

CU-250 - Cedar Lakes Inc. request
Conditional Use to permit the
construction of two family dwell-
ings on property zoned "AA" One
Family Dwelling District Gener-

ACTION

POSTED
12-9-82

DATE

COMMITTEE

M.A.P.C. *Deferred 2 weeks* 1-14-82
MAPC *Approved as to meeting* 1-28-82
B.C.C./B.C.C. *Meeting cancelled* 2-24-82

Bd CcC *Approved as* 3-1-82
recommended

Closed

Map No. 6346B
Sec. _____
Twp. _____
Range _____

DATA SHEET
(~~OPTIONAL~~ CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 250
Filed 12-3-81

ASSOCIATED CASE: _____

APPLICATION DATA: From _____ to _____

1. Applicant: Cedar Lakes Inc.
Address 236 S. Topeka, 67202 Phone 262-5491
2. Agent: Bill G. Yung Design
Address 8225 E. 35th St. North, 67226 Phone 683-5567
3. General Location: On the north side of Harry, in an area west of 143rd Street East.
4. Proposed Use: To construct two family dwellings on property zoned "AA" One family dwelling district

- AREA DATA: 8.8 (454 ft. by 537 ft.)
1. Acres: 5.75
2. Adjoining Zoning: E "AA" S "AA" W "R-1" N "AA"
3. Land Use: East SINGLE FWD South UNDEVELOPED
West UNDEVELOPED North UNDEVELOPED
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
<u>1-14-82</u>	<u>Deferred 2 weeks</u>
<u>1-29-82</u>	<u>Approved out to replatting and there must be zoning more than one duplex per platted lot.</u>

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

Date	Action	Resolution
<u>2-24-82</u>	<u>Completed to recondon</u>	<u>#72-1987 ; 11-11-82</u>

NOTES:

Standard
No. 2-153C
LOS ANGELES, CHICAGO, LOS ANGELES, OH
MEMPHIS, MIAMI, ST. LOUIS, MO
U.S.A.

Map No. 63463
Sec. _____
Twp. _____
Range _____

DATA SHEET
~~CONDITIONAL USE~~

Z- _____
SCZ- _____
CU- 250
Filed 12-3-81

ASSOCIATED CASE: _____

APPLICATION DATA: From _____ to _____

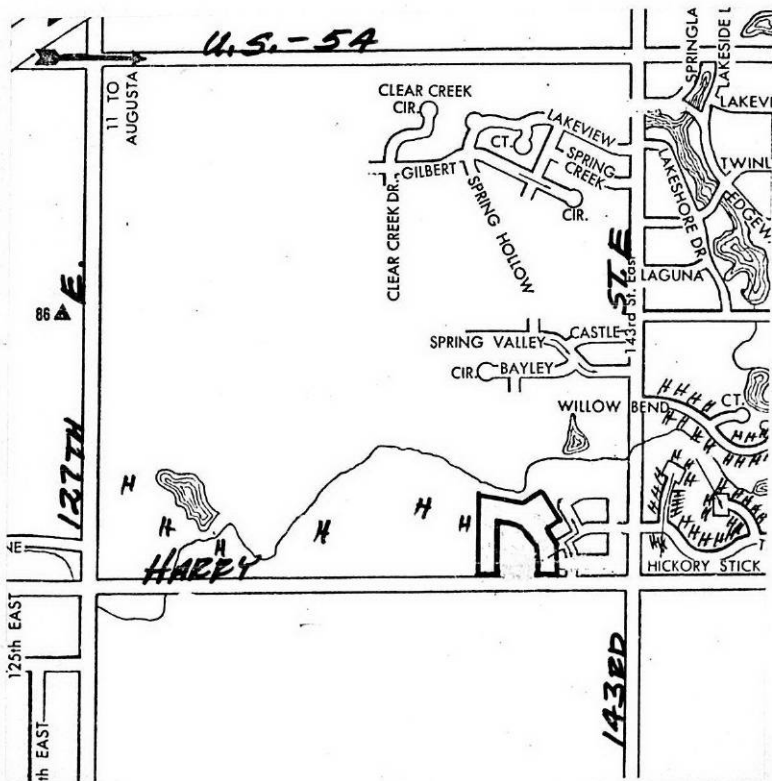
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2. Agent: Bill G. Yung Design
Address 8225 E. 35th St. North, 67226 Phone 83-5567
3. General Location: On the north side of Harry, in an area west of 143rd Street East.

4. Proposed Use: To construct two family dwellings on property zoned "AA"
One family dwelling district.

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1. Acres: 8.8 (454 ft. by 537 ft.)
 2. Adjoining Zoning: E "AA" S "AA" W "R-1" N "AA"
 3. Land Use: East SINGLE FARM South UNDEVELOPED
West UNDEVELOPED North UNDEVELOPED
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: UNDEVELOPED
 6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



Map No. 6346B
Sec. _____
Twp. _____
Range _____

DATA SHEET
(~~XXXXXX~~ CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 250
Filed 12-3-81

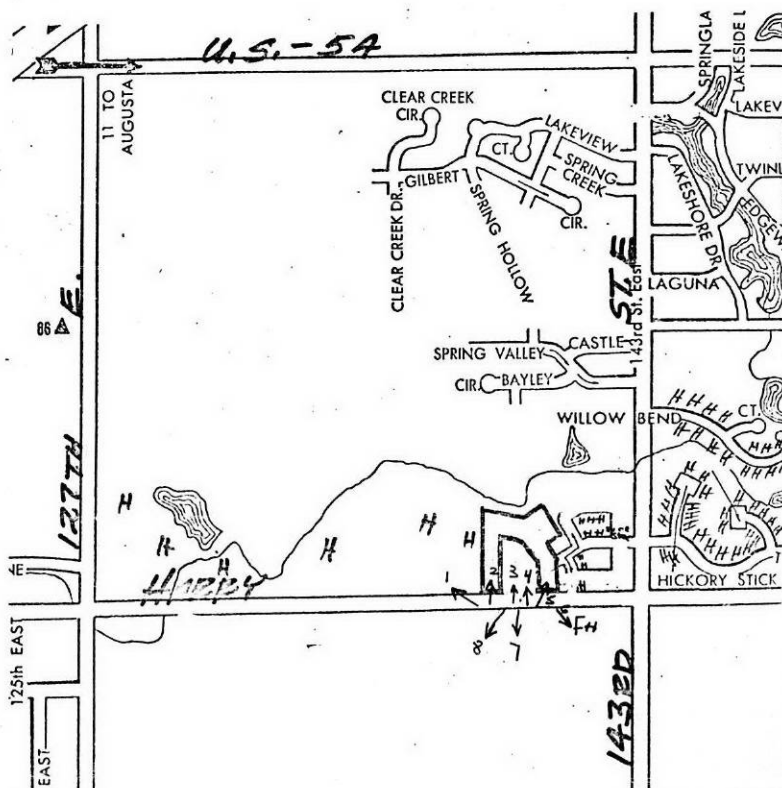
ASSOCIATED CASE: _____

APPLICATION DATA: From _____ to _____

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6. Area (is) (is not) platted.

PHOTO DATA: (P)
Taken by _____ Date _____ Time _____



November 9, 1982

Mr. Clay Ricketts
The Daily Reporter
201 South Baltimore
Derby, Kansas 67037

Re: CU-250

Dear Mr. Ricketts:

Enclosed is a Resolution which I would like to have published one time, in single column, as soon as possible.

I would appreciate a copy of the Daily Reporter in which this resolution will appear.

Sincerely,

G. Lynn Shirkey
Junior Planner

GLS:el

Enclosure

R # 70-1982

(Publish One Time - Single Column)

(non given) Published in The Daily Reporter on 11-11, 1982RESOLUTIONCASE NO. CU-250

A RESOLUTION PERMITTING THE ESTABLISHMENT OF TWO-FAMILY DWELLINGS ON PROPERTY ZONED "AA" ONE FAMILY DWELLING DISTRICT ON CERTAIN LAND LOCATED 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 5.A.10.J 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 5.A.10.j and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow establishment of two-family dwellings in the "AA" One Family Dwelling District is hereby approved on the lands legally described as follows:

A tract of land within the plat of Spring Hollow Addition, an addition to Sedgwick County, Kansas more particularly described as: Commencing at the southeast corner of Section 26, Township 27 South, Range 2 East of the 6th P.M., thence westerly along the south line of said Section 26 bearing S 89°49'35" W, 850.42 feet; thence N 0°10'25" W, 50.00 feet to the point of beginning, said point being on the north right of way line of Harry Street; thence S 89°49'35" W, 165.89 feet; thence N 0°10'25" W, 94.25 feet; thence along a curve to the left having a central angle of 30°00'00", a radius of 230.00 feet, a length of 120.43 feet and a chord of 119.06 feet bearing N 15°10'25" W; thence N 30°10'25" W, 326.49 feet; thence along a curve to the left having a central angle of 60°00'00", a radius of 90.00 feet, a length of 94.25 feet and a chord of 90.00 feet, bearing N 60°10'25" W; thence S 89°49'35" W, 182.00 feet; thence S 0°10'25" E, 537.00 feet; thence S 89°49'35" W, 168.98 feet; thence N 0°12'37" E, 864.01 feet; thence S 75°31'57" E, 479.82 feet; thence N 60°31'51" E, 190.85 feet; thence S 30°10'25" E, 306.95 feet; thence S 59°49'35" W, 186.07 feet; thence S 30°10'25" E, 320.12 feet; thence S 0°10'25" E, 200.00 feet to the point of beginning. Generally located on the north side of Harry, in an area west of 143rd Street East.

SUBJECT TO THE FOLLOWING:

1. There shall not be more than one two-family dwelling per platted lot.

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 at Wichita, Kansas, this 15 day of March, 1987.

Robert, Chairman
Jack Spratt

Donald E. Gragg, Commissioner
Donald E. Gragg

Tom Scott, Commissioner
Tom Scott

ATTEST:

Dorothy K. White
Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

William D. Rustin
William D. Rustin, County Counselor

February 17, 1982

Bill G. Yung Design
6225 East 35th North
Wichita, Kansas 67226

Re: CU-250 - To construct two-family
dwellings on property zoned "AA"
located on the north side of Harry
in an area west of 143rd Street East

Dear Bill:

Our letter to you of January 29, 1982, advised that the above-captioned case would be considered by the County Commissioners at their regular meeting of February 24, 1982. This is to advise you that the County Commission has cancelled that meeting and has set this case for consideration for their meeting on Monday, March 1, 1982 which begins at 9:00 a.m., in Room 320, Sedgwick County Courthouse.

If you have any questions, please call.

Sincerely yours,

Jack E. Galbraith
Chief Planner

JHG:sad

cc: Cedar Lakes Inc., 236 South Topeka, Wichita 67202
Dennis Phelps, Attorney, 1333 North Broadway Suite C, Wichita 67214
Bruce Alden, 1101 South 143rd Street East, Wichita 67230
Ron Worley, County Zoning Officer

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONIDITIONAL USE

CASE NO. CU-250

CONSIDERED BY MAPC: 1-14-82
RECONSIDERED BY MAPC: 1-28-82

REQUEST FOR: Conditional Use

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Construct duplexes."

GENERAL LOCATION: North side of Harry in an area west of 143rd
Street East.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
January 14 and January 28, 1982)

APPLICANT: Cedar Lakes, Inc. 236 S. Topeka.

AGENT FOR APPLICANT: Bill G. Yung, 8225 E. 35th Street North.

PROTESTORS (LIST AGENT) IF ANY: Dennis Phelps, attorney, 1333 N.
Broadway.

SURROUNDING ZONING: North, East and South, "AA"; West, "R-1".

LAND USE: Existing, North and South, Undeveloped; East and West, Single-
family.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to replatting within one year
from the date of approval by the Board of County Commissioners; or the
case be considered denied and closed; and that the resolution establish-
ing the conditional use not be published until the plat has been
recorded with the Register of Deeds; and subject to: (See excerpt from
Planning Commission minutes of January 28, 1982 for condition). Goebel
moved, Cazal seconded and it carried unanimously. Gardner, Hansen and
Martens were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission, approve the application subject to recommended
conditions of approval, adopt a resolution establishing the conditional
use and instruct the Planning Department to withhold publication of the
resolution until the plat has been recorded with the Register of Deeds;
or;

2. Deny the application.

70
30

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 14, 1982

5. Case No. CU-250 - Cedar Lakes, Inc. requests Conditional Use Permit for a tract of land within the plat of Spring Hollow Addition, an addition to Sedgwick County, Kansas more particularly described as: Commencing at the south-east corner of Section 26, Township 27 South, Range 2 East of the 6th P.M., thence westerly along the south line of said Section 26 bearing S 89°49'35" W, 850.42 feet; thence N 0°10'25" W, 50.00 feet to the point of beginning, said point being on the north right of way line of Harry Street; thence S 89°49'35" W, 165.89 feet; thence N 0° 10'25" W, 94.25 feet; thence along a curve to the left having a central angle of 30°00'00", a radius of 230.00 feet, a length of 120.43 feet and a chord of 119.06 feet bearing N 15°10'25" W; thence N 30°10'25" W, 326.49 feet; thence along a curve to the left having a central angle of 60°00'00", a radius of 90.00 feet, a length of 94.25 feet and a chord of 90.00 feet, bearing N 60°10'25" W; thence S 89°49'35" W, 182.00 feet; thence S 0°10'25" E, 537.00 feet; thence S 89°49'35" W, 168.98 feet; thence N 0°12'37" E, 864.01 feet; thence S 75°31'57" E, 479.82 feet; thence N 60°31'51" E, 190.85 feet; thence S 30°10'25" E, 306.95 feet; thence S 59°49'35" W, 186.07 feet; thence S 30°10'25" E, 320.12 feet; thence S 0°10'25" E, 200.00 feet to the point of beginning: Generally located on the north side of Harry, in an area west of 143rd Street East.

GALBRAITH stated that this morning he had a phone call from the agent for the applicant stating that last night there was some discussion with the opposition's attorney about deferring this case today. He said that as late as noon today, staff had received phone calls from people living in the area asking if this case was to be deferred. He said that staff was unable to respond to them in a positive way. GALBRAITH stated that Bill Yung, the applicant's agent, had advised him that he would like to speak to the Commission about a deferral.

BILL YUNG, agent for the applicant, stated that they have had considerable conversation in the last few hours regarding the opposition's case. The opposition's attorney has been called out of town on a family emergency. The opposition's attorney had requested that the project be deferred so that he would have the time to present the opposition's case. YUNG said that as late as 5:30 yesterday, they were negotiating with the opposition on ways of settling those differences. He felt that if the attorney had been available this morning, there would not have been any opposition for this request. He said that the applicant has agreed to a deferral.

MOTION: That the Planning Commission defer this matter for two weeks. Bayouth moved, Cazal seconded and it carried unanimously. Martens was not present. Chisholm and Jones were absent.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 28, 1982

3. Case No. CU-250 - Cedar Lakes, Inc. requests Conditional Use Permit for a tract of land within the plat of Spring Hollow Addition, an addition to Sedgwick County, Kansas more particularly described as: Commencing at the south-east corner of Section 26, Township 27 South, Range 2 East of the 6th P.M., thence westerly along the south line of said Section 26 bearing S 89°49'35" W, 850.42 feet; thence N 0°10'25" W, 50.00 feet to the point of beginning, said point being on the north right of way line of Harry Street; thence S 89°49'35" W, 165.89 feet; thence N 0° 10'25" W, 94.25 feet; thence along a curve to the left having a central angle of 30°00'00", a radius of 230.00 feet, a length of 120.43 feet and a chord of 119.06 feet bearing N 15°10'25" W; thence N 30°10'25" W, 326.49 feet; thence along a curve to the left having a central angle of 60°00'00", a radius of 90.00 feet, a length of 94.25 feet and a chord of 90.00 feet, bearing N 60°10'25" W; thence S 89°49'35" W, 182.00 feet; thence S 0°10'25" E, 537.00 feet; thence S 89°49'35" W, 168.98 feet; thence N 0°12'37" E, 864.01 feet; thence S 75°31'57" E, 479.82 feet; thence N 60°31'51" E, 190.85 feet; thence S 30°10'25" E, 306.95 feet; thence S 59°49'35" W, 186.07 feet; thence S 30°10'25" E, 320.12 feet; thence S 0°10'25" E, 200.00 feet to the point of beginning. Generally located on the north side of Harry, in an area west of 143rd Street East.

GALBRAITH pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a conditional use permit to construct duplexes on land approved for "AA" Single-family zoning by the Board of County Commissioners on June 22, 1977, which has remained undeveloped since that time (SCZ-0374).

Subject property is being replatted as a part of Spring Hollow 2nd Addition and contains 19 building sites all of which have good access to a major street (Harry). The replat is providing that the duplexes not have access to the streets to the east which are developing as single-family.

2. A recommendation of approval by the Planning Commission should be subject to replatting within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds; and subject to the following:

1. There shall not be more than one two-family dwelling per platted lot.

GALBRAITH stated that the Planning Commission and the County Commission had previously approved duplex applications in this area. He said that this item was on the agenda at the last Planning Commission meeting, and the Commission's action was to defer to the applicant's request because the attorney representing the opposition had to be out of town that day. He said that during the last two weeks the applicant and the opposition has reached some agreement, but he was not sure that it was total agreement. Staff recommended approval subject to platting and the conditions as shown on staff report.

BILL YUNG, Design Planner, representing the applicant, stated that they had done the initial planning work at Spring Hollow and had prepared the amendment that provides for zero lot lines and duplexes. He said that with the changing market conditions, there are a lot of people reevaluating the single family market and this case is an example of the same problem that everyone is experiencing. The single family lots are not selling rapidly due in part to the cost and special assessment taxes which are tremendous. They are trying to devise other methods of relating to a wider spectrum of the buyers in a market that is currently a fairly good market. Therefore they are asking for a conditional use to construct duplexes on this property. YUNG said that they did have some concerns themselves before they ever received any contact by the opposition. They felt that they took care of those concerns when they separated the traffic flow to where the single family neighborhood operates on its own independent street system. The duplexes and zero lot lines, which are new elements, operate on separate street systems. They also have backed duplex lots into single family lots which is normally an accepted method of changing land use when they go from single family to duplex. He said that they have had several meetings, with the homeowners association. After the first meeting the opposition hired an attorney, and there have been additional conversations and meetings that he has attended and some that he had not attended. There were basically two areas of concern that they had, and the applicant has agreed, in principal with everything that they have asked for. The only problem that has not been resolved is that they want the restrictive covenants for the new addition to be upgraded and as well as the restrictive covenants in their own area. The applicant has agreed to do that. The applicant has also agreed to a landscape screening area between the two uses. He would like to do it in a naturalistic way that would beautify the area and provide a wall between the two uses.

DENNIS PHELPS, attorney, representing some of the area residents in opposition, stated that originally they did have very serious concerns about what was being proposed. He said that they have agreed in principal to those items suggested by Mr. Yung. There is some detail that will have to be worked out regarding the plans for the screening as well as the covenants that are being written. PHELPS said that the homeowners originally had wanted to request that the Commission exercise its discretion and deny the request. Now, since they have no opposition to the proposal, they hoped that the Commission would approve the request with the condition that in the event that the agreement, as eventually written, and was not signed and culminated, that the request would be reconsidered. He said the reason they were asking for this was to cover any potential problems that they might have with the details that have not yet been totally and completely agreed upon.

It was pointed out that since this agreement was private, there would be ample time for the parties involved to complete the agreement prior to the County Commission consideration of this case.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the surrounding single family zoning; the single family housing to the east and west; the length of time the site has remained vacant; and the recommendation of approval by staff; I move that we recommend to the County Commission that this application be approved subject to replatting within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution establishing the conditional use

not be published until the plat has been recorded with the Register of Deeds; and subject to the following:

1. There shall not be more than one two-family dwelling per platted lot.

Goebel moved, Cazel seconded and it carried unanimously. Gardner, Hansen and Martens were absent.

(_____) Published in The Wichita Eagle-Beacon on _____, 1982

RESOLUTION

CASE NO. CU-250

A RESOLUTION PERMITTING THE ESTABLISHMENT OF TWO-FAMILY DWELLINGS ON PROPERTY ZONED "AA" ONE FAMILY DWELLING DISTRICT ON CERTAIN LAND LOCATED 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 5.A.10.j 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 5.A.10.j and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow establishment of two-family dwellings in the "AA" One Family Dwelling District is hereby approved on the lands legally described as follows:

A tract of land within the plat of Spring Hollow Addition, an addition to Sedgwick County, Kansas more particularly described as: Commencing at the southeast corner of Section 26, Township 27 South, Range 2 East of the 6th P.M., thence westerly along the south line of said Section 26 bearing S 89°49'35" W, 850.42 feet; thence N 0°10'25" W, 50.00 feet to the point of beginning, said point being on the north right of way line of Harry Street; thence S 89°49'35" W, 165.89 feet; thence N 0°10'25" W, 94.25 feet; thence along a curve to the left having a central angle of 30°00'00", a radius of 230.00 feet, a length of 120.43 feet and a chord of 119.06 feet bearing N 15°10'25" W; thence N 30°10'25" W, 326.49 feet; thence along a curve to the left having a central angle of 60°00'00", a radius of 90.00 feet, a length of 94.25 feet and a chord of 90.00 feet, bearing N 60°10'25" W; thence S 89°49'35" W, 182.00 feet; thence S 0°10'25" E, 537.00 feet; thence S 89°49'35" W, 168.98 feet; thence N 0°12'37" E, 864.01 feet; thence S 75°31'57" E, 479.82 feet; thence N 60°31'51" E, 190.85 feet; thence S 30°10'25" E, 306.95 feet; thence S 59°49'35" W, 186.07 feet; thence S 30°10'25" E, 320.12 feet; thence S 0°10'25" E, 200.00 feet to the point of beginning. Generally located on the north side of Harry, in an area west of 143rd Street East.

SUBJECT TO THE FOLLOWING:

1. There shall not be more than one two-family dwelling per platted lot.

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 at Wichita, Kansas, this ____ day of _____, 19____.

_____, Chairman
Jack Spratt

_____, Commissioner
Donald E. Gragg

_____, Commissioner
Tom Scott

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

William D. Rustin, County Counselor

January 29, 1982

Dennis Phelps, Attorney
1333 North Broadway Suite C
Wichita, Kansas 67214

Re: CU-250 - To construct two-family dwellings on property zoned "AA" located on the north side of Harry in an area west of 143rd Street East

Dear Mr. Phelps:

The Planning Commission at its regular meeting of January 28, 1982, considered the above-captioned request, and their action was as indicated on the attached letter.

It is my understanding that you and your clients are in general agreement with the request provided that some of your concerns are addressed in the formation of private restrictive covenants. I was not certain by your presentation if your clients desire to submit protest petitions. If they are, this is a reminder that they must be filed in the office of the County Clerk no later than 5:00 p.m., Monday, February 8, 1982. Enclosed is a county protest petition form and if additional copies are needed, please advise.

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

Sincerely yours,

Jack E. Galbraith
Chief Planner

JHG:sad

Enclosure

cc: Bruce Alden, 1101 South 143rd Street East, Wichita 67230

January 29, 1982

Bill G. Yung Design
6225 East 35th North
Wichita, Kansas 67226

Re: CU-250 - To construct two-family dwellings on property zoned "AA" located on the north side of Harry in an area west of 143rd Street East

Dear Bill:

At its regular meeting of January 28, 1982, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Commission was to recommend approval of the application subject to replatting within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds; and subject to the following:

1. There shall not be more than one two-family dwelling per platted lot.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, February 24, 1982 in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Cedar Lakes Inc., 236 South Topeka, Wichita 67202
Dennis Phelps, Attorney, 1333 North Broadway Suite C, Wichita 67214
Bruce Alden, 1101 South 143rd Street East, Wichita 67230
Ron Worley, County Zoning Officer

January 19, 1982

Bill G. Yung Design
8225 East 35th North
Wichita, Kansas 67226

Re: CU-250 - To construct two-family
dwellings on property soned "AA"
located on the north side of Harry,
in an area west of 143rd Street East

Dear Bill:

The above-captioned case was scheduled for the Planning Commission meeting of 1-14-82. The action of the Planning Commission was to defer this case for two weeks at your request with concurrence from the attorney representing the neighborhood.

Although there will be a number of the Planning Commissioners out of town for the next meeting, it is expected that we will still have a quorum. If that should change at the last minute, we will keep you and Mr. Phelps advised. Based on the expected quorum, subject case will be scheduled for the Planning Commission meeting of January 28, 1982. This meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Cedar Lakes Inc., 236 South Topeka, Wichita 67202
Dennis Phelps, Attorney, 800 North Main, Wichita 67203
Bruce Alden, 1101 South 143rd Street East, Wichita 67230

January 8, 1982

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Hall, Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Re: Case No. CU-250
Conditional Use to Permit Construction
of Two Family Dwellings on Property
Zone "AA"

Gentlemen:

As an owner of adjacent and contiguous property to Spring
Hollow Addition, which includes grounds covered under the subject
matter, please be advised that we are in absolute opposition to
construction of two family dwellings on property zoned "AA".

Yours very truly,

Bruce M. Alden

Bruce M. Alden
1101 So. 143rd St. East
Wichita, Kansas 67230

BMA:g

RECEIVED

JAN 11 1982

METROPOLITAN PLANNING

ROUTE

1101 So. 143rd St. East
Wichita, KS 67230



Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Hall, Tenth Floor
455 North Main Street
Wichita, KS 67202

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 1-14-82

Case No. CU-250 Request: Conditional Use Request to
construct two-family dwell-
ings

Location: North side of Harry in an area west of 143rd Street East.

Reason: Construct duplexes

Acres: 8.8 Size: Irregular shape

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA"
North	Undeveloped	"AA"
East	Single-family	"AA"
South	Undeveloped	"AA"
West	Single-family	"R-1"

Necessary street rights-of-way to be acquired at the time of
platting.

Platted: Being replatted as a part of Spring Hollow 2nd Addition.

History:

SCZ-0374	"R-1" to "AA"	5-26-77	MAPC	Approve
		6-22-77	BCoC	Approve

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a conditional use permit to construct duplexes on land approved for "AA" Single-family zoning by the Board of County Commissioners on June 22, 1977, which has remained undeveloped since that time (SCZ-0374).

Subject property is being replatted as a part of Spring Hollow 2nd Addition and contains 19 building sites all of which have good access to a major street (Harry). The replat is providing that the duplexes not have access to the streets to the east which are developing as single-family.

2. A recommendation of approval by the Planning Commission should be subject to replatting within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds; and subject to the following:

1. There shall not be more than one two-family dwelling per platted lot.

CU-250 - 29 "Notice to Adjoining Property Owners" mailed 12-31-81 for
the MAPC meeting for 1-14-82.

1 to Claud Shelor, Director - County Dept. of Public Works.

1
30 TOTAL

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

NOTICE TO ADJOINING PROPERTY OWNERS:

December 31, 1981

This is a notice of a request for a ^{Conditional Use} ~~zoning change~~ in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for ~~a zoning change~~. The MAPC will consider the following case in the ~~City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on January 14, 1982~~ ^{City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on January 14, 1982} which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. CU-250

Conditional Use to Permit Construction of
Two Family Dwellings on Property zoned
"AA" One Family Dwelling District

A tract of land within the plat of Spring Hollow Addition, an addition to Sedgwick County, Kansas more particularly described as: Commencing at the southeast corner of Section 26, Township 27 South, Range 2 East of the 6th P.M., thence westerly along the south line of said Section 26 bearing S 89°49'35" W, 850.42 feet; thence N 0°10'25" W, 50.00 feet to the point of beginning, said point being on the north right of way line of Harry Street; thence S 89°49'35" W, 165.89 feet; thence N 0°10'25" W, 94.25 feet; thence along a curve to the left having a central angle of 30°00'00", a radius of 230.00 feet, a length of 120.43 feet and a chord of 119.06 feet bearing N 15°10'25" W; thence N 30°10'25" W, 326.49 feet; thence along a curve to the left having a central angle of 60°00'00", a radius of 90.00 feet, a length of 94.25 feet and a chord of 90.00 feet, bearing N 60°10'25" W, thence S 89°49'35" W, 182.00 feet; thence S 0°10'25" E, 537.00 feet; thence S 89°49'35" W, 168.98 feet; thence N 0°12'37" E, 864.01 feet; thence S 75°31'57" E, 479.82 feet; thence N 60°31'51" E, 190.85 feet; thence S 30°10'25" E, 306.95 feet; thence S 59°49'35" W, 186.07 feet; thence S 30°10'25" E, 320.12 feet; thence S 0°10'25" E, 200.00 feet to the point of beginning. Generally located on the north side of Harry, in an area west of 143rd Street East.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

Summary Description of County Zoning Districts

- "R" - Rural Residential District
Permits one single-family dwelling for each lot of two acres.
- "R-1" - Suburban Residential District
Permits one single-family dwelling for each lot of 20,000 square feet of land area if served by a public water supply, or 40,000 square feet if served by a private domestic water supply source.
- "AA" - One-Family Dwelling District
One-family dwellings require a minimum of 6,500 square 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 one-family dwellings and any retail commercial uses conducted within an enclosed building.
- "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". Mobile home parks and trailer camps are not permitted.
- "F" - Heavy Industrial District
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits. Mobile home parks and trailer camps are not permitted.
- "CU" - Conditional Use in any of the above districts
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.
- NOTE: - The above list is not intended to be all inclusive. For complete regulations see the Sedgwick County Zoning Resolution.

6346B
N-~~AA~~ AA
S-AA
E-AA
W-R-1

January 14th 1982
CU-250

SPRING HOLLOW SECOND

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

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.

1. 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.

A. APPLICANT Cedar Lakes Inc.

ADDRESS 236 S. Topeka, Wichita, Kans. 67202 PHONE 262-5491

AGENT Bill G. Yung Design

ADDRESS 2225 E 35th North, Wichita, Ka. 67226 PHONE 683-5567

B. APPLICANT _____

ADDRESS _____ PHONE _____

AGENT _____

ADDRESS _____ PHONE _____

C. APPLICANT _____

ADDRESS _____ PHONE _____

AGENT _____

ADDRESS _____ PHONE _____

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

2. a. The applicant proposes to establish a tier of duplex lots _____
_____ (use)

on property legally described as Lot(s) NA

NA, Block(s) NA

of the Spring Hollow Addition.

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

See attached sheet.

2. b. There are 8.8 ~~14.6~~ acres (round to nearest tenth) in the above described property.

3. THIS PROPERTY IS LOCATED AT (ADDRESS) NA.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE NA CORNER OF NA AND
NA, OR

B. ON THE North SIDE OF Harry ^{in an area west of} ~~Street~~ (AVE.) STREET BETWEEN
143rd East (AVE.) STREET AND 127th East (AVE.) STREET.

4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED AA
(ZONING DISTRICT CLASSIFICATION).

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

To permit the replatting of a portion of the Spring Hollow plat into Duplex lots. This request is due to changes in market conditions.

6. 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 AT 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.

Cedar Lakes Inc.
BY John W. McKay Jr. Sec. BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)
John W. McKay Jr. Sec.
Cedar Lakes Inc.

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

7. OFFICE USE ONLY

This application was received at the Planning Department at 3:00
(AM, PM) on 12/3/81 (day, month, year). It has been checked and
found to be complete and accompanied by required documents and the appropriate
fee of \$ 300⁰⁰.

D. Lynn Shierke me
J. Planner Title

Co. B2A-7-81
CU-250

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

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:

Record Owners within 1000 feet of: **C**A tract of land within the plat of Spring Hollow Addition, an Addition to Sedgwick County, Kansas more particularly described as: Commencing at the Southeast Corner of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, thence Westerly along the South line of said Section 26 bearing S 89° 49' 35" W, 850.42 feet; thence N 0° 10' 25" W, 50.00 feet to the point of beginning, said point being on the North right of way line of Harry Street; thence S 89° 49' 35" W, 165.89 feet; having a central angle of 30° 00' 00", a radius of 230.00 feet, a length of 120.43 feet and a chord of 119.06 feet bearing N 15° 10' 25" W; thence N 30° 10' 25" W, 326.49 feet; thence along a curve to the left having a central angle of 60° 00' 00", a radius of 90.00 feet, a length of 94.25 feet and a chord of 90.00 feet, bearing N 60° 10' 25" W; thence S 89° 49' 35" W, 182.00 feet; thence N 0° 10' 25" E, 537.00 feet; thence S 89° 49' 35" W, 168.98 feet; thence N 0° 12' 37" E, 864.01 feet; thence S 75° 31' 57" E, 479.82 feet; thence N 60° 31' 51" E, 190.85 feet; thence S 30° 10' 25" E, 306.95 feet; thence S 59° 49' 35" W, 186.07 feet; thence S 30° 10' 25" E, 320.12 feet; thence S 0° 10' 25" E, 200.00 feet to the point of beginning.]



~~AND A TRACT DESCRIBED AS FOLLOWS:~~

~~Commencing at the Southeast Corner of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian; thence Westwesterly along the South line of said Section 26 bearing S 89° 49' 35" W, 1016.31 feet; thence N 0° 10' 25" W, 50.00 feet to the point of beginning, said point being on the North right of way line of Harry Street; thence S 89° 49' 35" W, 454.00 feet; thence N 0° 10' 25" W, 537.00 feet; thence N 89° 49' 35" E, 182.00 feet; thence along a curve to the right having a central angle of 60° 00' 00", a radius of 90.00 feet, a length of 94.25 feet and a chord of 90.00 feet bearing S 60° 10' 25" E; thence S 30° 10' 25" E, 326.49 feet; thence along a curve to the right having a central angle of 30° 00' 00", a radius of 230.00 feet, a length of 120.43 feet and a chord of 119.06 feet bearing S 15° 10' 25" E; thence S 0° 10' 25" E, 94.25 feet to the point of beginning.]~~

Fidelity  Title

COMPANY, INC.

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>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>RECORD OWNERS</u>
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 1; and Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2; and Lots 2, 3, 4, 5, 6, 7 and 8, Block 3,	SPRING HOLLOW ✓	Clear Lakes Inc. 236 South Topeka Wichita, Kansas 67202
Lot 1, Block 3,	SPRING HOLLOW ✓	George F. & Carolyn E. Guinan 1520 Lookout Drive Wichita, Kansas 67230
Lots 1, 2, 3, 4, 5 and 7, Block 4; and Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 5; Lots 1, 3 and 5, Block 6; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17 and 18, Block 7,	SPRING HOLLOW ✓ <i>Dup</i>	Clear Lakes Inc. 236 South Topeka Wichita, Kansas 67202
Lot 5, Block 4,	SPRING HOLLOW ✓	Casado-McKay, Inc. 236 South Topeka Wichita, Kansas 67202
Lot 2, Block 6,	SPRING HOLLOW ✓	Louis I. & Margaret Jean Johansen 14225 East Boston Wichita, Kansas 67230
Lot 4, Block 6,	SPRING HOLLOW ✓	Connie L. Lambert 1434 Wooddale Wichita, Kansas 67230
East 1.33 feet of Lot 6 and all of Lot 7, Block 6,	SPRING HOLLOW ✓	Dushyant & Saroj Arab 14222 Timber Lake Wichita, Kansas 67230
Lot 6 except the East 1.33 feet, Block 6,	SPRING HOLLOW ✓	Federica & Antonia L. Campos ADDRESS UNKNOWN 908 Laurel Street 67207



LOTS AND BLOCKS

ADDITION

RECORD OWNERS

Lot 12, Block 7, together with part of Lot 1, Block 8, described as commencing at the Southeast Corner of said Lot 1; thence North along the East line of said Lot 1, 155 feet; thence West parallel with the South line of said Lot 1, 461.06 feet for a place of beginning; thence continuing West along the last described line, 181.89 feet; thence Southerly 160.22 feet to the Northwest Corner of Lot 12, Block 7, thence East along the South line of said Lot 1, 141.34 feet to the Northeast Corner of said Lot 12; thence North 155 feet to the place of beginning.

SPRING HOLLOW

✓ Donald D. & Mary P. Bruss
✓ 14216 East Boston
Wichita, Kansas 67230



Lot 19, Block 7,

SPRING HOLLOW

Brugg, Scott Spratt

book copy

Board of County Commissioners as the Governing Body of the Fire Department No. 1 County Court House 525 North Main Wichita, Kansas 67202

Lot 1, Block 8, except beginning at the Southeast Corner of said Lot 1; thence North along the East line of said Lot 1, 155 feet; thence West parallel with the South line of said Lot 1, 461.06 feet for a place of beginning; thence continuing West along the last described line, 181.89 feet; thence Southerly 160.22 feet to the Northwest Corner of Lot 12, Block 7; thence East along the South line of said Lot 1, 141.34 feet to the Northeast Corner of said Lot 12; thence North 155 feet to the place of beginning.

SPRING HOLLOW

Dup

Clear Lakes Inc. 236 South Topeka Wichita, Kansas 67202

Lot 1, Block 1,

TIMBER LAKES ESTATES

✓ Kennon L. & Martha A. Randolph
✓ 1411 Hickory Stick Circle
Wichita, Kansas 67230



LOTS AND BLOCKS

ADDITION

RECORD OWNERS

Lot 2, Block 1, TIMBER LAKES ESTATES ✓ Jai H. & Bang Ja Yang
1409 Hickory Stick Circle
Wichita, Kansas 67230

Lot 3, Block 1, TIMBER LAKES ESTATES ✓ Jaime & Martha McLean
1407 Hickory Stick Circle
Wichita, Kansas 67230

Lot 70, Block 1, TIMBER LAKES ESTATES ✓ R. O. Arnold & Son Inc.
14405 Willowbend Circle
Wichita, Kansas 67230

Lot 71, Block 1, TIMBER LAKES ESTATES ✓ Stephen L. & Pearl M.
Daniels
14405 Timberlakes Drive
Wichita, Kansas 67230

Lot 72, Block 1, TIMBER LAKES ESTATES ✓ Kenneth & Mary A. Florence
14401 Timberlakes Drive
Wichita, Kansas 67230



Lot 73 and Reserve A, Block 1, TIMBER LAKES ESTATES ✓ Car. Ree Enterprises Inc.
~~ADDRESS UNKNOWN~~
✓ David & Sarah T. Brasted
401 North Roosevelt
Wichita, Kansas 67208
✓ Kenneth P., II & Sherrie
G. Brasted
640 North Rock Road
The Mews #14
Wichita, Kansas 67206
✓ James B. & Carol F.
Olander
314 Rutland
Wichita, Kansas 67206

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 1; TIMBER VALLEY ESTATES Timber Valley Inc.
207 South Broadway
✓ Wichita, Kansas 67202

Lots 1, 2, 3, 4, 5,
6, 7, 8, 9, 10, 11,
12, 13, 14, 16, 17,
18, 19, 20, 21, 22,
23, 24, 25, 26, 27,
28, 29, 30, 31, 32,
33, 34, 35, 36, 37,
38, 39, 40, Block 2;
Lots 1, 2, 3, 4, 5,
6, 7 and 8, Block 3,

West 60 acres of the
Southeast Quarter of
Section 26, Township
27 South, Range 2 East
and the Northeast Quarter
of the Southwest Quarter
of Section 26, Township
27 South, Range 2 East.

✓ Jack H. Heathman
826 Union Center Building
Wichita, Kansas 67202
150 N. Main



LOTS AND BLOCKS

ADDITION

RECORD OWNERS

The East 10 acres of the Southeast of the Southwest Quarter of Section 26, Township 27 South, Range 2 East,

✓ Charles F. & Catherine A. Shield
13420 East Harry
Wichita, Kansas 67230

The Northeast Quarter of the Northwest Quarter of Section 35, Township 27 South, Range 2 East,

Returned X Major Realty Corporation
P.O. Box 2407
Orlando, Florida 32802

The West Half of Northeast Quarter except the part platted as Timber Valley Addition, Section 35, Township 27 South, Range 2 East,

D ✓ Timber Valley Inc.
207 South Broadway
Wichita, Kansas 67202

and Northeast of the Northeast Quarter except East Half and except part platted as Timber Valley Addition, Section 35, Township 27 South, Range 2 East,

and Southeast of the Northeast of the Northeast Quarter, Section 35, Township 27 South, Range 2 East,

Northeast of the Northeast of the Northeast Quarter of Section 35, Township 27 South, Range 2 East,

✓ W. E. Lusk, Jr., Trustee
under Trust Agreement
dated March 21, 1979
207 South Broadway
Wichita, Kansas 67202

Northwest Quarter of the Northwest Quarter of Section 36, Township 27 South, Range 2 East,

✓ Daniel M. Carney
P.O. Box 18422
Wichita, Kansas 67218
Thomas & Bill Wayman
14417 East Harry
Wichita, Kansas 67230

The North 12½ acres of the South 25 acres of the East 50 acres of the North half of the Southeast Quarter of Section 26, Township 27 South, Range 2 East,

✓ Herbert T. & Paula R. Bruce
360 North Rock Road
Wichita, Kansas 67206

The South 12.5 acres of the South 25 acres of the East 50 acres of the North half of the Southeast Quarter of Section 26, Township 27 South, Range 2 East,

✓ ✓ Bruce M. & Virgia Alden
1101 South 143rd St. East
Wichita, Kansas 67230



Fidelity  Title
COMPANY, INC.

-6-

Dated in Wichita, Kansas, this 7th day of December, 1981
at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *P. E. Paul Rudder*
Vice President

Tracer No. 55086



Fidelity  Title
COMPANY, INC.



250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE 11-24-81 JOB NO. _____
PROJECT Spring Hollow Addition
TO Bill Yung
FROM David L. Law
REFERENCE _____

COPIES TO:

Fidelity Abstract & Title Co.
Attn: Avoline

A tract of land within the plat of Spring Hollow Addition, an addition to Sedgewick County, Kansas more particularly described as:

Commencing at the southeast corner of Seciton 26, Township 27 south, Range 2 east of the 6th P.M., thence westerly along the south line of said Seciton 26 bearing S 89° 49' 35" W, 850.42 feet; thence N 0° 10' 25" W, 50.00 feet to the point of beginning, said point being on the north right of way line of Harry Street; thence S 89° 49' 35" W, 165.89 feet; thence N 0° 10' 25" W, 94.25 feet; thence along a curve to the left having a central angle of 30° 00' 00", a radius of 230.00 feet, a length of 120.43 feet and a chord of 119.06 feet bearing N 15° 10' 25" W; thence N 30° 10' 25" W, 326.49 feet; thence along a curve to the left having a central angle of 60° 00' 00", a radius of 90.00 feet, a length of 94.25 feet and a chord of 90.00 feet, bearing N 60° 10' 25" W; thence S 89° 49' 35" W, 182.00 feet; thence S 0° 10' 25" E, 537.00 feet; thence S 89° 49' 35" W, 168.98 feet; thence N 0° 12' 37" E, 864.01 feet; thence S 75° 31' 57" E, 479.82 feet; thence N 60° 31' 51" E, 190.85 feet; thence S 30° 10' 25" E, 306.95 feet; thence S 59° 49' 35" W, 186.07 feet; thence S 30° 10' 25" E, 320.12 feet; thence S 0° 10' 25" E, 200.00 feet to the point of beginning. Containing 0.003 acres, more or less.

OK for legal

FORM 29-

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	