

ACTION

DATE

COMMITTEE

M.A.P.C. Approved subject to 7-14-83

conditions

B.C.C./B.S.C. Approved only to 5-9-83

conditions

POSTED 6-24-83
RL

DP-90 - TY-GBN Commercial & Residential C.U.P. - AMENDED FILE #3 - South side of Central, in an area east of Tyler.

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

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #3
DP - 90
Filed 6-15-83

Associated
Case: _____

APPLICATION REQUEST: Approval of proposed Amendment to
TY-CEN
(Residential)(Commercial) Community Unit Plan.

1. Applicant TY-CEN Limited et al
Address 1901 W. 13th St., Wichita 67203 Phone 267-7331
2. Agent Planning Development Services, Inc
Address Room 625 - 105 N. Main, 67202 Phone 262-0451
3. General Location: South side of Central, in an area east of Tyler.
4. Proposed Use: _____

AREA DATA:

1. Acres: 30+ (_____ ft. by _____ ft.)
2. Existing Zoning "LC"BB" & "R-6" Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date
7-14-83

Action

Approved sub to conditions

2. Governing Body

Date
9-9-83

Action

approved sub to conditions

NOTES:

Joel Hersh
Attorney



BRAUM
ICE CREAM STORES, INC.

3000 N. E. 63rd St.
Oklahoma City, OK 73121
(405) 478-1656

CASE FILE

U.S. ANGEL
HASTINGS, MN
MORNINGSON, WY
ST. GEORGE, UT
USA

Stylend
No. 2153C

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668

June 30, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, July 14, 1983, 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 TY-CEN COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-90

Blocks A, B and C, TY-CEN Addition to Wichita, Kansas, Sedgwick County, Kansas. Generally located on the south side of Central, in an area east of Tyler.

The Development Plan of this area, originally approved on December 5, 1978 and amended on October 9, 1979, 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 to include residential storage warehouses as a permitted use in Parcel 2. No changes are being made to the other parcels. Building setbacks, coverage, floor area and other information regarding future development is shown on the C.U.P.

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
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Robert A. Lakin
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Associated Case: _____

APPLICATION REQUEST: Approval of proposed Amendment to
TY-CEN
(Residential)(Commercial) Community Unit Plan.

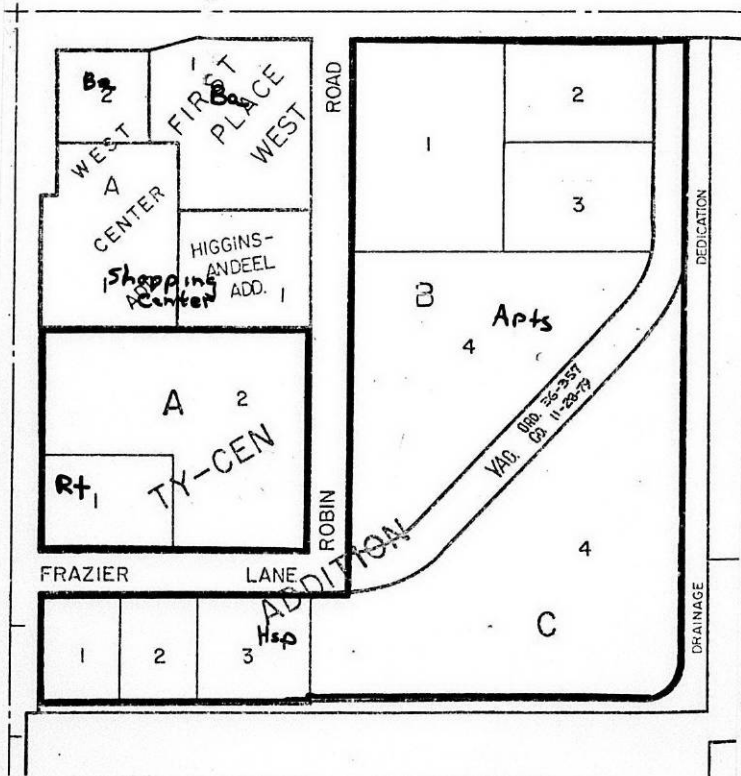
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2. Agent Planning Development Services, Inc.
Address Room 625 - 105 N. Main, 67202 Phone 262-0451
3. General Location: South side of Central, in an area east of Tyler.
4. Proposed Use: _____

AREA DATA:

1. Acres: 30+ (_____ ft. by _____ ft.)
2. Existing Zoning: "LC" "BB" & "R-6"
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 (P) Date 7-5-83 Time 1 pm

DP-90



PICTURE SHEET

September 14, 1983

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-90 - TY-CEN Commercial and Residential C.U.P.
Generally located on the south side of Central,
in an area east of Tyler.

The Board of City Commissioners on August 9, 1983 considered the above captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. 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.
- b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- c. 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 Commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

Attached for your information and files are two approved copies of the C.U.P. If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachments

City Manager's Agenda

Item

Page

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS

REQUEST FOR APPROVAL OF AMENDMENT TO COMMERCIAL
AND RESIDENTIAL COMMUNITY UNIT PLAN

Case No. DP-90 - Approval of Amendment to Parcel 2 of the TY-CEN
Commercial and Residential C.U.P. Generally located on the south
side of Central, in an area east of Tyler.

MAPC Recommendation: That this application be approved.
(see minutes for full motion)

Hansen moved, Lofton seconded and it carried unanimously.
Parsons was not present. Gardner and Goebel were absent.
One vacancy.

ACTION: 1. Concur with the findings of fact of the Metropolitan
Area Planning Commission and approve the Community Unit Plan subject
to the recommended conditions; or
2. Return the application to the Metropolitan Area Plan-
ning Commission for its reconsideration. The City Commission states
the following reasons for its action:

CPO ACTION: CPO Council Area "A" recommended 4-3 that the
request be approved.

DATA AND MINUTES

MAPC Hearing Date: 7-14-83

BCC Hearing Date: 8-9-83

Acres: Parcel 2 3.92

Size: 422' x 515' (irregular)

Reason for request (as provided by applicant): None stated.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"LC"
North	Retail sales, bank	"LC"
East	Apartments	"R-6"
South	Medical Emergency Center	"BB"
West	Single-family & Shopping Center	"AA" & "LC"

History: DP-90 & Z-2076 - "AA" to "R-6", "BB" & "LC"

	11-09-78	MAPC	Approve
	12-05-78	BCC	Approve
DP-90 Amendment	9-13-79	MAPC	Approve
	10-09-79	BCC	Approve

Applicant: Ty-Cen Limited et al., 1901 West 13th Street, Wichita 67203

Protestors: None

EXCERPT FROM PLANNING COMMISSION MINUTES OF JULY 14, 1983

LEGAL:

6. Case No. DP-90 - TY-CEN Limited, et al request approval of amendment to the commercial and residential Community Unit Plan for Blocks A, B and C, TY-CEN Addition to Wichita, Kansas, Sedgwick County, Kansas. Generally located on the south side of Central, in an area east of Tyler.

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

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the TY-CEN Commercial and Residential C.U.P. The proposed changes involve only Parcel 2 which is located on the east side of Tyler Road north of Frazier Lane. The proposed amendment would permit the development of residential storage warehouses, subject to BZA approval, on Parcel 2. Building setbacks, coverage, floor area, and other information relating to future development is shown on the plan.

2. In viewing the general area, staff feels that residential storage warehouses would be compatible use. It would seem that, with the garden apartments to the east and west, there would be a demand for residential storage warehouses. Prior to the issuance of building permits for the warehouses, the applicant will have to request and have approved, an exception from the BZA.
3. Should the Planning Commission determine that the proposed amendments to the C.U.P. are appropriate, the following are recommended conditions of approval:
 - a. 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.
 - b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - c. 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 commercial development and be binding upon the present owners, their successors and assigns, unless amended.

DISCUSSION:

CHAMBERS stated that no zone change was associated with this application, and there were no other changes except to Parcel 2. Parcel 2 is slightly less than four acres and the changes that the applicants have requested would add residential storage warehouses as a permitted use. CHAMBERS pointed out that the setbacks and coverage

would remain the same. He said that residential storage warehouses are permitted in light commercial as an exception through the Board of Zoning Appeals. The applicants have filed a request for an exception and will be going to the Board of Zoning Appeals on July 26.

CHAMBERS said staff felt, in view of the apartments to the west of Tyler Road and the other uses in the area, that residential warehouses would be appropriate. CPO Council Area "A" recommended, by a 4-3 vote, approval of this request.

CHARLES SUTHERLAND, Real Estate Consultant, representing the applicants, stated that the usage would be residential storage warehouses for only household items. There would not be any exterior storage or commercial storage. He said that the developers of this site also have a residential storage project in Wichita at 29th and Amidon. SUTHERLAND pointed out that his research has shown that residential storage warehouses throughout the United States of this size generate less than five cars per hour. Primarily the tenants visit their unit once a month or less, and therefore it is a very small generator of traffic. The project will have a security gate, and will have an automatic security system built into the units so that they can be self-controlled. He said that under the residential storage warehouse provision there will also be a 24-hour apartment and manager on site.

There was no one present in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the high density residential and commercial character of the area; the "LC" zoning and uses to the north, south and west; the apartments to the east; the recommendation of approval by CPO, and the recommendation of approval by staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. 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.
- b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- c. 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 commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Hansen moved, Lofton seconded and it carried unanimously. Parsons was not present. Gardner and Goebel were absent. One vacancy.

July 15, 1983

Charles Sutherland
3912 East Douglas
Wichita, Ks. 67208

Re: DP-90 - Amendment to TY-CEN
Commercial & Residential C.U.P.

Dear Mr. Sutherland:

At its regular meeting on July 14, 1983, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. 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.
- b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- c. 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 commercial development and be binding upon the present owners, their successors and assigns, unless amended.

It is necessary that 10 additional copies of the C.U.P. be furnished to our office by July 29, 1983 so that subject case can be scheduled for consideration by the Board of City Commissioners at their regular meeting on August 9, 1983. 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. Calbraith
Chief Planner

JHG:sd

cc: Ty-Cen Limited, 1901 West 13th Street, Wichita 67203
John Gist, Planning Development Services, Inc., 625 First National
Bank Building, 105 North Main, Wichita 67202
Steve Clark, 201 South Oliver, Wichita 67218

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE July 14, 1983

TO Jack Galbraith, Chief Planner-Current Plans

FROM Dean Kruthof, Administrative Aide III

SUBJECT DP-90, South of Central, East of
Tyler

At its July 13th meeting, CPO Neighborhood Council Area "A" considered the captioned amendment to the Ty-Cen Residential and Commercial Community Unit Plan which would allow residential storage warehouses as a permitted use in Parcel 2. Bill Ard, the applicant, was present to discuss the case with the Council. Six area residents were present concerning the case.

The Council voted, 4-3, to recommend approval of the proposed amendment.

Please provide the Council's recommendation to the City Commission and MAPC when the case is considered by them.

Dean Kruthof
Dean Kruthof
Administrative Aide III

DK:dm

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DP-90 - APPROVAL OF AMENDMENT TO PARCEL 2 OF THE
TY-CEN COMMERCIAL AND RESIDENTIAL C.U.P.
Generally located on the south side of Central, in an area
east of Tyler.

MAPC HEARING DATE: 7-14-83

Acres: Parcel 2 3.92 Size: 422' x 515' (irregular)

Reason: None

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"LC"
North	Retail sales, bank	"LC"
East	Apartments	"R-6"
South	Medical Emergency Center	"BB"
West	Single-family & Shopping Center	"AA" & "LC"

History: DP-90 & Z-2078 - "AA" to "R-6", "BB" & "LC"
11-09-78 MAPC Approve
12-05-78 BCC Approve
DP-90 Amendment 9-13-79 MAPC Approve
10-09-79 BCC Approve

Applicant: Ty-Cen Limited et al., 1901 West 13th Street, Wichita 67203

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the TY-CEN Commercial and Residential C.U.P. The proposed changes involve only Parcel 2 which is located on the east side of Tyler Road north of Frazier Lane. The proposed amendment would permit the development of residential storage warehouses, subject to BZA approval, on Parcel 2. Building setbacks, coverage, floor area, and other information relating to future development is shown on the plan.
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3. Should the Planning Commission determine that the proposed amendments to the C.U.P. are appropriate, the following are recommended conditions of approval:
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DP-90 64 "Notice to adjoining property owners" mailed 6-30-83 for
the MAPC meeting for 7-14-83

1 Including map - to CPO Office

65 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1606

June 30, 1983

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Robert A. Lakin
Secretary

June 17, 1983

Robert B. Feldner, Superintendent of Central Inspection
Paul Graves, Acting City Engineer
Mike Lindebak, Program Development Engineer

Arthur D. Chambers, Senior Planner

DP-90 - TY-CEN Commercial and Residential C.U.P.
Generally located on the east side of Tyler in
an area south of Central.

Attached is a copy of a proposed amendment to the above
referenced C.U.P. The proposed changes deal only with
Parcel 2 to permit residential and storage warehouses.
Prior to construction of the residential storage warehouses,
the applicant will have to receive approval from the Board
of Zoning Appeals.

We would appreciate receiving your comments by Thursday,
June 23, 1983. If you have any questions, please call.

Arthur D. Chambers, AICP
Senior Planner

ADC:sl

Attachment

*no comments
received 4/27/83*



Deliver to Metropolitan Planning
City Building

from Clark Realtors
(Steve Clark)

Ty-cen C.P.

SECURITY ABSTRACT AND TITLE CO., INC.
434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-8371
SECURITY IS KNOWING

OWNERSHIP LIST

<u>Property Description</u>	<u>Property Owner</u>
The west 50 feet of lot 1, Higgins-Andeel Addition, together with ease for ingress & egress over the south 35 feet of the east 210 feet of lot 1	✓ Jesus Arnold Cisneros Norma A. Cisneros 2263 Manhattan Dr. Wichita, Kansas 67204
Lot 1, except the west 50 feet, Higgins-Andeel Addition.	✓ Littell, Inc. 8635 W. Central Wichita, Kansas 67212
The south 350 feet of the north 600 feet of the west 305 feet of the Northwest Quarter of Section 21-27-1W, now described as Lot 1, Block A, West Center Addition, except those portions platted as First Place West Addition & Higgins-Andeel Addition.	✓ Richard J. Hatstrup 610 N. Tyler Wichita, Kansas 67212
Lot 2, Block A, West Center Addition	✓ Mid Kansas Federal Savings & Loan Association 123 S. Market Wichita, Kansas 67202
Lot 1, First Place West, an Addition	✓ First National Bank of Wichita 105 N. Main Wichita, Kansas 67202
Lot 1, except the west 135 feet, Tyler Acres 2nd Addition.	✓ Edward T. Neville Rita A. Neville, trustees for Gregory Alan Neville 9625 Maple Wichita, Kansas 67209
	✓ Edward T. Neville Rita A. Neville, trustees for Alvin Leon Neville 9625 Maple Wichita, Kansas 67209
The west 135 feet of lot 1, & all of lot 2, Tyler Acres 2nd Addition.	Edward T. Neville 9625 Maple Wichita, Kansas 67209
Lot 1, Tyler Acres Fourth Addition	Same as above
Lot 1, 4-H Club Addition	✓ Spratt, Kragg & Scott Board of County Commissioners Sedgwick County, Kansas 455 N. Main Wichita, Kansas 67202
Lot 1, 4-H Club 2nd Addition	Same as above
Lot 1, Westlink Center 2nd Addition	✓ W. A. Michaelis, Jr. 211 N. Broadway Wichita, Kansas 67202

<u>Property Description</u>	<u>Property Owner</u>
Lot 3, Westlink Center 2nd Addition	✓ J. Ernest Talley 125 N. Market Wichita, Kansas 67202
Lot 1, Westlink Center 3rd Addition	✓ Westlink Village Housing Partnership c/o Jack C. Oliver Development General Partner 6803 W. 64 St. Suite 115 Shawnee Mission, Kansas 66202
Lot 1, Madonna Addition	✓ Unified School District #259 428 S. Broadway Wichita, Kansas 67202
Lot 1, Notre Dame High School Addition	✓ Catholic Diocese of Wichita 424 N. Broadway Wichita, Kansas 67202
(1a) All that part of the SW $\frac{1}{4}$ Section 16, Twp. 27, Range 1 W, and part of Block 2 Tyler Acres First Addition, Described: Beginning at the SW corner of St. Francis of Assisi Park, Wichita, Sedgwick County, Kansas; thence easterly along the south line and the south line extended of said St. Francis Assisi Park, 931.18 feet; thence southerly, with a deflection angle to the right of 89°46'50", 99.80 feet; thence westerly parallel with the south line of said SW $\frac{1}{4}$ 915 feet; thence northerly with a deflection angle to the right of 90°, 44.52 feet; thence northwesterly, with a deflection angle to the left of 71°00'50", 34.44 feet to the SE corner of Ascension Lutheran Church Addition, Wichita, Kansas; thence northeasterly with a deflection angle to the right of 90°, along the easterly line of said Ascension Lutheran Church Addition, 50.38 feet to the place of Beginning.	Same as above
(1b) That part of the South Half of the Southwest Quarter of Section 16-27-1W described: Beginning at a point 50 feet north and 473.5 feet west of the SE corner of said SW $\frac{1}{4}$; thence west, parallel to and 50 feet north of the south line of said SW $\frac{1}{4}$ 230 feet; thence northerly with a deflection angle to the right of 90°, 904.26 feet to the P.C. of a curve to the right with a radius of 970 feet and a central angle of 4°27'09"; thence northeasterly, along said curve, 75.38 feet; thence easterly parallel with the north line of the South Half of said South- west Quarter 130.02 feet; thence northerly, with a deflection angle to the left of 90°, 270 feet; thence easterly parallel to and 30 feet south of the north line of the south half of said SW $\frac{1}{4}$, 150 feet; thence northerly parallel with the east line of said South Half 30 feet to the north line of said South Half; thence easterly along said north line, 456.24 feet to the Northeast corner of the South Half of said SW $\frac{1}{4}$; thence southerly along the east line of the south half of said SW $\frac{1}{4}$, 1077.32 feet to a point 250 feet north of the southeast corner of said SW $\frac{1}{4}$; thence westerly parallel with the south line of said Southwest Quarter, 230 feet; thence northerly parallel with the east line of said South Half, 50 feet; thence westerly parallel with the south line of said South Half 243.08 feet; thence southerly parallel with the east line of said South Half 250 feet to the point of beginning.	✓ Sisters of the Sorrowful Mother-Ministry Inc. 929 N. St. Francis Wichita, Kansas 67214

Property DescriptionProperty Owner

(1c) Part of the S/2 of the SW $\frac{1}{4}$ Section 16-27-1 W
 Commencing at the NW Corner of Lot 1, Block 1, Tyler
 Acres First Addition an Addition to Sedgwick County,
 Kansas; thence south along the east line of Socora
 Ave. 84 feet to the point of curvature of a curve to
 the right, having a radius of 1651.73 feet; thence south-
 westerly along said curve and through a central angle
 of 11°44'14", 338.36 feet to a point of intersection of the
 south line of Lot 1, St Francis of Assisi Park, Wichita,
 extended east for a place of beginning; thence continuing
 southwesterly along the last described curve and through a
 central angle of 7°01'47", 202.66 feet to the point of
 tangency of said curve; thence southwesterly along the
 tangent of said curve, 160 feet to the point of curvature of a curve
 to the left, having a radius of 991.21 feet; thence
 southerly along said curve and through a central angle
 of 18°59', 328.40 feet to the point of tangency of said
 curve; thence south along the tangent of said curve 210.8
 feet more or less to a point on the south line of said
 SW $\frac{1}{4}$; thence west along the south line of said SW $\frac{1}{4}$ 1158.9
 feet more or less to a point 600 feet east of the SW corner
 of said SW $\frac{1}{4}$, said point being the east line of Lot 1,
 Tyler Acres Fourth Addition, extended south; thence north
 parallel with the west line of said SW $\frac{1}{4}$, 600 feet to the
 NE corner of Lot 1, Tyler Acres Fourth Addition; thence
 west parallel with the south line of said SW $\frac{1}{4}$, 600 feet
 to a point on the west line of said SW $\frac{1}{4}$; thence north along the
 west line of said SW $\frac{1}{4}$, 287.5 feet more or less to the point
 of intersection of the south line of Lot 1, Ascension
 Lutheran Church Addition, Wichita, Kansas, extended west;
 thence east along the south line of Lot 1, in said
 Ascension Lutheran Church Addition and as extended,
 766.08 feet; thence southeasterly with a deflection angle
 to the right of 18° 46" and continuing along the south line
 of said Lot 1, Ascension Lutheran Church Addition, 148.27
 feet to the SE corner thereof; thence northeasterly at
 right angles and along the easterly line of Lot 1 in
 said Ascension Lutheran Church Addition, 50.38 feet to the
 SW corner of Lot 1, said St Francis of Assisi Park; thence
 east along the south line of Lot 1 in said St. Francis
 of Assisi Park and extended 968 feet more or less to the
 point of beginning, except that part deeded to the Catholic
 Diocese of Wichita, described in tract 1a previous.

Edward T. Neville
 Rita A. Neville, trustees
 for Gregory Allen Neville
 & for Alvin Leon Neville
 9625 Maple
 Wichita, Kansas
 67209

Property DescriptionProperty Owner

<p>A tract in the S$\frac{1}{2}$ of the SW$\frac{1}{4}$ Section 16-27-1W, described as beginning at a point 250 feet north of the SE corner thereof: thence north 1077.4 feet more or less to the NE corner of the S$\frac{1}{2}$ of The SW$\frac{1}{4}$; thence west along the north line of the S$\frac{1}{2}$ 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 southwesterly 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 the point of beginning, except that part described in 1b previously.</p>	<p>Edward T. Neville Rita A. Neville, trustees for Alvin Leon Neville & for Gregory Allen Neville 9625 Maple Wichita, Kansas 67209</p>
<p>The Southwest Quarter of the Northwest Quarter of Section 21-27-1W, except that part platted as Madonna Addition.</p>	<p>Unified School District #259 428 S. Broadway Wichita, Kansas 67202</p>
<p>The east Half of the Northwest Quarter, except portions platted as Notre Dame High School Addition & Whispering Pines Estates</p>	<p>Catholic Diocese of Wichita 424 S. Broadway Wichita, Kansas 67202</p>
<p>Block 2, Tyler Acres First Addition, except that portion described in 1a previously</p>	<p>Edward T. Neville Rita A. Neville, trustees for Gregory Allen Neville & Alvin Leon Neville 9625 Maple Wichita, Kansas 67209</p>
<p>Lot 1, St. Francis of Assisi Park</p>	<p>Catholic Diocese of Wichita 424 N. Broadway Wichita, Kansas 67202</p>
<p>The East 200 feet of lot 1, Ascension Lutheran Church Addition.</p>	<p>City of Wichita 455 N. Main Wichita, Kansas 67202</p>
<p>Lot 1, except the east 200 feet, Ascension Lutheran Church Addition</p>	<p>The Kansas District of the Lutheran Church, Missouri Synod 842 N. Tyler Wichita, Kansas 67212</p>
<p>Beginning 794.2 feet north of the SE corner of the NE$\frac{1}{4}$ of Section 20-27-1W, thence west 230 feet; thence north 94.7 feet; thence east 230 feet; thence south 94.7 feet to the point of beginning.</p>	<p>John Paul Moskal Albina Moskal 415 N. Tyler Wichita, Kansas 67212</p>

<u>Property Description</u>	<u>Property Owner</u>
Beginning 983.6 feet north of the SE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, thence west parallel with the south line 230 feet; thence north 94.7 feet; thence east 230 feet; thence south 94.7 feet to beginning, the east 40 feet reserved for road.	✓ Thomas J. Updegrove Barbara Roden 437 N. Tyler Wichita, Kansas 67212
Beginning 637.5 feet north of the SE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, thence west 230 feet; thence north 156.7 feet; thence east 230 feet; thence south to beginning, east 40 feet reserved for road.	✓ Kenneth D. Hauschild Phyllis E. Hauschild 403 N. Tyler Wichita, Kansas 67212
Beginning 888.9 feet north of the SE corner of the NE $\frac{1}{4}$ of Section 20-27-1W, thence west 230 feet; thence north 94.7 feet; thence east 230 feet; thence south 94.7 feet to the point of beginning, east 40 feet reserved for road.	✓ Spencer B. Long Dora E. Long 427 N. Tyler Wichita, Kansas 67212
Beginning 495 feet north of the SE corner of the NE $\frac{1}{4}$ of Section 20-27-1W; thence west 230 feet; thence north 142.5 feet; thence east 230 feet; thence south 142.5 feet to beginning.	✓ John J. Appelhans, Jr. Dorothy Jean Appelhans 357 N. Tyler Wichita, Kansas 67212
Beginning 1173 feet north of the SE corner of the NE $\frac{1}{4}$ of Section 20-27-1W; thence west 230 feet; thence south 94.7 feet; thence east 230 feet; thence north 94.7 feet to beginning, east 40 feet reserved for road.	✓ Edward E. Boyles Wanda L. Boyles 1920 S. Estelle Wichita, Kansas 67212
The north 200 feet of the east 200 feet of the Northeast Quarter of Section 20-27-1W.	W.A. Michaelis, Jr. 211 N. Broadway Wichita, Kansas 67202
Beginning 972.45 feet south of the NE corner of the NE $\frac{1}{4}$ of Section 20-27-1W; thence west 230 feet; thence south 94.7 feet; thence east 230 feet; thence north to the point of beginning	✓ Richard G. Peppard Patricia L. Peppard 8927 W. Central Wichita, Kansas 67212
Beginning 1067.15 feet south of the NE corner of the NE $\frac{1}{4}$ of Section 20-27-1W; thence west 230 feet; thence south 94.7 feet; thence east 230 feet; thence north to beginning, east 40 feet reserved for road.	✓ Harry Barsamian Alice M. Barsamian 431 N. Glenn Ave Wichita, Kansas 67203
Beginning 877.75 feet south of the NE corner of the NE $\frac{1}{4}$ of Section 20-27-1W; thence west 230 feet; thence south 94.7 feet; thence east 230 feet; thence north to beginning, except the east 40 feet.	✓ Elgin T. Rainer (deceased) Alberta Inez Rainer 541 N. Tyler Wichita, Kansas 67212
Beginning 783.05 feet south of the NE corner of the NE $\frac{1}{4}$ of Section 20-27-1W; thence west 230 feet; thence south 94.7 feet; thence east 230 feet; thence north to beginning, except the east 40 feet for road.	✓ Gilbert F. Fox Rosann C. Fox 545 N. Tyler Wichita, Kansas 67212
Lot 1, Joy Addition	✓ Carroll M. Joy Marion L. Joy 549 N. Tyler Wichita, Kansas 67212

<u>Property Description</u>	<u>Property Owner</u>
Lot 1, Block A, Ty Cen Addition	✓ McDonald's Corporation 506 N. Tyler Wichita, Kansas 67212
Lot 2, Block A, Ty Cen Addition	✓ Ty Cen Limited 425 N. Broadway Wichita, Kansas 67202
Lot 1, Block B, Ty Cen Addition together with ease for drain over the north 20 feet of the south 30 feet of lot 3	✓ Wichita Federal Savings & Loan Association 340 S. Broadway Wichita, Kansas 67202
Lot 2, 3, & 4, Block B, Ty Cen Addition, and vacated Reca Avenue from extended east line of Robin Road to South line of Central.	✓ Northwest Wichita Associates Ltd. 200 W. Douglas Suite 430 Wichita, Kansas 67202
Lot 1, Block C, Ty Cen Addition	Ty-Cen Limited 425 N. Broadway Wichita, Kansas 67202
Lot 2, Block C, Ty Cen Addition	✓ Ronald M. Jackson OD Chartered 7383 W. Central Wichita, Kansas 67212
Lot 3, Block C, Ty Cen Addition	City of Wichita 455 N. Main Wichita, Kansas 67202
Lot 4, Block C, Ty Cen Addition, together with all vacated Reca Avenue from extended east line of Robin Road to the South line of Central Avenue.	Northwest Wichita Associates Ltd. 200 W. Douglas Suite 430 Wichita, Kansas 67202
Lot 1, Block 1, Rolling Hills Fourth Addition	✓ Carol I. Levy 429 N. Westlink Ave. Wichita, Kansas 67212
Lot 2, Block 1, Rolling Hills Fourth Addition	✓ Michael C. Molz #1 Tonjo Ct. Goddard, Kansas 67052
Lot 3, Block 1, Rolling Hills Fourth Addition	✓ Dale Maxwell Illena R. Holyoak 409 N. Westlink Ave. Wichita, Kansas 67212

<u>Property Description</u>	<u>Property Owner</u>
Lot 4, Block 1, Rolling Hills Fourth Addition	✓ Corporation of the Residing Bishop of the Church of the Jesus Christ of Latter Day Saints 401 N. Westlink Ave. Wichita, Kansas 67212
Lot 5, Block 1, Rolling Hills Fourth Addition	✓ John Blake Gladfelter Leona J. Gladfelter 414 Pamela St. Wichita, Kansas 67212
Lot 6, Block 1, Rolling Hills Fourth Addition	✓ Dale D. Lott Geraldine B. Lott 420 Pamela St. Wichita, Kansas 67212
Lots 1 through 7, inclusive, Block 2, Rolling Hills Fourth Addition	D City of Wichita 455 N. Main Wichita, Kansas 67202
Lot 8, Block 2, Rolling Hills Fourth Addition	✓ Raymond C. Hemken Verda M. Hemken 354 Wood Lane Wichita, Kansas 67212
Lot 1, Rolling Hills Addition	✓ Karl K. Richardson #2 Rolling Hills Dr. Wichita, Kansas 67212
	✓ Martin D. Richardson 5825 Clarendon Wichita, Kansas 67220
Lot 2, Rolling Hills Addition	Judith Ann McClard Address unknown
	Richard S. Powelson Delma T. Powelson address unknown
Lot 3, Rolling Hills Addition	✓ Max C. Rankin Isabel N. Rankin #6 Rolling Hills Dr. Wichita, Kansas 67212
Lot 24, Rolling Hills Addition	✓ Roy R. Whetstone Florence T. Whetstone #1 Rolling Hills Dr. Wichita, Kansas 67212

Property Description

Property Owner

Lot 3, Block 3, Rolling Hills Fourth Addition

✓ Raymond P. Henderson II
Kathleen E. Henderson
409 Pamela St.
Wichita, Kansas
67212

Lot 4, Block 3, Rolling Hills Fourth Addition

✓ Michael L. Weimer
405 Pamela
Wichita, Kansas
67212

Lot 5, Block 3, Rolling Hills Fourth Addition

✓ Ronald C. Ogden
Virginia Ogden
401 Pamela
Wichita, Kansas
67212

Lot 6, Block 3, Rolling Hills Fourth Addition

✓ Thomas W. Sanders
Ramona Sue Sanders
357 Wood Lane
Wichita, Kansas
67212

<u>Property Description</u>	<u>Property Owner</u>
Lots 2, 3, 4, & 5, Block 1, Whispering Pines Estates	✓ H. Marvin Bastian 62 Norfolk Dr. Wichita, Kansas 67206
Lot 6, Block 1, Whispering Pines Estates	✓ BFP Construction Inc. 337 N. Waco Wichita, Kansas 67202
Lot 7, Block 1, Whispering Pines Estates	D H. Marvin Bastian 62 Norfolk Dr. Wichita, Kansas 67206
Lot 8, Block 1, Whispering Pines Estates	✓ I. Fred Muenchrath 221 Rutland Rd. Wichita, Kansas 67206
Lot 9, Block 1, Whispering Pines Estates	✓ Donald L. Day Jacqueline R. Day 8931 Harvest Lane Unit 901 Wichita, Kansas 67212
Lots 2 & 3, Block 2, Whispering Pines Estates	✓ Bobbie J. Bastian 62 Norfolk Dr. Wichita, Kansas 67206
Lot 4, Block 2, Whispering Pines Estates	✓ Bill Suter 8507 Longlake Circle Wichita, Kansas 67207
odd & even lots 5 through 11, inclusive, Block 2, Whispering Pines Estates	D Bobbie J. Bastian 62 Norfolk Dr. Wichita, Kansas 67206
Lot 12, Block 2, Whispering Pines Estates	D Bill Suter 8507 Longlake Circle Wichita, Kansas 67207
Lot 13, Block 2, Whispering Pines Estates	✓ Sybil I. Kowalski 130 S. Maize Rd. Apt 8 Wichita, Kansas 67209
Lot 14, 15 & 16, Block 2, Whispering Pines Estates	✓ James D. Hopper Dee A. Hopper 136 Summitlawn Circle Wichita, Kansas 67212
Lot 17, Block 2, Whispering Pines Estates	✓ Whispering Pines Joint Venture 229 S. Market Wichita, Kansas 67202
	✓ Allen D. Lee 333 Whispering Pines Wichita, Kansas 67212

<u>Property Description</u>	<u>Property Owner</u>
Lot 18, Block 2, Whispering Pines Estates	✓ Donald Childs Dora V. Childs 75 N. 119 West Wichita, Kansas 67212
odd & even lots 19 through 24, Block 2, inclusive, Whispering Pines Estates	Whispering Pines Joint Venture 229 S. Market Wichita, Kansas 67202
Lot 13, Block F, Rolling Hills Fifth Addition	✓ John W. Shively Mary Lee Shively 443 N. Westlink Wichita, Kansas 67212
Lot 14, Block F, Rolling Hills Fifth Addition	✓ Elizabeth Hayden Adams 447 N. Westlink Wichita, Kansas 67212

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 1000 foot radius of:

Ty-Cen Addition, Wichita, Kansas, Sedgwick County,
Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 14th day of June, 1983, at 7:00 O'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Cable
Vice President

Order No: 321409
cf

FORM 29-1

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

*

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

Roll # 1

*