

DF-62 - CHELSEA STATION C.D.P.  
AMENDED FILE #A - Southwest cor-  
ner of Broadway and 21st St. No.  
12-11-81

DR 62  
POSTER  
4-30-81

ACTION

COMMITTEE	DATE
<i>Guided to <del>comple</del></i>	<i>6-18-81</i>
M.A.P.C.	<i>5/21/81</i>
B.C.C./B-60.C	<i>Approved and 7-14-81</i>
	<i>to conditions</i>

AMENDED FILE #4

Map No. 5949A  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

DATA SHEET  
COMMUNITY UNIT PLAN

DP - 62  
Filed 4-24-81

Associated  
Case: Z-2346

APPLICATION REQUEST: Approval of proposed Amendment to  
CHELSEA STATION C.U.P.  
(Residential)(Commercial) Community Unit Plan.

1. Applicant Alfred A. Caro  
Address 2400 N. Woodlawn, Suite 120 - 67220 Phone 681-0529
2. Agent Keith Parker Associates  
Address 239 Pattie, Suite 2 - 67211 Phone 263-8261
3. General Location: Southwest corner of Broadmoor and 21st St. North.  
Address \_\_\_\_\_
4. Proposed Use: \_\_\_\_\_

AREA DATA:

1. Acres: 4.47 ( 275 ft. by 700 ft.)
2. Existing Zoning "R-5", "BB" & "LC" Proposed Zoning "BB"
3. Area (is) (is not) platted. \_\_\_\_\_ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>5-21-81</u>	<u>6-18-81</u> <u>Approved sub to conditions</u>
_____	_____
_____	_____

2. Governing Body

Date	Action
<u>7-14-81</u>	<u>Approved sub to conditions</u>
_____	_____
_____	_____

NOTES:

CASE FILE

US ANDLER-CHICAGO, L.L.P.  
REGISTERED PROFESSIONAL ARCHITECTS  
CHICAGO, ILLINOIS 60601  
U.S.A.

**Shirley**  
No. 2153C

AMENDED FILE #4

Map No. 5949A  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

DATA SHEET  
COMMUNITY UNIT PLAN

DP - 62  
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APPLICATION REQUEST: Approval of proposed Amendment to  
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Address 239 Pattie, Suite 2 - 67211 Phone 263-8261
3. General Location: Southwest corner of Broadmoor and 21st St. North.  
Address \_\_\_\_\_
4. Proposed Use: \_\_\_\_\_

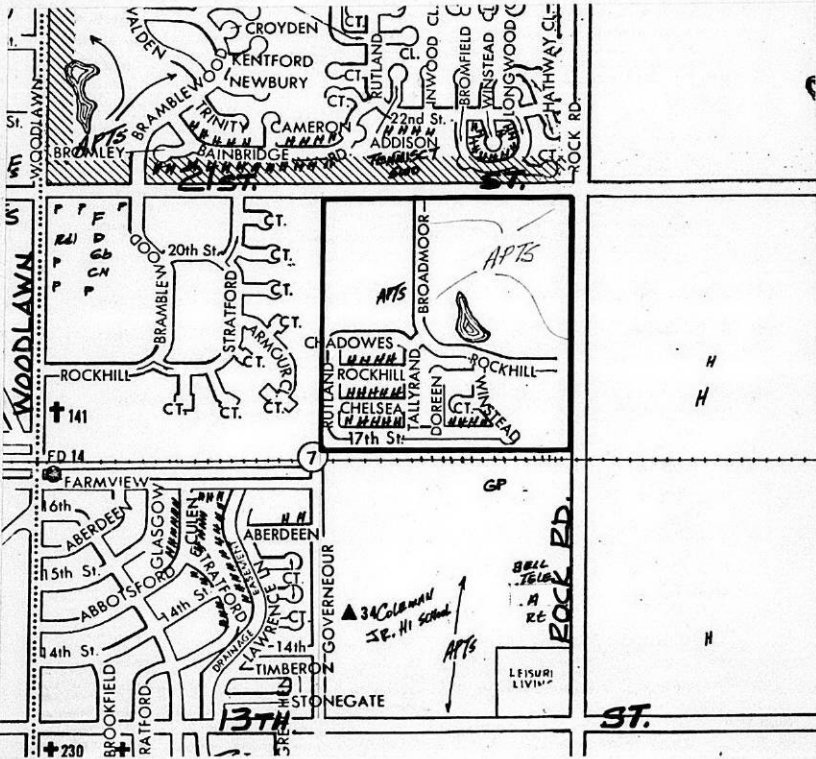
AREA DATA:

1. Acres: ~~4.47~~ 563.84 (2610 ft. by 2610 ft.)
2. Existing Zoning: "R-5", "BB" & "LC" Proposed Zoning "BB"
3. Land Use: East UNDEVELOPED South UNDEVELOPED  
West UNDEVELOPED North SINGLE FAM
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: APARTMENTS & SINGLE FAM
6. Area (is) (is not) platted. \_\_\_\_\_

DP-62 #4

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



PICTURE SHEET

September 2, 1981

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

EP-62 Chelsea Station C.U.P. Request for an Administrative Interpretation for Parcel 12

We are in receipt of a letter (copy attached) from Alfred A. Caro requesting an administrative interpretation as to whether a children's day care center would be a permitted use in Parcel 12 of the above captioned C.U.P. Parcel 12 is zoned "B2" and the proposed use list includes the following uses: general office, medical offices, clinics, dental or medical laboratory, optician, dietician, physical therapist, immediate care, dental office and all professional office use.

Although children's day care centers are not specifically listed as a proposed use, I feel that permitting a day care center in Parcel 12 would not be a substantial deviation from the intent and purposes of the C.U.P. provisions. An amendment to the C.U.P. has been filed and will be heard in the near future. I propose to add the term "children's day care center" to the proposed use list for Parcel 12 as a part of the amendment unless there are objections from the applicant.

Upon your review of this matter your signature of approval will indicate that you agree that permitting children's day care centers in Parcel 12 is not a substantial deviation from the intent and purposes of the C.U.P. provisions. By copy of this memorandum others will be notified of our joint action. If you have any questions concerning this matter, please call.

Robert A. Lakin  
Director of Planning

APPROVED:

ORIGINAL SIGNED  
Robert B. Feldner  
Superintendent of Central Inspection

RL:ADC:jps

Attachment

cc: Alfred A. Caro, 2400 N. Woodlawn, Suite 120, Wichita, 67220  
Northeast Developers, 7111 East 21st, Wichita, 67206  
Jeff Krahbiel, 1021-1 East Waterman, Wichita, 67211

August 31, 1981

Robert Lakin  
Director Metropolitan Area Planning Dept.  
City of Wichita

Dear Mr. Lakin:

We respectfully request an administrative adjustment to parcel 12 of the Chelsea Station CUP located at the Southwest corner of 21st Street and Broadmoor. This parcel is currently zoned BB.

We would like an approval for the construction of a children's day care center at the Southwest corner of 21st Street and Broadmoor. The text of this CUP does not identify a day care center as a proposed use although it is acceptable in the BB zoning district.

We would appreciate your prompt consideration of this request.

Sincerely,

  
Alfred A. Caro

AAC:lg

RECEIVED

AUG 31 1981

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

ALFRED A. CARO • 2400 N. WOODLAWN • SUITE 120 • WICHITA, KANSAS 67220

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERSREQUEST FOR APPROVAL OF AMENDMENT TO COMMERCIAL  
AND RESIDENTIAL COMMUNITY UNIT PLAN  
AND FOR CHANGE OF ZONING

CASE NO. DP-62 #4 &amp; Z-2346                      CONSIDERED BY MAPC:    6-18-81

REQUEST FOR: Amendment to Chelsea Station C.U.P., and "R-5 to "BB".

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Highest and best use of said property."

GENERAL LOCATION: DP-62 - Southwest corner of 21st St. No. & Rock Road.  
Z-2346 - Southwest corner of 21st St. No. & Broadmoor.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of  
June 18, 1981)

APPLICANT: Alfred A. Caro, 2400 N. Woodlawn, Suite 120.

AGENT FOR APPLICANT: Keith Parker, Keith Parker Associates, 239 Pattie,  
Suite 2.

PROTESTORS ( LIST AGENT ) IF ANY: None

SURROUNDING ZONING: North, "AA"; East, "R-1" & "LC"; South, "AA" & "R-1";  
West, "AA" & "R-5".LAND USE: Existing, Undeveloped, single-family & apartments; North, Single-  
family; East, Undeveloped; South, Coleman School & undeveloped; West,  
Undeveloped.CPO RECOMMENDATION: CPO Council Area "I" voted unanimously, 6-0, to  
recommend approval of the requests.

## PLANNING COMMISSION RECOMMENDATION:

That the zone change request and Community Unit Plan be approved subject  
to conditions as shown in excerpt from Planning Commission minutes of  
June 18, 1981. Bayouth moved, Cazal seconded and it carried with a vote  
of 7 in favor (Bayouth, Cazal, Hennessy, Goebel, Martens, Jones and  
Lofton), and 1 opposed (Shook). Gardner was not present. Hansen was  
absent.

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ACTION: 1. Concur with the findings of fact of the Metropolitan Area  
Planning Commission and approve the zone change and CUP subject to the  
recommended conditions, place the ordinance establishing the zone change  
on first reading; or  
2. Return the applications to the Metropolitan Area Planning  
Commission for its reconsideration. The City Commission states the  
following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF JUNE 18, 1981

- 4a. Case No. DP-62 - Alfred A. Caro requests amendment to the Chelsea Station Commercial and Residential Community Unit Plan for all of Chelsea North Addition, all of Brad Boone Addition, all of Chelsea Estates Addition, all of Sheffield Place Addition, all of Lisa Cole Addition, and all of E.E. Jabes Addition, Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of 21st Street North and Rock Road.
- 4b. Case No. Z-2346 - Alfred A. Caro requests zone change from "R-5" to "BB" for all of Lot 3, Block 1, Chelsea North Addition. Generally located at the southwest corner of Broadmoor and 21st Street North.

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

COMMENTS:

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

1. In accordance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted proposing amendments to Parcel 12 of the approved Chelsea Station Residential and Commercial CUP located at the southwest corner of 21st Street North and Broadmoor. The amended development plan shows the proposed changes, which involve Parcel 12 only. The amended CUP proposes to change the permitted uses from apartments to general office use. The development plan shows building setback lines, floor area, access controls and other information regarding future development.

Associated zone case Z-2346 is a request for "BB" zoning to accommodate the office uses in Parcel 12.

These cases were originally filed to change the uses on only the north 258 feet of Parcel 12. They were deferred at the May 21, 1981 MAPC meeting for readvertisement to include a larger area.

2. Staff questions the appropriateness of establishing "BB" zoning on an 11 acre site that is surrounded by residential zoning and uses. If this amendment and zone change are approved approximately 177,000 square feet of office space could be developed at this location. Staff feels that if additional office development is needed it would be more appropriate to locate it in existing "BB" or "LC" zoning or closer to the intersections of two major arterials. In looking at this area, it would appear that there is an ample number of sites within two miles of this site that would accommodate the proposed development.
3. The Department of Engineering has indicated that, if the area is developed with office uses, a continuous decel lane is needed from the shared entrance to Rock Road. A guarantee for the decel lane was submitted with the original plat for this area, but now needs to be updated. If this area is approved for office uses, the applicant should contact the Department of Engineering to make satisfactory arrangements for the construction of the decel lane prior to the issuance of a building permit on Parcel 12.

The plat for this site shows that there is complete access control to 21st Street North except for the shared entrance at the west property line. This access control will have to be vacated to allow the proposed two openings.

4. Should the Planning Commission determine that the proposed amendments to the CUP are appropriate, the following are recommended conditions of approval:
  - a. Prior to the issuance of any building permits on Parcel 12, satisfactory arrangements for the construction of a decel lane shall be made with the Department of Engineering.
  - b. Prior to the granting of access to 21st Street North a vacation case shall be approved.
  - c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
  - d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
  - e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

GALBRAITH said that staff did not support the "BB" Office zoning request to the west and they are not supportive of this request. They have generally looked at the single family and multiple family uses to the north, the development of residential uses to the east, and have felt that the density previously amended into the C.U.P. was desirable for this site and should remain residential. He said that staff hoped that the area could remain as residential and be developed for apartments as previously approved at 16 dwelling units per acre. GALBRAITH said that CPO Council Area "I" voted unanimously, 6-0, to recommend approval of the requests.

BAYOUTH commented that he did not understand why staff was in opposition to the requests. The density and traffic would be less than if apartments were constructed. It would be a 5-day a week operation.

KEITH PARKER, appearing on behalf of the applicant, stated that the tract in question has been designed with a suburban campus plan for individual office buildings. The owner is a local developer who has developed buildings around the city. He maintains, manages and owns these properties. He does not sell them. PARKER submitted a letter, for the record, to the Commission from the adjacent property owner to the west, Dr. Bingham, who supports the project and indicated that other medical people were interested in the area, primarily as a result of his own clinic that is now complete. PARKER added that they have no objections to the staff comments.

There was no one present in opposition to the application.

GARDNER left the meeting.

SHOOK asked if the area between the proposed change and the "BB" Office zoning would continue to be housing of some sort.

PARKER said he did not know because his client does not own that property.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the mixed office and residential character of the neighborhood; the "BB" Office zoning to the west; the suitability of the subject property for development with office uses and considering the recommendation of approval by the Citizen Participation Organization; I move that we recommend to the governing body that the zone change request be approved and that the Community Unit Plan amendment be approved subject to the following conditions:

- a. Prior to the issuance of any building permits on Parcel 12, satisfactory arrangements for the construction of a decel lane shall be made with the Department of Engineering.
- b. Prior to the granting of access to 21st Street North a vacation case shall be approved.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Bayouth moved, Cazal seconded and it carried by a vote of 7 in favor (Bayouth, Cazal, Hennessy, Goebel, Martens, Jones and Lofton), and 1 opposed (Shook). Gardner was not present. Hansen was absent.

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June 19, 1981

Keith Parker  
230 Pattie, Suite 2  
Wichita, Kansas 67211

Re: ✓ DP-62 - Amendment No. 4 to Chelsea  
Station C.U.P.  
Z-2346 - "R-5" to "BB" - Southwest  
corner of 21st Street North  
& Rock Road and Broadmoor  
& 21st Street North

Dear Mr. Parker:

At its regular meeting on June 18, 1981, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend approval of the zone change request and C.U.P. subject to the following conditions:

- a. Prior to the issuance of any building permits on Parcel 12, satisfactory arrangements for the construction of a decel lane shall be made with the Department of Engineering.
- b. Prior to the granting of access to 21st Street North a vacation case shall be approved.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Page 2

You will need to submit ten corrected copies of the C.U.P. to our office by Thursday, July 2 so that subject case can be scheduled for consideration by the City Commission at its regular meeting of July 14, 1981. This meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sad

cc: Alfred A. Caro, 2400 North Woodlawn, Suite 120, Wichita 67220

( ) Published in The Daily Record on May 26, 1981 (ONE TIME)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, June 18, 1981, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the CHELSEA STATION COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-62 - All of Chelsea North Addition, all of Brad Boone Addition, all of Chelsea Estates Addition, all of Sheffield Place Addition, all of Lisa Cole Addition, and all of E.E. Jabes Addition, Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of 21st Street North and Rock Road.

The Development Plan of this area, originally approved on January 29, 1974, and amended on June 30, 1980 and on January 27, 1981, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes the following general amendments to the approved plan: A change in the permitted uses for Parcel 12 (located at the southwest corner of 21st Street North and Broadmoor) from apartments to general office uses (associated zone case Z-2346). Building setback lines, floor area, access and other information regarding future development is shown on the plan.

The hearing of the proposed amendments to this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 22nd day of May 22, 1981.

Robert A. Lakin, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission

(SEAL)

*Readvertised*

FORM 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. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
-------------	--------

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

May 12, 1981

Keith Parker  
230 Pattie, Suite 2  
Wichita, Kansas 67211

Re: DP-62 - Chelsea Station &  
Z-2346 - "R-5" to "BB" -  
Generally located at the South-  
west corner of Broadmoor and  
21st Street North.

Dear Keith:

This is to confirm our telephone conversation of May 11, 1981 regarding the above captioned cases. As I stated, these cases will have to be deferred for readvertisement of the larger area. If the revised zone change application is submitted to us by May 20, 1981, the cases will be scheduled for the June 18, 1981 MAPC meeting.

You will need to submit an additional \$100 since the application area has been increased. In addition, you will need to submit \$50 per case to cover the cost of mailing new notices because of the deferral. The total amount of additional fees is \$200.

We will also need 14 copies of the revised C.U.P. by May 20. The plan should be checked and changed to insure that all references to Parcel 12 are appropriate. In addition, Parcel 12 should be included in the general provisions relating to landscaping. The acreage figures for the commercial area and the residential area should be changed to reflect the new allocation. A "marked copy" of the text is attached for your information.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ADC:el  
Attachment  
cc: Alfred A. Caro, 2400 N.Woodlawn, Suite 120, 67220

Z-2346 &)  
✓ DP-62 ) 219 - "Notice to Adjoining Property Owners" -Joint Form-  
mailed 5-12-81, advising property owners that the  
applicant was revising the "BB" zoning area and  
both cases have been rescheduled for June 18, 1981.

1 to CPO Office  
1 to Neighbors.

221 TOTAL

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

May 12, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

The following cases will not be heard at the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) meeting on May 21, 1981, as stated in the "Notice to Adjoining Property Owners", dated May 7, 1981. The applicant has requested that the cases be deferred until the June 18, 1981 Planning Commission Meeting so that the area included in the request for "BB" zoning can be increased in size.

DP-62 - CHELSEA STATION Commercial and Residential Community Unit Plan, legally described as : All of Chelsea North Addition, all of Brad Boone Addition, all of Chelsea Estates Addition, all of Lisa Cole Addition and all of E.E. Jabes Addition, Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Broadmoor and 21st Street North.

AND

CASE NO. Z-2346

Zone Change from the "R-5" General Residence District  
to the "BB" Office District

North 270 feet of Lot 3, Block 1, Chelsea North Addition.  
Generally located at the southwest corner of Broadmoor  
and 21st Street North.

The revised zone change application (Z-2346) is requesting a change of zoning from the "R-5" General Residence District to the "BB" Office District for property legally described as: All of Lot 3, Block 1, Chelsea North Addition. Generally located at the southwest corner of Broadmoor and 21st Street North.

The changes to the Community Unit Plan (DP-62) include a change in the permitted use for Parcel 12 of Apartments to general office including medical offices. The area encompassed by Parcel 12 and Z-2346 would be increased from 4.37 acres to 10.19 acres and a maximum floor area of 177,550 square feet would be permitted. Building setback lines, floor area, access and other information regarding future development are shown on the revised plan.

The MAPC will consider DP-62 and Z-2346 at its meeting in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m. on June 18, 1981.

Robert A. Lakin  
Secretary

Z-2346 & )  
✓ DP-62 ) 220 - DOUBLESTUFFED "Notice to Adjoining Property Owners"  
mailed 5-7-81 for the MAPC meeting for 5-21-81  
1 Including maps to CPO Office  
1 " " to "NEIGHBORS"  
1 to Don Schneider, Sanitary Chief Engineer  
223 TOTAL OF EACH

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

May 7, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 21, 1981, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the CHELSEA STATION COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-62 - All of Chelsea North Addition, all of Brad Boone Addition, all of Chelsea Estates Addition, all of Lisa Cole Addition and all of E. E. Jabes Addition, Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Broadmoor and 21st Street North.

The Development Plan of this area, originally approved on January 29, 1974 and amended on June 30, 1980 and on January 27, 1981, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes the following general amendments to the approved plan: Creation of a new parcel, approximately 4.47 acres, at the southwest corner of 21st Street North and Broadmoor that would permit office uses (associated zone case Z-2346). Building setback lines, floor area, access and other information regarding future development is shown on the plan.

The hearing of the proposed amendments to this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516

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

Robert A. Lakin  
Secretary

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

May 7, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a zoning change in your area and on property legally described below. 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. If you have no interest or objection to the requested change, you have no obligation to appear or comment. If you desire to appear at the MAPC meeting, you are invited to do so, either in person or by agent or attorney.

The MAPC will consider the following case at its meeting in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m., on May 21, 1981.

CASE NO. Z-2346

Zone Change from the "F-5" General Residence District  
to the "BB" Office District

North 270 feet of Lot 3, Block 1, Chelsea North Addition.  
Generally located at the southwest corner of Broadmoor  
and 21st Street North.

The following is a sequence of events in the processing of a request for zone change: Notification of adjoining property owners (this notice); then Neighborhood Citizen Participation Organization (CPO) meeting; then Metropolitan Area Planning Commission (MAPC) meeting (scheduled above); and then Board of City Commission (BCC) meeting to concur with MAPC action, defer, or refer back to MAPC. On return of the case to the BCC, they may approve or deny or modify the change requested.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

It should be noted that the MAPC meeting constitutes the "Public Hearing" on this matter, and therefore the City Commission has adopted the following policy with regard to consideration of zoning change requests:

"All applications for change of zoning or amendments to the zoning text shall be based on the written record of the Planning Commission, including staff recommendations, which shall be forwarded to the City Commission. The Commission may inquire of staff, proponents or opponents for clarification of any matter before the Commission. Requests for introduction of new evidence or facts shall be in writing and filed with the City Clerk prior to the closing of the City Manager's Agenda (by 5:00 p.m., on the Wednesday preceding the scheduled Tuesday BCC hearing). In all cases where such requests are submitted, the Board of City Commissioners may refer said case to the Planning Commission for rehearing."

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 CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District  
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District  
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District  
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District  
Permits multiple-family dwellings at a density of 17.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District  
Permits multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District  
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District  
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District  
Permits all purely retail businesses conducted within enclosed buildings; service stations; all residential and office uses.
- "C" Commercial District  
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District  
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District  
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District  
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District  
Permits mobile home parks and associated uses.
- "U" University District  
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

April 30, 1981

Keith Parker  
239 Pattie - Suite 2  
Wichita, Kansas 67211

Re: DP-62 Chelsea Station C.U.P.  
Generally located at the southwest  
corner of 21st Street North and  
Rock Road; and  
Z-2346 - "R-5" to "BB"

Dear Keith:

We have reviewed the proposed amendments to the above captioned C.U.P. The following are our comments as well as those of other City departments regarding the proposed amendments.

Generally, we are not in favor of establishing additional "BB" zoning along 21st Street. We feel that 1100 feet of "BB" zoning that is surrounded on all four sides with residential uses is inappropriate. The approved apartment use would be more appropriate for this area in our opinion.

According to the Engineering Department there is a petition to construct a third moving lane from Rock Road to the west line of Parcel 4. They have indicated that the third lane may not be needed, except west of the shared entrance if there is complete access control to Parcel 13. I would suggest that you contact Bill McKinley to discuss your needs and what will be required in the way of a third moving lane. Since the plat for this area shows only one opening west of Broadmoor, the access control will have to be vacated. I would encourage you to meet with Bill to resolve this matter before the Planning Commission considers these cases.

The following are changes that need to be made to the plan:

1. The gross area, net area and maximum dwelling units for Parcel 12 need to be reduced to reflect the new size of Parcel 12.

Page Two  
Keith Parker  
April 30, 1981

2. General Provision #8 needs to be changed to reflect the need for landscape plans for Parcel 13.
3. The plan will need to be changed to reflect two points of access from Broadmoor to the west line of Parcel 4 if you desire an additional opening.

These are our comments at this time. We have scheduled this case before the Planning Commission at their May 21, 1981 meeting. It is necessary that we receive 14 corrected copies of the C.U.P. by May 7, 1981. If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ADC:el

cc: Alfred Caro, 2400 N. Woodlawn, Suite 120 - 67220

April 20, 1981

Mike Lindebak, Program Development Engineer  
Paul Graves, Chief Engineer  
Robert B. Feldner, Superintendent of Central Inspection  
Arthur D. Chambers, Senior Planner

DP-62 - Chelsea Station C.U.P. Generally located at the southwest corner of 21st and Rock Road.

I have attached a copy of a proposed amendment to the above captioned C.U.P. The only change involves the rezoning to "BB" and creation of Parcel 13. Uses would be limited to medical and general offices. We would appreciate receiving any comments you might have by Monday, April 27, 1981.

If you have any questions, please call.

Arthur D. Chambers  
Senior Planner

ADC:el

Attachment

Amended File # 4

DP-62

map 5949A

assn 212346

APPLICATION FOR COMMUNITY UNIT PLAN  
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)  
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE  
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. 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.

a. Applicant Alfred A. Caro

Address 2400 No. Woodlawn, Suite 120 Phone 681-0529

Wichita, Kansas 67220

Agent Keith Parker Associates

239 Pattie, Suite 2

Address Wichita, Kansas 67211 Phone 263-8261

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 hereby requests Community Unit Plan approval on property

zoned multi-family "R-5" and legally described as lot(s) North 270' of

Lot 3, Block 1, ~~Block 5~~ Chelsea North,

\_\_\_\_\_ Addition.

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

*all of Chelsea North Addition, all of Brad Boone addition, all of Chelsea Estates Addition, all of Lisa Cole Addition and all of E.E. Jakes Addition, Wichita, Sedgewick County, Kansas*

*use for legal*

*N AA  
E R-1 #1C  
W R-5  
S AA #A1*

2. b. There are 4.47 acres (round to nearest tenth) in the above

described property.

3. The general location is (use appropriate section)

- a. at the Southwest \_\_\_\_\_ corner of Broadmoor  
and 21st North \_\_\_\_\_; or
- b. on the \_\_\_\_\_ side of \_\_\_\_\_ (Avenue,  
Street) between \_\_\_\_\_ (Avenue, Street) and  
\_\_\_\_\_ (Avenue, Street).

4. 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 and accompanied by a current abstractor's certificate as required in the instruction sheet.

Keith Parker Associates

By   
Authorized Agent (if any)

By \_\_\_\_\_  
Authorized Agent (if any)

By \_\_\_\_\_  
Authorized Agent (if any)

By \_\_\_\_\_  
Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at \_\_\_\_\_  
(AM, PM) on \_\_\_\_\_ (Day, Month, Year). It has been  
checked and found to be complete and accompanied by required documents and  
the appropriate fee of \$ \_\_\_\_\_.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

Update from July 11th, 1980

Tracer #52063

STATEMENT OF OWNERSHIP

DP-62

Z-2346

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:

Record Owners within 1000 feet of  
E. E. JABES ADDITION; CHELSEA ESTATES;  
SHEFFIELD PLACE; LISA COLE 1ST  
ADDITION, all being in the Northeast  
Quarter of Section 7, Township 27  
South, Range 2 East, Sedgwick County,  
Kansas.



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>OWNERS</u>
Lots 1 and 2, Block 1,	E. E. JABES	✓ Great Plains-Slawson Ventures P.O. Box 18387 Wichita, Kansas 67218
Lots 3 and 4, Block 1,	E. E. JABES	✓ Sundance Associates, LTD. 4606 South Garnett Tulsa, Oklahoma 14145
Lot 5, Block 1,	E. E. JABES	✓ The Broadmoor at Chelsea Company %Investment Resources 247 North Market Wichita, Kansas 67202
Lot 1, Block 2,	E. E. JABES	✓ Robert B. Boone 12727 East Kellogg Wichita, Kansas 67207
The West 5.5 Acres of Lot 5, Block 2, except beginning at the Northwest Corner; thence South 275 feet; thence East 276.72 feet; thence North 275 feet; thence West 278 feet to beginning.	E. E. JABES	✓ Northeast Developers %Chas. E. Cole, Jr. 540 Sutton Place Wichita, Kansas 67202

Fidelity Title

COMPANY, INC.



LOTS AND BLOCKS

ADDITION

OWNERS

Beginning at the North-west Corner of Lot 5; thence South 275 feet; thence East 276.72 feet; thence North 275 feet; thence West 278 feet to point of beginning,	E. E. JABES	✓ Northeast Medical Building %Chas. E. Cole, Jr. 540 Sutton Place Wichita, Kansas 67202
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 1, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 2, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 3,	LISA COLE 1ST	✓ Daniel M. & Beverly L. Carney 201 Lynwood Boulevard Wichita, Kansas 67218
Lot 1, Block 1,	CHELSEA ESTATES	✓ Hung-Yuam and Fu-Chiu 1955 Tallyrand Wichita, Kansas 67206
Lots 2, 9 and 10, Block 1,	CHELSEA ESTATES	✓ Sproul Construction Co., Inc. 6200 East Central, Rm. 5 Wichita, Kansas 67208
Lot 3, Block 1,	CHELSEA ESTATES	✓ Edward N. & Gay Gladding 7238 Chadowes Wichita, Kansas 67206
Lots 5, 6, 7, 8 and 14, Block 1,	CHELSEA ESTATES	✓ Bill Bachman and Associates, Inc. 1901 West 13th Wichita, Kansas 67203
Lot 4, Block 1,	CHELSEA ESTATES	✓ Richard J. & Carol J. Koll 7226 Chadowes Wichita, Kansas 67206
Lot 11, Block 1,	CHELSEA ESTATES	✓ Wm. P. Veatch Co., Inc. 1046 Stratford Wichita, Kansas 67206
Lot 12, Block 1,	CHELSEA ESTATES	✓ Biltmore Homes, Inc. 851 North West Street Wichita, Kansas 67203
Lots 13, 14, 15, 16, 17, 18 and 19, Block 1,	CHELSEA ESTATES	✓ Amarado Investment Co., Inc. 230 South Market Wichita, Kansas 67202
Lot 20, Block 1,	CHELSEA ESTATES	✓ Makendra N. & Rashmi Bala M. Gohil 1823 Rutland Wichita, Kansas 67206



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lots 21, 22, 23, 29 and 30, Block 1,	CHELSEA ESTATES	C & V Developments <del>520 South Holland, #103</del> Wichita, Kansas 67209
Lots 24 and 25, Block 1,	CHELSEA ESTATES	Olander Construction Co., Inc. 314 Rutland Road Wichita, Kansas 67206
Lots 26 and 27, Block 1,	CHELSEA ESTATES	Jeffery L. & Betty L. Krehbiel 7223 East 17th Street Wichita, Kansas 67206
Lot 28, Block 1,	CHELSEA ESTATES	Richard B. Kraybill 1828 West 18th Street Wichita, Kansas 67203
Lots 1, 4, 5, 8 and 9, Block 2, and Lots 8 and 13, Block 3,	CHELSEA ESTATES	Wm. P. Veatch Co., Inc. 1046 Stratford Wichita, Kansas 67206
Lot 2, Block 2,	CHELSEA ESTATES	Carson-Russell Construction Co., Inc. 407 South Oliver Wichita, Kansas 67218
Lot 3, Block 2,	CHELSEA ESTATES	Mid Kansas Federal Saving and Loan Association 230 South Market Wichita, Kansas 67202
Lot 6, Block 2,	CHELSEA ESTATES	Lawrence J. & Shirley C. Hagerson 7115 Chadowes Wichita, Kansas 67206
Lots 7 and 14, Block 2, and Lot 1, Block 3,	CHELSEA ESTATES	Bill Bachman and Associates, Inc. 1901 West 13th Street Wichita, Kansas 67203
Lot 12, Block 2,	CHELSEA ESTATES	Robert G. Perry 8517 Tamarac Lane Wichita, Kansas 67206
Lots 10 and 11, Block 2,	CHELSEA ESTATES	Samuel S. & Dorothy S. Williamson 7001 Foster Lane Wichita, Kansas 67206
Lot 13, Block 2,	CHELSEA ESTATES	Baker Construction 519 South Broadway Wichita, Kansas 67202
Lot 2, Block 3,	CHELSEA ESTATES	Harlan D. & Lynn A. Hobbs 7223 Rockhill Lane Wichita, Kansas 67208

*Returned 1st notice  
no other add.*



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 3, Block 3,	CHELSEA ESTATES	✓ Robert R. & Jane A. Seweatt 7213 Rockhill Wichita, Kansas 67208
Lots 4 and 6, Block 3,	CHELSEA ESTATES	✓ ✓ Hartman Homes, Inc. 6200 East Central Wichita, Kansas 67208
Lots 5 and 11, Block 3,	CHELSEA ESTATES	✓ ✓ Amarado Investment Co., Inc. 230 South Market Wichita, Kansas 67202
Lot 10, Block 3,	CHELSEA ESTATES	✓ ✓ Reiland Construction Co. Harold P. Reiland, Pres. 602 Rutland Road Wichita, Kansas 67206
Lot 14, Block 3,	CHELSEA ESTATES	✓ ✓ Lotif & Mary Lou Buckridan 7232 Chelsea Street Wichita, Kansas 67206
Lot 7, Block 3,	CHELSEA ESTATES	✓ ✓ James A. & Susan W. Hatfield 7107 Rockhill Wichita, Kansas 67208
Lot 9, Block 3,	CHELSEA ESTATES	✓ ✓ Arnold D. & Paula Gray 7116 Chelsea Wichita, Kansas 67208
Lot 12, Block 3,	CHELSEA ESTATES	✓ ✓ Gipson Construction Co., Inc. 303 Wheatland Place Wichita, Kansas 67235
Lots 1 and 7, Block 4,	CHELSEA ESTATES	✓ ✓ Bill O. Suhm 14602 Willowbend Court Wichita, Kansas 67230
Lot 2, Block 4,	CHELSEA ESTATES	✓ ✓ Bernice Watson 8017 East Douglas Wichita, Kansas 67207
Lot 3, Block 4,	CHELSEA ESTATES	✓ ✓ Ronald F. Hall Real Estate 117 South Oakwood Street Wichita, Kansas 67218
Lots 4, 5 and 6, Block 4,	CHELSEA ESTATES	✓ ✓ Amarado Investments Co., Inc. 230 South Market Wichita, Kansas 67202
Lot 8, Block 4,	CHELSEA ESTATES	✓ ✓ Phillip D. & Marion A. Thomas 7104 East 17th Street Wichita, Kansas 67206



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 9, Block 4,	CHELSEA ESTATES	✓ William A. & Patricia G. MacPherson 451 North Bluff Wichita, Kansas 67218
Lot 10, Block 4,	CHELSEA ESTATES	✓ Gracie A. MacPherson 120 North Belmont Wichita, Kansas 67208
Lot 11, Block 4,	CHELSEA ESTATES	✓ Donald G. & Helen L. Grunke 27 High Point Drive Valley Center, Kansas 67147
Lot 12, Block 4,	CHELSEA ESTATES	X Shawky N.F. & Jeanette Z. Habashy ADDRESS UNKNOWN
Lot 13, Block 4,	CHELSEA ESTATES	✓ Elizabeth Taylor Ibarra 7224 East 17th Street N. Wichita, Kansas 67206
Lot 14, Block 4,	CHELSEA ESTATES	✓ Wm. P. Veatch Co., Inc. 1046 Stratford Wichita, Kansas 67206
Lot 4, Block 5,	CHELSEA ESTATES	✓ Bill O. Suhm dba Boss Construction 14602 Willowbend Court Wichita, Kansas 67230
Lot 5, Block 5,	CHELSEA ESTATES	✓ V. L. & V. L. Wegner 1912 Tallyrand Wichita, Kansas 67206
Lot 1, Block 5,	CHELSEA ESTATES	✓ Bill Bachman & Associates, Inc. 1901 West 13th Street Wichita, Kansas 67203
Lots 2, 3, 7 and 8, Block 5,	CHELSEA ESTATES	✓ Sproul Construction Co., Inc. 6200 East Central, Rm. 5 Wichita, Kansas 67208
Lot 6, Block 5,	CHELSEA ESTATES	✓ Albert J. & Irene Dimarco 1906 North Tallyrand Wichita, Kansas 67206
Lot 9, Block 5,	CHELSEA ESTATES	✓ Wm. P. Veatch Co., Inc. 1046 Stratford Wichita, Kansas 67206
Lot 1, Block 1,	SHEFFIELD PLACE	✓ Management Enterprises ADDRESS UNKNOWN



LOTS AND BLOCKS

ADDITION

OWNERS

Lot 2, Block 1,

SHEFFIELD PLACE ✓

✓ Peggy L. Witter  
Route #1  
Augusta, Kansas 67010

Lot 3, Block 1,

SHEFFIELD PLACE ✓

✓ Robert M. & Nancy R. Smith  
ADDRESS UNKNOWN

Lots 5, 6, 7, 8, 9, 10,  
11, 12, 13, 14, 15, 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,  
41, 42, 43, 44, 45, 46,  
47, 48, 49, 50 and 51,  
and Recreation Reserve,  
Block 1, and Lots 1, 2,  
3, 4, 5, 6, 7, 8, 9, 10,  
11, 12, 13, 14, 15 and  
16, Block 2, and Lots 6,  
7, 8, 9, 10, 11, 12, 13,  
14, 15, 16, 17, 18, 19,  
20 and 21, Block 3,

SHEFFIELD PLACE ✓

✓ Sheffield Place, Inc.  
2820 Bentbay  
Wichita, Kansas 67204  
and  
✓ Max Cohen  
1400 North Woodlawn  
Wichita, Kansas 67208



Lot 1, Block 3,

~~SHEFFIELD PLACE~~  
~~707 Brook Forest Rd~~  
~~67037~~  
*No other address*

✓ Arthur D. & Palmina C. Weigand  
707 Brookforest Road  
Derby, Kansas 67037

Lot 2, Block 3,

SHEFFIELD PLACE ✓

✓ James R. & Mary M. Boyd  
13 Douglas Avenue  
Wichita, Kansas 67207

Lot 3, Block 3,

SHEFFIELD PLACE ✓

✓ Vernon L. & Dessie Oliver James  
201 South Ridgewood Drive  
Wichita, Kansas 67218

Lot 4, Block 3,

SHEFFIELD PLACE ✓

*1st Notice returned  
next notice: 2025 N. Brookwood  
67206*

✓ George W. & E. M. Wood  
1014 Shadyway  
Wichita, Kansas 67203

Lot 5, Block 3,

SHEFFIELD PLACE ✓

✓ Billie J. Hyatt  
340 South Rutan  
Wichita, Kansas 67218

All that part of Lot 6,  
Block 2, lying North and  
West of the following  
described line: Beginning  
at a point on the West line  
123.91 feet South of the  
Northwest Corner of said  
Lot 6; thence Northeasterly  
to a point on the front line  
of said Lot 6, said point  
being 29.75 feet Southeast  
of the Easterly common corner  
of Lots 5 and 6,

SYCAMORE  
VILLAGE ✓

✓ Ronald L. Brown  
7232 Bainbridge Court  
Wichita, Kansas 67226



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LOTS AND BLOCKS

ADDITION

OWNERS

All that part of Lot 6, Block 2, lying South and East of the following described line: Beginning at a point on the West line 123.91 feet South of the Northwest Corner of said Lot 6; thence Northeasterly to a point on the front line of said Lot 6, said point being 29.75 feet Southeast of the Easterly common corner of Lots 5 and 6,

SYCAMORE  
VILLAGE

✓✓ Michael L. Nelson  
7230 Bainbridge Court  
Wichita, Kansas 67226

That part of Lot 7, Block 2, described as beginning at the Northwest Corner of said Lot 7; thence Easterly along the Northerly line of said Lot 7, being a curve, having a radius of 50 feet, an arc distance of 36.03 feet; thence Southeasterly 112.14 feet to a point on the South line of said Lot 7, said point being 96.06 feet East of the Southwest corner of said Lot 7; thence West along the South line of said Lot 7, 96.06 feet to the Southwest corner thereof; thence Northeasterly along the West line of said Lot 7, 126.38 feet to the place of beginning.

SYCAMORE  
VILLAGE

✓✓ Russell L. & Susanna M. Shilt  
7228 Bainbridge Court  
Wichita, Kansas 67226



Lot 7, Block 2, except that part described as beginning at the Northwest Corner of said Lot 7; thence Easterly along the Northerly line of said Lot 7, being a curve, having a radius of 50 feet, an arc distance of 36.03 feet; thence Southeasterly 112.14 feet to a point on the South line of said Lot 7, said point being 96.06 feet East of the Southwest corner of said Lot 7; thence West along the South line of said Lot 7, 96.06 feet to the Southwest Corner thereof; thence Northeasterly along the West line of said Lot 7, 126.38 feet to the place of beginning,

SYCAMORE  
VILLAGE

✓✓ Charles M. & Cynitha G. Roaf  
7226 Bainbridge Court  
Wichita, Kansas 67226

LOTS AND BLOCKS

ADDITION

OWNERS

That part of Lot 8, Block 2, described as: Beginning at the Northwest Corner thereof; thence East along the North line of said Lot 8, 55.82 feet; thence South 125.67 feet to a point on the South line of said Lot 8, said point being 60.83 feet East of the Southwest Corner thereof; thence West along the South line of said Lot 8, 60.83 feet to the Southwest Corner thereof; thence North 130 feet to the place of beginning.

SYCAMORE VILLAGE

✓✓ Robert B. Leake  
7224 Bainbridge Court  
Wichita, Kansas 67226

Lot 8, Block 2, except that part described as: Beginning at the Northwest Corner thereof; thence East along the North line of said Lot 8, 55.82 feet; thence South 125.67 feet to a point on the South line of said Lot 8, said point being 60.83 feet East of the Southwest Corner thereof; thence West along the South line of said Lot 8, 60.83 feet to the Southwest Corner thereof; thence North 130 feet to the place of beginning,

SYCAMORE VILLAGE

✓✓ Mark R. & Kathleen Erby  
7222 Bainbridge  
Wichita, Kansas 67226



Lots 9 and 10, Block 2,

SYCAMORE VILLAGE

✓ Brv. Enterprises  
342 South Fountain  
Wichita, Kansas 67218

That part of Lot 1, Block 3, described as beginning at the Northeast Corner thereof; thence South 00° 54' 33" East, along the East line of said Lot 1, 139.78 feet to the Southeast Corner thereof; thence South 63° 19' 34" West, along the Southerly line of said Lot 1, 47.06 feet; thence North 40° 55' 27" West, 37.44 feet; thence North 49° 04' 33" East, 2.0 feet; thence North 40° 55' 27" West, 5.19 feet; thence South 49° 04' 33" West, 2.0 feet; thence North 40° 55' 27" West, 32.31 feet; thence South 49° 04' 33" West, 5.73 feet; thence North 40° 55' 27" West, 45.11 feet to a point on the Northerly line of said Lot 1; thence Northeasterly along the Northerly line of said Lot 1, 143.83 feet to the place of beginning.

SYCAMORE VILLAGE

✓ Robert B. & Amy L. Feldner  
8518 Tamarac Lane  
Wichita, Kansas 67206

Fidelity Title



COMPANY, INC.

LOTS AND BLOCKS

ADDITION

OWNERS

Lot 1, Block 3, except that part beginning at the Northeast Corner thereof; thence South  $00^{\circ} 54' 33''$  East, along the East line of said Lot 1, 139.78 feet to the Southeast corner thereof; thence South  $63^{\circ} 19' 34''$  West, along the Southerly line of said Lot 1, 47.06 feet; thence North  $40^{\circ} 55' 27''$  West, 37.44 feet; thence North  $49^{\circ} 04' 33''$  East, 2.0 feet; thence North  $40^{\circ} 55' 27''$  West, 5.19 feet; thence South  $49^{\circ} 04' 33''$  West, 2.0 feet; thence North  $40^{\circ} 55' 27''$  West, 32.31 feet; thence South  $49^{\circ} 04' 33''$  West, 5.73 feet; thence North  $40^{\circ} 55' 27''$  West, 45.11 feet to a point on the Northerly line of said Lot 1; thence Northeasterly along the Northerly line of said Lot 1, 143.83 feet to the place of beginning.

SYCAMORE VILLAGE

Richard D. Eckrich  
7219 Bainbridge Road  
Wichita, Kansas 67226



Lot 11, Block 2, except that part described as beginning at the front corner common to Lots 10 and 11; thence  $S 60^{\circ} 35' 49''$  W, along the Northwesterly line of said Lot 11, 110.20 feet to the rear corner common to said Lots 10 and 11; thence  $S 29^{\circ} 24' 11''$  E, along the rear line of Lot 11, 71.92 feet; thence  $S 75^{\circ} 17' 03''$  E, along the rear line of Lot 11, 24.89 feet; thence  $N 31^{\circ} 23' 13''$  E, 25.89 feet; thence  $S 58^{\circ} 36' 47''$  E, 0.60 feet; thence  $N 31^{\circ} 23' 13''$  E, 5.64 feet; thence  $N 58^{\circ} 36' 47''$  W, 0.60 feet; thence  $N 31^{\circ} 23' 13''$  E, 0.99 feet; thence  $N 58^{\circ} 36' 47''$  W, 0.17 feet; thence  $N 31^{\circ} 23' 13''$  E, 33.80 feet; thence  $N 58^{\circ} 30' 36''$  W, 19.14 feet; thence  $N 31^{\circ} 29' 24''$  E, 24.48 feet; thence  $N 42^{\circ} 24' 40''$  E, 22.54 feet to a point on the Northerly line of said Lot 11; thence Northwesterly along said Northerly line (being a curve, having a radius of 65 feet), an arc distance of 19.01 feet to the place of beginning.

SYCAMORE VILLAGE

Robert E. & Janet Bigelow and Helen I. Hope  
7207 Bainbridge Circle  
Wichita, Kansas 67226

Fidelity  Title  
COMPANY, INC.

LOTS AND BLOCKS

ADDITION

OWNERS

That part of Lot 11, described as beginning at the Front Corner common to Lots 10 and 11; thence S 60° 35' 49" W, along the Northwesterly line of said Lot 11, 110.20 feet to the rear corner common to said Lots 10 and 11; thence S 29° 24' 11" E, along the rear line of Lot 11, 71.92 feet; thence S 75° 17' 03" E, along the rear line of Lot 11, 24.89 feet; thence N 31° 23' 13" E, 25.89 feet; thence S 58° 36' 47" E, 0.60 feet; thence N 31° 23' 13" E, 5.64 feet; thence N 58° 36' 47" W, 0.60 feet; thence N 31° 23' 13" E, 0.99 feet; thence N 58° 36' 47" W, 0.17 feet; thence N 31° 23' 13" E, 33.80 feet; thence N 58° 30' 36" W, 19.14 feet; thence N 31° 29' 24" E, 24.48 feet; thence N 42° 24' 40" E, 22.54 feet to a point on the Northerly line of said Lot 11; thence Northwesterly along said Northerly line (being a curve, having a radius of 65 feet), an arc distance of 19.01 feet to the place of beginning.

SYCAMORE VILLAGE

Robert R. Fox and  
Robert E. Bigelow  
7206 E. Bainbridge  
Wichita, Kansas 67226



That part of Lot 2, Block 3, described as beginning at the Northwest Corner thereof; thence N 63° 19' 34" E along the Northerly line of said Lot 2, 151.53 feet to the Northeast Corner of said Lot 2; thence S 00° 54' 33" E along the East line of said Lot 2, 88.68 feet; thence S 89° 31' 41" W, 84.68 feet; thence South 00° 28' 19" E, 0.31 feet; thence S 89° 31' 41" W, 46.61 feet to a point on the West line of said Lot 2, said West line being a curve having a radius of 65 feet; thence Northerly along said West line, 23.10 feet to the place of beginning and commencing at the Southeast corner of said Lot, thence North 126.32 feet along the West line of Lot B, Sycamore Village Addition to the point of beginning; thence East at right angles 15.00 feet; thence North parallel to the West line of Lot B, 88.68 feet; thence West at right angles 15.00 feet; thence (Cont'd on page 11)

SYCAMORE VILLAGE

H. D. & Patricia  
Humphrey  
7211 Bainbridge  
Wichita, Kansas 67226



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
South along the West line of Lot B, 88.68 feet to the point of beginning, and Commencing at the Southeast Corner of said Lot, thence North 126.32 feet along the West line of Lot B, Sycamore Village Addition to the point of beginning; thence West at right angles 15 feet; thence North parallel to the West line of Lot b, 88.68 feet; thence East at right angles 15 feet; thence South along the West line of Lot B, 88.68 feet to the point of beginning.		
Lot 2, Block 3, except the previously described property,	SYCAMORE VILLAGE	✓ Robert R. & Elaine M. Fox 7209 Bainbridge Wichita, Kansas 67226
Lot A,	SYCAMORE VILLAGE	✓ ✓ Comotara Swim and Tennis Club 2225 Hathway Circle Wichita, Kansas 67226
Reserve A and Floodway	SYCAMORE VILLAGE	✓ ✓ Wichita Development Company 1/2 Turbin, Sillcocks, Edelmore and Knapp 375 Park Avenue New York, New York ZIP CODE UNKNOWN
Residence Unit #1,	APPLEWOOD CONDOMINIUM	✓ ✓ Dorothy L. Koelling 7333 East 22nd Street Residence #1 Wichita, Kansas 67226
Residence Unit #2,	APPLEWOOD CONDOMINIUM	✓ ✓ Wallace C. & Dorothy V. Roabe 7333 East 22nd Street Residence #2 Wichita, Kansas 67226
Residence Unit #3,	APPLEWOOD CONDOMINIUM	✓ ✓ Melvin G. & Lenora M. Smithen 7333 East 22nd Street Residence #3 Wichita, Kansas 67226
Residence Unit #4,	APPLEWOOD CONDOMINIUM	✓ James S. & Beatrice J. Wood Residence #4 ADDRESS UNKNOWN



LOTS AND BLOCKS

ADDITION

OWNERS

Residence Unit #5,

APPLEWOOD  
CONDOMINIUM

✓ ✓ John W. Shores  
7333 East 22nd Street  
Residence #5  
Wichita, Kansas 67226

Residence Unit #6,

APPLEWOOD  
CONDOMINIUM

✓ ✓ Donald M. Brown  
232 North Parkwood Lane  
Residence #6  
Wichita, Kansas 67203

Residence Unit #7,

APPLEWOOD  
CONDOMINIUM

✓ ✓ George H. & Marjorie M.  
Schultz  
Residence #7  
ADDRESS UNKNOWN

Residence Unit #8, Unit  
#9, Unit #10, Unit #11,  
Unit #12, Unit #13, Unit  
#14, Unit #15, Unit #16,  
Unit #17, Unit #18, Unit  
#19, Unit #20, Unit #21,  
Unit #22, Unit #23, Unit  
#24, Unit #25, Unit #26,  
Unit #27, Unit #28, Unit  
#29, Unit #30, Unit #31,  
Unit #32, Unit #33 and  
Unit #34,

APPLEWOOD  
CONDOMINIUM

*Dee* ✓ Sproul Construction Co.,  
Inc.  
6200 East Central, Rm. 5  
Wichita, Kansas 67208



Lot 2, Block 5,

SYCAMORE  
VILLAGE  
SECOND

✓ ✓ Bobby D. & Constance F.  
Collison  
2315 Inwood Circle  
Wichita, Kansas 67226

Lot 12, Block 5,

SYCAMORE  
VILLAGE  
SECOND

✓ ✓ Tom C. & Jacqueline C.  
Hardy  
2314 Inwood Circle  
Wichita, Kansas 67226

Lot 13, Block 5,

SYCAMORE  
VILLAGE  
SECOND

*Dee* ✓ The Wichita Land Company  
ADDRESS UNKNOWN

Lot 1, Block 6,

SYCAMORE  
VILLAGE  
SECOND

✓ ✓ John R. & Candice L.  
Parshall  
2307 Bromfield Circle  
Wichita, Kansas 67226

Lot 2, Block 6,

SYCAMORE  
VILLAGE  
SECOND

✓ ✓ Lyle J. & Evelyn E.  
Darling  
2315 Bromfield Circle  
Wichita, Kansas 67226

Lot 11, Block 6,

SYCAMORE  
VILLAGE  
SECOND

✓ ✓ Hartman Homes, Inc.  
2314 Bromfield Circle  
Wichita, Kansas 67226


<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 12, Block 6,	SYCAMORE VILLAGE SECOND	✓ ✓ Thomas M. & Patricia K. West 2306 Bromfield Circle Wichita, Kansas 67226
Lot 1, Block 7,	SYCAMORE VILLAGE SECOND	✓ ✓ George G. & Minnie L. Fox 2307 Winstead Circle Wichita, Kansas 67226
Lot 2, Block 7,	SYCAMORE VILLAGE SECOND	✓ ✓ Donald L. & Sharon K. Anderson 2315 Winstead Circle Wichita, Kansas 67226
Lot 15, Block 7,	SYCAMORE VILLAGE SECOND	✓ ✓ William E. & Mary E. Estes 2306 Hathaway Circle Wichita, Kansas 67226
Lot 1, Block 8,	SYCAMORE VILLAGE SECOND	✓ ✓ Steven R. & Linda M. Manweiler 2306 Winstead Circle Wichita, Kansas 67226
Lot 2, Block 8,	SYCAMORE VILLAGE SECOND	✓ ✓ Frank Emil & Geri L. Salat 2318 Winstead Circle Wichita, Kansas 67226
Lot 9, Block 8,	SYCAMORE VILLAGE SECOND	✓ ✓ Terrel Edwin & Kathryn J. Martin 2307 Hathaway Circle Wichita, Kansas 67226
Lot 10, Block 8,	SYCAMORE VILLAGE SECOND	✓ ✓ Oscar Kirk & Joanna C. Dahlberg 2308 Longwood Circle Wichita, Kansas 67226
Lot 13, Block 8,	SYCAMORE VILLAGE SECOND	✓ ✓ Donald R. & Edith T. Bratton 2319 Longwood Circle Wichita, Kansas 67226
Lot 14, Block 8,	SYCAMORE VILLAGE SECOND	✓ ✓ Robert W. & Joan E. Page 2309 Longwood Circle Wichita, Kansas 67226
Lot 1, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ Maurice L. & Linda Mowrey 2244 Bromfield Circle Wichita, Kansas 67226
Lot 2, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ James J. & Sondra J. Soulek 2234 Bromfield Circle Wichita, Kansas 67226



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 3, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ Yih & Shirley H. Shiau 2218 Bromfield Circle Wichita, Kansas 67226
Lot 4, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ William W. & Kennie J. Crawley 2208 Bromfield Circle Wichita, Kansas 67226
Lot 5, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ Frank Yu Chang & Lois Yu Yee Chan 2204 Bromfield Circle Wichita, Kansas 67226
Lot 6, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ Sidney Sen-Chi & Janet Yu-June Yang 2205 Longwood Circle Wichita, Kansas 67226
Lot 7, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ Daniel L. Billings 2219 Longwood Circle Wichita, Kansas 67226
Lot 8, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ Monte L. & Naomi G. Peterson 2245 Longwood Circle Wichita, Kansas 67226
Lot 9, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ John Glenn Walsh and Cynthia L. Stone 2251 Longwood Circle Wichita, Kansas 67226
Lot 10, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ Roger W. & Carol H. Park 2263 Longwood Circle Wichita, Kansas 67226
Lot 11, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ Paul J. G. & Theresa S. Kunde 2224 Winstead Circle Wichita, Kansas 67226
Lot 12, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ Allan C. & Marjorie M. Zimmerman 2214 Winstead Circle Wichita, Kansas 67226
Lot 13, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ Nathaniel J. & Linda Addleman 2204 Winstead Circle Wichita, Kansas 67226
Lot 14, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ Edward B., III & Georganne L. Williams 2203 Winstead Circle Wichita, Kansas 67226
Lot 15, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ Richard A. & Rebecca R. Fecchia 2215 Winstead Wichita, Kansas 67226



Fidelity  Title  
COMPANY, INC.

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 16, Block 9,	SYCAMORE VILLAGE SECOND	✓ ✓ James C. & Lydia S. Ho 2515 North Roosevelt Court Wichita, Kansas 67220
Lot 1, Block 10,	SYCAMORE VILLAGE SECOND	✓ ✓ James T. & Diane K. Thornton 2249 Bromfield Circle Wichita, Kansas 67226
Lot 2, Block 10,	SYCAMORE VILLAGE SECOND	✓ ✓ Charles E. & Dorothy A. Harris 2239 Bromfield Circle Wichita, Kansas 67226
Lot 3, Block 10,	SYCAMORE VILLAGE SECOND	✓ ✓ J. R. & Rhita J. Muci 2233 Bromfield Circle Wichita, Kansas 67226
Lot 4, Block 10,	SYCAMORE VILLAGE SECOND	✓ ✓ Edward R. & Donna M. Johnson 2225 Bromfield Wichita, Kansas 67226
 Lot 5, Block 10,	SYCAMORE VILLAGE SECOND	✓ ✓ Paul G. Starr 2219 Bromfield Circle Wichita, Kansas 67226
Lot 6, Block 10,	SYCAMORE VILLAGE SECOND	✓ ✓ Robert A. & Alice M. Sanders 2213 Bromfield Circle Wichita, Kansas 67226
Lot 7, Block 10,	SYCAMORE VILLAGE SECOND	✓ ✓ Edward L. & Annie Beanchi 2209 Bromfield Circle Wichita, Kansas 67226
Lot 8, Block 10,	SYCAMORE VILLAGE SECOND	✓ ✓ Thomas E. & Lora A. Angulo 2308 Longwood Circle Wichita, Kansas 67226
Lot 9, Block 10,	SYCAMORE VILLAGE SECOND	✓ ✓ Lawrence L. & Susanne L. McChesney 2204 Longwood Circle Wichita, Kansas 67226
Lot 10, Block 10,	SYCAMORE VILLAGE SECOND	✓ ✓ Donald L. & JoAnne Corbett 2212 Longwood Circle Wichita, Kansas 67226
Lot 11, Block 10,	SYCAMORE VILLAGE SECOND	<i>Sp</i> Sproul Construction Co., Inc. 6200 East Central, Rm. 5 Wichita, Kansas 67208

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 12, Block 10,	SYCAMORE VILLAGE SECOND	✓✓ Richard J. & Doris L. Johnson 2222 Longwood Court Wichita, Kansas 67226
Lot 13, Block 10,	SYCAMORE VILLAGE SECOND	✓✓ Clifford L. & Velda G. Meredith 2226 Longwood Court Wichita, Kansas 67226
Lot 14, Block 10,	SYCAMORE VILLAGE SECOND	✓✓ Lynn H. & Janice L. McCoppin 2230 Longwood Court Wichita, Kansas 67226
Lot 15, Block 10,	SYCAMORE VILLAGE SECOND	✓✓ Joseph B. & Donna L. Hoover 2234 Longwood Court Wichita, Kansas 67226
Lot 16, Block 10,	SYCAMORE VILLAGE SECOND	✓✓ Terry R. & Catherine R. Wright 2238 Longwood Court Wichita, Kansas 67226
Lot 17, Block 10,	SYCAMORE VILLAGE SECOND	✓✓ Roger Dale & Sandra Lee Te Napel 2242 Longwood Court Wichita, Kansas 67226
Lot 18, Block 10,	SYCAMORE VILLAGE	✓✓ Dennis & Mary Linda Fleming 2246 Longwood Circle Wichita, Kansas 67226
Lot 19, Block 10,	SYCAMORE VILLAGE SECOND	✓✓ Kirk A. & Kay M. Baker 2254 Longwood Circle Wichita, Kansas 67226
Lot 20, Block 10,	SYCAMORE VILLAGE SECOND	✓✓ Floyd & Zeola Johnson 2258 Longwood Circle Wichita, Kansas 67226
Lot 21, Block 10,	SYCAMORE VILLAGE SECOND	✓✓ Shiany Yu & Agnes C. Lee 2262 Longwood Circle Wichita, Kansas 67226
Lot 1, Block 11,	SYCAMORE VILLAGE SECOND	✓✓ Richard C. Watson 1841 North Ridge Road Wichita, Kansas 67212
Lot 2, Block 11,	SYCAMORE VILLAGE SECOND	✓✓ C. Robert & Thelma J. Borrensen 2215 Hathway Circle Wichita, Kansas 67226
Lot 3, Block 11,	SYCAMORE VILLAGE SECOND	✓✓ Owen B. & Helen J. Pierce 2209 Hathway Circle Wichita, Kansas 67226



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 4, Block 11,	SYCAMORE VILLAGE SECOND	✓ David R. & Leneth Geneva Udit 2203 Hathway Circle Wichita, Kansas 67226
Lot 5, Block 11,	SYCAMORE VILLAGE SECOND	✓ John C. & Anna Catherine Byers 2204 Hathway Circle Wichita, Kansas 67226
Lot 6, Block 11,	SYCAMORE VILLAGE SECOND	✓ Randy D. & Jane M. Stephens 2208 Hathway Circle Wichita, Kansas 67226
Lot 7, except the North 9.73 feet, Block 11,	SYCAMORE VILLAGE SECOND	✓ Employee Transfer Corp. 20 N. Wacker Drive Chicago, Illinois
The North 9.73 feet of Lot 7 and all of Lot 8, Block 11	SYCAMORE VILLAGE SECOND	✓ William T. & Joan E. Hicks 1156 Waddington Wichita, Kansas 67212
Lot 1,	COLEMAN SCHOOL	✓ Unified School District #259 428 South Broadway Wichita, Kansas 67202
North Half of the Northeast Quarter of the Southeast Quarter of Section 7, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.		✓ Dolose Brothers Company ADDRESS-UNKNOWN <i>926 E Central Wichita KS 67202</i>
The South 20 Acres of the Northeast Quarter of the Southeast Quarter of Section 7, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.		✓ The Radio Station RFH Company 104 South Emporia Wichita, Kansas 67202
East Half of the Southwest Quarter of the Southwest Quarter except Independence Commons Addition and except beginning 21.7 feet West of intersection of the North line of Independence Commons Addition and the Northwest Corner of Tara Street; thence North 11.61 feet; thence Northeast 150 feet; thence Northwest to point on the West line of the East Half of the Southwest Quarter of the Southwest Quarter; thence South to the North line of Independence Commons Addition; thence East to beginning in Section 5, Township 27 South, Range 2 East.		✓ Tallgrass Company P.O. Box 4048 Wichita, Kansas 67204



LOTS AND BLOCKS

ADDITION

OWNERS

That part of the East half of the Southwest Quarter of the Southwest Quarter, beginning 21.7 feet West of the Intersection of the North line of Independence Commons Addition and the Northwest Corner of Tara Street; thence North 11.61 feet; thence Northeast 150 feet; thence Northwest to a point on the West line of the East Half of the Southwest Quarter of the Southwest Quarter; thence South to the North line of Independence Commons Addition; thence East to beginning, Section 5, Township 27 South, Range 2 East,

✓  
✓ Wichita Development Co.  
%Comotara Properties Inc.  
2225 Hathway Circle  
Wichita, Kansas 67226

and  
Beginning at the Southwest Corner of the Southwest Quarter; thence North 794.89 feet; thence East 450 feet; thence Northeast 150 feet; thence Southeast to East line of West half of the Southwest Quarter of the Southwest Quarter; thence South to South line of the Southwest Quarter; thence West to beginning except that part platted as Part of Independence Commons Addition, Section 5, Township 27 South, Range 2 East,



West Half of the Southwest Quarter of the Southwest Quarter except beginning the Southwest Corner of the Southwest Quarter; thence North 794.89 feet; thence East 450 feet; thence Northeast 150 feet; thence Southeast to the East line of the West half of the Southwest Quarter of the Southwest Quarter; thence South to South line of the Southwest Quarter; thence West to beginning, Section 5, Township 27 South, Range 2 East,

*dup*  
Tallgrass Company  
P.O. Box 4048  
Wichita, Kansas 67204

Lot 1,

INDEPENDENCE  
COMMONS

✓  
✓ S & A Investments Co.,  
a joint venture  
7701 East Kellogg,  
Suite 400  
Wichita, Kansas 67207

The West 1000 feet of the Northwest Quarter of Section 8, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

✓  
✓ Wilson Estates  
408 Century Plaza Building  
111 West Douglas  
Wichita, Kansas 67202



LOTS AND BLOCKS

ADDITION

OWNERS

The North 1000 feet of the West 1000 feet of the Northwest Quarter of the Southwest Quarter of Section 8, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

✓✓ Mary R. Koch  
8500 East 13th Street  
Wichita, Kansas 67206

Lots 1, 2, 3, 4, 5 and 6, Block 1,

ROCKHURST 6TH

✓✓ B-V Rentals  
% Stephen M. Blaes  
1220 Burning Tree Drive  
Wichita, Kansas 67230  
and  
✓✓ % J. R. Vosburgh  
1626 Lawrence Lane Court  
Wichita, Kansas 67206

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block 2,

ROCKHURST 6TH

✓✓ Robert E. & Donna M. Peters  
1106 North Armour  
Wichita, Kansas 67206  
and  
✓✓ Kenneth C. & Johanna K. Peters  
1410 Stratford Lane  
Wichita, Kansas 67206



Lot 2, Block 1,

ROCKHURST 4TH

✓ 2525 E Central # 67214  
✓ Thomas T. & Janet S. Craff  
6910 Avedeen  
Wichita, Kansas 67206

Lots 1, 3, 4, 5, 6, 7 and 8, Block 1, and Lots 1, 2, 3, 4, 5, 6 and 8, Block 2,

ROCKHURST 4TH

✓✓ Harold B. & Elizabeth J. Bauer and Harold Bauer Construction Co., Inc.  
1112 North Armour  
Wichita, Kansas 67206

Lot 7, Block 2,

ROCKHURST 4TH

X Sara K. Bond  
ADDRESS UNKNOWN

Lot 1,

ROCKHURST 5TH

✓ Jack D. & Janet M. Sage  
4906 Arlene Street  
Wichita, Kansas 67220

Lots 5 and 6,

ROCKHURST 5TH

✓✓ J. R. & Mary K. Vosburgh  
7611 Donegel Street  
Wichita, Kansas 67206

Lot 7,

ROCKHURST 5TH

✓✓ Marjorie A. Dix  
2416 Bramblewood Street  
Wichita, Kansas 67226

Lot 2,

ROCKHURST 5TH

✓✓ Dome Ray & Paula J. Schmelzer  
1676 Lawrence Lane Court  
Wichita, Kansas 67206

Lot 3,

ROCKHURST 5TH

Returned 1st notice - present new notice to: 212 N. Market, 67202  
✓ X Cynthia Joan & Laurence R. Davis  
6617 Aberdeen Street  
Wichita, Kansas 67206

Fidelity  Title  
COMPANY, INC.

LOTS AND BLOCKS

ADDITION

OWNERS

Lot 4,	ROCKHURST 5TH	X	Dorothy M. Unruh ADDRESS UNKNOWN
Lot 5, Block A,	McEWEN 9TH	✓	Charles E. & Josephine M. Leonard 6828 Farmview Wichita, Kansas 67206
Lot 6, Block A,	McEWEN 9TH	✓	Barbara Sue & Jimmy Tom Davis, II 6832 Farmview Wichita, Kansas 67206
Lot 7, Block A,	McEWEN 9TH	✓	Pete M., Jr. & Millie J. Christy 6838 Farmview Wichita, Kansas 67206
Lot 8, Block A,	McEWEN 9TH	✓	John H. & Joyce A. Bradbury 6842 Farmview Wichita, Kansas 67206
Lot 9, Block A,	McEWEN 9TH	✓	C. W., Jr. & Carol Ann Womack 6850 Farmview Wichita, Kansas 67206
Lot 10, Block B,	McEWEN 9TH	✓	Oren D. & Evonne Whistler 1617 Culen Wichita, Kansas 67206
Lot 11, Block B,	McEWEN 9TH	✓	Vernon L. & Patricia L. McCune 1625 Culen Wichita, Kansas 67206
Lot 12, Block B,	McEWEN 9TH	✓	Russel J. & Catherine M. Hunter 1633 Culen Wichita, Kansas 67206
Lot 13, Block B,	McEWEN 9TH	✓	Robert A. & Mary J. Jacque 1641 Culen Wichita, Kansas 67206
Lot 14, Block B,	McEWEN 9TH	✓	Max L. & Nellie M. Mason 1649 Culen Wichita, Kansas 67206
Lot 1, Block C,	McEWEN 9TH	✓	Douglas E. & Ruth E. Elder 1642 Culen Wichita, Kansas 67206
Lot 2, Block C,	McEWEN 9TH	✓	Virgil L. & Mary B. Rhea 6841 Farmview Wichita, Kansas 67206



Fidelity  Title  
COMPANY, INC.

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 3, Block C,	McEWEN 9TH	✓✓ Justin T. & Mallory Pam Cohen 1634 Culen Wichita, Kansas 67206
Lot 4, Block C,	McEWEN 9TH	✓✓ William C. & Marilyn B. Dutton 1626 Culen Wichita, Kansas 67206
Lot 5, Block C,	McEWEN 9TH	✓✓ Murry Don & Betty Lee Tindall 1618 Culen Wichita, Kansas 67206
Lot 6, Block C,	McEWEN 9TH	✓✓ Michael G. & Jamie T. Katzenmsier 1610 Culen Wichita, Kansas 67206
Lot 7, Block C,	McEWEN 9TH	✓✓ Kenneth F. & Nona M. Bursack 1530 North Stratford Wichita, Kansas 67206
Lot 8, Block C,	McEWEN 9TH	✓✓ Max L. & Eileen P. Carnahan 1520 North Stratford Wichita, Kansas 67206
Lot 1, Block 2, Lot 1, Block 3, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 4, Lots 15, 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, 41, 42 and 43, Block 5, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and Reserve A, Block 6,	NORTHBOROUGH	✓✓ Theodore & Rosalyn Gore 140 South Pershing Wichita, Kansas 67218 ✓ Robert M. & Joan S. Beren 573 North Armour Wichita, Kansas 67206 ✓✓ Theodore I. & Aileen J. Leben 1303 Charlotte Wichita, Kansas 67208
The East 1000 feet of the South 562 feet of the Southeast Quarter of the Northwest Quarter of Section 7, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.		✓✓ Kansas Gas & Electric Company P.O. Box 208 Wichita, Kansas 67201
Lot 2, Block H,	COMOTARA FIRST	✓✓ John W. & Donna M. Breen 6913 Newbury Circle Wichita, Kansas 67220
Lot 3, Block H,	COMOTARA FIRST	✓✓ Charles E. & Linda S. Petterson 6923 Newbury Circle Wichita, Kansas 67220



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<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 4, Block H,	COMOTARA FIRST	✓ ✓ B. Earl Adamy, Jr. 6933 Newbury Circle Wichita, Kansas 67220
Lot 5, Block H,	COMOTARA FIRST	✓ ✓ Richard S. & Patricia D. Clevenger 6943 Newbury Circle Wichita, Kansas 67220
Lot 6, Block H,	COMOTARA FIRST	✓ ✓ B. Ed & Cheryl L. Rogers 6953 Newbury Circle Wichita, Kansas 67220
Lot 7, Block H,	COMOTARA FIRST	✓ ✓ Robert James & Olga Hogadorn 6963 Newbury Circle Wichita, Kansas 67220
Lot 8, Block H,	COMOTARA FIRST	✓ ✓ Calip E. & Nancy J. Harper 6962 Newbury Circle Wichita, Kansas 67220
Lot 9, Block H,	COMOTARA FIRST	✓ ✓ Laurence N. & Margaret Golding 6952 Newbury Circle Wichita, Kansas 67220
Lot 10, Block H,	COMOTARA FIRST	✓ ✓ Eddy L. & Marie C. Jones 6942 Newbury Circle Wichita, Kansas 67220
Lot 11, Block H,	COMOTARA FIRST	✓ ✓ F. Evelyn Staats 6930 Newbury Circle Wichita, Kansas 67220
Lot 3, Block I,	COMOTARA FIRST	✓ ✓ Patrick G. & Jalene C. McFadden 6823 Trinity Circle Wichita, Kansas 67220
Lot 4, Block I,	COMOTARA FIRST	✓ ✓ Burtram J. & Janes S. Odenheimer 6831 Trinity Circle Wichita, Kansas 67220
Lot 5, Block I,	COMOTARA FIRST	✓ ✓ Nathan R. & Lisa L. Studman 6839 Trinity Circle Wichita, Kansas 67220
Lot 6, Block I,	COMOTARA FIRST	✓ ✓ James R. & Cathryn M. Conway 6849 Trinity Circle Wichita, Kansas 67220



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 7, Block I,	COMOTARA FIRST	✓ ✓ Michael D. & Janet D. Erickson 6855 Trinity Circle Wichita, Kansas 67220
Lot 8, Block I,	COMOTARA FIRST	✓ ✓ Paul R. & Patricia J. Ross 6861 Trinity Circle Wichita, Kansas 67220
Lot 9, Block I,	COMOTARA FIRST	✓ ✓ Donald James & Joyce Newman 6850 Trinity Circle Wichita, Kansas 67220
Lot 10, Block I,	COMOTARA FIRST	✓ ✓ Earl F. & Carin C. McIntyre 6840 Trinity Circle Wichita, Kansas 67220
Lot 11, Block I,	COMOTARA FIRST	✓ ✓ Patrick V. & Susanne J. Riguetti 6832 Trinity Circle Wichita, Kansas 67220
Lot 4, Block J,	COMOTARA FIRST	✓ ✓ Robert W. & Judith K. Bingaman 6806 Bainbridge Road Wichita, Kansas 67220
Lot 5, Block J,	COMOTARA FIRST	✓ ✓ John Charles & Saretta L. Culver 6818 Bainbridge Road Wichita, Kansas 67220
Lot 6, Block J,	COMOTARA FIRST	✓ ✓ Ronald Blaine & Linda Jane Rose 6828 Bainbridge Road Wichita, Kansas 67220
Lot 7, Block J,	COMOTARA FIRST	✓ ✓ Turner J. & Martha A. Trapp 6902 Bainbridge Road Wichita, Kansas 67220
Lot 8, Block J,	COMOTARA FIRST	✓ ✓ Marcella E. Ansel 6914 Bainbridge Road Wichita, Kansas 67220
Lot 9, Block J,	COMOTARA FIRST	✓ ✓ Roger C. & Victoria Hermes Bond 6924 Bainbridge Road Wichita, Kansas 67220
Lot 10, Block J,	COMOTARA	✓ ✓ John L. Bohrer 6936 Bainbridge Road Wichita, Kansas 67220



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 11, Block J,	COMOTARA FIRST	✓✓ Thomas L. & Beatrice V. Waymire 2219 Cameron Circle Wichita, Kansas 67220
Lot 12, Block J,	COMOTARA FIRST	✓✓ Shelley L. Manning 2229 Cameron Circle Wichita, Kansas 67220
Lot 13, Block J.	COMOTARA FIRST	✓✓ Larry D. & Linda L. Swartz 2239 Cameron Circle Wichita, Kansas 67220
Lot 14, Block J,	COMOTARA FIRST	✓✓ Ronald C. & Marcia Sue Brown 2250 Cameron Circle Wichita, Kansas 67220
Lot 15, Block J,	COMOTARA FIRST	✓✓ James E. & Virginia F. French 2240 Cameron Circle Wichita, Kansas 67220
Lot 16, Block J,	COMOTARA FIRST	✓✓ Norman F. & Shirley Ann Schaefer 2230 Cameron Circle Wichita, Kansas 67220
Lot 17, Block J,	COMOTARA FIRST	✓✓ Billy M. & Patricia A. Tate 2220 Cameron Circle Wichita, Kansas 67220
Lot 18, Block J,	COMOTARA FIRST	✓✓ Jack L. & L. Janice Carduff 2200 Cameron Circle Wichita, Kansas 67220
Lot 11, Block K,	COMOTARA FIRST	✓✓ Donald H. & Virginia R. Nale 6780 Bromley Circle Wichita, Kansas 67220
Lot 12, Block K,	COMOTARA FIRST	✓✓ Terry L. & Diana K. Carr 6817 Bainbridge Circle Wichita, Kansas 67220
Lot 13, Block K,	COMOTARA FIRST	✓✓ Allen D. & Elva J. Wallingford 6827 Bainbridge Circle Wichita, Kansas 67220
Lot 14, Block K,	COMOTARA FIRST	✓✓ Catherine F. Lynche and Marlene L. Lynche 6837 Bainbridge Road Wichita, Kansas 67220



LOTS AND BLOCKS

ADDITION

OWNERS

Lot 15, Block K,

COMOTARA  
FIRST

✓✓ Robert D. & Kathlyn A.  
Jayroe  
6905 Bainbridge Road  
Wichita, Kansas 67220

Lot 16, Block K,

COMOTARA  
FIRST

✓✓ James C. & Virginia M.  
Skach  
✓ 16915 Bainbridge  
67226  
8401 East Gilbert  
Wichita, Kansas 67204

Lot 17, Block K,

COMOTARA  
FIRST

✓✓ Bobby W. & Victoria A.  
Moore  
6925 Bainbridge Circle  
Wichita, Kansas 67220

Lot 18, Block K,

COMOTARA  
FIRST

✓✓ Martha McCleave  
Vera McCleave  
Cleora McCleave  
6935 Bainbridge Circle  
Wichita, Kansas 67220

Lot 19, Block K,

COMOTARA  
FIRST

✓✓ Pete G. & Jacquelyne A.  
Williams  
7005 Bainbridge Circle  
Wichita, Kansas 67220

Lot 20, Block K,

COMOTARA  
FIRST

✓✓ Garon J. & Ardith Jones  
7015 Bainbridge Circle  
Wichita, Kansas 67220



Dated at Wichita, Kansas, this 4th day of December, 1980 at  
7:00 A.M.

FIDELITY TITLE COMPANY, INC

By *C. E. Carl Kiddle*  
Vice President

Tracer No. 52063



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FORM 21

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

\*

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Has a Large Drawing  
On 35mm Microfilm.

Roll # 1

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