres: 13.14 (750 (IRREGULAR) ft. by 2640 ft.)
 - Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
 - Land Use: East UNDEVELOPED South CEMETERY
West UNDEVELOPED North UNDEVELOPED + RR TRACKS
 - Sketch Plan Land Use is for: _____
 - Present Land Use is for: UNDEVELOPED
 - Area (is) (is not) platted. _____

PHOTO DATA:
Taken by _____ Date _____ Time _____





Wichita Journal

Volume 98, No. 30

July 31, 1982

Soccer complex purchased by Scanlon organization

The Soccer Complex at 12000 E. 13th Street formerly known as the Kansas Friends of Soccer Complex and formerly operated by Total Soccer, Inc. has been renamed Soccer World and will be owned and operated by Kansas Soccer Services, Inc.

Kansas Soccer Services, Inc. is a Kansas corporation organized and owned by Terence J. Scanlon, a Wichita businessman.

Soccer World will be operated under a lease agreement between Growth Properties Fund I as Owner and Kansas Soccer Services, Inc. as Lessee. The term of the lease is for the 12 years remaining under the original commitment of Lakeview Gardens to make the 23 acre site available for a soccer complex for a period of 20 years.

Soccer World will continue its principal commitment for youth soccer in the Wichita area.

Wichita United Soccer Association (WUSA) will continue to play all of its league games at Soccer World under an agreement which has been negotiated with Kansas Soccer Services, Inc. Other youth activities and special events will also continue to be held at the Complex. These include the Koch Speed Soccer Arena,

special sponsored events such as those promoted by Pizza Hut, Coca Cola, Hardees and Waterbeds Unlimited and the adult soccer activities such as the eight year old Wichita Wheathawks, Scanlon Invitational Tournament and Kansas Soccer League games.

Since its grand opening in the Spring of 1981, the soccer complex has been generously supported by more than fifty Wichita and area businesses which have purchased signs and facilities at the complex. This support, along with that provided by the volunteers who formed Kansas Friends of Soccer, Inc., has made it possible for more than 200,000 soccer players, parents and spectators to enjoy youth and amateur soccer at this location in the past two years.

The growth of youth soccer, the availability of places to play and coaching instruction have been significant factors in the growth of fan support for the Wichita Wings. The enthusiasm for soccer in the Wichita area has had tremendous growth and is still expanding.

Soccer World pledges to continue its commitment to youth soccer and looks forward to working with all groups interested in promoting this sport in Wichita. Scanlon said.

Feb 1982

Tom Marshall

744 2837

Soft Ball facilities associated with
CU 203-

Total Sport, Inc - no longer "Friend
of Son

Needs an application for "CU". Worley
believes that "C" zoning may be required.

Detailed site plan

Statement of Use proposal

Watch out for ROW for N.E. Circumferential

Thinking Snowballs?

THINK SOFTBALL

Outfit your team for less during MARTIN'S
Earlybird Softball Show.

WHAT: MARTIN SPORT'S Earlybird Softball Show. Come and see all the new styles and designs in softball wear. Take advantage of fantastic pre-season sales. MARTIN SPORT'S has great buys on all softball equipment and gear. Bring your sponsor and take advantage of this pre-season special. A small deposit will hold your purchase until April.

WHERE: Sheraton Inn
5500 W. Kellogg
Wichita, Kansas

WHEN: Sunday February 28, 1982
Sunday March 7, 1982
12 P.M. to 5 P.M.

SPECIAL SHOW OFFERS:

- FREE lettering on uniforms ordered at show
- FREE scorebook with uniform purchase
- SPECIAL prices on all gloves
- Steals Red stitch softballs
Reg. \$57.99 per doz.
Now \$42.99 per doz.
- FREE BEER

BROUGHT TO YOU
BY

Martinsports



Towne West
Next to Wilson's
945-5109

Open
Sunday thru Saturday
10 A.M. to 9 P.M.



STATE OF KANSAS

OFFICE OF SECRETARY OF STATE
JACK H. BRIER • SECRETARY OF STATE



REV. 4367-1111

To all to whom these presents shall come, Greeting:

I, JACK H. BRIER, Secretary of State of the State of Kansas, do hereby certify that the following and hereto attached is a true copy of

Articles of Incorporation
of
TOTAL SOCCER, INCORPORATED

FILED.

December 19, 1900

PAID BY RECORDED
DEC 29 1900

5 20736
BETTE F. MCGRAW
RECORDED

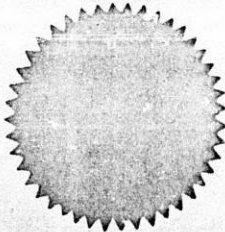
L. H. Nichols

the original of which is now on file and a matter of record in this office.

IN TESTIMONY WHEREOF

I hereto set my hand and cause to be affixed my official seal

Done at the City of Topeka, this nineteenth day of
December A.D. 19 00



Jack H. Brier
JACK H. BRIER
SECRETARY OF STATE

By *Willis M. Roe*
Assistant Secretary of State
Willis M. Roe

7.00

David S. ...

ED DEC 19 AM 9:27

FILM 456-1112

STATE
KANSAS

ARTICLES OF INCORPORATION
OF
TOTAL SOCCER, INCORPORATED

ARTICLE I

The name of this corporation is and shall be
TOTAL SOCCER, INCORPORATED.

ARTICLE II

The registered office of the corporation is in
Sedgwick County, Kansas, at 5700 Perryton, Wichita, Kansas
67220. The registered agent at that address is Thomas G.
Marshall.

ARTICLE III

The nature of the business or purposes to be conducted
or promoted are to engage in any and all lawful conduct or
activity for which corporations may be organized under the
Kansas Corporation Code.

ARTICLE IV

The corporation is authorized to issue Three Thousand
(3,000) shares of common stock without par value.

ARTICLE V

The name and mailing address of the incorporator is
as follows:

Thomas G. Marshall
5700 Perryton
Wichita, Kansas 67220

ARTICLE VI

The power of the incorporators terminate upon the filing
of these Articles of Incorporation, and the name and address of
the person who is to serve as director until the first annual
meeting of stockholders or until their successors are elected
and qualified are:

Thomas G. Marshall
5700 Perryton
Wichita, Kansas 67220

ARTICLE VII

The power to adopt, repeal and amend the bylaws of this corporation shall reside in the Board of Directors of this corporation.

IN TESTIMONY WHEREOF, I have hereunto set my signature this 28th day of November, 1980, in the City of Wichita, County of Sedgwick, State of Kansas.

Thomas G. Marshall
THOMAS G. MARSHALL

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

Personally appeared before me, a Notary Public in and for Sedgwick County, Kansas, the above named, who is personally known to me to be the same person who executed the foregoing instrument in writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the 28th day of November, 1980.

Christina A. Butler
NOTARY PUBLIC

My commission expires: 1-30-83



ME ROBERT W. PLATTING
ROUTE 1



I am pleased to announce to the Wichita area the formation of the Midwest Sports Complex currently under construction at 12000 E. 13th for the 1982 softball season. One of the most complexing problems facing the sport of softball is the lack of adequate playing facilities, thus the formation of the complex.

As the Softball Director, I am enthusiastic about how this facility will cater to the softball community. We will be providing 4 regulation softball fields with the following features:

1. 4 Regulation Fields Complete With 300 ft. Power Alleys With The Wind And 280 ft. Against.
2. A.S.A. Specified Lighting.
3. Underground Sprinkler System For Superior Outfield Conditions.
4. Permanent "Hollywood" Bases.
5. Public Address System.
6. Scoreboards
7. Press Box.
8. Complete Concession Area with Beer Garden.

Within the next 2 Weeks you will be receiving additional information on how your teams can be a part of the facility. Mens and Womens Leagues soon will be formed.

*Yours Truly,
Gil Sanborn
Softball Director
684-5200 or 684-3971*

**"Eagerly await the completion of the Midwest Sports Complex with the assurance that it will add tremendously to Wichita Softball" — George Clark
A.S.A. Area Commissioner**



9-3-52

Mr. Sullentrop was in this date to discuss filing a C U on Brit Brown's land as his group desires 4 additional Soccer Fields.

Advised that he needed a legal that included their proposed access road.

The main issue is that the proposal is in the way of the proposed alignment of the N.E. Circumferential.

They have already done extensive excavation work and need the additional space. Asked about water, sewer, light etc. He took guidelines.

DH

2-26-82

Ron Worley and I met with Tom Marshall this date and discussed a proposed softball complex on lands to the west of their soccer complex owned by Bill Brown.

Worley concluded that a soft ball complex as proposed would require "C" zoning. This is the district in the City that had to be granted for Parks Diamonds. We discussed platting, how their site could be served by water & sewer, the proposal of the N.E. Comprehensive and all of the normal items raised when such a proposal might be made. We reviewed zoning in the area, discussed what protests might be made etc.

Although their present soccer fields do not have lights, the issue of lights were raised when their site was considered in 1975. At that time, they did not propose lighting. This time they want lights and our determination was that since they were not excluded from having them.

- 4 fields
- Lighted
- Public Address System
- Beer Garden in Common Area
- "C" + platting

The final question discussed was
just the expansion of two fields
onto the Brown property to the west.
Marshall was advised that that
would take a new "C" application
for the expanded area.

Offered to meet with him again.

JH

Ron Worley called and
advised that he had talked
to Tom Smarsh ⁽⁷⁴⁴⁻²⁸³⁷⁾ on 1-19-82
and advised him that a soft ball
complex was not a permitted use
on their site or the land to the
west. Needs CU application +
planning.

R# 1978
R#110-1978

Wichita

Published in The Wichita Beacon on 12-11-78, 1978

R E S O L U T I O N

CASE NO. CU-205

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A SOCCER COMPLEX ON PROPERTY ZONED THE "R-1" SUBURBAN RESIDENTIAL DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.A.10.1 AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 4.A.10.1 and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a soccer complex in the "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

North 750 feet of the West 1/2 of the Southeast 1/4 of Section 10, Township 27S, Range 2E, Sedgwick County, Kansas; and a service road beginning at the Southwest Corner of the West 1/2 of the Southeast 1/4, Section 10, Township 27S, Range 2 E; thence North to a point 750 feet South of the Northwest Corner of the West 1/2 of the Southeast 1/4, Section 10; thence East 50 feet; thence South to a point 100 feet North of the North line of 13th Street; thence East 15 feet; thence South to the North line of 13th Street. Generally located on the north side of 13th St. North, in an area 1/2 mile east of Greenwich Road.

SUBJECT TO THE FOLLOWING:

- a. Adequate off-street parking shall be provided on the site for the contemplated use.
- b. The applicant complying with all the applicable regulations of the Wichita-Sedgwick County Department of Environmental Health in regards to water and sewage facilities.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED by the Board of County Commissioners of Sedgwick County, at Wichita, Kansas, this 14 day of July, 1978.

Everett Patrick, Chairman

John Hale, Commissioner

Tom Scott, Commissioner

ATTEST:

Dorothy K. White
Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

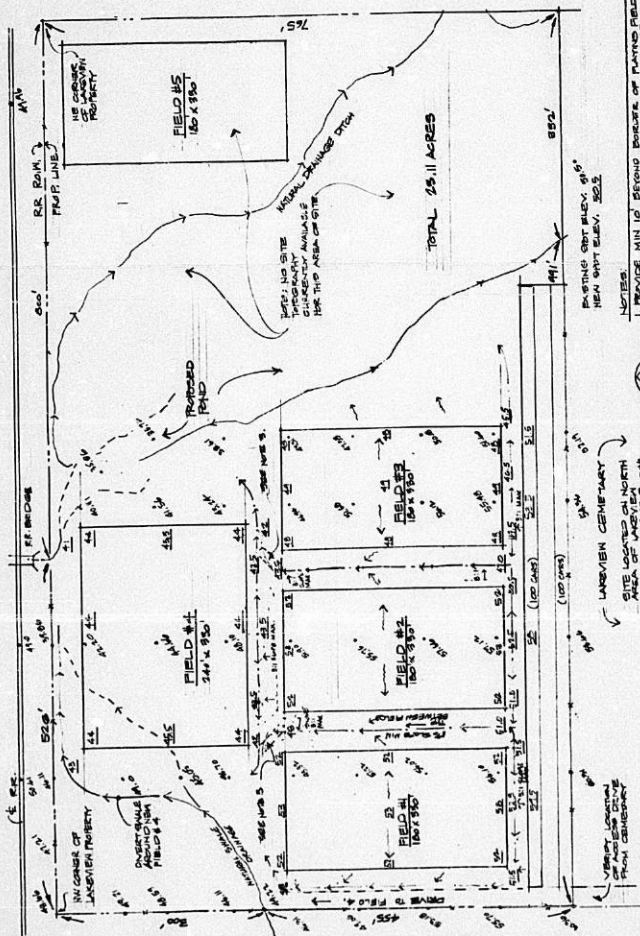
Theodore Hill, County Counselor

State of Kansas
County of Sedgwick

I, County Clerk of said County, do hereby
certify this to be a true and correct copy of the
original instrument which is on file or of record
in my office.

Done this 4 day of December, 1928
DOROTHY K. WHITE, County Clerk

By Dorothy Pick, Deputy



- NOTES:
1. RE-USE MIN. 10' STRONG BUREAU OF PLANNED FIELD
 2. ALL CHANGES SHOULD BE REVIEWED BY THE
 3. ALL CHANGES SHOULD BE REVIEWED BY THE
 4. ALL CHANGES SHOULD BE REVIEWED BY THE
 5. ALL CHANGES SHOULD BE REVIEWED BY THE
 6. ALL CHANGES SHOULD BE REVIEWED BY THE
 7. ALL CHANGES SHOULD BE REVIEWED BY THE
 8. ALL CHANGES SHOULD BE REVIEWED BY THE
 9. ALL CHANGES SHOULD BE REVIEWED BY THE
 10. ALL CHANGES SHOULD BE REVIEWED BY THE

PRELIMINARY SITE PLAN
 AMERICAN YOUTH SOCCER ORGANIZATION - REGION 41 - NIGHTA
 BOBSON KUNHEB AND STANISLAW A.M. ARCHIBOLD AND PLANNERS PA.

CU-205

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS
REQUEST FOR CONDITIONAL USE PERMIT

CASE NO. CU-205

CONSIDERED BY MAPC: June 22, 1978

REQUEST FOR: Approval of a Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT): Kansas Friends of Soccer, Inc., a non profit corporation has been formed to promote youth soccer in the Wichita area. Lakeview Gardens has given K.F. of S. a 12 year lease on 750 foot strip for youth soccer complex. Complex is located in ideal area and activities will not constitute a nuisance to public or persons living in the area.

GENERAL LOCATION: North side of 13th Street North in an area 1/2 mile east of Greenwich Road.

LEGAL DESCRIPTION: North 750 feet of the west 1/2 of the southeast 1/4 of Section 10, Township 27S, Range 2E, Sedgwick County, Kansas; and a service road beginning at the southwest corner of the west 1/2 of the southeast 1/4, Section 10, Township 27S, Range 2E; thence north to a point 750 feet south of the northeast corner of the west 1/2 of the southeast 1/4, Section 10; thence east 50 feet; thence south to a point 100 feet north of the north line of 13th Street; thence east 15 feet; thence south to the north line of 13th Street,
thence west to point of beginning.

APPLICANT: Kansas Friends of Soccer, Inc., 923 First National Bank Bldg.

COUNSEL FOR APPLICANT: Glenn D. Young, Jr., 923 First National Bank Bldg.

PROTESTORS (LIST COUNSEL) IF ANY: Ralph Lanzrath, 12215 East 21st Street, Wichita, Kansas 67230

SURROUNDING ZONING: North, east, south and west are all zoned "R-1".

LAND USE: North - Railroad and undeveloped; east and west - undeveloped; south - cemetery.

PLANNING COMMISSION RECOMMENDATION: That this conditional use permit be approved subject to the following conditions:

- a. Adequate off-street parking shall be provided on the site for the contemplated use.
- b. The applicant complying with all the applicable regulations of the Wichita-Sedgwick County Department of Environmental Health in regards to water and sewage facilities. Jones moved, Bayouth seconded and it carried unanimously (Taylor, Greider, Cole, Bayouth, Jones, Barrier, and Bell). May, Hennessy and Savina were absent.

ACTION: 1. Approve the application as recommended by the Metropolitan Area Planning Commission subject to the recommended conditions of approval, adopt a resolution effectuating the Conditional Use; or
2. Deny the application.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JUNE 22, 1978:

13. Case No. CU-205 - Kansas Friends of Soccer, Inc., et al requests approval of a conditional use permit for a privately owned Soccer Complex for property described as follows: North 750 feet of the West 1/2 of the Southeast 1/4 of Section 10, Township 27S, Range 2E, Sedgwick County, Kansas; and a service road beginning at the Southwest Corner of the West 1/2 of the Southeast 1/4, Section 10, Township 27S, Range 2E; thence North to a point 750 feet South of the Northwest Corner of the West 1/2 of the Southeast 1/4, Section 10; thence East 50 feet; thence South to a point 100 feet North of the North line of 13th Street; thence East 15 feet; thence South to the North line of 13th Street. Generally located on the north side of 13th St. North, in an area 1/2 mile east of Greenwich Road.

GALBRAITH showed slides of the area and surrounding area and reviewed the following staff report:

Comments:

1. The applicant, Kansas Friends of Soccer, Inc., a non-profit organization, is requesting that a conditional use request be approved for the establishment of a privately owned park (soccer complex) on property zoned "R-1" Suburban Residential and containing approximately 23 acres. It should be noted that even though this will be a private recreational area, the applicant has indicated it will be open to the public.
2. In viewing the area in the field, it was noted that access to the application area is by means of a private road from 13th Street. It was also noted that a sign approximately 4 x 8 feet in size denoting the proposed use is located at the entrance to the access road off of 13th Street.
3. Should the Planning Commission determine that this is an appropriate use for the area and recommend approval of the Conditional Use request, the following are suggested conditions of approval:
 - a. Adequate off-street parking shall be provided on the site for the contemplated use.
 - b. The applicant complying with all the applicable regulations of the Wichita-Sedgwick County Department of Environmental Health in regards to water and sewage facilities.

GALBRAITH recommended approval subject to the two conditions in the staff report.

GLEN D. YOUNG, attorney for the applicant, stated that this site was not being sold to the Soccer Club, but was being leased for 12 years. He commented that the parking lot would accommodate 200 parking spaces and that the applicant does not plan on having a concession stand.

COLE asked that later if soccer would become of more interest in this country and the applicant would decide that they wanted to grow with night lighting and stands, could they do this on approval of this permit. GALBRAITH stated yes, unless the Commission limited lighting as a condition of approval.

BAYOUTH commented that on the parking requirement, would the applicant be required to pave. GALBRAITH said that the County regulations speak of a dust free type surface.

BAYOUTH felt that this use would be a great asset to Wichita. He felt that soccer should be promoted and the community needed more facilities like this.

RALPH LANZRATH, 12215 East 21st Street, stated that his property and the soccer field was separated by the railroad

tracks. Their relation has been cordial and pleasant, but he was opposed because 640 acres of the land was grass land and twice a major grass fire had occurred. The soil was not all that great and there was no sewer in the area. He said that the "R1" zoning district was the atmosphere he wanted to conserve. There was some emotion involved as he wanted to see the deer graze. It is the quality of life that was not measured by cars, money or land. His greatest concerns were fire, land, water and sanitation.

CHAIRMAN TAYLOR asked Galbraith to respond to the question raised as to fire and assurance of protection.

GALBRAITH stated that there would be more people on the site that would create a fire hazard. There was no condition that could be placed on this case to assure that there would be no grass fires.

BAYOUTH stated that he was sure the Health Department would require the proper sanitary facilities for the area. He said you take a school with big playground areas surrounded by single family, personally, that bothers him but the school has to be located somewhere. The same with soccer, it has to be promoted.

GREIDER stated that he has watched soccer games quite a bit north of the city limits and it has no sanitation other than the portable units. There are quite a number of young children participating with their families. He felt it helped the family grow together and stay together when children have something like this to do and the parents take time with them. He felt that soccer was a compatible use for this area.

YOUNG stated that the area to be used for soccer fields will be located some distance north of the cemetery. It will be mowed. He said they would take every precaution where there would be a high incident of fire to encourage "no smoking".

COLE commented that he has a great deal of sympathy for open space, green grass and wildlife, but that this Commission does not have the authority to tell a property owner that they can not use their property. The Commission's job was to insure the compatibility of adjacent property uses.

CHAIRMAN TAYLOR asked that item "b" of the conditions of approval be clarified. Would they coordinate with the Butler County Improvement District. GALBRAITH stated that in the event the applicant provides a private well or private sewage treatment they will have to comply with any requirement of the Sedgwick County Department of Health.

LANZRATH speaking for the Board of Directors of the Butler County Rural Water District #5, stated that to his knowledge the applicant has applied for one meter to serve the mausoleum.

BARRIER asked Mr. Lanzrath how far away from his home would be this proposed field. LANZRATH replied that his home is located approximately 600 feet north of the railroad tracks.

MOTION: That the Planning Commission recommend to the County Commission that this conditional use permit be approved subject to the following conditions:

- a. Adequate off-street parking shall be provided on the site for the contemplated use.
- b. The applicant complying with all the applicable regulations of the Wichita-Sedgwick County Department of Environmental Health in regards to water and sewage facilities.

Jones moved, Bayouth seconded.

BARRIER asked if the soccer field would be used extensively during the evening hours.

TOM MARSHALL, President of the Corporation, 130 South Greenwich Road, stated that they have decided they could not use the fields for practice. The only time they would be utilized would be for games on the weekend.

BARRIER commented that playing fields during the daytime hours was one concept. She asked that no permanent lighting facilities or structures, be made a part of the motion.

BAYOUTH stated that to light four courts at night would cost an outrageous sum and he did not believe it necessary to be a condition of approval.

VOTE ON THE MOTION: It carried unanimously. May, Hennessy and Savina were absent.

119

PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU 207, zone change from R1 to R1 (for establishment of a soccer complex in R1 zoning).

The owners of the property desire to lease the property to others for the establishment of five soccer fields.

*Valid
Deadline*
FILED

JUL 06 1978

DOROTHY K. WHITE
COUNTY CLERK

SECTION II - Protestor(s)

Name	Property Owned
	Lot(s) Block(s) Addition
a) <u>Ralph A. Lanzrath</u> Signature	Beginning at a point on the West line of the Northeast Quarter of Section 10, Township 27 South, Range 2 East of the 6th P.M., that is, 1,535 feet South of the Northwest Corner of said Northeast Quarter; thence South 678 feet to a point 443 feet North of the Southwest Corner of the said Northeast Quarter; thence Southeast to a point 690 feet East and 145 feet North of the Southwest Corner of the said Northeast Quarter; thence South parallel with the West line of the said Northeast Quarter, a distance of 145 feet to the South line of the said Northeast Quarter; thence East 170.2 feet, more or less, to the center of the growing hedge; thence North 1,121.2 feet more or less, to a point 1,535 feet South of the North line of the said Northeast Quarter; thence West 860.96 feet to the point of beginning.
<u>Ralph A. Lanzrath</u> Typed or Printed Name	
b) <u>Mary K. Lanzrath</u> Signature	
<u>Mary K. Lanzrath</u> Typed or Printed Name	

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 20th day of July, 1978, before me, a notary public in and for said County and State, came Ralph A. Lanzrath & Mary K. Lanzrath to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

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



Thomas D. Byler
Notary Public

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

(SEE ATTACHMENT)

We wish to protest the establishment of the soccer fields for these reasons:

- a) Virtually the entire 640 acres in the section is grassland. Twice in the last four years major grass fires have occurred, requiring substantial firefighting efforts by the county fire department.
- b) We believe the use of portable toilets for such a large complex will be unsatisfactory.
- c) We doubt the feasibility of providing adequate amounts of drinking water.
- d) We believe litter from such a complex will be scattered over the entire area, especially the litter created if concession stands are operated.
- e) The area is classed R1 and has been for a long period of time. We believe the soccer complex is incompatible with the rural residential environment. The noise, traffic, and related problems will substantially alter the present situation.

Ralph A. Langford

FILED

JUL 06 1978

DOROTHY K. WHITE
COUNTY CLERK

A. TOTAL AREA	<u>9 784,304</u>	SQFT.
B. APPLICATION AREA	<u>1,019,304</u>	"
C. STREET R/W	<u>1,145,304</u>	"
D. NET AREA	<u>7,619,696</u>	"
E. 20% OF NET AREA	<u>1,523,939</u>	"
F. NET PROTEST AREA	<u>834,570</u>	"
G. TOTAL % PROTESTING	<u>11.0</u>	%

CU-205

() Published in The Wichita Beacon on _____, 1978

R E S O L U T I O N

CASE NO. CU-205

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A SOCCER COMPLEX ON PROPERTY ZONED THE "R-1" SUBURBAN RESIDENTIAL DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.A.10.1 AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 4.A.10.1 and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a soccer complex in the "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

North 750 feet of the West 1/2 of the Southeast 1/4 of Section 10, Township 27S, Range 2E, Sedgwick County, Kansas; and a service road beginning at the Southwest Corner of the West 1/2 of the Southeast 1/4, Section 10, Township 27S, Range 2 E; thence North to a point 750 feet South of the Northwest Corner of the West 1/2 of the Southeast 1/4, Section 10; thence East 50 feet; thence South to a point 100 feet North of the North line of 13th Street; thence East 15 feet; thence South to the North line of 13th Street. Generally located on the north side of 13th St. North, in an area 1/2 mile east of Greenwich Road.

SUBJECT TO THE FOLLOWING:

- a. Adequate off-street parking shall be provided on the site for the contemplated use.
- b. The applicant complying with all the applicable regulations of the Wichita-Sedgwick County Department of Environmental Health in regards to water and sewage facilities.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED by the Board of County Commissioners of Sedgwick County, at Wichita, Kansas, this ____ day of _____, 19__.

_____, Chairman
Everett Patrick

_____, Commissioner
John Hale

_____, Commissioner
Tom Scott

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

Theodore Hill, County Counselor

June 22, 1978

Mr. Ralph Lanzrath
12215 East 21st Street
Wichita, Kansas 67206

Re: CU-205 - Conditional Use Permit for
a privately owned Soccer Complex

Dear Mr. Lanzrath:

The Planning Commission at their regular meeting of June 22, 1978, considered the above-captioned conditional use permit request, and their action was as indicated on the attached letter.

This is to advise that if you and others owning property within 1,000 feet of the application area desire to submit protest petitions, they must be filed in the office of the County Clerk no later than 5:00 p.m., on July 3, 1978. We have enclosed six protest petition forms, and if more forms are needed, they may be obtained at our office.

Please call if you have any questions.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bh
Encl.

June 23, 1978

Mr. Glenn D. Young
Attorney at Law
First National Bank Bldg.
Wichita, Kansas 67202

Re: CU-205 - Conditional Use Permit for
a privately owned Soccer Complex

Dear Mr. Young:

The Planning Commission at their regular meeting on June 22, 1978, considered the above-captioned request for a conditional use permit. The action of the Planning Commission was to recommend that the application be approved subject to the following conditions:

- a. Adequate off-street parking shall be provided on the site for the contemplated use.
- b. The applicant complying with all the applicable regulations of the Wichita-Sedgwick County Department of Environmental Health in regards to water and sewage facilities.

This case will be forwarded to the Board of County Commissioners for consideration at their regular meeting of July 19, 1978; this meeting will be held in Room 320, Sedgwick County Courthouse beginning at 9:00 a.m.

If you have any questions, please call.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Ks. Friends of Soccer, Inc., 923 First National Bk., 67202
Lakeview Gardens, Inc. - Attention: Aubrey A. Kincaid,
President, 1211 E. 13th, 67206
Tom Marshall, 130 S. Greenwich Rd., 67206
Ralph Lanzrath, 12215 E. 21st, 67206
Syd Werbin, Co. Bldg., Planning & Inspection, Sedgwick Co.
Courthouse, 67203

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-22-78

Case No. CU-205	Request: Conditional Use for a Privately Owned Soccer Complex.
-----------------	--

Location: North side of 13th Street North in an area 1/2 mile east of Greenwich Road.

Acres: 23.4	Size: 750' x 1,320' (Irregular shape).
-------------	--

	Land Use	Zoning
Existing	Undeveloped	"R-1"
North	Railroad and undeveloped	"R-1"
East	Undeveloped	"R-1"
South	Cemetery	"R-1"
West	Undeveloped	"R-1"

Platted: No.

Comments:

1. The applicant, Kansas Friends of Soccer, Inc., a non-profit organization, is requesting that a conditional use request be approved for the establishment of a privately owned park (soccer complex) on property zoned "R-1" Suburban Residential and containing approximately 23 acres. It should be noted that even though this will be a private recreational area, the applicant has indicated it will be open to the public.
 2. In viewing the area in the field, it was noted that access to the application area is by means of a private road from 13th Street. It was also noted that a sign approximately 4 x 8 feet in size denoting the proposed use is located at the entrance to the access road off of 13th Street.
 3. Should the Planning Commission determine that this is an appropriate use for the area and recommend approval of the Conditional Use request, the following are suggested conditions of approval:
 - a. Adequate off-street parking shall be provided on the site for the contemplated use.
 - b. The applicant complying with all the applicable regulations of the Wichita-Sedgwick County Department of Environmental Health in regards to water and sewage facilities.
-

CU-205 - 13 "Notice to Adjoining Property Owners" mailed 6/8/78 for the
MAPC meeting for 6/22/78.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS

JUN 8 1978

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in The City Commission Chambers, City Hall, 1st floor, 455 North Main Street, Wichita, Kansas, at its meeting at 1:30 p.m. on JUN 22 1978, at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. CU-205

Conditional Use Request to Permit Establishment of
A Soccer Complex
in the "R-1" Suburban Residential District

North 750 feet of the West 1/2 of the Southeast 1/4 of Section 10, Township 27S, Range 2E, Sedgwick County, Kansas; and a service road beginning at the Southwest Corner of the West 1/2 of the Southeast 1/4, Section 10, Township 27S, Range 2E; thence North to a point 750 feet South of the Northwest Corner of the West 1/2 of the Southeast 1/4, Section 10; thence East 90 feet; thence South to a point 100 feet North of the North line of 13th Street; thence East 15 feet; thence South to the North line of 13th Street. Generally located on the north side of 13th St. North, in an area 1/2 mile east of Greenwich Road.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary

T9-216

SEDGWICK COUNTY ZONING RESOLUTION

Summary Description of Zoning Districts

- "R" - Rural Residential District
Permits one single-family dwelling for each lot of two acres with a minimum frontage of 200 feet.
- "R-1" - Suburban Residential District
Permits one and two-family dwellings on a minimum of 15,000 square feet of land area per family with each lot having a minimum frontage of 100 feet.
- "AA" - One-Family Dwelling District
One-family dwellings require a minimum of 7,500 square feet with each lot having a minimum frontage of 60 feet.
- "BB" - Office District
Permits agriculture, one-family dwellings and all business and professional offices. All commercial activities are prohibited.
- "LC" - Light Commercial District
Permits any retail commercial uses conducted within an enclosed building. Permits residential uses.
- "C" - General Commercial District
Permits all commercial activities; outdoor displays and sales; selected light manufacturing and light commercial uses.
- "E" - Light Industrial District
Permits most manufacturing uses and uses permitted in "C".
- "F" - Heavy Industrial District
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits.
- "CU" - Any of the above districts
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.

4.10

May 23, 1978

Mr. Glenn D. Young
923 First National Bank Bldg.
Wichita, Kansas 67202

Re: CU-205 - Soccer Complex -
Located 1/2 mile east of
Greenwich Road in an area
north of 13th St. North

Dear Mr. Young:

Enclosed is your receipt for a Conditional Use application to permit the installation of a non-profit soccer complex at the above referenced location.

This matter has been scheduled for hearing by the Metropolitan Area Planning Commission on June 22, 1978; said meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main.

If you have any question concerning this matter, please call.

Sincerely,

G. Lynn Shirkey
Junior Planner

GLS:e1
Enclosure

LAW OFFICES

GOTT, HOPE, GOTT, YOUNG & SAFFELS, P. A.

923 FIRST NATIONAL BANK BUILDING

TELEPHONE (316) 265-7841

WICHITA, KANSAS 67202

HENRY V. GOTT
RALPH M. HOPE
RONALD M. GOTT
GLENN D. YOUNG, JR.
DALE E. SAFFELS
JERRY D. BOGLE
WILLIAM A. WELLS
J. MICHAEL PETERS
PHILLIP R. FIELDS
PAUL S. MCCAULAND

STANLEY & VERMILION.....1895-1897
STANLEY, VERMILION & EVANS.....1897-1909
STANLEY, VERMILION.....1909-1913
VERMILION, EVANS, CAREY & LILLESTON.....1913-1946
CAREY, LILLESTON, SPRADLING & GOTT.....1946-1950
LILLESTON, SPRADLING, GOTT & STALLWITZ.....1950-1958
LILLESTON, SPRADLING, GOTT, STALLWITZ & HOPE.....1958-1974

May 22, 1978



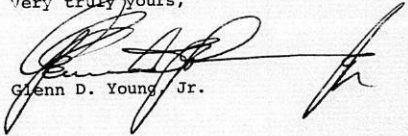
Mr. Lynn Sherkey
Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building
Wichita, Kansas 67202

Dear Mr. Sherkey:

I enclose an application for approval of a conditional use permit for the Kansas Friends of Soccer, Inc. and their soccer complex to be constructed north of Lakeview Gardens Cemetery off of 13th Street. I further enclose the following documents supporting our application:

1. A plat showing the Lakeview Gardens development.
2. A preliminary site plan showing the soccer complex.
3. A current abstractor's certificate listing the names, mailing addresses and zip codes of the owners of all adjacent property.
4. A check made payable to the City of Wichita in the amount of \$70.00.

Very truly yours,


Glenn D. Young, Jr.

GDY:br
Enclosures

Book 2
D-12B
10-27-2E

APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

MAPC
6-22-78
C.V-205

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

N
S
E
W
} "R-1"

A. APPLICANT KANSAS FRIENDS OF SOCCER, INC.

ADDRESS 923 FIRST NATIONAL BK ^{OR} PHONE 265-7841

AGENT GLENN D. YOUNG, JR.

ADDRESS 923 FIRST NATIONAL BK ^{OR} PHONE 265-7841

B. APPLICANT LAKEVIEW GARDENS, INC.

ADDRESS 12122 EAST 13TH STREET ⁶⁷²⁰⁶ PHONE 684-5246

AGENT AUBREY A. KINCAID, PRESIDENT

ADDRESS 12122 EAST 13TH STREET ⁰⁶ PHONE 684-5246

C. APPLICANT _____

ADDRESS _____ PHONE _____

AGENT _____

ADDRESS _____ PHONE _____

(Use separate sheet if necessary for names of additional applicants).

II. The applicant proposes to establish a SOCCER COMPLEX

INCLUDING 4 FIELDS & PARKING FOR YOUTHS (use)

on property legally described as Lot(s) _____

_____, Block(s) _____ of the _____

SEE BELOW Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

North 750 feet of the West 1/2 of the Southeast 1/4 of Section 10, Township 27S, Range 2E, Sedgwick County, Kansas; and a service road beginning at the Southwest Corner of the West 1/2 of the Southeast 1/4, Section 10, Township 27S, Range 2E; thence North to a point 750 feet South of the Northwest Corner of the West 1/2 of the Southeast 1/4, Section 10; thence East 50 feet; thence South to a point 100 feet North of the North line of 13th Street; thence East 15 feet; thence South to the North line of 13th Street.

OK for legal

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE _____ CORNER OF _____ AND _____

~~FORM NOT APPLICABLE - SEE PART~~

B. ON THE ~~East~~ ^{side} OF ~~13th St~~ (AVENUE)

is an area north of 13th St North in an area 1/2 mile east of Greenwich Road (AVENUE) STREET AND (AVENUE) STREET.

I V. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED "R-1" (ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

KANSAS FRIENDS OF SOCCER, INC. A NON PROFIT CORPORATION HAS BEEN FORMED TO PROMOTE YOUTH SOCCER IN THE WICHITA AREA. LAKEVIEW GARDENS HAS GIVEN KFOFS A 12 YEAR LEASE ON 750 FOOT STRIP FOR YOUTH SOCCER COMPLEX. COMPLEX IS LOCATED IN IDEAL AREA AND ACTIVITIES WILL NOT CONSTITUTE A NUISANCE TO PUBLIC OR PERSONS LIVING IN THE AREA.

V I. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABSTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

KANSAS FRIENDS OF SOCCER, INC.

BY [Signature]
AUTHORIZED AGENT (IF ANY)

BY Thomas Marshall
AUTHORIZED AGENT (IF ANY)

LAKEVIEW GARDENS, INC.

BY [Signature]
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

V I I. OFFICE USE ONLY

This application was received at the Planning Department at 3:00 (AM, PM) on May 22, 1978 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 70.00.

City of Wichita

G. Lynn Shirley Name
J. Planner Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstracter within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 1000 feet of North 750 feet of West half of South East Quarter. Section 10, Township 27, Range 2 East.

Use legal from application



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>SECTION</u>	<u>OWNERS</u>
West half of SouthEast Quarter, Section 10, Township 27, Range 2 East	✓ Lakeview Gardens, Inc. 6550 East 13th Wichita, Kansas 67206
East half of Southeast Quarter, Section 10, Township 27, Range 2 East	✓ Charles W. Harris 830 First National Bank Wichita, Kansas 67202
East half of Southwest Quarter, Section 10, Township 27, Range 2 East	✓ Harry E. Brown, Jr. 800 Dublin Wichita, Kansas 67206
Southeast Quarter of Northwest Quarter, Section 10, Township 27 Range 2 East and a tract beginning at a point on the North line of the Frisco Railroad right of way and the West line of the Northeast Quarter (NE $\frac{1}{4}$) of Section ten (10), Township	✓ Harry E. Brown, Jr. 800 Dublin Wichita, Kansas 67206



SECTION cont'd

OWNERS

Twenty-seven (27) South, Range Two (2) East of the Sixth Principal Meridian, thence East along the North line of said Railroad right of way, 690 feet, thence North parallel with the said West line of the Northeast Quarter ($NE\frac{1}{4}$) 145 feet, thence Northwesterly to a point on the West line of the said Northeast Quarter ($NE\frac{1}{4}$), 443 feet North of place of beginning, thence South on said West line of said Northeast Quarter ($NE\frac{1}{4}$), 443 feet to place of beginning, Sedgwick County, Kansas.

The Northeast Quarter ($NE\frac{1}{4}$) of Section 10, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, except beginning at the Northwest corner of said Northeast Quarter ($NE\frac{1}{4}$), thence South 2656 feet to the Southwest corner of said Northeast Quarter ($NE\frac{1}{4}$); thence East 860.2 feet; thence North 2656.2 feet to a point in the North line of said Northeast Quarter ($NE\frac{1}{4}$) such point being 859.1 feet to the place of beginning; and except the East 579 feet thereof.

Dillis L. Hart
414 Courtleigh Drive
Wichita, Kansas 67218



South 1121.2 of described tract in the Northeast Quarter of Section 10, Township 27, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 10; thence South on the Half Section line, 2213 feet, more or less, to a point 443 feet North of the Southwest corner of said Northeast Quarter; thence Southeast-erly to a point 690 feet East and 145 feet North of the Southwest corner of said Northeast Quarter; thence South parallel to the West line of said Northeast Quarter 145 feet to the South line of said Northeast Quarter, 170.2 feet, more or less, to the center of a growing hedge; thence North along center of Hedge extended, 2656.2 feet, more or less, to the North line of said Northeast Quarter; thence West 859.1 feet to the place of beginning.

Ralph A. & Mary K. Lanzrath
12215 East 21st Street
Wichita, Kansas 67206

<u>LOT</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 10	Lakeside Acres	✓ Max Leroy & Virginia N. Brubaker 1916 Ridge Drive Wichita, Kansas 67206
Lot 11	Lakeside Acres	✓ H. W. & Mrs. E. R. Fenno 1912 Ridge Drive Wichita, Kansas 67206
Lot 12	Lakeside Acres	✗ Anna Dee Harris ✓ address unknown <i>now found</i>
Lot 13	Lakeside Acres	✓ Arthur J. & Madge N. Stoltz 933 N. Belmont Wichita, Kansas 67208 ✓ Philip M. & Mary C. Hickman address unknown <i>222 E. Elm. 67214</i> ✗ John J. & Albertine G. Myers address unknown <i>now found</i>



Dated at Wichita, Kansas, this 14th day of April, 1978,
at 7:00 A.M.

FIDELITY TITLE COMPANY INC.

By *C. G. [Signature]*
Vice President

Tracer No. 43451

*See next page for
additional owners*



STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

An Addition to and forming a part of Fidelity Title Company Inc., Statement of ownership list No. 43451 to show additional owners with 1000 feet of the following tract of land:

A Service Road Beginning at the SW cor of the W $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 10, Township 27 South Range 2 East, Thence North to a point 750 feet South of the NW corner of W $\frac{1}{2}$ of SE $\frac{1}{4}$, thence East 50 feet, thence South to a point 100 feet North of 13th Street, thence East 15 feet thence South to the North line of 13th Street.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

NE $\frac{1}{4}$ of Section 15, Township 27 South Range 2 East.

122 Rutland
115 Rutland

John D. Gebert
Randall P. Anderson
Reeva Maree Anderson
Trustees of The Randall
P. Anderson Trust No. 1
(Address unknown)

NW $\frac{1}{4}$ of Section 15, Township 27 South Range 2 East.

Willard J. Kiser
Alice N. Kiser
1446 Willow Drive
Wichita, Ks 67208

Dated at Wichita, Kansas this 26th day of May 1978.

FIDELITY TITLE COMPANY, INC

By *C. E. Paul Riddle*
VP

No. 43451



FORM 2-021 PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT
	7

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____