

DP-90 - 11-CEN add - FILE NO. 2 AMENDED
CUP - property zoned "LC", "BB", & "R-6"
located at the SE corner of Central &
Tyler Road

ACTION

COMMITTEE _____
DATE _____

M.A.P.C. *Approved & recorded 9-13-79*

B.C.C./B-00: C. *Approved & recorded 10-9-79*
Recommender

Map No. 4947
Sec. _____
Twp. _____
Range _____

**DATA SHEET
COMMUNITY UNIT PLAN**

DP 90
Z- _____
Filed 8/15/79

APPLICATION REQUEST: Approval of proposed planned development. AMENDED

1. Applicant BFP, Inc
Address 427 N. St. Francis 67202 Phone 262-1169
2. Agent Oblinger-Smith Corporation
Address 625 First National Bank Bldg. 67202 Phone 262-0415
3. General Location Southeast corner of Central and Tyler Road
Address _____
4. Proposed Use _____

AREA DATA

1. Acres _____ (_____ ft. by _____ ft.)
2. Existing Zoning _____ Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
St. _____ St. _____ St. _____
Proposed R/W _____ ft. _____ ft. _____ ft.
St. _____ St. _____ St. _____

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
Date 9-13-79 Action Approved as recorded
2. Governing Body
Date 10-9-79 Action Approved as recorded

Spindle
No. 2153C
DASTINGS, 441-LOS ANGELES
LOANAN, OK - WASHINGTON, TX U. S. A.

Map No. 4947
Sec. _____
Twp. _____
Range _____

DATA SHEET

DP- 90
Filed 8/15/79

APPLICATION DATA:

1. Applicant: BFP, Inc
Address 427 North St. Francis 67202 Phone 262-1169
2. Agent: Oblinger-Smith Corporation
Address 625 First National Bank Build 67202 Phone 262-0415
3. General Location: Southeast corner of Central and Tyler Road
Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Existing Zoning: _____
3. Land Use: East _____ South _____
West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____

PICTURE SHEET

January 4, 1980

Robert B. Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

DP-90 - TY-CEN C.U.P. - generally located at the southeast corner of Central and Tyler Road.

The Board of City Commissioners on October 9, 1979, considered the above captioned CUP. Their action was to approve the CUP subject to the following conditions:

- a. At the time of the vacation of Reca Avenue, all appropriate drainage, utility and access easements shall be extended across Reca Avenue by separate easement.
- b. If Reca Avenue is vacated, one of the two points of access for Parcel 5 shall be constructed to major driveway requirements and shall be located at the medial break along Central (approximately at the existing opening of Reca Avenue).
- c. Upon the vacation of Reca Avenue and prior to the issuance of any building permits on Parcels 3, 5 and 6, five revised copies of the C.U.P., reflecting easement extensions, alternate planting strips, property line relocations, revised building setback lines and any other changes, shall be submitted to the Director of Planning for administrative use.
- d. At the time of the vacation of Reca Avenue and prior to the issuance of building permits on Parcels 3, 5 and 6, new petitions for streets shall be submitted reflecting the changed requirements for streets.
- e. If Parcels 3, 5 and 6 are to be developed as one site, a revised drainage concept plan shall be submitted, for review and approval, to the Public Works Department, prior to the issuance of any building permit(s) on those parcels.
- f. 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 development and be binding upon the present owners, their successors and assigns, unless amended.
- g. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and

Page Two
Robert B. Feldner
January 4, 1980

the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

- h. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

Please note that prior to the issuance of any building permits, and in accordance with provisions "c", "d" and "e" above, five revised copies of the C.U.P. are to be submitted to the Director of Planning, new street petitions are to be filed and a revised drainage concept plan submitted, for review and approval, to the Public Works Department. Attached for your information and files are two revised and approved copies of the C.U.P.

Also note that General Provision #4 requires that a landscape plan shall be submitted to the Planning Department for our review and approval prior to the issuance of any building permits on the parcel(s) involved. We currently have an approved landscape plan for Parcel 1 and the north portion of Parcel 4 on file.

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

Jack H. Galbraith
Chief Planner

JHG:ADC:el

Enclosures

December 3, 1979

Susan Cromwell
Hardesty Company
4606 South Garnett
Tulsa, Oklahoma 74145

Re: DP-90 - TYCEN C.U.P.

Dear Ms. Cromwell:

I have enclosed a copy of the approved Ty-Cen C.U.P. as you requested during our telephone conversation on November 30, 1979. As I mentioned in that conversation, an amendment to this C.U.P. was approved by the Wichita Board of City Commissioners on October 9, 1979, with one condition of approval being the submission of five revised copies of the C.U.P. to the Planning Department for administrative use. The revised copies are to show easement extensions, property line relocations resulting from the vacation of Reca Avenue, revised setback lines, etc. We have not received the revised copies as of this date and the enclosed copy reflects the current, official C.U.P. on file.

If I can be of any further assistance, do not hesitate to call me at 268-4421.

Sincerely,

Arthur D. Chambers
Junior Planner

ADC:e1
Enclosure

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR AMENDMENT TO
COMMERCIAL COMMUNITY UNIT PLAN

CASE NO. DP-90

CONSIDERED BY MAPC: 9-13-79

REQUEST FOR: Amendment to Commercial Community Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To add a residential development alternative to Parcel 5 and to add General Provision #10 relating to the residential development alternative for Parcel 5."

GENERAL LOCATION: General area of the southeast corner of Central and Tyler Road.

LEGAL DESCRIPTION:

Blocks A, B, and C, Ty-Cen Addition to Sedgwick County, Kansas.

APPLICANT: BFP, Inc., 427 North St. Francis.

AGENT FDB APPLICANT: John Gist, Oblinger-Smith Corp., 825 First National Bank Bldg.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North & West, "AA" & "LC"; East & South, "AA".

LAND USE: Existing, Undeveloped; North, Carpet Sales, Animal Hospital and Undeveloped; East, Bishop Carroll High School & Drainage Right-of-Way; South, Wilbur Jr. High School & Drainage Right-of-Way; West, Single Family, Service Station & Shopping Center.

CPO RECOMMENDATION: CPO Council Area "A" voted 6-0 to recommend approval of the application.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to conditions as shown in excerpt from Planning Commission minutes of September 13, 1979. Savina moved, Bayouth seconded and it carried unanimously. Martens was absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the amended CUP subject to the recommended conditions; or

2. Return the application to the Planning Commission for reconsideration. The City Commission states the following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF SEPTEMBER 13, 1979:

25. Case No. DP-90 - BFP, Inc. requests amendment to the Commercial Community Unit Plan for Blocks A, B, and C, Ty-Cen Addition to Sedgwick County, Kansas. Generally located at the southeast corner of Tyler Road and Central Avenuc.

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

COMMENTS:

1. The applicant has requested an amendment to the Ty-Cen Commercial Community Unit Plan. The previously approved C.U.P. is adjacent to an existing Commercial C.U.P. (DP-19, West Center) which has been developed with a bank, savings and loan, carpet sales outlet and an animal hospital. A branch of the Wichita Federal Savings and Loan is currently under construction on Parcel 4 and a McDonalds Restaurant is under construction on Parcel 1 of the Ty-Cen C.U.P.
2. As required by Section 28.04.190 of the Code of the City of Wichita (C.U.P. Regulations), an amendment to the commercial Community Unit Plan has been submitted for review and approval by the Planning Commission and Board of City Commissioners. The amendment proposes:
 - a. to add a residential alternative for the development of Parcel 5;
 - b. add General Provision #10 relating to the residential alternatives for Parcel 3 and 5 by providing for the vacation of Reca Avenue, adjusting easement boundaries, adjusting building setback lines between Parcels 3, 6 and 5;
 - c. making revisions to area calculations and street names based on the final plat of Ty-Cen Addition.
3. A separate application has been filed to vacate Reca (V-0973). When Reca Avenue is vacated, property lines and easements will be relocated. In addition, if Parcels 3, 5 and 6 are developed as one site, the landscaping requirements will be changed. Staff has discussed the need for an updated and revised plan of the C.U.P. that reflects the changes and alternatives so that staff can more easily administer the provisions of the C.U.P.
4. The Department of Public Works has reviewed the proposed changes and has indicated that an amended drainage concept plan for the site should be submitted if Parcels 3, 5 and 6 are developed as one site. Public Works also indicated that new street petitions may be required if and when Reca Avenue is vacated.
5. Should the Planning Commission determine that the changes in the amendment are appropriate, the following are recommended conditions of approval:
 - A. At the time of the vacation of Reca Avenue, all appropriate drainage, utility and access easements shall be extended across Reca Avenue by separate easement.

- B. If Reca Avenue is vacated, one of the two points of access for Parcel 5 shall be constructed to major driveway requirements and shall be located at the medial break along Central (approximately at the existing opening of Reca Avenue).
- C. Upon the vacation of Reca Avenue and prior to the issuance of any building permits on Parcels 3, 5 and 6, five (5) revised copies of the C.U.P., reflecting easement extensions, alternate planting strips, property line relocations, revised building setback lines and any other changes, shall be submitted to the Director of Planning for administrative use.
- D. At the time of the vacation of Reca Avenue and prior to the issuance of building permits on Parcels 3, 5 and 6, new petitions for streets shall be submitted reflecting the changed requirements for streets.
- E. If Parcels 3, 5 and 6 are to be developed as one site, a revised drainage concept plan shall be submitted, for review and approval, to the Public Works Department, prior to the issuance of any building permit(s) on those parcels.
- F. 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 development and be binding upon the present owners, their successors and assigns, unless amended.
- G. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, 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.
- H. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

GALBRAITH stated that the staff was not opposed to the proposed amendments. He said that the applicants advise that they were strongly considering one user for three of the parcels, and the interior public street would not be necessary.

JOHN GIST, Oblinger & Smith, representing the applicant, stated that the applicants did discuss their proposed amendment with CFO Council Area "A" and they recommended unanimously that the application be approved.

MOTION: Having considered the factors as contained in Policy Statement No. 10; the recommendation of approval of both staff and the neighborhood council; I move that we recommend to the Governing Body that the application be approved subject to the following conditions:

- A. At the time of the vacation of Reca Avenue, all appropriate drainage, utility and access easements shall be extended across Reca Avenue by separate easement.
- B. If Reca Avenue is vacated, one of the two points of access for Parcel 5 shall be constructed to major driveway requirements and shall be located at the medial break along Central (approximately at the existing opening of Reca Avenue).

- C. Upon the vacation of Reca Avenue and prior to the issuance of any building permits on Parcels 3, 5 and 6, five revised copies of the C.U.P., reflecting easement extensions, alternate planting strips, property line relocations, revised building setback lines and any other changes, shall be submitted to the Director of Planning for administrative use.
- D. At the time of the vacation of Reca Avenue and prior to the issuance of building permits on Parcels 3, 5 and 6, new petitions for streets shall be submitted reflecting the changed requirements for streets.
- E. If Parcels 3, 5 and 6 are to be developed as one site, a revised drainage concept plan shall be submitted, for review and approval, to the Public Works Department, prior to the issuance of any building permit(s) on those parcels.
- F. 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 development and be binding upon the present owners, their successors and assigns, unless amended.
- G. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, 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.
- H. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

Savina moved, Bayouth seconded and it carried unanimously. Martens was absent.

September 14, 1979

John Gist
Oblinger-Smith Corporation
825 First National Bank Bldg.
Wichita, Kansas 67202

Re: DF-90 - Ty-Cen Addition
Amended Community Unit Plan

Dear Mr. Gist:

At its regular meeting on September 13, 1979, the Metropolitan Area Planning Commission considered the above-captioned zone change request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- A. At the time of the vacation of Reca Avenue, all appropriate drainage, utility and access easements shall be extended across Reca Avenue by separate easement.
- B. If Reca Avenue is vacated, one of the two points of access for Parcel 5 shall be constructed to major driveway requirements and shall be located at the medial break along Central (approximately at the existing opening of Reca Avenue).
- C. Upon the vacation of Reca Avenue and prior to the issuance of any building permits on Parcels 3, 5 and 6, five (5) revised copies of the C.U.P., reflecting easement extensions, alternate planting strips, property line relocations, revised building setback lines and any other changes, shall be submitted to the Director of Planning for administrative use.
- D. At the time of the vacation of Reca Avenue and prior to the issuance of building permits on Parcels 3, 5 and 6, new petitions for streets shall be submitted reflecting the changed requirements for streets.

Page 3
September 14, 1979
DP-90

- E. If Parcels 3, 5 and 6 are to be developed as one site, a revised drainage concept plan shall be submitted, for review and approval, to the Public Works Department, prior to the issuance of any building permit(s) on those parcels.
- F. 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 development and be binding upon the present owners, their successors and assigns, unless amended.
- G. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, 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.
- H. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

It will be necessary that you provide us with ten (10) copies of the amended C.U.P. by September 27, 1979, in order that the case can be scheduled for the City Commission meeting of October 9, 1979. This meeting will 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:bbc
cc: B.F.P., Inc., 427 N. St. Francis 67202

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE September 11, 1979

TO Jack Galbraith, Chief Planner, Current Plans

FROM Gail Williams, CPO Administrative Aide

SUBJECT DP-90: Ty-Cen CUP Amendments

On September 5, CPO Council "A" considered the captioned case and voted 6-0 to recommend approval of the proposed amendments.

Council members expressed their support for the amendments on the grounds that providing a residential option for Parcel 5 will be conducive to more orderly and attractive development.

Please provide this information to the Planning Commission when they consider the case on September 13.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:ml

NOTED:

Sarah Gilbert

Sarah Gilbert
Assistant CP Coordinator

RECEIVED

SEP 12 1979

METROPOLITAN PLANNING

ROUTE _____

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 9-13-70

Case No. DP-80 Request: Amendment to Commercial
Community Unit Plan

Location: General area of the southeast corner of Central and
Tyler Road

Reason: "To add a residential development alternative to Parcel
5 and to add General Provision #10 relating to the res-
idential development alternative for Parcel 5."

Acres: 30+ Size: 1000' x 1100' (irregular shape)

	Land Use	Zoning
Existing	Undeveloped	"R-6", "DB" & "LC"
North	Carpet Sales, Animal Hospital & Undeveloped	"AA" & "LC"
East	Bishop Carroll High School & Drainage Right-of-Way	"AA"
South	Wilbur Jr. High School & Drainage Right-of-Way	"AA"
West	Single Family, Service Station & Shopping Center	"AA" & "LC"

Platted: Yes - Ty-Cen Addition. History: Z-2078 "AA" to "R-6"
"DB" & "LC"
DP-80 MAPC 11-8-73
approve
DCC 12-5-73
approve

COMMENTS:

1. The applicant has requested an amendment to the Ty-Cen Commercial Community Unit Plan. The previously approved C.U.P. is adjacent to an existing Commercial C.U.P. (DP-10, West Center) which has been developed with a bank, savings and loan, carpet sales outlet and an animal hospital. A branch of the Wichita Federal Savings and Loan is currently under construction on Parcel 4 and a McDonald's Restaurant is under construction on Parcel 1 of the Ty-Cen C.U.P.

Page 2
DP-90
MAPC AGENDA
9-13-79

2. As required by Section 23.04.190 of the Code of the City of Wichita (C.U.P. Regulations), an amendment to the commercial Community Unit Plan has been submitted for review and approval by the Planning Commission and Board of City Commissioners. The amendment proposes:
 - a. to add a residential alternative for the development of Parcel 5;
 - b. add General Provision #10 relating to the residential alternatives for Parcel 3 and 5 by providing for the vacation of Reca Avenue, adjusting easement boundaries, adjusting building setback lines between Parcels 3, 4 and 5;
 - c. making revisions to area calculations and street names based on the final plat of Ty-Cen Addition.
3. A separate application has been filed to vacate Reca (V-0373). When Reca Avenue is vacated, property lines and easements will be relocated. In addition, if Parcels 3, 5 and 6 are developed as one site, the landscaping requirements will be changed. Staff has discussed the need for an updated and revised plan of the C.U.P. that reflects the changes and alternatives so that staff can more easily administer the provisions of the C.U.P.
4. The Department of Public Works has reviewed the proposed changes and has indicated that an amended drainage concept plan for the site should be submitted if Parcels 3, 5 and 6 are developed as one site. Public Works also indicated that new street petitions may be required if and when Reca Avenue is vacated.
5. Should the Planning Commission determine that the changes in the amendment are appropriate, the following are recommended conditions of approval:
 - A. At the time of the vacation of Reca Avenue, all appropriate drainage, utility and access easements shall be extended across Reca Avenue by separate easement.
 - B. If Reca Avenue is vacated, one of the two points of access for Parcel 5 shall be constructed to major driveway requirements and shall be located at the medial break along Central (approximately at the existing opening of Reca Avenue).

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DP-20
MAPC AGENDA
9-13-70

- C. Upon the vacation of Reca Avenue and prior to the issuance of any building permits on Parcels 3, 5 and 6, five (5) revised copies of the C.U.P., reflecting easement extensions, alternate planting strips, property line relocations, revised building setback lines and any other changes, shall be submitted to the Director of Planning for administrative use.
- D. At the time of the vacation of Reca Avenue and prior to the issuance of building permits on Parcels 3, 5 and 6, new petitions for streets shall be submitted reflecting the changed requirements for streets.
- E. If Parcels 3, 5 and 6 are to be developed as one site, a revised drainage concept plan shall be submitted, for review and approval, to the Public Works Department, prior to the issuance of any building permit(s) on those parcels.
- F. 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 development and be binding upon the present owners, their successors and assigns, unless amended.
- G. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, 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.
- H. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

DP-90 - 35 "Notice to Adjoining Property Owners" mailed 8-30-79 for
the MAPC meeting for 9-13-79

1 (including map) to CPO Office

—
36 TOTAL

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

August 30, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, September 13, 1979, 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, Wichita, Kansas, will consider an application for amendment to the TY-CEN COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-90, Blocks A, B, and C, Ty-Cen Addition to Sedgwick County, Kansas. Generally located at the southeast corner of Tyler Road and Central Avenue.

The Development Plan of this area, originally approved on December 5, 1978, 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:

1. Providing a residential alternative for the development of Parcel 5 on the south side of Central Avenue.
2. Adding General Provision #10 relating to the residential alternatives for Parcels 3 and 5, providing for the vacation of Reca Lane, adjusting the maintenance access easement, adjusting setback lines between Parcels 3, 5 and 6 and relocation of planting strips on Parcels 3, 4 and 5.
3. Revisions to area calculations and street names based on the final plat of Ty-Cen Addition.

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 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

THE CITY OF WICHITA

OFFICE OF Flood Control and Landfill
Division

DATE August 21, 1979


TO Jack Galbraith, Chief Planner, MAPD

FROM Paul Johnston, Flood Control Engineer

SUBJECT - Amendment to CP-90 TY-CEN CUP

Reference is made to your memo of August 16th requesting comments on subject plan which you submitted to this office for review. I have reviewed the plan and have the following comments.

It should be noted that any proposed change in the use of Parcel 5 will have to coincide with the existing 40 foot drainage easement crossing Parcels 4 and 5 at the south side of Central. This is required since the drainage right-of-way does not line up where the drainage structure crosses Central.



Paul Johnston
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: TY-CEN CUP Addn. Plat File

RECEIVED

AUG 22 1979

METROPOLITAN PLANNING

ROUTE

36 notices sent to applicant, agent and adjacent property owners
1 notice sent to CPO

37 Total notices

August 29, 1979

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

August 30, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, September 13, 1979, 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, Wichita, Kansas, will consider an application for amendment to the TY-CEN COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-90, Blocks A, B, and C, Ty-Cen Addition to Sedgwick County, Kansas. Generally located at the southeast corner of Tyler Road and Central Avenue.

The Development Plan of this area, originally approved on December 5, 1978, 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:

1. Providing a residential alternative for the development of Parcel 5 on the south side of Central Avenue.
2. Adding General Provision #10 relating to the residential alternatives for Parcels 3 and 5, providing for the vacation of Reca Lane, adjusting the maintenance access easement, adjusting setback lines between Parcels 3, 5 and 6 and relocation of planting strips on Parcels 3, 4 and 5.
3. Revisions to area calculations and street names based on the final plat of Ty-Cen Addition.

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 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

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	

DP-90
File # 2

August 16, 1979

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Max Greene, Flood Control & Landfill Director
Robert Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

Amendment to CP-90 TY-CEN C.U.P.
Southeast corner of Tyler Road and Central Avenue

Attached is a copy of a proposed amendment to the above-captioned C.U.P. The amendment, marked in red, proposes to add an alternate use for Parcel 5 which consists of garden apartments and/or townhouses. The addition of the alternate use is to allow Parcels 3, 5 and 6 to be developed as one parcel with apartments. General provision 10, marked in red, has been added to adjust easements, setbacks, planting strips, and to indicate the vacation of Reca Avenue. A separate application has been filed for the vacation of Reca Avenue.

Since these are minor changes to the C.U.P. and it is scheduled for the September 13, 1979 Planning Commission meeting, I would appreciate any comments you might have regarding the proposed changes by August 22, 1979.

Jack H. Galbraith
Chief Planner

JHG:ADC:bbc
Attachment

Central Inspector
No Comments 8/22/79 per Riddell

Engineering
an amended ~~site~~ drainage ^{concept} plan should
be submitted if parcels 3, 5 & 6 are developed
as one site.
may have to repetition of streets.

Art C

THE CITY OF WICHITA
OFFICE OF TRAFFIC ENGINEERING

DATE August 16, 1979

RECEIVED

TO Louise Olivarez, Junior Planner/M.A.P.D.
FROM Bill McKinley, Assistant Traffic Engineer

AUG 17 1979
METROPOLITAN PLANNING
ROUTE

SUBJECT Ty-Cen C.U.P.

As of this date, I have reviewed with Joe Pollack a proposed vacation of Reca Avenue through the Ty-Cen C.U.P. After reviewing this vacation, we concur that this would serve his development and traffic circulation with the following minor revisions to the Community Unit Plan.

At the entrance of Frazier Lane and Robin Road, we would request a minimum of a 35 foot radius on the right-of-way off Parcel 2 and the outside radius from Frazier Lane to Robin Road could be 105 feet. Access control along Central Avenue for Parcel 5 should be limited to 2 points of opening, as indicated on the C.U.P. One of these openings should be designed to accommodate 1 lane in and 2 lanes out. This opening should be centered at the medial break along Central, located approximately at the vacated Reca Avenue.

If you concur with the approved recommendations, we have no problem with the changes in the C.U.P.

Bill McKinley

Bill McKinley
Assistant Traffic Engineer

BM:jt

cc: R. W. Bruggeman, Director of Public Works
Jack Galbraith, Current Plans/M.A.P.D. ✓
Joe Pollack, Bill Bachman & Associates, Inc.

III. This property is located at (address) N.A.

The general location is (use appropriate section)

- a. at the SOUTHEAST corner of CENTRAL
and TYLER ROAD; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. (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.

B.F.P., INC.

By

Joel M. Pollock
Authorized Agent (if any)

By

Authorized Agent (if any)

By

Authorized Agent (if any)

By

Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at

4:30 (AM, PM) on August 15, 1979 (Day, Month,

Year). It has been checked and found to be complete and accom-

panied by required documents and the appropriate fee of

\$ 400⁰⁰

E. Lynn Shirley
Jr. Planner

Name

Title

OWNERSHIP LIST

Lot	Addition	Property Owner
lot 1, Block A	Ty-Cen Addition	X McDonald's Corporation Address Unknown <i>none found</i>
lot 2, Block A	Same	D B.F.P. Inc. 427 North St. Francis 67202
lot 1, Block B	Same	Wichita Federal Savings and Loan Association 340 South Broadway 67202
lots 2,3,4 Block B	Same	D B.F.P. Inc. 427 North St. Francis 67202
lots 1,2,3,4 Block C	Same	Same
lots 3,4,5,6 7,8,9, Block 1	Whispering Pines Estates	Same
lots 1 thru 25 Block 2	Same	Same
lots 25 thru 33 Block 3	Same	Same
lot 1	Notre Dame High School Addition	✓ Catholic Diocese of Wichita 424 North Broadway 67202
lot 1	First Place West	✓ First National Bank, Wichita 105 North Main 67202
lot 1	Higgins-Andeel Addition	✓ Littell Inc. 9007 West Central 67212
lot 1	West Center Addition	✓ Richard J. Hatstrup 610 North Tyler 67212
lot 2	Same	✓ Mid Kansas Federal Savings and Loan, 8725 W. Central 67212
lot 1	Madonna Addition	✓ Unified School District #259 428 South Broadway 67202

Lot	Addition	Property Owner
lot 1, Block 1 except north 220 ft of west 331 ft	Westlink Center	✓ J. Ernest Talley 527 North Tyler 67212
lot 1	4-H Club Addition	✓ Board of County Commissioners 510 North Main 67202
lot 1 except east 200 ft	Ascension Lutheran Church Addition	✓ Kansas District of Lutheran Church, Missouri Synod 842 North Tyler 67212
east 200 ft lot 1	Same	X City of Wichita 455 North Main 67202
lot 1	St. Francis of Assisi Park	D Catholic Diocese of Wichita 424 North Broadway 67202
Block 2 except portion platted as St. Francis of Assisi Park	Tyler Acres 1st Add.	D Catholic Diocese of Wichita 424 North Broadway 67202
lot 1 except west 135 ft	Tyler Acres 2nd Addition	✓ Edward T. Neville and Rita A. Neville, Trustees for Gregory Alan Neville 9625 Maple 67209
west 135 ft of lot 1, all lot 2	Same	D Edward T. Neville and Rita A. 9625 Maple 67209
lot 1	Tyler Acres 4th Addition	Same
lot 1, Block 1	Rolling Hills 4th Addition	✓ Carol I. Levy 429 North Westlink 67212
lot 2, Block 1	Same	✓ Michael C. Molz #1 Tonjo Court, Goddard, Ks. 67052
lot 3, Block 1	Same	✓ Dale Maxwell Holyoak and Illena R. Holyoak 409 North Westlink 67212
lot 4, Block 1	Same	✓ Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints 7011 East 13th 67206
lot 5, Block 1	Same	✓ John Blake Gladfelter and Leona J. Gladfelter 414 Pamela 67212

Lot	Addition	Property Owner
lots 1 thru 6 Block 2	Rolling Hills 4th Addition	City of Wichita 455 North Main 67202
lot 7, Block 2 except tract desc. below conveyed to Raymond Hemken	Same	Same
Part of lot 7, Block 2, Rollings Hills 4th Add., described as beginning at a point on the south line of lot 7, 70 feet west of the SE corner said lot 7, thence NWly 17 ft to a point 25 ft north and 95 ft west of the SE corner, thence west parallel to and 25 feet north of the south line to the west line said lot 7; thence southerly along west line to the SW corner lot 7, thence East to beginning		Raymond C. Hemken and Yenda M. Hemken 354 Wood Lane 67212
lot 8 except east 70 ft for drainage Block 2	Rolling Hills 4th Addition	Same
lot 3, Block 3	Same	Raymond P. Henderson II and Kathleen E. Henderson 409 Pamela 67212
lot 4, Block 3	Same	Michael L. Weimer and Marilyn K. Weimer 405 Pamela 67212
lot 5, Block 3	Same	Ronald G. Ogden and Virginia Ogden 401 Pamela 67212
lot 6, Block 3	Same	Thomas W. Sanders and Ramona Sue Sanders 357 Wood Lane 67212
lot 1	Rolling Hills Addition	Karl K. Richardson, Martin D. Richardson, Judith Ann McClard, #2 Rolling Hills Dr. 67212
lot 2	Same	Richard S. Powelson and Delma T. Powelson Address Unknown <i>not found</i>
The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21-27-1W except Madonna Addition		Unified School District #259 428 South Broadway 67202
The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21-27-1W except Notre Dame High School Addition		Catholic Diocese of Wichita 424 North Broadway 67202
The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21-27-1W except Whispering Pines Estates		Same

Tract

Property Owner

A tract in the south half of the SW $\frac{1}{4}$ of Section 16-27-1W, described as beginning at a point 250 feet north of the SE corner; thence north 1077.4 feet more or less to the NE corner of the south half of said SW $\frac{1}{4}$; thence west along the north line of the south half of said SW $\frac{1}{4}$, 607 feet; thence south at right angles, 300 feet; thence west at right angles, 131.05 feet to the intersection of a curve having a central angle of 18°46' and a radius of 1651.78 feet; thence SWly along said curve, 354.63 feet to the point of tangency of said curve; thence continuing on tangent to said curve, 160 feet to the point of curvature of a curve to the left having a central angle of 18°59' and a radius of 991.21 feet; thence along said curve, 328.41 feet to the point of tangency of said curve; thence south along tangency of said curve, 160.8 feet to a point, 50 feet north of the south line of said SW $\frac{1}{4}$; thence east parallel with and 50 feet north of the south line of said SW $\frac{1}{4}$, 655.07 feet to a point, 230 feet west of the east line of said SW $\frac{1}{4}$; thence north parallel with the east line of said SW $\frac{1}{4}$, 200 feet; thence east 230 feet to pob.

Edward T. Neville & Rita A. Trustees for Gregory Allen Neville and Alvin Leon Neville, 9625 Maple 67209

The south half of the SW $\frac{1}{4}$ of Section 16-27-1W except Ascension Luther Church Addition, St. Francis of Assisi Park, Tyler Acres 1st Addition, Tyler Acres 2nd Addition, Tyler Acres 4th Addition and Tyler Acres 3rd Additon and except above tract

Edward T. Neville 9625 Maple 67209

The East 30 Acres of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17-27-1W except 4-H Club Addition

Edward T. Neville 9625 Maple 67209

lot 1 Joy Addition

Carroll M. Joy & Marion L. 549 North Tyler Road 67212

The North 200 feet of the East 200 feet of the NE $\frac{1}{4}$ of Section 20-27-1W

Mobil Oil Corporation Augusta, Kansas 67101

Beginning 1173 feet north of the SE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, thence west 230 feet, north 159 feet, east 230 feet, south 159 feet to the point of beginning except the north 64 feet, subject to highway on the East

Westlink Shopping Center Inc. Address Unknown *now found*

Beginning 794.2 feet north of the SE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, west 230 feet, north 94.7 feet, east 230 feet, south 94.7 feet to the point of beginning

John Paul Moskal & Albina 415 North Tyler 67212

Beginning at a point on the east line of the NE $\frac{1}{4}$ of Section 20-27-1W, 983.6 feet north of the SE corner said NE $\frac{1}{4}$, West parallel with the (continued)

Tract

Property Owner

(continued)

south line said NE $\frac{1}{4}$, 230 feet, north 94.7 feet, East 230 feet, South 94.7 feet to the point of beginning

✓ Thomas J. Updegrove and
Barbara Roden
437 North Tyler Road
67212

Beginning 637.5 feet north of the SE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, west 230 feet, north 156.7 feet, east 230 feet, south to pob.

✓ Kenneth D. Hauschild and
Phyllis E. Hauschild
403 North Tyler 67212

Beginning 1243.85 feet south of the NE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, west parallel to the north line said NE $\frac{1}{4}$, 230 feet, south parallel to the east line said NE $\frac{1}{4}$, 123.92 feet to a point 1268 feet north of the south line of said NE $\frac{1}{4}$, east parallel to the south line said NE $\frac{1}{4}$, 230 feet to the east line, north 122.65 feet to the point of beginning,

✓ J. Ernest Talley,
535 West Shore Drive
67209

Beginning 495 feet north of the SE corner of the NE $\frac{1}{4}$ of Section 20-27-1E, west 230 feet, north 142.5 feet, east 230 feet, south 142.5 feet to beginning

✓ John J. Appelhans Jr. and
Dorothy Jean Appelhans
357 North Tyler Road 67212

Beginning at a point on the east line of the NE $\frac{1}{4}$ of Section 20-27-1W, 888.9 feet north of the SE corner said NE $\frac{1}{4}$, West parallel with the south line said NE $\frac{1}{4}$, 230 feet, north 94.7 feet, east 230 feet, south 94.7 feet to beginning

✓ Spencer B. Long and Dora E.
427 North Tyler Road
67212

Beginning 1161.85 feet south of the NE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, west parallel with the north line 230 feet, south 82 feet, east 230 feet, north 82 feet to beginning

✓ J. Ernest Talley & Mary Ann
535 West Shore Drive
67209

Beginning 783.05 feet south of the NE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, west parallel with the north line 230 feet, south 94.70 feet, east 230 feet, north 94.70 feet to beginning

✓ Gilbert F. Fox & Rosann C.
545 North Tyler Road
67212

Beginning 1173 feet north of the SE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, west 230 feet south 94.7 feet, east 230 feet, south 94.7 feet to beginning

X Edward E. Boyles and Wanda L.
Address Unknown

Beginning 877.75 feet south of the NE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, west parallel with the north line 230 feet, south 94.70 feet east 230 feet, north 94.70 feet to beginning

✓ ~~Edwin E. Rainer and~~
Alberta Inez Rainer
541 North Tyler Road 67212

Tract

Beginning 1067.15 feet south of the NE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, west 230 feet, south 94.7 feet, east 230 feet, north to beginning

Beginning 972.45 feet south of the NE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, west 230 feet, south 94.7 feet, east 230 feet, north to beg.

Property Owner

Harry Barsamian and Alice M.
✓ 531 North Tyler Road
67212

Walter R. Overeem and
✓ Gyneth Rae Casey
535 North Tyler Road — 67212

*Returned - no other
address found.*

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

A 1000 foot radius of: Ty-Cen
Addition to Wichita, Sedgwick
County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 17th day of August, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Stalle
Vice President

Order No. 280258
wh

OWNERSHIP LIST

Lot	Addition	Property Owner
Lot 1	Rolling Hills Addition, Sedgwick County, Kansas	Karl K. Richardson, 2 Rolling Hills, Dr. 67212, Martin D. Rich- ardson, & Judith Ann McClard
Lot 2	" " "	Richard S. Powelson & Delma T. Powelson, address unknown
Lot 3	" " "	Max C. Rankin & Isabel N. Rankin, 6 Rolling Hills Dr., 67212
Lot 24	" " "	Roy R. Whetstone & Florence T. Whetstone, 1 Rolling Hills Dr., 67212
Lot 1, Block 1	Rolling Hills 4th Addition, Sedgwick County, Kansas	Carol I. Levy, 429 N. Westlink Ave. 67212
Lot 2, Block 1	" "	Michael C. Molz, 3801 W. 13th, Apt. 508 67203
Lot 3, Block 1	" "	Dale Maxwell Holyoak & Illena R. Holyoak, 409 N. Westlink Ave. 67212
Lot 4, Block 1	" "	Corp. of the Presiding Bishop of the Church of Jesus Christ of Latter- Day Saints, 7011 E. 13th 67209
Lot 5, Block 1	" "	John Blake Gladfelter & Reona J. Gladfelter, 414 Pamela St. 67212
Lot 6, Block 1	" "	Dale D. Lott & Geraldine B. Lott, 420 Pamela St. 67212
Lot 1, Block 2	" "	City of Wichita, 455 N. Main 67202
Lot 2, Block 2	" "	City of Wichita, 455 N. Main 67202
Lot 3, Block 2	" "	City of Wichita, 455 N. Main 67202
Lot 4, Block 2	" "	City of Wichita, 455 N. Main 67202
Lot 5, Block 2	" "	City of Wichita, 455 N. Main 67202
Lot 6, Block 2	" "	City of Wichita, 455 N. Main 67202

Lot	Addition	Property Owner
Lot 7, Block 2, exc. tract deeded to Raymond C. & Venda M. Hemken, desc. below	Rolling Hills 4th Addition, Sedgwick County, Kansas	City of Wichita, 455 N. Main 67202
Part of Lt. 7 desc. as Beg. at pt. on S. line Lt. 7, 70' W SE/c Lt. 7 NW'17 to pt. 25' N. & 95' W of SE/c, W. par. to & 25' N. of S. line to W. line Lt. 7; S'y. along W. line to SW/c Lt 7, E. to beg., and all of Lot 8, Block 2	" "	Raymond C. Hemken & Venda M. Hemken, 354 Wood Lane 67212
Lot 2, Block 3	" "	Russell I. Baker & Viola M. Baker, 9718 W. Murdock Ave. 67212
Lot 3, Block 3	" "	Raymond B. Henderson, II & Kathleen E. Henderson, 409 Pamela St. 67212
Lot 4, Block 3	" "	Michael L. Weimer & Marilyn K. Weimer, address unknown
Lot 5, Block 3	" "	Ronald G. Ogden & Virginia Ogden, 401 Pamela St. 67212
Lot 6, Block 3	" "	Thomas W. Sanders & Ramona Sue Sanders, 357 Wood Lane, 67212
Lot 13, Block F	Rolling Hills 5th Addition, Sedgwick County, Kansas	John W. Shively & Mary Lu Shively, address unknown
Lot 14, Block F	" "	Elizabeth Hayden Adams, 447 N. Westlink Ave. 67212
Lot 1	Joy Addition, Sedgwick County, Kansas	Carroll M. Joy & Marion L. Joy, 549 N. Tyler Rd. 67212
Lot 1	4-H Club Addition, Wichita Kansas, Sedgwick County, Kansas	Board of County Commissioners, Sedgwick Co., Kansas, 510 N. Main 67202
All Lot 1, exc. E. 200'	Ascension Lutheran Church Addition, Wichita, Kansas Sedgwick County, Kansas	Kansas District of, the Lutheran Church-Missouri Synod, 842 N. Tyler 67212
E. 200' of Lot 1	" "	City of Wichita, 455 N. Main, 67202
Lot 1	St. Francis of Assisi Park, Wichita, Sedgwick County, Kansas	Catholic Diocese of Wichita, 424 N. Broadway 67202

Lot	Addition	Property Owner
Lot 2,	Tyler Acres 1st Addition, an Addition in Sedgwick County, Kansas	Catholic Diocese of Wichita, 424 N. Broadway 67202
Lot 1, exc. W. 135'	Tyler Acres 2nd Addition to Wichita, Kansas, Sedgwick County, Kansas	Edward T. Neville & Rita A. Neville, Trustees for Gregory Alan Neville, 1/4 int., 9625 Maple 67209
Lot 1, exc. W. 135'	" "	Edward T. Neville & Rita A. Neville, Trustees for Alvin Leon Neville, 1/4 int., 9625 Maple 67209
Lot 1, exc. W. 135'	" "	Edward T. Neville & Rita A. Neville, Trustees for Alvin Leon Neville, 1/4 int., 9625 Maple 67209
Lot 1, exc. W. 135'	" "	Edward T. Neville & Rita A. Neville, Trustees for Gregory Alan Neville, 1/4 int. 9625 Maple 67209
The W. 135' of Lot 1, & Lot 2	" "	Edward T. Neville, 9625 Maple 67209
The E. 30 acres of SE $\frac{1}{4}$	SE $\frac{1}{4}$, Sec. 17-27S-1W	Sedgwick County, Kansas, 510 N. Main 67202
Beg. 250' N. SE/cor., N. 1077.4' m/1 to NE cor S $\frac{1}{2}$ SW $\frac{1}{4}$, W along N. line of S $\frac{1}{2}$ SW $\frac{1}{4}$ 607', S. at r. ang. 300', W at r. ang. 131.05' to inter. of cur., SW'y along sd. curve 354.63' to pt. of tang., th. cont. on tan. to sd. cur. 160' to pt. of curvature, th. 328.41' to pt. of tang. of sd. cur., S. 160.8' to pt. 50' N of S. line SW $\frac{1}{4}$, E. par. with & 50' N. of S. line sd. SW $\frac{1}{4}$, 655.07' to pt. 230' W of E. line of sd SW $\frac{1}{4}$, N. par. with the E. line sd. SW $\frac{1}{4}$, 200', E. 230' to beg.	S $\frac{1}{2}$ of SW $\frac{1}{4}$, 16-27S-1W	Edward T. Neville & Rita A. Neville, trustees for Gregory Allen Neville & Alvin Leon Neville, 1/2 und. int. each, 9625 Maple 67209
All S $\frac{1}{2}$ SW $\frac{1}{4}$, exc. Ascension Lutheran Church Add., St. Francis of Assisi Park, Tyler Acres 1st Add, Tyler Acres 2nd Add., Tyler Acres 4th Add., & Tyler Acres 3rd Add., as platted	S $\frac{1}{2}$ SW $\frac{1}{4}$, 16-27S-1W	Edward T. Neville, 9625 Maple, 67209

Lot	Addition	Property Owner
Lot 1	Tyler Acres 4th Addition Wichita, Kansas, Sedgwick County, Kansas	Edward T. Neville & Rita A. Neville, 9625 Maple, 67209
That part of Lt. 1, Block A, desc. as: Beg. at SW/c Lt. 1, E. 255', N. 350', W. 230', S. 100', W. 25', S. 250' to beg.	West Center Addition, Sedgwick County, Kansas	✓ Richard J. Hatstrup, 610 N. Tyler 67212
Lot 2, Block A	" "	✓ Eldon A. Terrel, 9112 Bekemeyer 67212
All Lot 1, exc. Beg. NW/c Lt. 1, E. 331' along N. line Lt. 1, S. at r. angles 220', W. at r. angles to W. line Lt. 1, N'y along W. line Lt. 1 to p.o.b.	Westlink Center Addition, Sedgwick County, Kansas	J. Ernest Talley, 535 W. Shore Dr. 67209
Lot 1	Notre Dame High School, an Addition to Wichita, Sedgwick County, Kansas	Catholic Diocese of Wichita, 424 N. Broadway 67202
Lot 1	Higgins-Andeel Addition, Wichita, Sedgwick County, Kansas	✓ Littell, Inc. 9007 W. Central 67012
Lot 1	Madonna Addition, Wichita, Sedgwick County, Kansas	Unified School District #259, Wichita, 324 N. Emporia 67202
Lot 1	First Place West Addi- tion, Wichita, Sedgwick County, Kansas	✓ First National Bank in Wichita, 105 N. Main 67202
SW $\frac{1}{2}$ NW $\frac{1}{2}$, exc. Madonna Addition	NW $\frac{1}{2}$ 21-27S-1W	Unified School District #259, 324 N. Emporia 67202
SE $\frac{1}{2}$ NW $\frac{1}{2}$	" "	Catholic Diocese of Wichita, 424 N. Broadway 67202
NE $\frac{1}{2}$ NW $\frac{1}{2}$, exc. Notre Dame Addition	" "	Catholic Diocese of Wichita, 424 N. Broadway 67202
NW $\frac{1}{2}$ NW $\frac{1}{2}$, exc. N. 600' of W. 600'	" "	B.F.P., Inc., c/c Bill Bachman, 1901 W. 13th 67202
Beg. 794.2' N of SE/c NE $\frac{1}{2}$, W. 230', N. 94.7', E. 230', S. 94.7' to beg.	E $\frac{1}{2}$ NE $\frac{1}{2}$, 20-27S-1W	John Paul Moskel & Albina Moskel, address unknown
Beg. at pt. E. line 983.6' N SE/c NE $\frac{1}{2}$, W. par. with S. line NE $\frac{1}{2}$, 230', N. 94.7', E. 230', S. 94.7' to beg	" "	Thomas J. Updegrove & Barbara Roden, 437 N. Tyler Rd. 67212

Lot	Addition	Property Owner
Beg. 637.5' N SE/c NE $\frac{1}{4}$, W. 230', N. 156.7', E. 230', S. to beg	E $\frac{1}{2}$ NE $\frac{1}{4}$, 20-27S-1W	Kenneth D. Hauschild & Phyllis E. Hauschild, 403 N. Tyler Rd. 67212
Beg. 1243.85' S NE/c NE $\frac{1}{4}$, W. par. to N line NE $\frac{1}{4}$ 230', S. par. to E. Line NE $\frac{1}{4}$ 123.92' to pt. 1268' N. of S. line NE $\frac{1}{4}$, E. par. to S. line NE $\frac{1}{4}$, 230' to E line, N. 122.65' to beg.	" "	J. Ernest Talley, 535 W. Shore Dr. 67209
Beg. 495' N SE/c NE $\frac{1}{4}$, W. 230', N. 142.5', E. 230', S. 142.5' to beg.	" "	John J. Appelhans Jr., & Dorothy Jean Appelhans 357 N. Tyler Rd. 67212
Beg. at pt. E. line 888.9' N SE/c NE $\frac{1}{4}$, W. par. with S. line NE $\frac{1}{4}$ 230', N. 94.7', E. 230', S. 94.7' to beg.	" "	Spencer B. Long & Dora E. Long, 427 N. Tyler Rd. 67212
Beg. 1161.85' S NE/c NE $\frac{1}{4}$, W. par. with N line 230, S. 82', E. 230', N. 82' to beg	" "	Woodrow W. Wise & Constance K. Wise, 529 N. Tyler Rd. 67212
Beg. 783.05' S NE/c NE $\frac{1}{4}$, W. par. with N line 230', S. 94.70', E. 230', N. 94.70' to beg	" "	Gilbert F. Fox & Rosann C. Fox. 545 N. Tyler Rd. 67212
Beg. 1173' N SE/c NE $\frac{1}{4}$, W. 230', S. 94.7', E. 230', S. 94.7' to beg.	" "	Edward E. Boyles & Wanda L. Boyles, address unknown
Beg. 877.75' S. NE/c NE $\frac{1}{4}$, W. par. with N. line 230', S. 94.70', E. 230', N. 94.70' to beg.	" "	Elgin T. Rainer & Alberta Inez Rainer, 541 N. Tyler Rd. 67212
Beg. 1067.15' S. NE/c NE $\frac{1}{4}$, W. 230', S. 94.7', E. 230', N. to beg.	" "	Harry Barsamian & Alice M. Barsamian, 531 N. Tyler Rd. 67212
Beg. 972.45' S. NE/c NE $\frac{1}{4}$, W. 230', S. 94.7', E. 230', N. to beg.	" "	Walter R. Overeem & Guyneth Rae Casey, 535 N. Tyler Rd. 67212
The N. 200' of E. 200' of NE $\frac{1}{4}$	" "	Mobil Oil Corporation, Augusta, Kansas 67101

We hereby certify the foregoing to be a true and correct list of the property owners of the above referenced property as shown on the last deeds of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on this 6th day of September, 1978, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Kabb

Vice President

Order No. 268430
keb

*

This DP File
Has a Large Drawing
On 35mm Microfilm.

Roll # 1

*