

DR 74-11 - Analysis of area bet.
Pawnee & 27th St. So. and from
Meridian to light industrial
area west of Custer by MAPD

M.A.P.C.
B.C.C./B. CO. C.

ACTION

DATE

COMMITTEE _____

M.A.P.C. _____

B.C.C./B. CO. C. _____

DR 74-11 - Analysis of area bet.
Paynee & 27th St. So. and from
Meridian to light industrial
area west of Custer by MRP

Harold Cross

524 3602

We dreamed future
young and glorious on

2/10/76

JLS

RBP, Irma
49, 51, 53 Blk 6

Broils, Frederick D.
43, 45 Blk 6
30, 32 "

Broils, Velma
A7 Blk 6

Howard, George
21, 33, 35 Blk 3
26-36 (even) "

Johnson, Vernon
1-9 (odd) Blk 1

Long, Glen E
25, 27, 29 Blk 3

McQueen, MAE OLA
29-41 (odd) Blk 6

Mills, Howard D
54, 56, 58, 60 Blk 3

Pack Oil Co

37, 39 Blk 3

41-51 (odd) "

38-52 (even) "

Pershall, Nancy Mary

1-27 (odd) Blk 6

Sandlin, Colby

11-19 (odd) - Blk 1

2-20 (even) Blk 1

Shipman, Virgil W

53, 55, 57, 59 (odd) Blk 3

Walcher Metal Treat Inc

odd 1-9 Blk 3

2-10 (even) Blk 3

Draft/Meek

TO Metropolitan Area Planning Commission
From Jack H. Galbraith, Chief Planner
Subj Zoning Policy Statement on Oriente Park Second Addition.

On April 11, 1974 the Planning Commission considered Z-1621, a request for "B" Light Industrial zoning for a small tract of land generally located on the east side of Custer, between Savannah and Atlanta. The action of the Commission was to recommend denial of the case and the Board of City Commissioners concurred in the denial on April 30, 1974. In addition, the Planning Commission directed the staff to prepare an analysis of the general area to be considered by the Zoning Committee in an attempt to develop a zoning policy statement to serve as a basis for recommendation on other rezoning requests which might arise in the area. The area encompassed by this study is bounded on the north by Pawnee, on the east by Meridian, on the south by 27th Street South, and on the west by the light industrial zoning west of Custer and St. Paul.

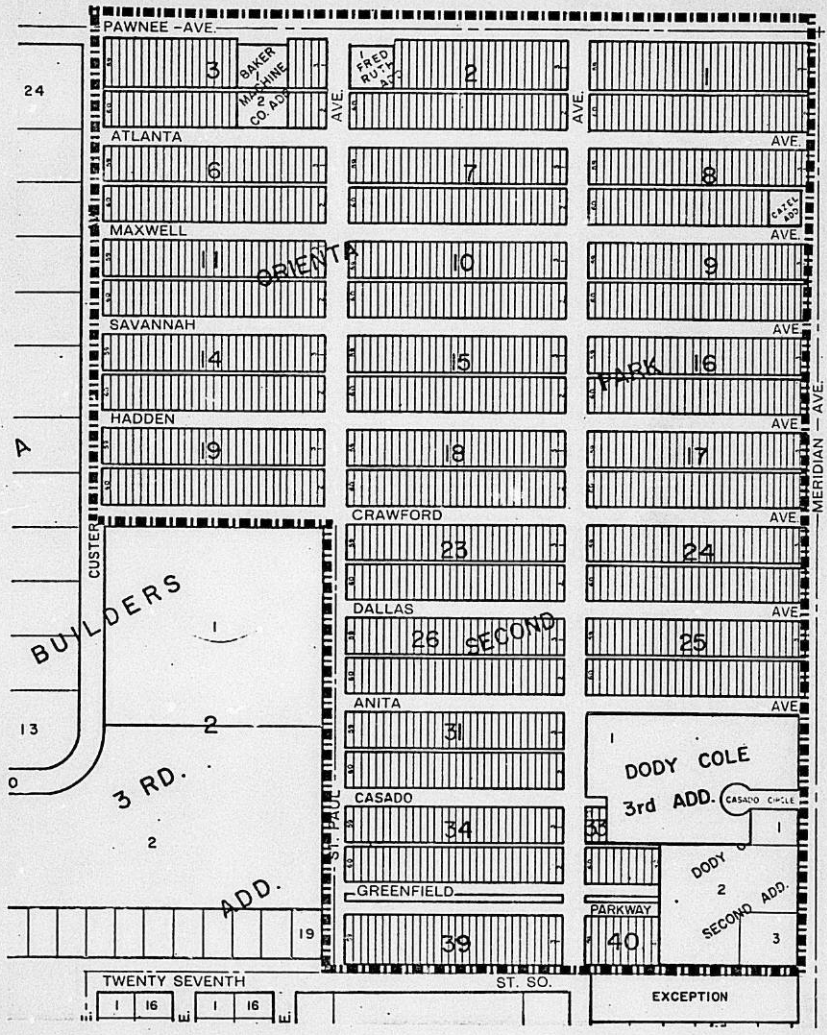


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I. HISTORY:

In 1909 an enterprising magazine salesman platted Orienta Park 1st and 2nd Additions into 20' by 100' lots as a promotion scheme to sell subscriptions to the "Farm Journal". For \$3.00, each paid subscriber received the Farm Journal, a 1909 Almanac, the deed to one 20' X 100' lot, and the opportunity to purchase lots adjacent to the free one for the sum of \$25.00. Lots were promoted and sold to railroad and industrial workers as well as small investors and speculators on the basis that this area would be a residential development close to the then proposed Orienta shops and railroad development which was supposed to stimulate other industrial development in that vicinity. At that time, these platted areas were approximately two miles from the City limits with no provision for paving, utilities, or any public facilities. Development in this outlying subdivision occurred primarily in a do-it-yourself manner with wild deed sales, delinquent taxes, and squatters rights as common barriers to development. The problems associated with the grid pattern, small lots, poor assemblages of land, inadequate drainage, minimum sanitation and no construction standards combined to make Orienta Park 2nd Addition one of the worst slum areas in the City of Wichita (said area being annexed into the City in 1956).

When the Urban Renewal Agency was founded in Wichita in 1958 Orienta Park 1st and Orienta Park 2nd Additions were among those areas first identified as urban renewal projects within the City of Wichita. In 1961, a feasibility study established proposals and plans for the redevelopment of the two subdivisions; Orienta Park 1st Addition was to be redeveloped as Glenn Village project

and Orienta Park 2nd Addition was designated the Sheridan Park Urban Renewal Project. A 1962 land utilization and marketability study projected both areas to be redeveloped for residential uses and the decision was made to develop the Glenn Village Project (Orienta Park 1st Addition) prior to the redevelopment of Sheridan Park (Orienta Park 2nd Addition) in order to avoid glutting the housing market with too many residential lots. Land acquisition and clearance began in late 1962 on the Glenn Village project and the first house was constructed in the redevelopment area in 1964. However, the Sheridan Park project was suspended in 1963 because of a poor housing market in Wichita during an economic slump. Evidently the economic slump did not affect the Glenn Village project in that all 215 lots were sold within three years and Glenn Village became the first completed Urban Renewal Project in Wichita. As late as 1971-72, Sheridan Park was listed in the Neighborhood Development Program of the Urban Renewal Agency but funds were never appropriated to redevelop the area and the Urban Renewal Agency no longer considers Sheridan Park to be an active project.

Thus the history of Orienta Park 2nd Addition is that of an ill-conceived speculative venture which developed into a slum. An area with identical history and problems, Orienta Park 1st Addition, was successfully redeveloped under Urban Renewal but the problems associated with the grid pattern, small lots, inadequate drainage, and a myraid of separate ownerships have precluded quality development from occurring in Orienta Park 2nd Addition through the private sector. A program of code enforcement by the Central Inspection Department of the City of Wichita resulted

in the condemnation and removal of approximately 110 structures in the area covered by Orienta Park 2nd Addition during the period from 1966-74. None the less, the area remains a problem today with sparsely developed substandard, ^{houses} inadequate public utilities, and ~~are~~ scattered ownership patterns.

II Streets:

Although Orienta Park Second Addition has had platted streets since 1909, the circulation system is woefully inadequate. The grid pattern employed in the platting of this area is uneconomical in terms of construction costs and maintenance and is generally recognized as an unacceptable design for residential neighborhoods. What is needed is a complete replatting of Orienta Park 2nd with adequate lot sizes and a pattern of streets that establishes an easy flow for traffic yet restricts the flow of cross town traffic onto residential streets. However, even if one accepts the present street design as a given factor which cannot be changed, the streets in Orienta Park 2nd are not adequate for development.

There is only one street, Custer, which is paved and has adequate right-of-way, having been recently constructed with the development of Builders Third Addition, the industrial park existing to the west of the study area. All other streets in the study area are sand and are somewhat impassible during rainy weather due to inadequate drainage. Approximately 1/3 of the platted streets do not exist even as sand streets and allow no traffic flow whatsoever. Virtually all of the streets in Orienta Park 2nd Addition are inadequate in terms of right-of-way but the shallow depth of the platted lots would be decreased even more by the provision of standard sized (64') street right-of-way. The following table exemplifies street conditions in Orienta Park 2nd Add.

1. STREET CONDITIONS IN ORIENTA PARK 2ND ADDITION

Street	Present ROW	Standard ROW	Street Condition
Pawnee	30' (Half)	50' (Half)	Paved; Generally good.
Meridian	30' (Half)	50' (Half)	Paved; Subject to flooding during rain.
St. Paul	60'	64'	Sand; Inadequate.
Richmond	60'	64'	90% nonexistent; impassible.
Atlanta	50'	64'	50% impassible; Remainder sand.
Maxwell	50'	64'	Sand; Inadequate.
Savannah	50'	64'	33% impassible; Remainder sand.
Hadden	50'	64'	Sand; Inadequate.
Crawford	50'	64'	33% impassible; Remainder sand.
Dallas	50'	64'	Sand; Inadequate.
Anita	50'	64'	Sand; Inadequate.
Casado	50'	64'	Sand Inadequate.
Greenfield	70' (35' each side of median)	64'	100% nonexistent; impassible.

Thus, the street situation in Orienta Park 2nd Addition is that of an outdated design scheme, indadequate right-of-ways, and unpaved and nonexistent streets. The necessary dedications could be accomplished through teh subdivision regulations on separate replatting applications but that would be a process of several years and would never accomplish an acceptable street circulation system in the study area.

District problems of petitions

III Utilities:

The provision of utility service to a major portion of the study area poses several problems but the most serious problem is that of providing sanitary sewer. Until 1967, no sanitary sewers existed in Orienta Park 2nd except along Pawnee and Meridian. In 1967, the Board of City Commissioners ordered in some sanitary sewer mains which run along Richmond and extend east to Meridian, providing sanitary sewer service to the eastern 1/3 of the study area. However, applicants for zoning changes between St. Paul and Richmond might find the cost

prohibitive to pay for the extension of sanitary sewer to their area. The problem is compounded by the fact that the water table is only four feet below the surface in Orienta Park 2nd and drainage is poor in the area, which makes septic tank systems hazardous to health even if they were acceptable within the City limits.

Gas service is only available in the study area adjacent to Meridian, Custer, and south of Dallas Avenue, but service could be extended to other portions of the study area as development occurs. Water lines exist only in areas adjacent to Meridian. The rest of the study area is served by water wells. Electrical lines are available in all sections of Orienta Park 2nd Addition.

IV Topography and Drainage:

The topography of the study area is very flat. Maps of the United States Geological Survey (USGS) indicate that there is less than 5 feet of drop from the northwest corner of the study area to the southeast corner; a distance of approximately 3,300 ft. In terms of slope, this would amount to less than 1/6 of 1% (for comparison, a football field has a slope of 4%).

In regard to the existing topography's relation to existing or future land use, the only generality to be made is that industrial developers appear to favor relatively level sites upon which to build, but if degree of slope were the only criteria for industrial location then virtually all of Wichita would be suitable for industrial location.

Perhaps the most serious detriment to development in the study area is the serious drainage problem which exists in Orienta Park 2nd Addition. The topography is too flat to allow proper runoff and the water table is so high (4 ft. below the surface)

that heavy rains tend to cause flooding as the soil is saturated. Consultations with the Wichita-Valley Center Flood Control Office revealed that resolution of the drainage problems will require extensive improvements which will take several years to accomplish. Storm sewers are nonexistent in the study area and ^{at} present it is not feasible to construct them. Paving of the east-west streets in the study area and grading them to a slope of above 1% could allow much of the area to drain down the streets into Meridian and then in turn draining south down Meridian to the gutter at 27th St. South and Meridian. From the gutter at 27th St. South, the water would go into the Meridian Drainage Ditch and empty into the Big Slough. The problem arises because at present, the depth of both the Big Slough and the Meridian Drainage Ditch are inadequate to handle their existing runoff load and during heavy rains this portion of Meridian is subject to flooding which would be further compounded by the addition of runoff from Orienta Park 2nd. If the streets were paved and graded to carry the runoff west to Custer and into the Sheridan Drainage Ditch, the same problem is encountered as the Sheridan Drainage Ditch is also too shallow. The ultimate solution to the problem is to increase the depth of the Big Slough, the Meridian Drainage Ditch, and the Sheridan Drainage Ditch and plans are underway to do so but the project must begin at the extreme southeast portion of the Big Slough and won't reach this area for several years.

The Orienta Park 2nd Addition does not drain well at this time with standing water ^{existing} for several weeks after an intense rain, and as indicated above, the ultimate solution will be very expensive and time consuming. The paving of small sections of streets would not be at all adequate as the drainage cannot reach Meridian unless all the streets are paved. Even if drainage to Meridian

were accomplished, it would lead to further flooding of Meridian. The Wichita-Valley Center Flood Control Office does not recommend development of the study area until the serious drainage problems can be resolved.

V Zoning:

Oriente Park 2nd Addition is presently zoned "AA"-Single Family with the exception of those blocks adjacent to Pawnee and Meridian. For those blocks adjacent to Pawnee (Blocks 1,2, and 3) the zoning is as follows: Block 1, is zoned "LC" Light Commercial; Block 2 is zoned "C" Commercial in that area legally described as the Fred Ruth Addition and the remainder of the block was approved for the "C" - Commercial District on October 16, 1973 subject to replatting (in the process of being platted as Pawnee Square Addition); Block 3 is zoned "C" - Commercial in that area legally described as the Baker Machine Company Addition and the remainder of the block is zoned "AA" - Single Family.

In the blocks adjacent to Meridian that area known as Dody Cole Second Addition is zoned "LC" - Light Commercial and Dody Cole Third Addition is zoned "RS"^{R-5} General Residence. The southeast corner of Block 17 has been approved for the R-6 General Residence District and is being platted as Renollet 9th Addition. The eastern portion of Block 9 has been approved for "LC" - Light Commercial as has the southeast portion of Block 8; the remainder of the blocks having frontage along Meridian are zoned "AA" - Single Family. It should be noted that on June 12, 1973 the Board of City Commissioners concurred in the recommendations of the Planning Commission and adopted a Zoning Policy for Meridian from Pawnee to 31st Street South which stated in part:

"the Planning Commission will look with favor on additional "LC" Light Commercial Zoning on the west side of Meridian only in that area from Pawnee south to Savannah and will look with favor upon the higher density residential districts from Savannah south to 27th Street South".

The study area is surrounded by the "E" Light Industrial District on the west and north, the "AA" Single Family District on the south, and the "AA" single Family District on the east with the exception of the southeast corner of Meridian and Pawnee which is zoned the "LC" Light Commercial District with buffer strips of ^{the} "B" Multiple Family ^{District} and ^{the} "A" Two Family District.

VI Land Use:

The primary land use category in the study area is that of vacant land. There are presently thirty-eight residential structures in Orienta Park 2nd Addition, most of which are sub-standard in nature. When one considers that at the time of the 1960 Urban Renewal Project Feasibility Study of the area, there were one hundred and eighty-two residential structures, it becomes quite evident that the problems inherent in the history of Orienta Park 2nd Addition have contributed to a serious erosion of the tax base in the area. A large majority of the remaining residential structures are deteriorating and the Office of Central Inspection reports that they have three condemnation cases ongoing in the study area at this time.

Commercial Activities in the study area are mainly located in the small shopping centers at Pawnee and Meridian and at Meridian and 27th Street South. At the corners of both these intersections are service stations, but the Shopping Centers themselves exhibit a rather high vacancy rate. The only other

conforming commercial use in the study area is a small machine shop located at the Southeast corner of St. Paul and Pawnee, but there are three legal nonconforming uses (bar, bicycle repair shop, auto salvage) located adjacent to Meridian in the "AA" Single Family District.

In addition to the residential and commercial uses previously discussed there is a vacant church located in block 15 and a vacant warehouse in block 17, both located adjacent to Hadden Avenue.

The general conclusion which may be drawn from observation of the land uses in the study area is that the problems of drainage, deteriorating residential structures, unpaved streets, outdated design, and nonconforming uses have tended to stifle development in the area. Although one of the shopping centers is virtually brand new, both centers do not appear to be very prosperous. The industrial areas to the north of Orienta Park 2nd Addition are relatively undeveloped and a large GEM store at the northwest corner of Pawnee & Meridian has been vacant for several months.

VII Ownership:

Perhaps the biggest detriment to the development of the study area is the myraid of ownerships. Given time and money the drainage problems could ultimately be resolved but there does not appear to be any feasible method to accomplish aggregation of ownerships into parcels large enough for suitable development through the private sector. According to the land ownership records contained within the County Clerk's Office as of May 1, 1974 there are one-hundred and sixty-two separate owners listed within the twenty-four blocks contained within the study area. However, the experiences of the office of Central Inspection and the Urban

Young

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

SUBDIVISION COMMITTEE

AGENDA

August 15, 1974

The regular meeting of the Metropolitan Area Planning Commission Subdivision Committee with representatives of the utility companies and officials from various departments of the City of Wichita and County of Sedgwick will be held on Thursday, August 15, 1974 at 1:00 p.m., in Room 401, City Building Annex, 104 South Main, Wichita, Kansas. The following items will be considered:

1. S/D 74-50 - Sketch plat of CAZEL'S THIRD ADDITION, generally located on the west side of Meridian between Maxwell and Atlanta.

Engineer:	Gerald Young
Minimum lot area:	6,000 sq. ft.
Acreage:	.688
Number of lots:	3

NOTE: This case was deferred at the Subdivision Committee meeting on August 1, 1974.

2. S/D 74-90 - Final Plat of POWELL'S 3RD ADDITION, generally located on the south side of Zoo Boulevard and east side of Gow.

Engineer:	Gerald Young
Minimum lot area:	24632. sq. ft.
Acreage:	1.61
Number of lots:	2

3. S/D 74-91 - Final Plat of WESLEY MEDICAL CENTER THIRD ADDITION, generally located at the southeast corner of Hillside and Burdock.

Engineer:	Daughman Company
Minimum lot area:	15,000 sq. ft.
Acreage:	4.42
Number of lots:	4

Renewal Agency in this area indicate that the ownership is not adequately reflected in the records because of a long history of wild deeds, non-registered titles, multiple heirs, and disputed ownerships ^{with} and the actual number of owners ~~could~~ possibly far ^{exceeding} ~~exceed~~ 162 and in some cases it could be impossible to actually determine ownership. The office which handles delinquent tax sales for Sedgwick County reports that every tax sale within memory has included numerous properties from Orienta Park 2nd Addition and this trend continued at the March 1974 sale as approximately fifty 20'x100' lots in the study area were sold. However inadequate the ownership records are, an analysis of them tends to highlight the ownership problems:

2. LAND OWNERSHIP

<u>*Number of Lots Owned</u>	<u>Number of Owners</u>	<u>Per cent of Owners</u>
1-5	98	61%
6-10	31	19%
11-15	14	9%
16 +	<u>19</u>	<u>11%</u>
TOTAL	162	100%

*In those portions of Orienta Park 2nd Addition which have been replatted, computation was made on the basis of how many 20'x100' lots were originally contained in the replatted area.

As depicted above, sixty percent of the owners in Orienta Park 2nd Addition own five 20'x100' lots or less or a maximum of 10,000^{square feet}. This pattern of small assemblages is even worse than it first appears because several five-lot owners do not own contiguous lots and there is even one owner who owns five 20'x100' lots

C O U N T E R

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

AGENDA

JULY 11, 1974

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on Thursday, July 11, 1974, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas. The following items will be considered:

1. Invocation by Rev. Cecil Cox, Dellrose Church of Christ, 805 North Dellrose.

2. Approval of Minutes of November 26, 1973.

SUBDIVISION COMMITTEE

3. D-0605 - Roy E. and Orleva M. Wood dedicate abutter's access rights, legally described as Lot 18, Block W, Westridge Village Addition. Generally located at the northwest corner of 13th Street and Northwest Parkway.

SUBDIVISION COMMITTEE RECOMMENDATION - July 3, 1974:

That this offer of dedication be accepted.

4. S/D 74-45 - Final Plat of BELLE LA VIE MOBILE HOME PARK, generally located on the east side of South Broadway and north of 55th Street South.

Engineer:	Reiss & Goodness
Minimum lot area:	60 acres
Acreage:	61
Number of lots:	2

SUBDIVISION COMMITTEE RECOMMENDATION - July 3, 1974:

That this plat be re-approved subject to the original conditions:

- A. The access control notation on the south line of Lot 1, Block 1, adjacent to 55th Street South shall be reworded to read "access control except for one opening".
- B. All access controls labeled on the face of the plat shall be appropriately referenced in the plat's text.
- C. The applicant shall work with M. S. Mitchell of the Maintenance-Flood Control Office, relative to the exact boundaries of the drainage canal to be indicated on this plat.

which are located in different blocks.

The problem becomes one of how the necessary street, drainage water, and sanitary sewer improvements can be made through enforcement of the zoning and subdivision regulations if the present pattern of ownership continues. The ownership pattern makes it impossible to deviate from the outdated street design which has already been identified as one of the major historical barriers to development in the study area. Obviously Orienta Park 2nd Addition can never be developed in anything more than a slipshod manner unless the land assemblages become large enough to allow installation of improvements.

VIII Recommendations:

A. Primary Recommendation

An analysis of the data gathered during this study leads one to conclude that the problems of outmoded design, drainage, and land ownership historically have combined to doom quality development in this area through the conventional development process. There is perhaps no other area of Wichita where the conditions match that of Orienta Park 2nd Addition. The only solution is to completely replot the area, aggregate the land into developable ownerships and to provide simultaneous installation of street and utility improvements. It is the opinion of the staff, that small piecemeal zoning changes will never lead to the proper development of the study area. At present the only method which would allow quality development is through the condemnation and land assemblage powers of urban renewal. Although the future of urban renewal is somewhat clouded at the moment because of changes in Federal Legislation, it is inconceivable that the renewal program will cease operation altogether. Orienta Park

- D. The applicant shall install or guarantee the installation of sidewalks on the north side of 55th Street South and adjacent to Lot 1, Block 1, and adjacent to Mead Street on the west side of Lot 1, Block 2 and the east side of Lot 1, Block 1.
- E. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- F. The applicant shall guarantee the paving of Mead Street.
- G. Temporary cul-de-sacs shall be indicated at the north end of the streets paralleling the drainage canal.
- H. The applicant's revised development plan shall be submitted to the Planning Department.
- I. The following note shall be added to the preliminary development plan: "A landscape plan shall be submitted to the Planning Department for review and approval prior to issuance of any building permits on subject property".

AND IN ADDITION, THE FOLLOWING NEW CONDITIONS:

- J. An additional 20 feet for the north half of 55th Street South from the drainage ditch to the west line of the plat.
- K. A temporary 65-foot building setback shall be indicated adjacent to the north line of 55th Street South. If in a one year period from filing of the plat, the State has not purchased said 65-foot setback area for drainage purposes, then the applicant may be permitted to develop said property.
- L. The applicant shall contact the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

-
- 5. S/D 74-31 - Final Plat of WESTAIR ADDITION, generally located on the north side of Kellogg in an area east of Ridge Road.

Engineer:	Baughman Company
Minimum lot area:	18,842 sq. ft.
Acreage:	0.7
Number of lots:	1

SUBDIVISION COMMITTEE RECOMMENDATION - July 3, 1974:

That this plat be approved subject to:

- A. The applicant shall install or guarantee the installation of a sidewalk adjacent to the north side of Kellogg Drive.

2nd Addition with its ownership and platting problems is still the classic situation for which the redevelopment powers of Urban Renewal are intended to remedy. Therefore, it is that recommendation of the staff that the Metropolitan Area Planning Commission recommend to the Board of City Commissioners that the Sheridian Park Renewal Project be reactivated and that necessary steps be taken to secure Federal funding of the project. It is further suggested that applications for zone changes within the study area be deferred until such time as redevelopment can occur.

B. Alternate Recommendation

Although it is the opinion of the Staff that a complete redevelopment of Orienta Park 2nd Addition should occur, it is recognized that the possibility exists that the project might never be funded. Therefore, an alternate set of recommendations is offered:

1. No application for a change in zoning district within the boundaries of Orienta Park 2nd Addition shall be recommended for approval until such time as the applicant can provide a drainage solution acceptable to the Wichita-Valley Center Flood Control Office and proper extension of sanitary sewer, City water, gas service, and electric service can be provided for.
2. No application for a change in zoning district within the boundaries of Orienta Park 2nd Addition shall be recommended for approval until such time as the applicant cannot only guarantee paving of the street frontage adjacent to the application area but also that circulation and access to subject property shall be on paved and not sand streets so

- B. The plat shall be expanded to include the 30-foot ingress and egress easement to the west and said 30-foot easement shall be so labeled on the face of the plat, including the recorded book and page number.
- C. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- D. The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that adequate construction standards will be utilized in the development of subject property as to minimize the effects of noise pollution within any structures to be built on subject property.
- E. There appears to be an error in the legal tie distance referenced on the plat. The adjoining addition to the west using the same tie indicates a distance of 87.6 feet. This shall be checked by the applicant's surveyor.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

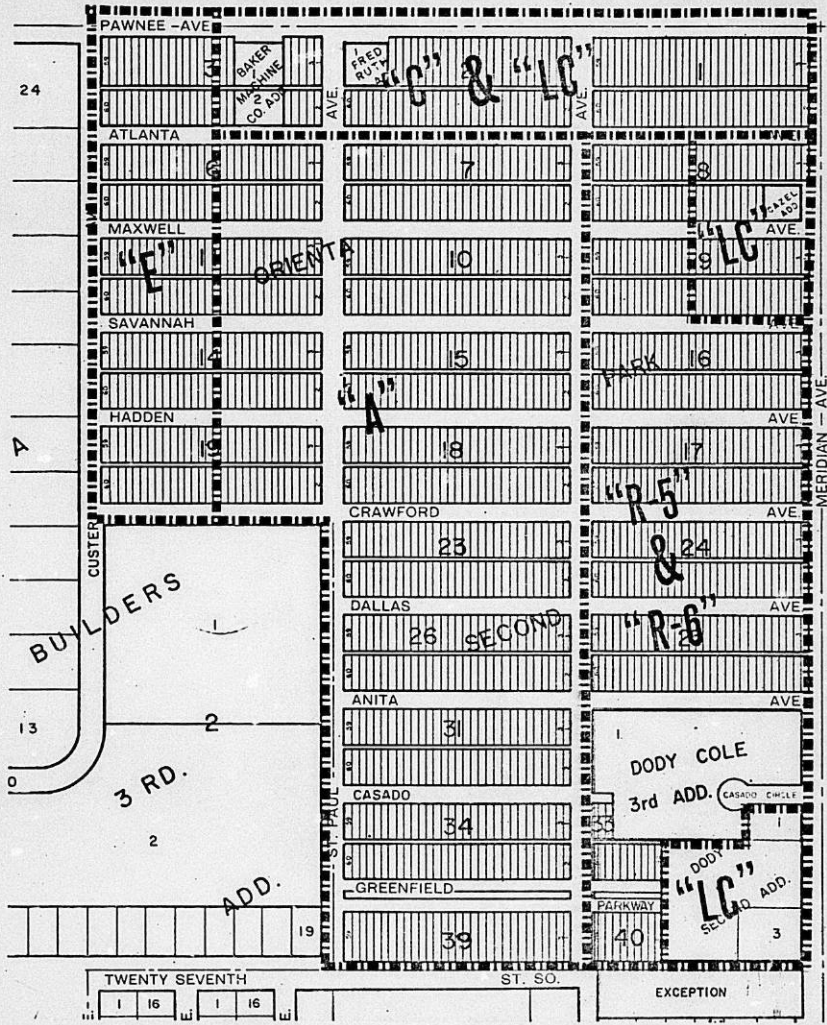
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- 6. S/D 74-60 - Final Plat of OLSEN ADDITION, generally located on the west side of Hydraulic in an area north of 45th Street North.

Engineer:	Moehring & Associates
Minimum lot area:	409,356 sq. ft.
Acreage:	22.48
Number of lots:	2

SUBDIVISION COMMITTEE RECOMMENDATION - July 3, 1974:

That this plat be approved subject to:

- A. The lines across the northern portion of Lot 2 shall be appropriately labeled as floodway.
- B. "Complete access control" shall be labeled adjacent to the drainage easement on Hydraulic.
- C. The applicant shall submit a letter to the Planning Department stating that he is agreeable to serving said property with sanitary sewer and City water at such time as they become available.
- D. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

April 10, 1974

Public Officials, Administrators & Interested Citizens:

I am pleased to present the 1973 Wichita-Sedgwick County Metropolitan Area Planning Department Annual Report.

The Report is formulated around the Department's key areas of concern, and while it is not intended to be an all inclusive report, it is intended to highlight past activities and achievements and to preview our future programs and directions. We hope you will find the Report both informative and interesting.

If you have any questions regarding this document, please contact the Wichita-Sedgwick County Metropolitan Area Planning Department.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:MM:vn
Enclosure

as to avoid a proliferation of small paved frontages which are broken by stretches of inadequate standard streets.

3. No application for a change in zoning shall be recommended for approval in the study area without a replatting provision as a condition of approval except for those few areas within Orienta Park 2nd Addition which have already been replatted.
4. The Planning Commission shall look with favor upon the following zoning district changes within the study area:
 - a) The "E" Light Industrial District shall be looked with favor on in the western 300' of blocks 3,6,11,14 and 19 Orienta Park 2nd Addition provided that: access is only granted to Custer Avenue; the minimum application area shall be 40,000 square feet; the streets Atlanta, Maxwell, Hadden Savannah, and Crawford shall be vacated within the application area and provisions for cul-de-sacs shall be made on those streets by the applicants but no access shall be granted to Atlanta, Maxwell, Savannah, Hadden or Crawford from the "E" Light Industrial Zone.
 - c) The "LC" Light Commercial shall be looked with favor on in the eastern 300' of blocks 8 and 9 Orienta Park, 2nd Addition provided that all access is to Meridian and that a minimum application area shall be 20,000 square feet.
 - b) The "C" Commercial District and the "LC" Light Commercial District shall be looked on with favor in blocks 1,2 and 3 Orienta Park Second Addition provided that access is only provided to Pawnee Avenue and that a minimum application area shall be 20,000 square feet.

d) The "R-5 and R-6" Higher Density General Residence Districts shall be looked with favor on in the western 300' of block 8 and 9 and in blocks 16, 17, 24 and 25, 32,33, and 40 Orienta Park Second Addition provided that a minimum application area shall be 20,000 square feet.

e) The "A" Two Family District shall be looked with favor on in the eastern 300' of blocks 6,11,14,19 and in all of blocks 7,10,15,18,23,26,31,34 and 39 Orienta Park Second Addition provided that a minimum application area shall be 10,000 square feet.

The requirements listed above such as drainage solution, access by way of a paved street, and minimum application area may appear at first to be too harsh a standard to apply to applications for zoning changes but it is the opinion of the staff that the unique conditions found in the study area justify firm zoning policies. The minimum application areas suggested for the different districts are equal to or in the case of the "E" light Industrial below those suggested in the 1961 MAPC study entitled "Lot and Parcel Development Standards".

As already stated, the only method by which quality development can actually be accomplished in Orienta Park Second Addition is through complete redevelopment by Urban Renewal but in lieu of that solution, the Alternate Recommendations should be strictly adhered to or the area will continue to remain a hodgepodge of diverse deteriorating uses and an economic liability to the citizens of Wichita.

WICHITA— SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

April 10, 1974

Public Officials, Administrators & Interested Citizens:

I am pleased to present the 1973 Wichita-Sedgwick
County Metropolitan Area Planning Department Annual
Report.

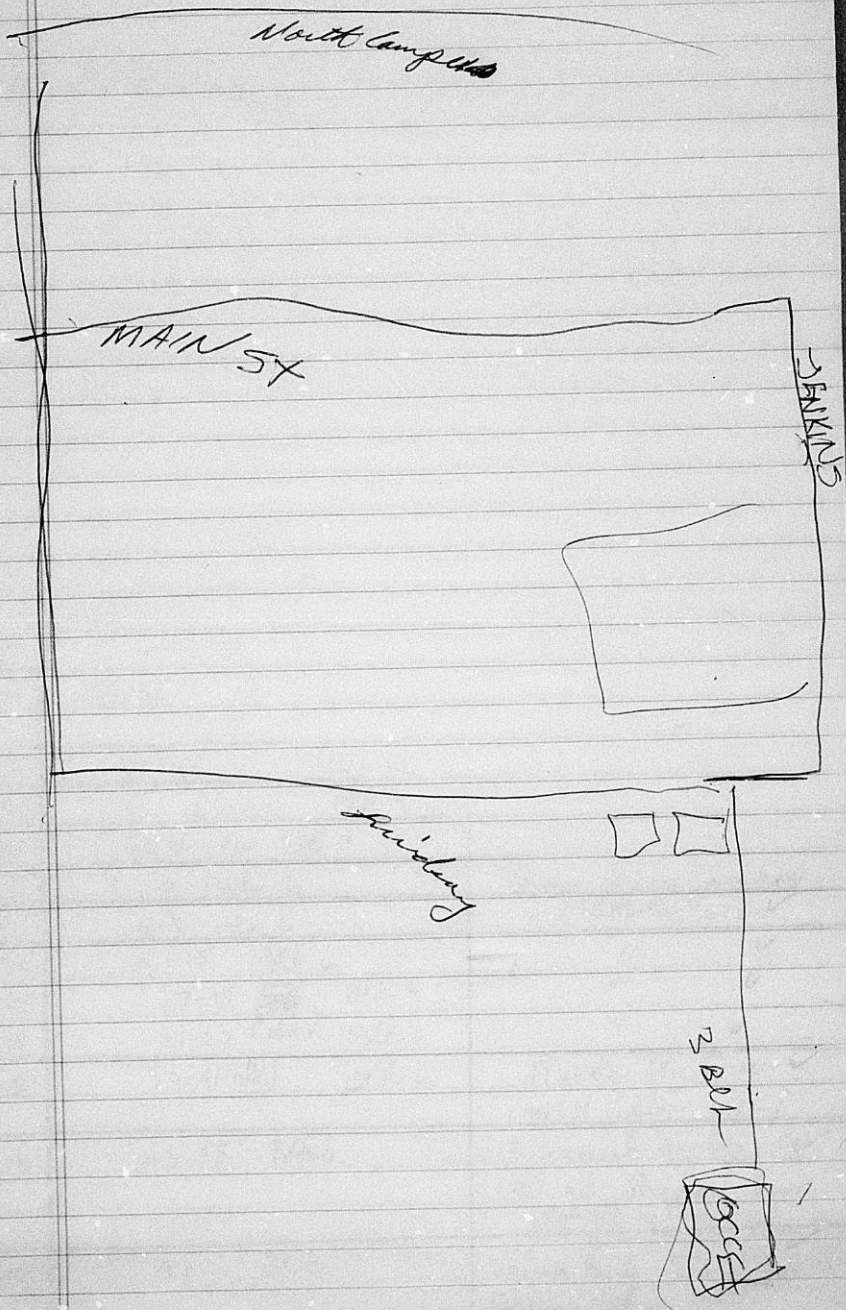
The Report is formulated around the Department's key
areas of concern, and while it is not intended to be
an all inclusive report, it is intended to highlight
past activities and achievements and to preview our
future programs and directions. We hope you will find
the Report both informative and interesting.

If you have any questions regarding this document,
please contact the Wichita-Sedgwick County Metropolitan
Area Planning Department.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:MM:vn
Enclosure



Key #	Legal	Owner & Address
D18784	2-1-9 Blk 1, Orienta Park 2 nd	L. Vernon Johnson ✓ 903 E 17 th
D18784000	odd lots 11-19 x 1/2 vac alley Blk 1	Colby B. Sandlin ✓ 435 N. Broadway
D18787	2-10 (even) Blk 1	" ✓
D18788	12-20 (even) Blk 1	" ✓
D18815	lots 1-9 (odd) Blk 3	Walker Metal Treat ^{ing} Inc 1019 McLean
D18818	25, 27, 29 Blk 3	Glenn E. Long ✓ 1757 Mendon
D188180001	31, 33, 35 Blk 3	George Howard ETUX 1518 N. Hillside
D18819	37, 39 Blk 3	Pack Oil Co. ✓ Box 1198 Wichita 67201
18820	41-51 (odd)	" ✓
18821	53, 55, 57, 59 (odd)	Virgil W Shipman 2002 N Sunrise
18823	2-10 (even) Blk 3	Walker Metal Treat ^{ing} ✓
18820	26-36 (even) Blk 3	George Howard ✓ 1518 N. Hillside
18827	38, 40 Blk 3	Pack Oil Co. ✓
18828	42-52 (even) Blk 3	" ✓
18829	54, 56, 58, 60 Blk 3	Harold D Mills ETUX ✓
18830	1-3 Blk 6	Nancy Mary Parrish 2401 Atlanta "67210 ✓
18831	5-7 Blk 6	" ✓
18832	9-15 Blk 6	" ✓
18833	17-19 Blk Blk 6	" ✓
18834	21-27 (odd) Blk 6	" ✓
18835	29-41 (odd) Blk 6	Mosler McQueen ✓ 1443 N Poplar 67211
18836	43-45 Blk 6	Frederick D Brink ✓ 4763 Shadow Lane Arlington Tenn 37203 ✓
18836001	47 Blk 6	Valma Birds 7455 Prairie Ave Chicago Ill

18837	49 ⁵¹ / ₅₃ Blk 6	RBR ✓ 67217
18838	55, 57, 59 Blk 6	JM Parker Construct 234 S. Dine 67209
18839	2-10 (even) Blk 6	Doris I Ramsey 220 S. Montrose
18840	12-14 Blk 6	Paula W. Foxman Rt 4 Peabody, Ky 67217
18841	16, 18, 20, 22 Blk 6	Doris I Ramsey 220 S. Montrose 67213
18842	24, 26, 28 Blk 6	"
18843	30, 32 Blk 6	Fredrich C Birds ✓
18844	34, 36, 38, 40, 42 Blk 6	Robert D. Amfunderg 530 N. Mkt 67219
18845	44, 46, 48 Blk 6	Velma Birds
18846	50, 56 (even) Blk 6	Harold G. Moss Box 17275 Wichita 67217
18847	58-60 Blk 6	"
18848	1-3 Blk 7	Joe R. Colman 2022 Euclid 67213
18849	5, 7, 9 Blk 7	"
18850	" Blk 7	"
18851	13 Blk 7	"
18852	15-17 Blk 7	Goodminer Inc. 1201 S. Broadway 67211
18853	19, 21 Blk 7 23, 25 Blk 7	Clay S. White 4520 Douglas
18854	23, 25 Blk 7	Alberta Adams & William E. Parker 645 McLean 67203
18855	27, 29 Blk 7	Mary J. Sureso Joshua Tree Cal.
18856	31, 33 Blk 7	Maudie M. Burton 2511 Atlanta 67217
18857	35, 37 Blk 7	"
18858	39 "	"
18859	41-55 (odd) Blk 7	Sam Wood 2823 W. Pure 67217

18860	57, 59 Blk 7	Sam Warch
18861	2, 4 Blk 7	Clays White 67208 4520 E. Douglas
18862	6, 8 Blk 7	"
18863	10 Blk 7	"
18864	12, 14, 16 "	"
18865	18, 20 "	"
18866	22, 24 Blk 7	Ref Walker, Mary Trozier 1025 W Gannett Tucson Az
18867	26 Blk 7	Clay White
18868	28, 30 Blk 7	Munde Burton
18869	32, 34 "	"
18870	36, 38 Blk 7	Joe Thompson 2630 N Hillside 67219
18871	40, 42	"
18872	44, 46	Joe Wolf 2820 Maxwell 67217
18873	48-56 (even)	"
18874	58, 60 (even)	"
18875	1-11 (odd) Blk 8	Eva A McAllister 2437 S Meridian 67215
18876	13, 15, 17 Blk 8	"
18877	19, 21, 23 Blk 8	Ronald Cazel
18878	25 Blk 8	Joe D. Hinckley 703 S. Hillside 67218
18879	27, 29 Blk 8	Harry S. Wilson 8450 Cole Downy Cal
18880	31, 33 Blk 8	Lewis Belden 3506 Rocky Point Barnston Wa 98310
18881	35 37 39 41 Blk 8	Robert C Duffelbach 530 N. Hillside
18882	43, 45 Blk 8	"
18883	47, 49 Blk 8	Joe D Hinckley 703 S. Hillside

18884	51, 53 Blk 8	Roberta M Ghos' 4107 Regents 67217
18885	55, 57, 59 Blk 8	Joe D Hinchley 703 S. Hillside 67211
18889	14, 16 Blk 8	Dillon Inwood POB 1266 Hitchinson K 67501
18890	18, 20 Blk 8	Ronald Cazel
18891	22, 24, 26 Blk 8	"
18892	28, 30, 32 Blk 8	Sherman McDaniel 2528 W. Maxwell ✓
18893	34, 36, 38, 40 Blk 8	Gladys I Young Elad PO. Box 45 Howard K 67349
18894	42, 44, 46 Blk 8	Denny K. Benson RR Box 231-A Volley Cut 67147
18895	48, 50 Blk 8	Robert C. Duffenbrock 530 S. Main
18896	52-60 (even) Blk 8	Joe D Hinchley
18906	37-43 (odd) Blk 9	♀ M Cullenben 2605 Maxwell 67217
18907	45, 47, 49 Blk 9	Ronald Cazel
18908	51-55 (odd) Blk 9	Eva A McAllister 2437 S Meridian
18909	57-59 Blk 9	"
18918	38-40 "	Ronald Cazel
18919	42-44 "	SJ Carpenter 634 Avenida Santa Laguna Hills Ca.
18920	46-48 "	Ronald Cazel
18921	50-52 Blk 9	Lewis J Thompson 2087 ^{Shawbury} Detroit Mi 48221
18922	54, 56 Blk 9	Mary J. Suarez Joshua tree Ca -
18923	58, 60	Ronald Cazel
18924	1-15 (odd) Blk 10	Charles Burton 2811 Maxwell
18925	17-27 (odd) Blk 10	Clay White 4520 G Douglas 67208

18926	29, 31	Blk 10	Clay White
18927	33, 35		
18928	37-47 (odd)	Blk 10	Bernice Dohne
18931	49-59	Blk 10	Clay White
18932	2, 4, 6	Blk 10	Max & Cole P.O. Box 8286 67201
18933	8, 10, 12	Blk 10	Richard D Humbley 1500 Melrose 67212
18934	14, 16, 18, 20	Blk 10	Robert & Maurin 827 S. Richmond
18934 001	22, 24, 26	Blk 10	Jane Construction 2458 S. Minneapolis
18935	28, 30, 32	Blk 10	Ralph W Crown Rt 7 Garden Plains Ks
18936	34, 36, 38	"	RC Duffenbush 530 N Mohr
18937	40, 42, 44	"	Gladys E. Dreyer 1900 Lulu
18938	46, 48, 50	"	Warren K Dreyer 1900 Lulu
D 18939	52, 54, 56	"	Robert C Duffenbush
18940	58, 60	Blk 10	Lloyd Lively 602 Mullington ^{Winfield} Ks 67217
18941	1, 3	Blk 11	Clem Meyer Goddard Ks 67052
18942	5, 7, 9, 11	Blk 11	Clem Meyer
18943	13-23 (odd)		"
18944	25, 27, 29	Blk 11	PA White 113 Willow ^{Gold} Ill
18946	31, 33, 35	Blk 11	Anna Kautz; DA Geiger 920 Commercial, Alchison 66002
18947	37, 39	Blk 11	Clay White
18948	41, 43, 45, 47	Blk 11	"
18949	49, 51, 53		Harold G Moss P.O. Box 17275
18950	55, 57, 59		"

18951	2-4 Blk 11	Robert C Duffenback Box 355 67201
18952	6-12 (even) Blk 11	"
18953	14-20 (even) Blk 11	"
18954	22-24-26 Blk 11	"
18955	28 Blk 11	"
18956	30-32 Blk 11	"
18957	34-36 Blk 11	Harold G Moss
18958	38-40 " "	"
18959	42-44	"
18960	46-48	"
18961	50-60 (even) Blk 11	"
18962	1-35 Blk 14	Jeff Wolf 2901 Savannah
18963	7-15 (odd) Blk 14	5th Kincaid 90 A & Road Box 44, 1538 E 23rd St. Lincoln Co. 80537
18964	17-19 Blk 14	Clarence J. Hinchley 1716 S. Glenn
18965	21-23 Blk 14	Robert Duffenback
18966	25-31, 33, 35, 37	"
18966 001	27, 29	"
18967	39 Blk 14	Ape D Hinchley 2715 S Hillside
18968	41 Blk 14	M J Reed 3316 Zimmerly
18969	43, 45, 47, 49 Blk 14	Mary Minor 807 Woodrow
18970	51, 53, 55 Blk 14	Adolph F Fuska 335 N St Paul
18971	57, 59	Laura Adams 127 S. St. Paul
18972	2, 4 Blk 14	Harold G Moss
18973	6 Blk 14	"
18974	8-10	"
18975	12-14 Blk 14	Rosie L. Hinchley 1716 S. Glenn

18976	♀ 16 Blk 14	Harold G Moss
18977	♀ 18 Blk 14	Clarence J. Hinckley 1716 S. Glenn
18978	20 "	Clarence Hinckley Paisie Watson 1716 Glenn
18979	22 Blk 14	Harold G Moss
18980	24-30 (even) Blk 14	Harold G Moss
18981	32-38 (even) Blk 14	Leroy Manuel 1521 Madison 672/4
18991001	40, 42, 44 Blk 14	Harold G. Moss
18982	46-48-50 "	"
18983	52-60 (even) Blk 14	Laura Adams 1275 St Paul
18984	1-3 Blk 15	Ronald Cazel 1617 W. Hays
18985	5-7 Blk 15	Arthur Eagle Box 707 Hike Blk. Hutchinson Ks.
18986	9-11 Blk 15	Clay White
18987	13-15 Blk 15	"
18988	17 Blk 15	"
18989	19-21-23 "	A. G. Radcliff 2117 Savannah
18990	25-27-29 Blk 15	Harold G Moss
18991	31-29 (odd) Blk 15	Robert C. Dauffenbach
18992	41-47 (odd) Blk 15	Jane Construction Co. 2458 S. Minneapolis
18993	49-51-53-55 Blk 15	Ken Stewart 1202 S. Washington
18994	57 59	"
18995	2-22 (even) Blk 15	Shirley Etta Strunk 633 Eisenhower
18999	24-26-28 Blk 15	Clay White
D19000	30-38 Blk 15	A V Moffitt Rt. 1 Box 147A Grove Oak
19001	40, 42, 44, 46 Blk 15	Ernie Alcorn 703 W. 45th St.
19002	48	Clay White
19003	50-52	Bill Rucker 3433 W. St. Louis
19004	54-56	Ernie Alcorn

19005	58, 60 Blk 15	Robert C. Dauffenbach
19006	1, 3, 5 Blk 16	James B. Arion 2814 W. Crawford
19007	7, 9, 11 Blk 16	"
19008	13, 15 Blk 16	S. J. Willis 2632 S. Fern
19009	17-19 Blk 16	"
19010	21-23 Blk 16	"
19011	25, 27, 29 Blk 16	"
19012	31-33 Blk 16	RBR Inc. 2137 S. Senecon
19013	35-37 Blk 16	Ronald Casel
19014	39 "	Clay White
19015	41, 43, 45, 47 Blk 16	Maurin P. Fitch 15117 Donant
19016	49, 51, 53 Blk 16	S. J. Willis 2632 S. Fern
19017	55 Blk 16	"
19018	57 Blk 16	"
19019	59 "	"
19020	2-4-6-8 Blk 16	Synn Lowry 2028 N. Good
19021	10-12 "	Bennie Burton 2510 Hodden
19022	14-16 Blk 16	"
19023	18-20-22 Blk 16	"
19024	24-26-28 Blk 16	William A. Allen Rt 5 Box 60
19025	30-32	"
19026	40 Blk 16	RBR Inc.
1902600	34-36-38 "	Owen E. Lingenfelter
19027	42, 44 Blk 16	RBR Inc.
19028	46, 48	Dolan H. Welsh 4080 E. Kimbark

19029	8-50	Blk 16	RBR Inc.
19030	"	"	"
19031	54-56-58-60	Blk 16	Shirley Wilson 205 N Clarence
19032	1-11 (odd)	Blk 17	Lila L Jackson 2501 W. Hadden
19033	13-15	Blk 17	Stockyards Nat Bank
19034	17-19-21		" P.O. Box 970 67201
19035	23-25	Blk 17	Mable Toops 1595 Orange
19036	27-29	"	SJ Willis
19037	31-33	"	Optimist Club of Wichita 6320 Majorie
19038	35-37	"	" "
19039	39-41-43	"	" "
19040	45, 47		George Payne
19041	49, 51	Blk 17	2619 W Hadden
19042	53		"
19043	55, 57, 59	Blk 17	George R. Renollet 1015 Savannah
19044	2-12 (Evan)	Blk 17	RBR Inc
19046	14-16	"	"
19047	18	Blk 17	SJ Willis
19048	20	"	RBR Inc, MW Renollet Inc
19049	22-24	"	"
19050	26-28	"	"
19051	30-32	"	Mike J Zinner Box 186 Burton Ks. 67012
19052	34-36	Blk 17	SJ Willis
19053	38, 40	Blk 17	"
19054	42-44	Blk 17	"
19055	46-48	Blk 17	Robert Clough 1950 N Maiden
19056	50-52-54		Clifford R. Christian 2620 W Central
19058	56		Charles F. Renollet 2137 S Seneca
19059	58, 60		"

19060	1-9 (odd)	Blk 18	Ruben C Dauffenbach
19061	11-13	Blk 18	USD # 186
19062	15, 17, 19	Blk 18	"
19063	21-29 (odd)	Blk 18	Lucille E. Gendel 1230 S. Fern
19064	31, 33	Blk 18	Major Enterprises
19065	35, 37	"	S J Willis
19066	39	"	"
19067	41	"	"
19068	43-53 (odd)	Blk 18	Darrell W. Rex 1817 E. 52 nd St So
19069			
19069	55, 57, 59	Blk 18	James B Arion
19071	2-20 (even)		USD # 186
19072	22-24	Blk 18	James B Arion 284 W Crawford
19073	26-28, 30-32	Blk 18	David J Phillippi 1715 N Santa Fe
19074	34, 36, 38	Blk 18	James B Arion
19075	40, 42	Blk 18	Nina L Arion
19076	44, 46		"
19077	48, 50		"
19078	52, 54		James B Arion
19079	56	Blk 18	J B Arion 12015 Broadway
19080	58, 60		Billy G Holley 5251 N Delaware
19081	1-35 (odd)	Blk 19	4 th Nat Bank % E.H. Joreless PO Box 1069
19082	37-39-41-43-45	Blk 19	Harold G Mess
19083	47-55 (odd)	Blk 19	"
19084	57-59	Blk 19	"
19085	2-34 (even)	Blk 19	4 th Nat Bank 4 th Nat Trust P.O. Box 1090
19086	36	Blk 19	"
19087	44		"
19088	46-60	Blk 17	"

19089	38-40-42 Blk 19	MC Reynolds
19090	1-39(odd) Blk 23	Edward A Robinson 602 S Chester ^{PO Box 8} Walnut Ks 66786
19091	41-51(odd) Blk 23	William C. Pinkston 901 N Bebe
19092	53, 55, 57, 59 Blk 23	"
19093	2, 4 Blk 23	Ronald Casell ? 1617 W Harry
19094	6, 8 Blk 23	Lillian C. Clithero 410 N Washington
D 19095	10 "	Dixie Pollard 614 W 68th
19096	12-14-16 Blk 23	Chester Davis 4545 Walnut
19097	18-28(even) Blk 23	S J Wellis 1617 W Harry
19098	30-32-34 Blk 23	Leroy E Edwards Jr 4 Hawthorne
19099	36, 38 Blk 23	Doris ^{Handell + William} Edwards 226 S Edwards
19100	40 42 *E10 L44	"
19101	lot 44(apt E10), 46 Blk 23	Carl Turner 510 S Elizabeth
19102	48, 50	"
19103	52, 54	"
19104	56, 58, 60 Blk 23	"
19105	7-15(odd) Blk 24	Edw. A Robinson Walnut Ks
1910500	1-3, 5 "	Edw. A Robinson % Bernard Wells 15101 Maple, 67235
19106	17, 19 Blk 24	Michael J Turner 2601 W Crawford
19107	21-39(odd) Blk 24	Vincent J Baker Sr 2601 W Crawford
19110	41-43-45-47 Blk 24	Maurine Pace 1720 Dodge

19111	49, 51, 53	Blk 24	M W Renollet 2137 S Geneva
19112	55-57-59	Blk 24	Clifton J. Christian Fred McInnes 2635 Crawford
19113	2-16 (even)	Blk 24	Ruby M Story 2634 E. 6th Tulsa Okla
19114	18-20	Blk 24	Clay S White
19115	22-24	"	Robert Dauffenbach
19116	26-28	"	"
19117	30, 32	Blk 24	Clota P Hill 1903 Looman
19118	34, 36	Blk 24	1012 N St. Paul
19119	38, 40, 42	Blk 24	SAS NAK, Enterprises Inc 530 N. Market
19120	44		"
19121	46-48		"
19122	50-52		"
19123	54-56-58-60		Clifton J. Christian 2628 W. Crawford
D 19124	1-3-5	Blk 25	Richard D. Seely 9670 Southwest Blvd 67215
D 19125	7-13 (odd)	Blk 25	Richard J. Kumble 212 W Lincoln
19126	15-17-19	Blk 25	Jack Caldwell Inc. 1012 N St Paul
19127	21-23	"	"
19128	25-27-29-31		Ronald Azell 1617 W. Hany
19129	33-39 (odd)	Blk 25	Glen Johnston 1011 N. Yale
19131	41-43-45		"
19132	47-49		Robert C Dauffenbach
19133	51-53-55		"
19134	57-59		"
19135	2-12 (even)	Blk 25	Richard O Seely

19136	14-16 Blk 25	Eugene D Jones 1201 S Almonson Alhambra Cal
19137	18-26 (even) Blk 25	V L Durand Box 57 Harrisonton Ks
19138	28-30 Blk 25	Jack Caldwell 1012 N St Paul
19139	32-54 (even) Blk 25	Daniel J. Philleppi 1715 N. Santa Fe
19140	56 Blk 25	Alvin Smith 549 N Ash
19141	58-60 Blk 25	Clay White
19142	1-35-7 Blk 26	William Stewart 2701 Dallas
19143	9-11-13 Blk 26 1	Phyllis S Bosley RR 1 Box 276 - W ^{Dusty} Ks
19144	15-17 Blk 26	Vernon S. Bosley
19145	19-21-23 Blk 26	Clay White
19146	25-27-29 "	H S Mills Rt 1 Clearwater Ks
19147	31-33-35 -37 "	Wayne R Lockhart 2801 Dallas
19148	39-41-43-45 Blk 26	Joe D Henchly 1703 S. Hillside
19149	47-49 Blk 26	Clay White
19150	51-53 Blk 26	Clinton May 1226 Chautauqua
19151	55-57 Blk 26	"
19152	59 Blk 26	"
19153	2-46 Blk 26	Gerry C Bowman Box 363
19154	8-18 (even) Blk 26	Edgar Wm Davis 305 W Central
19155	20-22 Blk 26	Ted Dalton 630 Warner

19156	24	Blk 26	Robert C. Doffenbach Box 355 Wichita
19157	26-28		"
19158	30-32		Major Enterprises Inc 517 N. Westfield
19159	34-36		"
19160	38-46 (even)	Blk 26	Harold G. Moss
19161	48-50-52-54	Blk 26	Warren C Walters 2147 University
19162	56	Blk 26	Mary Nite
19163	58-60	Blk 26	Austin Nite
19164	1	Blk 31	Samuel L Wilkey 1936 Merton
19165	3	"	Alvin Smith 549 N Ash
19166	5-7	Blk 31	Samuel Wilkey
19167	9-11	"	Alvin Smith
19168	13-15	Blk 31	James B Aron 2814 W Crawford
19169	17-25 (odd)	Blk 31	Clay White
19170	27-29-31-33		Jose R Martinez 2102 Rita
19171	35-37	Blk 31	Dick Kumble 212 W Lincoln
19172	39	Blk 31	Robert Doffenbach
19173	41	"	"
19174	43-45-47	"	"
19175	49-51-53		Catherine Meredith 803 Grand, Ellsworth, KS
19176	55-57-59	Blk 31	Margene Lill Meegen Spice Era Ct - Sumner Valley NY
19177	2-10 (even)	Blk 31	Robert Doffenbach
19178	12-14	Blk 31	Peoria Turner 436 Greenwood
19179	16-24 (even)	Blk 31	Paul B Hoffman

19180	26	Blk 31	Robert Duffenbach
19180 001	28	Blk 31	Jose R Martinez
19181	30-32	Blk 31	"
19182	34	Blk 31	Robert Duffenbach
19184	36	Blk 31	Jose R Martinez
19185	38-44 (even)	Blk 31	James B Arion
19186			2814 W Crawford
19186	46-54 (even)	Blk 31	V. Bert Van Buren 1417 Garland
19187	56-58-60		"
19203	55-57-59	Blk 33	Bessie M Brook 1276 S. Mariona Amarante Wa
19209 001 19209	42	Blk 33	Max L Cole, Minger Sta Box 8286 Wichita 67208
19210	44-60	Blk 33	Joanne McCune 2706 W. 27th
19211	1-3-5-7	Blk 34	"
19212	9-11	cut 1/3 " Blk 34	"
1921200	w/13-15	Blk 34	Paul D Wisdom 2711 Casado
19213	17-19-21	Blk 34	"
19215	23-25-27	Blk 34	"
	29-31-33	Blk 34	RBR Fine
19217	35-37-39	Blk 34	Robert C Duffenbach
19218	41-53 (odd)	Blk 34	Glenn Sheppard Vernon 804 S. Vine
19219	55-57-59	Blk 34	Rodney R Burtse 2416 E Casado
19220	2-4	Blk 34	Joanne McCune
19221	6-14 (even)	Blk 34	"
19222	16-18	Blk 34	"
19223	20-22		"
19224	24-44 (even)	Blk 34	"
19225	46-54 (even)	Blk 34	"
19226	56-58-60	Blk 34	Alvin Smith 549 Ash 67214

19227	1-3-5-7-9-11 Blk 39	WE McCune Etux
19228	19-27 (odd) Blk 39	Wayne A Cross 530 S. Richmond
19228 001	13-15-17 Blk 39	Betty G. Gerard % Meadows Mtg 8406 Maple Box 131
19229	29-37 (odd) Blk 39	Ernest E. Oliphant 8406 Maple
19229 001	39-41-43 (odd) Blk 39	1 st Church of Bible Covenant 4988 S. Meadowview
19230	45-59 (odd) Blk 39	"
19235	41, 43, E8' 45 Blk 40	Eric Mark Timmis 67217
19236	45 (even ^{est}), 47, 49 Blk 40	Georgia K Ruhl #61
19237	51	"
19238	53, 55	"
19239	57, 59	"
D 28177	Lot 1 Barker Machine Add	Walker Metal Treat Inc 1019 S. McLean
28221	Lot 1 Fred Ruth Add	Everett L Lovelock % L & L Tool 2823 W Pawnee
28362	Lot 1 Casel Add	Dillon Ernst Hutchinson Ks 67501
29481001A	E 140' Lot 1 Dody Cole 2 nd	Quick Trip Corp 340 % PTSC 5157 E 51 st Suite 114 Tulsa Ok 74135
29482	Lot 2 Dody Cole 2 nd	CPR Diversified Investments Inc % Amortibanc 300 W Douglas Ageo Oil Corp Tax Division Box 1841 Okla City Okla
29483	Lot 3 Dody Cole 2 nd	
D30071	Lot 1 Dody Cole 3 rd	Sand Enterprises Inc. 18358

30323	Lot 1 Casel 2 nd Add	Ronald Casel 1617 W Harry
30324	Lot 2 "	"
30778	W 120' of S 105' Lot 1 Pawnee Square Add	S & P Top Co 2873 W Pawnee 67217
30778001	E 160' of S 105' Lot 1 Pawnee Square Add	Harold Moss Box 17275
30778002	W 40' of N 140' Lot 1 Pawnee Square	"
30778003	E 120' of N 140' Lot 1 " "	Frank D Martin to John C Wilson Box 432, Geona City WE
30779	N 140' Lot 2 Pawnee Square	Cox Machine Inc 5920 W 21 st
30779001	W 40' S 105' Lot 2 Pawnee Square	"
30779002	E 40' S 105' " " "	"
30780	N 140' Lot 3 " "	"
30780001	W 80' S 105' Lot 3 " "	"
3078002	E 20' S 105' " " "	"
30781	Lot 4 Pawnee Square Add	Paul E. George 2444 Bonn 67217
31489	Lot 1 Jan Lee 2 nd	Glen W Love 6316 E. Second 67208

LOT 1 BLOCK 2

D 29973 538 NOS, 07, 10, 12-14, 002-014

N05 CITY OF WICHITA
2650 S. Custer

N07 SAME AS ABOVE

N08 CITY OF WICHITA
455 N MAIN / 2700 S Custer

N10 WICHITA BUILDERS INC
3201 CASADO

N12 SAME AS ABOVE
NO ADDRESS

N13 SAME AS N12

N14 WICHITA BUILDERS INC.
2W 27TH

002 SAME AS ABOVE
W 27TH

003 SAME AS N14
W 27TH So.

004 SAME AS 003

005 - 0014 SAME AS 003

N05 N 300 FT LOT 1 BLOCK 2

N07 LOT 1 ENCL. N 300 FT BLOCK 2

N08 LOT 2 BLOCK 2

N10 LOT 3 BLOCK 2

N12 LOT 4 BLOCK 2

N13 LOTS 5 BLOCK 2

N14 LOT 6

O02 LOT 7

O03 LOT 8

O4 LOT 9

O5 LOT 10

O6 LOT 11

O7 LOT 12

O8 LOT 13

O9 LOT 14

10 LOT 15

11 LOT 16

12 LOT 17

13 LOT 18

14 LOT 19

J 13
K 02 (3)
03 (4)
05 (5)
07 (6)
09 (7)
11 (8)
13 (9)
L 02 (10)
06 (11)
08 (12)
10 (13)
12 (14)
14 (15)
M 03 (16)
05 (17)
07 (18)
09 (19)
11 (20)
13 (21)
14 (23)
N 03 (24)

J 13 (1)
K 02 (2)
03 (3)
05 (4)
07 (5)
09 (6)
11 (7)
13 (8)
L 02 (9)
04 (10)
06 (11)
08 (12)
10 (13)
12 (14)
14 (15)
M 03 (16)
05 (17)
07 (18)
09 (19)
11 (20)
12 (21)
13 (22)
14 (23)
N 03 (24)

Block I WB 3rd add

D 29749-538- J13, K02-3, 5, 7, 11, 13, L02, 4, 6, 8, 10, 12, 14 M 03, 5, 7, 9, 11, 14, N 03

J13 CLINTON M. MILLER ^{ETC} (Res Corp)
4206 2108th / 2424 S Sheridan
ONE 1/2, 1/2 & 1/2

M03 Wichita Builders
NO ADDRESS

K02 Same as above

M05 Same as above

K03 The Cerebral Palsy Found of KS
4350 E Kellogg / Sheridan

M07 WICHITA BUILDERS INC
CUSTER

K05 Same as above

M09 CUSTOM CARE BLDG INC
1211 N Richmond / CUSTER

K07 same as K03

M11 The Cerebral Palsy Found of KS^{INC}
4350 E Kellogg

K09 WICHITA BUILDERS INC
No address

M12 Same as above
4350 E Kellogg / 2503 CUSTER

K11 Same as above

K13 Same as K09

M13 Same as M12

L02 + L04 Same as K09

M14 HARRISON CONSTR. Co. INC
800 E MT VERNON

L06 NANCY Rental Inc
1021 Marion / 2636 S. Sheridan

N 03 MUNN-EBY Developers Inc
10221 Pinter / 3151 W Pawnee

L08 Wichita Builders Inc
NO address

L10 J + N ENTERPRISES INC.
3132 W. Casado

L12 Wichita Builders Inc.
2649 S. CUSTER

L14 Same as L08

D06 Now plotted as part of Dady Cole second ADD D 29481

P 04 (41-43)+E 8 FT LOT 45 EXC S 10 FT FOR ST

P 05 LOT 45 EXC E 8 FT + EXC S 10 FT W 12 FT FOR ST LOTS 47-49
EXC S 10 FT FOR ST

P 07 LOT 51 EXC S 10 FT FOR ST

P 08 LOTS 53-55 EXC S 10 FT FOR ST

P 09 LOTS 57-59 EXC S 10 FT FOR ST

Block 39

009 (1-11)

10 (19-27)

11 (13-17)

12 (29-37)

13 (39-43)

p 02 (45-59)

Block 39

17 19227-475-009-13, P02

009 WE McCune et al
2706 W. 27th St So.

010 WAYNE A CROSS et al
530 Richmond / 2708 W. 27th St So.

011 BETTY J. GERARD
8406 Maple / 2708 W. 27th St So.

012 ERNEST E. OLIPHANT et al
8406 Maple / 2716 W. 27th St So.

013 1st Church of the Bible Covenant
4988 S. Meadowview / 2712 W. 27th St So.

P02 Same as above

D 19231- 536 DOG, 475 P04-05, 07-09

DOG

P04 ERIC MARK TIMMIS
2612 W. 27TH ST SO.

P05 GEORGIA K. RUHL
2618 W. 27TH ST. SO.

P07 SAME AS ABOVE

P08 GEORGIAN K RUHL
2617 W. 27TH ST SO.

P09 SAME AS P07

Block 34

N06 (1-7)

07 (9-11)+E² Lot(13)

08 (with Lot 13 all Lot(15))

09 (17-21)

10 (23-27)

11 (29-33)

12 (35-39)

13 (41-53)

14 (55-59)

002 (2-4)

03 (6-14)

04 (16-18)

05 (20-22)

06 (24-44)

07 (46-54)

08 (56-60)

Block 34

D 1922 0-475 N06-14

D 1922 0-475 002-008

N06 JoAnne McCune
2706 W 27th / 2705 W Casado

002 JoAnne McCune
2706 W 27th / 2700 W Greenfield

N07 Same as above
2701 W Casado

003 Same as above

N08 Paul D. Wisdom
2711 Casado / 2701 W Casado

004 Same as 002

005 Same as 002

N09 Same as above

006 - 007 Same as 002

N10 Same as above
2719 W Casado

008 ALVIN SMITH
549 Ash / 2828 W Greenfield

N11 EVA I King McKee
336 S Water / 2729 W Casado

N12 Robert DAUFRENBACH
530 N MARKET / 2731 W Casado

N13 Glenn C. SAMPARD
804 S Vine / 2749 W Casado

N14 Rodney R. BARTON Jul
2416 Casado / 2755 W Casado

H05 Now platted as part of Dody Cole Third Add D 30071

D06 Now platted as part of Dody Cole second Add D 29481

H05 Now platted as part of Dody Cole Third add D 30071

D06 Now platted as part of Dody Cole second add D 29481

M14 LOTS 55-57-59 + $\frac{1}{2}$ VAC ALLEY ON S + VAC 25 FT CASADO AVE ON N

N03 LOT 42

N05 LOT 44-60 + $\frac{1}{2}$ VAC ALLEY ON N

D191 88-540, HOS 536 DOG, 540-HOS, 475 M14, 536 DOG, 475 N03, OS

HOS MAX LI COLE et al
2501 W. ANITA

DOG

HOS SAME AS HOS

M14 BESSIE M BROOK et al
1276 S. MARINE DR, ANACAPTES, WA
2501 W. CASADO

DOG

N03 MAX LI COLE
2500 W. GREEN FIELD

N05 JOANNE MC CUNE
2706 W. 27th / 2500 W. GREEN FIELD

Block 31

K12 (1)

13 (3)

14 (5-7)

L02 (9-11)

03 (13-15)

04 (17-25)

05 (27-33)

06 (35-37)

07 (39)

08 (41)

09 (43-47)

11 (49-53)

12 (55-59)

L 13 (2-10)

L 14 (12-14)

M02 (16-24)

03 (26)

04 (28)

05 (30-32)

06 (34)

07 (36)

08 (38-44)

09 (46-54)

10 (56-60)

Block 31

D 19164-475 K12-14, L02-09, 11-12

D 19177-475 L12-14, M02-M10

K12 SAMUEL L. WILKEY
1936 Mentor / 2701 W. ANITA

L13 ROBERT C. DAUFFENBACH
530 N MARKET / 2700 W CASADO

K13 ALVIN SMITH
549 ASA / 2701 W. ANITA

L14 PEDRIA TURNER
436 GREENWOOD / 2700 W CASADO

K14 SAME AS K12

M02 PAUL B. HOFFMAN JR
2700 W. CASADO

L02 SAME AS K13

M03 ROBERT C. DAUFFENBACH
2700 W. CASADO

L03 IRENE RICCHETTI ETAL
324 N MAPLE / 2701 W ANITA

M04 JOSE R. MARTINEZ JR
2102 RITA / 2700 W CASADO

L04 CLAY S. WHITE
4520 E DOUGLAS / 2701 W ANITA

M05 SAME AS ABOVE
2730 W CASADO

L05 JOSE R. MARTINEZ JR
2102 RITA / 2724 W ANITA

M06 ROBERT DAUFFENBAUGH
530 N MARKET / 2700 W CASADO

L06 DICK KUNKLE BLDG. + INV. CORP
212 W LINCOLN / 2701 W ANITA

M07 SAME AS M05

L07 ROBERT DAUFFENBAUGH
530 N MARKET / 2701 W ANITA

M08 MARIE LODENBERGER HEIRS
324 N MAPLE / 2700 W CASADO

L08 SAME AS ABOVE

M09 V BERT VAN BUREN
1417 GARLAND / 2820 W CASADO

L09 ROBERT C. DAUFFENBACH
4520 E DOUGLAS / 2739 W ANITA

M10 SAME AS ABOVE
2800 W CASADO

L11 CATHERINE MERYDITH
803 GRAND, ELLSWORTH, KS
2701 W ANITA

L12 MAURICENE LILL HEGGEN
2701 W. ANITA

Block 26

I13 (1-7)

14 (9-13)

J02 (15-17)

03 (19-23)

04 (25-29)

06 (31-37)

08 (39-45)

09 (47-49)

11 (51-53)

12 (55-57)

13 (59)

J14 (2-6)

K02 (8-18)

03 (20-22)

04 (24)

05 (26-28)

06 (30-32)

07 (34-36)

08 (38-46)

09 (48-54)

10 (56)

11 (58-60)

Block 26

D 19142-475 I13-14, J02-04, 6, 8, 9, 11-13

D 19153-475 J14, K02-K11

I13 Glen JOHNSTON et al
1011 N Yale / 2701 W. DALLAS

J14 Glen JOHNSTON et al
1011 N Yale / 2702 W. ANITA

I14 PHYLLIS L. BOSLEY
2701 W DALLAS

K02 EDGAR WM DWIRE et al
305 W Central / 2700 W. ANITA

J02 VERNON L. Bosley et al
1942 S. Washington / 2715 W. DALLAS

K03 TED E. DALTON
2145 S. Main / 2720 W. ANITA

J03 CLAY S WHITE
4520 E Douglas / 2701 W. DALLAS

K04 ROBERT C. DAUFFENBACH
2700 W. ANITA

J04 H. D. MILLS
2733 W. DALLAS

K05 ROBERT C. DAUFFENBACH
4520 E Douglas / 2700 W. ANITA

J06 WAYNE R. LOCKHART et al
2801 W. DALLAS / 2829 W. DALLAS

K06 MAJOR ENTERPRISES INC
517 N Westfield / 2700 W. ANITA

J08 JOE D. HINCKLEY
703 S Hillside / 2801 W. DALLAS

K07 SAME AS ABOVE

J09 CLAY WHITE
4520 E Douglas / 2801 W. Douglas

K08 SAME AS K06
2742 W. ANITA

J11 CLINTON MAY et al
1226 N. Chantrelle / 2829 W. DALLAS

K09 LEONA M. WACKER
506 S Richmond / 2700 W. ANITA

J12 SAME AS ABOVE

K10 MARY NITE
2736 W. ANITA

J13 SAME AS ABOVE
2801 W. DALLAS

K11 AUSTIN NITE et al
2736 W. ANITA

Block 25

H 08 (1-5)

09 (7-13)

10 (15-19)

11 (21-23)

12 (25-31)

13 (33-39)

14 (41-45)

I 02 (47-49)

03 (51-55)

04 (57-59)

I 05 (2-12)

06 (14-16)

07 (18-26)

08 (28-30)

09 (32-54)

11 (56)

12 (58-60)

BLOCK 25

D19124-475 H08-14, I02-04

D17135-475 I0509, 11, 12

H08 Richard D. Seeley et al
9670 SW Blvd / 2501 W. Dallas

I05 Richard O. Seeley et al
9670 SW Blvd / 2639 S. Meridian

H09 Richard L. Kunkle
212 W. Lincoln / 2501 W. Dallas

I06 Eugene D. Jones et al
1201 S. Al Mansor, Alhambra, CA
2500 W. Anita

H10 Jack Caldwell Inc
1012 N. St Paul / 2521 W. Dallas

I07 V. L. Durand et al
no address

H11 Same as H09
1201 S. Bowry / 2521 W. Dallas

I08 Jack Caldwell Inc
1012 N. St Paul / 2530 W. Anita

H12 Ronald Cazell et al
1617 W. Harry / 2525 W. Dallas

I09 Max L. Cole
2500 W. Anita

H13 Glen Johnston et al
1011 N. Yale / 2529 W. Dallas

I11 Alvin Smith
549 N. Ash / 2500 W. Anita

H14 Opal M. Smith et al
6024 S. Wainwright / 2645 W. Dallas

I12 Clay S. White
4520 E. Douglas / 2500 W. Anita

I02 Robert C. Duffenbach
4520 E. Douglas / 2619 W. Dallas

I03 Same as above

I04 Robert C. Duffenbach
2619 W. Dallas

Block 24

F 09 (1-15)
11 (17-19)
13 (21-39)
G 02 (41-47)
04 (49-53)
06 (55-59)

G 08 (2-16)
10 (18-20)
11 (22-24)
12 (26-28)
13 (30-32)
14 (34-36)
H 02 (38-42)
03 (44)
04 (46-48)
06 (50-52)
07 (54-60)

BLOCK 24

D 19105-475 F09,11,13, G02,24,26

D 19113 - 475 G08,10-14, H02-4, 6-7

F09 EDWARD A. ROBINSON
15101 MAPLE / 2501 S. MERIDIAN

G08 RUBY M. STORY
2634 E. 6TH / 2512 W. DALLAS

F11 MICHAEL J. ZENNER JR. JR.
2601 CRAWFORD / 2523 W. CRAWFORD

G10 CLAY S. WHITE
4570 E. DOUGLAS / 2500 W. DALLAS

F13 VINCENT J. BAKER SR. JR.
2601 W. CRAWFORD

G11 ROBERT DAUFFENBAUGH
530 N. MARKET / 2500 W. DALLAS

G02 MARVIN E. PACE JR.
1720 DODGE / 2611 W. CRAWFORD

G12 SAME AS ABOVE

G04 M. W. RENOLLET JR.
2137 S. SENECA / 2619 W. CRAWFORD

G13 Leland E. PHILLIPS
9200 S. EASTERN / 2500 W. DALLAS

G06 CLIFTON L. CHRISTIAN JR.
2635 CRAWFORD

G14 Hugh E. Richards
1012 N. ST. PAUL / 2500 W. DALLAS

H02 SAS NAK ENTERPRISES, INC.
530 N. MARKET / 2600 W. DALLAS

H03 SAME AS ABOVE

H04 SAME AS H02
2614 W. DALLAS

H06 SAME AS H02

H07 CLIFTON L. CHRISTIAN
2670 CRAWFORD / 2600 W. DALLAS

Block 23

E07 (1-39)

08 (41-51)

09 (53-59)

E10 (2-4)

11 (6-8)

12 (10)

13 (12-16)

14 (18-28)

F02 (30-34)

03 (36-38)

04 (40-42) + E10 FT LOT 44

05 (44) EXC. E10 FT 411 LOT (46)

06 (48-50)

07 (52-54)

08 (56-60)

Block 23

D19090-475 E07-07

D19093-475 E10-14, E02-01

E07 EDWARD A. ROBINSON
602 S. CUSTER / 2701 W. CRAWFORD

E10 RONALD CASSELL JR
1017 W. HARRY / 2700 W. DALLAS

E08 CONSOLIDATED REALTY INC
2311 AMIDON / 2701 W. CRAWFORD

E11 LILLIAN C. CLIFTON JR
4100 WASHINGTON / 2700 W. DALLAS

E09 SAME AS ABOVE

E12 DIXIE R. POLLARD
614 W. 68TH / 2700 W. DALLAS

E13 CHESTER DAVIS JR
501 W. MOSS / 2700 W. DALLAS

E14 S. J. WILLIS JR
1417 W. HARRY / 2700 W. DALLAS

F02 LEROY E. EDWARDS JR JR
4 HARTMAN / 2736 W. DALLAS

F03 HAROLD F. WILLIAMS JR
226 SPARKS, MOBERLY, MO
2700 W. DALLAS

F04 SAME AS ABOVE

F05 EARL TURNER JR
905 ELIZABETH / 2700 W. DALLAS

F06 SAME AS ABOVE

F07 EARL TURNER JR
2826 W. DALLAS

F08 SAME AS ABOVE
2828 W. DALLAS

Block 19

D08 (1-35)

09 (37-45)

11 (47-55)

13 (57-59)

E02 (2-34)

03 (36)

04 (44)

05 (46-60)

06 (38-42)

Block 19

D 19081-475 D08-09, 11, 13

D 19085-475 E02-06

D08 4TH HALL BANK
2901 W. HADDEN

E02 4TH HALL BANK & TR Co.
2900 W. CRAWFORD

D09 HAROLD G. MOSS et al
3518 W. McARTHUR / 2941 W. HADDEN

E03 SAME AS ABOVE

E04 + E05 SAME AS ABOVE

D11 SAME AS ABOVE
2939 W. HADDEN

E06 MC REYNOLDS
3010 W. CRAWFORD

D13 MELVIN + PEARL WOLF

BLOCK 18

B12 (1-9)

13 (11-13)

14 (15-19)

C02 (21-29)

03 (31-33)

05 (35-37)

06 (39)

07 (41)

08 (43-53)

10 (55-59)

C 11 (2-20)

12 (22-24)

13 (26-32)

14 (34-38)

D02 (40-42)

03 (44-46)

04 (48-50)

05 (52-54)

06 (56)

07 (58-60)

Block 18

D19060-475 B12-14, C02-3, 5-8, 10

D19071-475 C11-14 D02-07

B12 Robert C. DAUFFENBACH
530 N MARKET / 2701 W. Hadden

C11 School DIST No 186
2802 CRAWFORD

B13 School DIST No 186
2801 W. Hadden

C12 Irene RICHETTI *et ux*
324 N. Maple / 2800 W Crawford

B14 Same as above
no address

C13 M+H BLDG. INC
2800 W. CRAWFORD

C02 Lucille E. Jendel *et al*
1230 S. Fern / 2701 W. Hadden

C14 James B. ARION *et ux*
4520 E Douglas / 2800 W. Crawford

C03 MAJOR ENTERPRISES
2733 W. HADDEN

D02 NINA L ARION *et ux*
2814 Crawford / 2800 W Crawford

C05 S. J. WILLIS *et al*
2632 S. Fern / 2701 W. Hadden

D03 same as above

C06 same as above
2807 W. Hadden

D04 same as above

D05 same as C14 ^{no} *et ux*

C07 FLOYD L. GRAY *et ux*
1444 Louca / 2811 W. Hadden

D06 J. B. ARION *et ux*
1201 S. Bdwy / 2800 W. Crawford

C08 DAROLD W. RUX *et ux*
2463 Crawford / 2815 W. Hadden

D07 BILLY G HALLEY
5251 N Delaware / 2800 W. Crawford

C10 James B ARION *et ux*
2814 W. Crawford / 2831 W. Hadden

Block 17

P02 (1-11) + $\frac{1}{2}$ Vac alley on S
 04 (13-15) + $\frac{1}{2}$ Vac alley on S
 05 (17-21) + $\frac{1}{2}$ Vac alley on S
 06 (23-25) + $\frac{1}{2}$ Vac alley on S
 07 (27-29) + $\frac{1}{2}$ Vac alley on S
 08 (31-33) + $\frac{1}{2}$ Vac alley on S
 09 (35-37) + $\frac{1}{2}$ Vac alley on S
 10 (39-43) + $\frac{1}{2}$ Vac alley on S
 11 (45-47) + $\frac{1}{2}$ Vac alley on S
 12 (49-51) + $\frac{1}{2}$ Vac alley on S
 13 (53) + $\frac{1}{2}$ Vac alley on S
 14 (55-59) + $\frac{1}{2}$ Vac alley on S

A03 (2-12) + $\frac{1}{2}$ Vac alley on N
 05 (14-16) + $\frac{1}{2}$ Vac alley on N
 07 (18) + $\frac{1}{2}$ Vac Alley on N
 08 (20) same
 09 (22-24) "
 11 (26-28) "
 13 (30-32) "
 B02 (34-36) "
 03 (38-40) "
 04 (42-44) "
 05 (46-48) "
 07 (50-54) "
 09 (56) "
 10 (58-60) "

B09 Renoclet Homes Inc
 1930 S. Seneca / 2624 W. Crawford

B10 Same as above
 2628 W. Crawford

Block 17

D 19032-474 P0270414

D 19044-475 A07, 050207, 11, 13, B02-052A00

P02 LILA L. JACKSON
2501 W. HADDEN

A03 R B R Inc
2137 S. Seneca / 2500 W. Crawford

P04 STOCKYARDS NATL BANK
2521 W. HADDEN

A05 Same as above
2524 W. Crawford

P05 Same as above
2531 W. Hadden

A07 S. J. WILLIS et al
2632 S. Fern / 2528 W. Crawford

P06 MABEL TOOPS
1595 ORANGE AVE, WINTER PARK, FL
2525 W. HADDEN

A08 RBR Inc M.W. RENDLETT Inc
2137 S. Seneca / 2530 W. Crawford

P07 S. J. WILLIS et al
2632 S. Fern / 2539 W. Hadden

A09 R B R Inc
1930 S. Seneca / 2532 W. Crawford

P08 OPTIMIST CLUB OF FURCATA
6320 MARJORIE LN / 2601 W. HADDEN

A11 Same as above
2534 W. Crawford

P09 Same as above
2607 W. Hadden

A13 MIKE J. ZENNER et al
2602 W. Crawford

P10 Same as above
6211 W. HADDEN

B02 S. J. WILLIS et al
2632 S. Fern / 2604 W. Crawford

P11 Same as above
2617 W. HADDEN

B03 Same as above
2608 W. Crawford

P12 GEO PAYNE
2619 W. HADDEN

B04 Same as above et al
2610 W. Crawford

P13 Same as above
2621 W. HADDEN

B05 ROBERT CLOUGH et al
1958 N. Meridian / 2614 W. Crawford

P14 CHARLES L. RENOLLET et al
2053 S. Vine / 2623 W. HADDEN

B07 CLIFTON L. CHRISTIAN et al
2620 W. Crawford

(over)

Block 16

M13 (1-5)

14 (7-11)

N02 (13-15)

03 (17-19)

04 (21-23)

05 (25-29)

06 (31-33)

07 (35-37)

08 (39)

09 (41-47)

10 (49-53)

11 (55)

12 (57)

13 (59)

N14 (2-8)

002 (10-12)

03 (14-16)

04 (18-22)

05 (24-28)

06 (30-32)

07 (40)

08 (34-38)

09 (42-44)

11 (46-48)

12 (50)

13 (52)

14 (54-60)

Block 16

D 19006-474 M13-14, N02-13

D 19020-474 N14, D02-07, 11-14

M13 JAMES B. ARON *Inc*
2814 W. CRAWFORD / 2501 W. SAVANNAH

N14 LYNN LOWRY *et ux*
2028 N GOW / 2500 W. HADDEN

M14 SAME AS ABOVE

D02 BENNYE BURTON
2510 HADDEN / 2500 W. HADDEN

N02 MILDRED MORHEAD
2501 W. SAVANNAH

D03 SAME AS ABOVE *et ux*
2510 W. HADDEN

N03 RBR INC
2137 S. SENECA / 2501 W. SAVANNAH

D04 HELLEN JOHNSON *et ux*
2500 W. HADDEN

N04 S. J. WILLIS *et ux*
2632 S. FERN / 2501 W. SAVANNAH

D05 WILLIAM A. ALLEN *et ux*
2526 W. HADDEN AVE.

N05 SAME AS ABOVE

D06 SAME AS ABOVE

N06 SAME AS N03

D07 RBR INC
2137 S. SENECA / 2602 W. HADDEN

N07 RONALD CAZEL *et ux*
1617 W. HARRY / 2501 W. SAVANNAH

D08 OWEN E. LINGENFELTER *et ux*
2602 W. HADDEN

N08 CLAY WHITE
4520 E. DOUGLES / 2601 W. SAVANNAH

D09 RBR INC
2632 S. FERN / 2614 W. HADDEN

N09 MARVIN P. FITCH *et ux*
1517 DORNAY, NORWALK, CA / 2501 SAVANNAH

D11 DOLAN H. WELSH *et ux*
4880 E. KINCAID / 2600 W. HADDEN

N10 SAME AS N04
2601 W. SAVANNAH

D12 RBR INC
2652 W. HADDEN

N11 SAME AS N10

D13 SAME AS ABOVE

N12 SAME AS ABOVE

N13 SAME AS ABOVE

D14 SHORIA G. WILSON *et ux*
205 N. CLARENCE / 2600 W. HADDEN

N14
2628

Block 15

L06 (1-3)

07 (5-7)

08 (9-11)

09 (13-15)

10 (17)

11 (19-23)

12 (25-29)

13 (31-39)

14 (41-47)

M02 (49-55)

03 (57-59)

M04 (2-22)

05 (24-28)

06 (30-38)

07 (40-46)

08 (48)

09 (50-52)

10 (54-56)

11 (58-60)

BLOCK 15

D18984-474 L06-14, M02,03

D18995-474 M04-11

L06 RONALD CARL JR
1617 W HARRY / 2701 SAVANNAH

M04 SHIRLEY ETNA STRUNK JR
633 EISENHOWER / 2716 W. HADDEN

L07 ARTHUR EAGLE
2701 SAVANNAH

M05 CLAY WHITE
4520 E DOUGLAS / 2700 W. HADDEN

L08 CLAY WHITE
4520 E DOUGLAS / 2701 SAVANNAH

M06 A V MOFFITT JR
2700 W. HADDEN

L09 Same as above

M07 ERNIC ALCORN
4588 S. OAK / 2700 W. HADDEN

L10 MONROE L. FUNK JR
2701 SAVANNAH

M08 M05

L11 A. G. RADCLIFF JR
2717 SAVANNAH

M09 BILL RUCKER
3433 W. ST. LOUIS / 2700 W. HADDEN

L12 HAROLD G. MOSS JR
3518 McARTHUR / 2601 W. SAVANNAH

M10 Same as M07
2800 W. HADDEN

L13 ROBERT C. DAUFFENBACH
530 N MARKET / 2701 W. SAVANNAH

M11 ROBERT C. DAUFFENBACH
2828 W. HADDEN

L14 LANC CONSTR CO
2458 S. MINNEAPOLIS / 2809 SAVANNAH

M02 KENNETH S. STEWART JR
1202 S. WASHINGTON / 2801 W. SAVANNAH

M03 Same as above
2837 S. ST. PAUL AVE

Block 14

J05 (1-5)

06 (7-15)

07 (17-19)

08 (21-23)

09 (25-37)

11 (27-29)

12 (39)

13 (41)

14 (43-49)

K02 (51-55)

03 (57-59)

K04 (.2-4)

05 (6)

06 (8-10)

07 (12-14)

08 (16)

09 (18)

10 (20)

11 (22)

12 (24-30)

13 (32-38)

14 (40-44)

L03 (46-50)

04 (52-60)

Block 14

D18962-474 Jos-09, 11-14, Kozps

D18972-474 Kov-14, L03-04

J05 JEFF WOLF ~~etc~~
2901 Savannah

K04 HAROLD G. MOSS ~~etc~~
3518 McArthur / 2701 S. ST. PAUL AVE.

J06 S.H. SIMCOE
538 E 23RD ST, 50 Loveland CO
2901 SAVANNAH

K05 Same as above
2900 W. HADDEN

K06 Same as above

J07 CLARENCE L. HINCKLEY
1716 S Glenn / 2901 W. SAVANNAH

K07 ROSIE L. HINCKLEY
1716 S. Glenn / 2900 W. HADDEN

J08 ROBERT DAUFFENBAUGH
530 N MARKET / 2923 SAVANNAH

K08 Same as K05

J09 R.C. DAUFFENBACH
530 N MARKET / 2935 SAVANNAH

K09 CLARENCE L. HINCKLEY
1716 S. Glenn / 2900 W. HADDEN

J11 ROBERT C. DAUFFENBACH
2935 SAVANNAH

K10 Same as above

K11 Same as K05

J12 JOE D. HENCKLEY
703 S HILLSIDE / 2901 W. SAVANNAH

K12 Same as K04
2928 W. HADDEN

J13 M. J. REED
3316 E ZIMMERLY / 2901 W. SAVANNAH

K13 LEROY MANUEL ~~etc~~
1521 MADISON / 2900 W. HADDEN

J14 MARY MINOR ~~etc~~
807 WADSWORTH / 2901 W. SAVANNAH

K14 Same as K12

K02 ADOLPH F. FUSKA ~~etc~~
335 N ST PAUL / 2901 W. SAVANNAH

L03 Same as K12

K03 CLAUD JUDAH
2958 HADDEN / 2901 W. SAVANNAH

L04 CLAUD JUDAH
2958 W. HADDEN

Block 11

H 04 (1-3)

05 (5-11)

06 (13-23)

08 (25-29)

09 (31-35)

10 (37-39)

12 (41-47)

13 (49-53)

14 (55-59)

I 03 (2-4)

04 (6-12)

06 (14-20)

08 (22-26)

09 (28)

10 (30-32)

12 (34-36)

13 (38-40)

02 (42-44)

03 (46-48)

04 (50-60)

Block 11

D 18941-474 H04-06, 08-10, 12-14

D 18751-474 I03-04, 06, 08-10, 12, 13, J02-04

H04 Clem Meyer
2901 w. Maxwell

I03 Robert C DAUFENBACK
2902 w. Savannah

H05 Same as above
2909 w. Maxwell

I04 Same as above
2904 w. Savannah

H06 Same as H04
2913 w. Maxwell

I06 Same as I03
2900 w. Savannah

H08 P. A. WHITE
113 Willow, Joliet Ill
2901 w. Maxwell

I08 Robert DAUFENBAUGH
530 N. Market / 2908 w. Savannah

H09 D. J. Geiger
2901 w. Maxwell

I09 Same as above
2910 w. Savannah

H10 CLAY S. WHITE, JR.
4520 E Douglas / 2939 w. Maxwell

I10 Same as I08
2912 w. Savannah

H12 Same as above
2901 w. Maxwell

I12 JACK CARTER, JR.
1324 Ag Circle, Springdale, Ar
2900 w. Savannah

H13 DARTHA McEWAN THOMPSON
2901 w. Maxwell

I13 JOHN B. SHEPHERD
2900 w. Savannah

H14 Same as above
2957 w. Maxwell

J02 JOHN Wesley MCKAY, JR.
302 N. Main / 2900 w. Savannah

J03 F. C. Reck
3023 Mitchell Ave, St. Joseph, Mo
2900 w. Savannah

J04 DOROTHY McEWAN THOMPSON
1938 S. Hiram / 2900 w. Savannah

BIOCIC 10

F 11 (1-15)

F 12 (17-27)

F 13 (29-31)

F 14 (33-35)

G 02 (37-47)

G 03 (49-59)

G 04 (2-6)

G 05 (8-12)

G 06 (14-20)

G 07 (22-26)

G 08 (28-32)

G 09 (34-38)

G 11 (40-44)

G 13 (46-50)

H 02 (52-56)

H 03 (58-60)

BLOCK 10

D18924-474 F11-14, G02, 03

D18932-474 G04-09, 11, 13, H02, 03

F11 CHARLES BURTON
2811 MAXWELL / 2707 W. MAXWELL

G04 MAX L COLE
2700 SAVANNAH

F12 CLAY WHITE
4520 E. DOUGLAS / 2701 W. MAXWELL

G05 RICHARD A HINCKLEY
1500 McROSE / 2700 W. SAVANNAH

F13 SAME AS ABOVE

G06 ROBERT L. MARVIN
827 S. RICHMOND / 2714 W. SAVANNAH

F14 SAME AS F12

G02 BERNEICE DEINCKE JR
2811 W. MAXWELL

G07 LANE CONSTR. CO.
2700 SAVANNAH

G03 CLAY WHITE
4520 E. DOUGLAS / 2801 W. MAXWELL

G08 RALPH W. CRAMM
554 BROADMORCT / 2700 SAVANNAH

G09 R. C. DAUFFENBACH
2802 W. SAVANNAH

G11 GLADYS E. DREYER
2810 SAVANNAH

G13 WARREN K. DREYER
2800 W. SAVANNAH

H02 ROBERT C. DAUFFENBACH
2820 W. SAVANNAH

H03 LLOYD LIVELY JR
2828 SAVANNAH

BLOCK 9

M 04 Now Platted as C2c6 2nd D-30323

E 10 (37-43) + $\frac{1}{2}$ VAC ALLEY ON S

E 12 (45-49) + $\frac{1}{2}$ VAC ALLEY ON S

E 13 (51-55) + $\frac{1}{2}$ VAC ALLEY ON S

E 14 (57-59) + $\frac{1}{2}$ VAC ALLEY ON S

M 04 Now Platted as Part of C2c L 2nd ADD D 30323

F 03 (38-40) + $\frac{1}{2}$ VAC ALLEY ON N

F 04 (42-44) + $\frac{1}{2}$ VAC ALLEY ON N

F 05 (46-48) + $\frac{1}{2}$ VAC ALLEY ON N

F 06 (50-52) + $\frac{1}{2}$ VAC ALLEY ON N

F 08 (54-56) + $\frac{1}{2}$ VAC ALLEY ON N

F 10 (58-60) + $\frac{1}{2}$ VAC ALLEY ON N

Block 9

9) D 30323-54/MO4, 474, E10, 12-14

D 30323-54/MO4, 474/E03-06, 08, 10

M04 RONALD CAZEL et al
1617 W. HARRY / 2500 W. SAVANNAH

M04 RONALD CAZEL et al
1617 W. HARRY / 2500 W. SAVANNAH

E10 L.M. CRITTENDEN
2605 W. MAXWELL

F03 RONALD CAZEL
2540 W. SAVANNAH

E12 RONALD CAZEL
2617 W. MAXWELL

F04 S. J. CARPENTER
634 PAVENIDER SEVILLA, LAGUNA HILLS CA /
2602 W. SAVANNAH

E13 EVA A. MCALLISTER
2437 S. MERIDIAN / 2619 W. MAXWELL

F05 RONALD CAZEL
2604 W. SAVANNAH

E14 SAME AS ABOVE
2635 W. MAXWELL

F06 Lewis J. THOMPSON III
20057 SHREWSBURY, DETROIT, MI /
2608 W. SAVANNAH

F08 MARY LUCERO
2626 W. SAVANNAH

F10 RONALD CAZEL
428 W. SAVANNAH

Biscuit 8

13 (1-11)

14 (13-17)

02 (19-23)

03 (25)

04 (27-29)

05 (31-33)

06 (35-41)

07 (43-45)

08 (47-49)

09 (51-53)

10 (55-59)

D 28362

10 Now platted ASCA 2CL ADD

12 (14-16)

14 (18-20)

02 (22-26)

03 (28-32)

04 (34-40)

05 (42-46)

07 (48-50)

08 (52-60)

BLOCK 8

D18875-474 C13-D10

17188861 ^{527 P10} 474 D1314-805, 07-08

13 EVA A. McALLISTER
2437 S. Meridian

10 DILLIN INST
2502 W. MAXWELL

14 Same as above
2601 W. ATLANTA

12 DILLON INVEST
2500 W. MAXWELL

02 RONALD CAZEL ^{ehy}
2601 W. ATLANTA

14 RONALD CAZEL ^{ehy}
2500 W. MAXWELL

03 JOE D. HINCKLEY
703 S. HILLSIDE / 2601 W. ATLANTA

02 SAME AS 14

04 HARRY L. WILSON
8450 COLE / 2601 W. ATLANTA

03 SHERMAN McDANIEL ^{ehy}
2528 W. MAXWELL

05 DELPHIA G. BELDEN
6103 CASTLE DR / 2601 W. ATLANTA

04 GLADYS I. Young
2500 W. MAXWELL

06 Robert C. DAUFFENBACH
530 N MARKET / 2601 W. ATLANTA

05 DEWEY L. BENSON ^{ehy}
2542 W. MAXWELL

07 Same as above

07 Robert C. DAUFFENBACH
530 N MARKET / 2500 W. MAXWELL

08 Same as 03

08 JOE D. HINCKLEY
703 S. HILLSIDE / 2500 W. MAXWELL

09 ROBERTA M. GLASS ^{ehy}
4107 REGENTS / 2601 W. ATLANTA

10 WESTLINK INC.
9105 W. CENTRAL / 2601 W. ATLANTA

12 (1-3)

13 (5-9)

14 (11)

02 (13)

03 (15-17)

04 (19-21)

05 (23-25)

06 (27-29)

07 (31-33)

08 (35-37)

09 (39)

10 (41-55)

11 (57-59)

12 (2-4)

13 (6-8)

14 (10)

02 (12-14)

03 (18-20)

04 (22-24)

05 (26)

06 (28-30)

07 (32-34)

08 (36-38)

09 (40-42)

10 (44-46)

11 (48-56)

12 (58-60)

BLOCK 7

D18848-474 A12-B11

D18861-474 B12-C12

12 JOE E. COLEMAN et ux
2022 EUCLID/2801 W. ATLANTA

12 CLAY WAITE et ux
4520 E DOUGLAS / 2700 W. MAXWELL

13 Same as Above
Same / 2601 W. ATLANTA

13-14 Same as Above

14 Same as Above
Same / 2901 W. ATLANTA

02 CLAY WHITE
4520 E DOUGLAS / 2716 W. MAXWELL

02 Same as 12

03 Same as 12

03 GOOD MINER INC.
1201 S. BAWY / 2801 W. ATLANTA

04 R. L. WALKER
1025 W. GARNETTE / 2700 W. MAXWELL

04 CLAY S. WHITE et ux
4520 E DOUGLAS / 2801 W. ATLANTA

05 Same as 12

05 ALBERTA ADAMS
2821 W. ATLANTA

06 MAUDE M. BURTON
2811 ATLANTA / 2700 W. MAXWELL

06 MARY L. LUCERO
2801 W. ATLANTA

07 Same as Above

07 MAUDE M. BURTON
2811 ATLANTA

08 JAS THOMPSON et ux
2800 W. MAXWELL

09 Same as Above
2630 N. HILLSIDE / 2810 W. MAXWELL

08-09 Same as Above

10 JOE WOLF
2820 MAXWELL / 2800 W. MAXWELL

10 SAM WEACH
2823 W. PAVNEC

11 Same as Above
2820 W. MAXWELL

11 Same as Above et ux

12 Same as 10

Block 6

05 (1-3)

06 (5-7)

07 (9-15)

08 (17-19)

09 (21-27)

10 (29-41)

11 (43-45)

12 (47)

13 (49-53)

14 (55-59)

03 (2-10)

04 (12-14)

05 (16-22)

06 (24-28)

07 (30-32)

08 (34-42)

09 (44-48)

10 (50-56)

11 (58-60)

Block 6

6 D18130-473 P05-PM

D18839-474 A03- A11

05 NANCY MARY PERSHALL
2901 W. ATLANTA

03 DORIS I. RAMSEY
220 S. AMHINSON / 2900 W. MAXWELL AVE

06-08 Same as above

04 ROLLA W. LOOMIS
2900 W. MAXWELL AVE

09 Same as 05
1321 S. FIFTH

05 Same as 03

10 MAEOLA MCKECCA
1943 N POPLAR / 2901 ATLANTA

06 Same as 03

11 FREDERICK D BROILS
7215 S. PRAIRIE, Chicago, IL / 2901 ATLANTA

07 FREDERICK D. BROILS etny
7215 S. PRAIRIE, Chicago IL / 2900 W MAXWELL

12 VELMA BROILS
Same / 2903 W ATLANTA

08 ROBERT DAUFFENBAUGH
530 N MARKET / 2900 W. MAXWELL

13 RBR INC
3001 W ATLANTA

09 VELMA BROILS
7215 S. PRAIRIE, Chicago, IL / 2900 W. MAXWELL

14 J. M. PARKER Constr Co, Inc
234 S. DORIS / 3001 W. ATLANTA

10 DOROTHEA MCKEWAN THOMPSON
1938 S. HIRAM / 2954 W. MAXWELL

11 MARIE L. CADWELL
1936 Geo. WASH BLVD / 3000 W MAXWELL

Block 2

A03 Platted as part of pawnee square ADD (D-30778)

004 Now platted as Fred Ruth. add (D-28221)

04 Platted as part of pawnee square ADD (D-30778)

N14 (58-60)

Block 3

02 (1-9) + $\frac{1}{2}$ vac alley ADJ

11 (2-10) + $\frac{1}{2}$ vac ALLEY ADJ

05 Now platted as part of Baker
machine Co. add (D 28177)

05 Now platted as part of Baker
machine Co. (D 28177)

04 (25-29) $\frac{1}{2}$ vac alley ADJ

13 (26-36) vac. + $\frac{1}{2}$ vac alley ADJ

05 (31-35) $\frac{1}{2}$ vac alley ADJ

14 (38-40) + $\frac{1}{2}$ vac alley ADJ

06 (37-39) + $\frac{1}{2}$ vac alley ADJ

02 (42-52) vac + $\frac{1}{2}$ vac ALLEY ADJ

09 (41-51) vac. + $\frac{1}{2}$ vac alley ADJ

03 (54-60) + $\frac{1}{2}$ vac ALLEY

10 (53-59) + $\frac{1}{2}$ vac ALLEY ADJ

BLOCK 2

544 A03

2) D18794-544 A03, 526 004, 473 N14,

A03 L+L. TOOL CO.

2873 W. Pawnee / 2900 W Atlanta

004 EVERETT L. LOVELAND et al

2823 W Pawnee / 2825 W. Pawnee

A03 SAME AS A03

N14 HAROLD G. MOSS et al

3518 W. McArthur / 2900 W. Atlanta

BLOCK 3

D18815-473-002, 526 J05, 004-006, 008, 010

02 WALCHER METAL TREAT INC.

1019 McLean / 2901 W. Pawnee

05 SAME AS ABOVE

2913 W Pawnee

04 ARTHUR LEWIS et al

1753 N VOLUNTSIA / 2935 W Pawnee

05 GEORGE HOWARD et al

1518 N HILLSIDE / 2901 W Pawnee

06 PACK OIL CO. INC

2901 W Pawnee

08 SAME AS ABOVE

3023 W. Pawnee

10 VIRGIL W SHIPMAN et al

3029 W. Pawnee

BLOCK 3

473

P02, 03

D18823 473 011, 526 J05, D13-14

011 WALCHER METAL TREAT INC.

2913 W. PAWNEE

05 WALCHER METAL TREAT INC.

1019 McLean / 2901 W. Pawnee

013 George Howard et al

1518 N. Hillside / 3000 W Atlanta

014 PACK OIL CO INC

3000 W. ATLANTA

P02 SAME AS ABOVE

P03 HAROLD D. MILLS et al

3000 W. ATLANTA

Block I ORIENTA PARK 2nd ADD

(1) D18784-473 M10 - NO2 1) D18787-473 NO3 - N10

M10 L. VERNON JOHNSON (1-9)
903 E 17th / 2501 W. Peachtree

NO3 COLBY B. SANDLIAN et al
435 N. Brady / 2401 S. Meridian

M11 COLBY B. SANDLIAN et al
435 N. Brady / 2551 W. Peachtree

NO4 same as above
2600 W. Atlanta Ave.

M12 GLEN W. LOVE et al
6316 2nd / 2601 W. Peachtree

NO5 GLEN W. LOVE et al
6316 2nd / 2621 W. Atlanta

M13 NANCE Rentals Inc
1021 MARION / 2569 W. Peachtree

NO6 NANCE Rentals Inc
1021 MARION / 2569 W. Peachtree

M14 SAME AS M12
2607 W. Peachtree

NO7 SAME AS NO5
2607 W. Atlanta

NO2 SAME AS M12
2611 W. Peachtree

NO8 SAME AS NO5
2609 W. Atlanta

NO9 SAME AS NO5
2611 W. Atlanta

N10 SAME AS NO5
2615 W. Atlanta

BLOCK I

M10 (1-9)

M11 (11-19) Inc. + $\frac{1}{2}$ Vac. Alley on S

M12 (33-35) + $\frac{1}{2}$ Vac Alley on S exc N 20 FT DEP FOR ST

M13 (21-31) Inc. + $\frac{1}{2}$ Vac Alley on S exc N 20 FT FOR ST

M14 (37) + $\frac{1}{2}$ Vac Alley on S exc N 20 FT FOR ST

N02 (39-59) Exc. + $\frac{1}{2}$ Vac Alley on S exc N 20 FT FOR ST

N03 (2-10) + $\frac{1}{2}$ Vac Alley on N exc E 20 FT THEREOF

N04 (12-20) + $\frac{1}{2}$ Vac Alley on N

N05 (34) + $\frac{1}{2}$ Vac Alley on N exc S 5 FT DEP FOR ST

N06 (22-32) Inc. + $\frac{1}{2}$ Vac Alley on N exc S 5 FT DEP FOR ST

N07 (36-38) + $\frac{1}{2}$ Vac Alley on N exc S 5 FT DEP FOR ST

N08 (40-44) + $\frac{1}{2}$ Vac Alley on N exc S 5 FT DEP FOR ST

N09 (46-50) + $\frac{1}{2}$ Vac Alley on N exc S 5 FT DEP FOR ST

N10 (52-60) + $\frac{1}{2}$ Vac Alley on N exc S 5 FT DEP FOR ST

Sheridan Park
Preliminary Costs
July 31, 1978

Plan "A"

Total Project Area: 105.8 Acres
Streets -22.2 Acres
Net Developable: 83.6 Acres

Acquisition

Land Costs: 3,461,814 sq. ft. @ \$.20 \$ 692,236
Acquisition Expenses:

Appraisals - 270 @ \$125 x 2	67,500
Closing Costs - 270 @ \$135	36,450
Title Insurance @ \$3.50/\$1,000	2,400
Condemnation - 20 @ \$4,000	80,000

Buildings:

40 houses @ \$12,500	500,000	
Commercial buildings	100,000	\$ 1,478,586

541,000

Relocation

Demolition

9 Commercial Structures @ \$2,000 each	\$ 18,000	
25 houses @ \$1,000 each	25,000	
15 houses to be sold and moved @ \$6,000	(90,000)	(47,000)

Total Acquisition Costs:

\$ 1,972,586

Disposition

Single Family

225 Lots @ \$3,000	\$ 562,500
--------------------	------------

Multi-Family

15.1 Acres @ 20 D.U.'s/Acre x \$800/D.U.	241,600
--	---------

Commercial

5.45 Acres @ \$1.25/sq. ft.	296,800
-----------------------------	---------

Plan "A" Cont.

Industrial

9.0 Acres @ \$.80/sq. ft.

\$ 313,600

Total Disposition:

\$ 1,527,000

Net Write Down: \$1,972,586

-1,527,000

\$ 445,586

Project Improvements

Streets

Collectors - 3,725 L.F. @ \$65

\$ 242,125

Residential - 11,770 L.F. @ \$55

647,350

\$ 889,475

Sanitary Sewer

11,075 L. F. @ \$30/L.F.

332,250

Water

15,500 L. F. @ \$15/L.F.:

232,500

Storm Sewer - Cost not available

*

Total Improvements - Plan "A":

\$ 1,193,225

Cost Per Acre of Total Development:

$\frac{\$1,193,225}{105.8 \text{ Acres}} = \$11,278/\text{Acre}$

Cost Per Square Foot of Net Developable:

$\frac{\$1,193,225}{83.6 \text{ Acres}} = \$14,273/\text{Acre}$

$\frac{\$14,273}{43,560} = \underline{\$0.32}/\text{sq. ft. of Net Developable*}$

*Does Not Include Storm Sewer Cost

Sheridan Park
Preliminary Costs
July 31, 1978

Plan "B"

Total Project Area: 105.8 Acres
Streets -21.2 Acres
Net Developable 84.6 Acres

Acquisition

Land Costs: 3,461,814 sq. ft. @ \$.20 \$ 692,236
Acquisition Expenses:

Appraisals - 270 @ \$125 x 2	67,500
Closing Costs - 270 @ \$135	36,450
Title Insurance @ \$3.50/\$1,000	2,400
Condemnations - 20 @ \$4,000	80,000

Buildings:

40 houses @ \$12,500	500,000	
Commercial buildings	<u>100,000</u>	\$ 1,478,486

Relocation

541,000

Demolition

9 Commercial Structures @ \$2,000	\$ 18,000	
25 houses @ \$1,000 each	25,000	
15 houses to be sold and moved @ \$6,000	<u>(90,000)</u>	<u>(47,000)</u>

Total Acquisition:

\$ 1,972,586

Disposition

Single Family

165 Lots @ \$3,000	\$ 495,000
--------------------	------------

Multi-Family

45.3 Acres @ 20 D.U.'s/Acre x \$800/D.U.	<u>724,800</u>
--	----------------

Total Disposition:

\$ 1,219,800

Sheridan Park
July 31, 1978

Existing Property Taxes \$ 20,328

Projected Property Taxes

Plan "A"

Single Family

225 houses @ \$40,000 x 20% x 105.15 mils \$ 189,270

Multi-Family

302 Units @ \$20,000 x 20% x 105.15 mils 134,592

Commercial

5.45 Acres x 20% Bldg. Coverage x \$30/Sq. Ft.
x 20% x 105.15 mils 29,955

Industrial

9.0 Acres x 20% Bldg. Coverage x \$30/Sq. Ft.
x 20% x 105.15 mils 49,468

Total Taxes Generated by Project: \$ 403,285

Net Increase in Tax Base - Plan "A"

\$ 403,285 Projected
- 20,328 Existing

\$ 382,957 Increase

Plan "B"

Single Family

165 houses @ \$40,000 x 20% x 105.15 mils \$ 138,798

Multi-Family

906 Units @ \$20,000 x 20% x 105.15 mils 381,064

Total Taxes Generated by Project: \$ 519,862

Net Increase in Tax Base - Plan "B"

\$ 519,862 Projected
- 20,328 Existing

\$ 499,534 Increase

RE: AGENDA ITEM NO. 17

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 17, 1973

TO Wichita-Sedgwick County Metropolitan
Area Planning Commission

FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT DR 73-11 - Zoning Policy - Request from City
Commission to establish a zoning policy on
Meridian from Pawnee to 31st Street South

On May 8, 1973, when considering a request for "R-6" zoning at the northwest corner of Crawford and Meridian, the Board of City Commissioners requested a zoning policy on Meridian from Pawnee to 31st Street South. It should first be pointed out that a policy of limiting additional commercial zoning along Meridian from 47th Street South to a point where it merges with McLean Boulevard at Central Avenue was previously adopted by the Planning Commission at the regular meeting of November 23, 1966.

ZONING

When this area was annexed to the City between 1953 and 1956, the Meridian frontage in this area was predominately zoned the "AA" Single Family Dwelling District, with the exception of the corners of the major street intersections (Pawnee and 31st Street South). Subsequent zone changes from 1958 through 1960 increased the light commercial zoning at both intersections, and, on the east side of Meridian, use was made of the "B" Multiple Family and "A" Two Family classifications to buffer the existing single-family development from the commercial (Z-0021, Z-0022, Z-0060, Z-0210). A zone change to "LC" (Z-0744) was granted for the property at the northwest corner of Maxwell and Meridian in May of 1966, prior to the adoption of the above-mentioned policy statement. Since the adoption of this policy, only one zone change from "AA" to "LC" has been granted. This involved property located on the west side of Meridian between 27th Street and Casado in 1970 (Z-1205). A recent application (Z-1475) for the "LC" classification for property on the west side of Meridian between Maxwell and Savannah was denied by the City Commission on January 30, 1973, after a moot vote (3 to 3) of the Planning Commission on a motion to deny the request on January 11, 1973.

Zone changes to higher density residential have occurred on the west side of Meridian. A 1969 request for a change from "AA" to the "RB" Four Family classification was granted for the property between 27th and 29th Streets South (Z-0948). A similar application for "RB" zoning between 29th and 30th Streets South (Z-1133) was approved in 1970, but denied and closed in 1971 because the applicant failed to plat the property within one year.

(Both requests for the "RB" District occurred prior to the amendment of the Zoning Ordinance to include the "R-5" and "R-6" General Residential Districts.) A zone change from "AA" to "R-6" was approved on February 13, 1973 by the City Commission for property located between Casado and Anita (Z-1461) and the case presently under consideration, Z-1509, was recommended for the "R-6" classification by the Planning Commission on April 16, 1973.

LAND USE

The uses along the west side of Meridian from Pawnee to 31st Street South include some residences, several legal non-conforming uses, and a number of large undeveloped tracts of land. A service station and general commercial center are located at the southwest corner of Meridian and Pawnee. The Orienta Park Addition extends from Pawnee to 27th Street and was platted into lots with 20-foot frontages then developed with single-family homes. Due to the demolition and removal of structures condemned through the Central Inspection Division of the City of Wichita, only scattered homes remain in the area, most of them in various stages of deterioration. There are presently only three houses on the Meridian frontage from Pawnee to Casado. Although the northwest corner of Atlanta and Meridian is zoned "LC", it has never been developed.

Three legal nonconforming uses occur on the west side of Meridian: a tavern at the northwest corner of Maxwell; a vacant commercial building on the north side of Dallas Avenue; and a salvage yard at the northwest corner of Anita and Meridian. Between Casado and 27th Street South, a general commercial development exists, including neighborhood services, a quickshop facility, and a service station. South of 27th Street, lots were platted with 60-foot frontages and several streets terminate in cul-de-sacs because of drainage problems. There are single-family homes on the south side of 27th Street, adjacent to fourplexes which extend south to Richmond Court. The property from Richmond Court to Southgate is undeveloped, while single-family homes have been constructed on both the north and south sides of 30th Street.

On the east side of Meridian, "LC" zoning exists at the corners of Pawnee and 31st Street, the latter being buffered from single-family homes by fourplexes on the north side of Savannah and duplexes on the south side. With the exception of the church between Hadden and Crawford, the remainder of the east side of Meridian has been developed with single-family homes, which for the most part are well-maintained and side into Meridian from Hadden to 30th Street South.

RECOMMENDATION

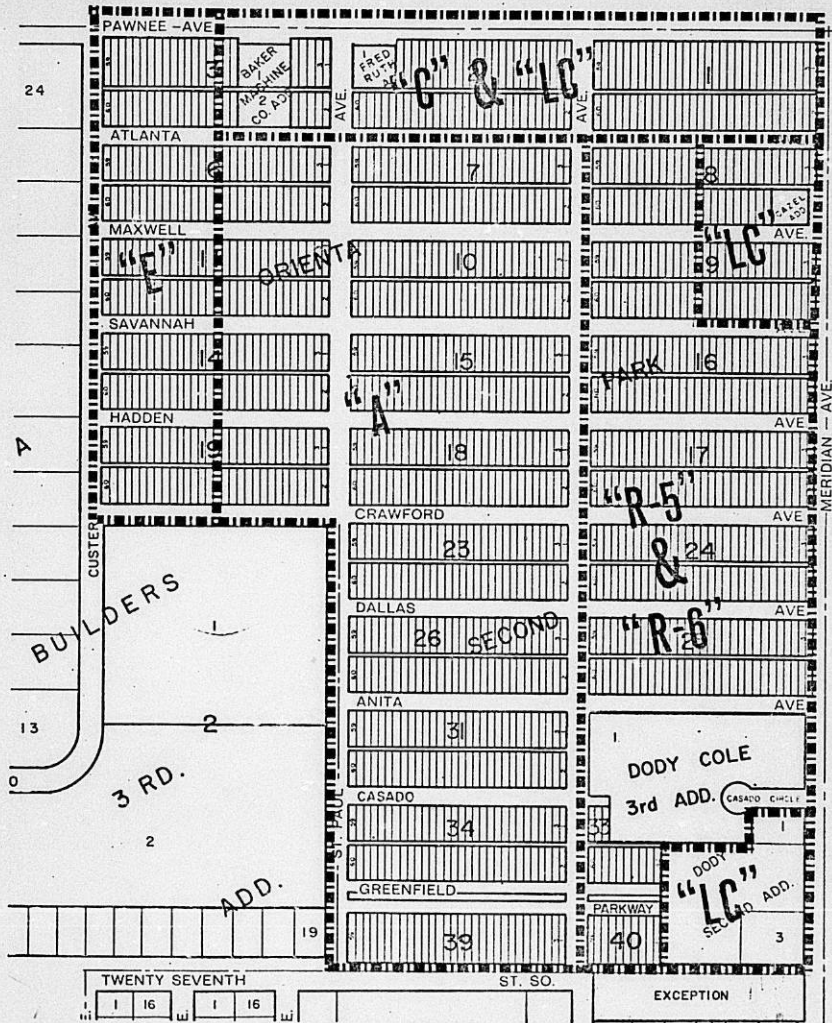
Due to the quality of the residential development on the east side of Meridian in this area, it is recommended that the Planning Commission consider adopting a policy of not looking with

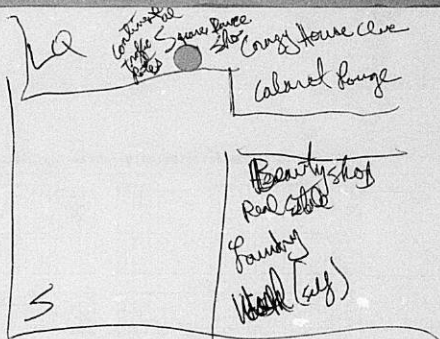
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favor on zone changes on the east side of Meridian. Also, due to the availability of large tracts for development on the west side of the street, and inasmuch as both "RB" and "R-6" zoning and development exists to the west, it is recommended that the Planning Commission consider adopting a policy of looking with favor on the medium density residential classifications "A" through "R-6" depending on lot size and area included in the application.

Consideration of this matter has been placed on your agenda for May 24, 1973, along with zone Case Z-1509 which was returned for a policy statement.

JHG:ber





(X)

Oriente Centre

Experimental Environmental Mission

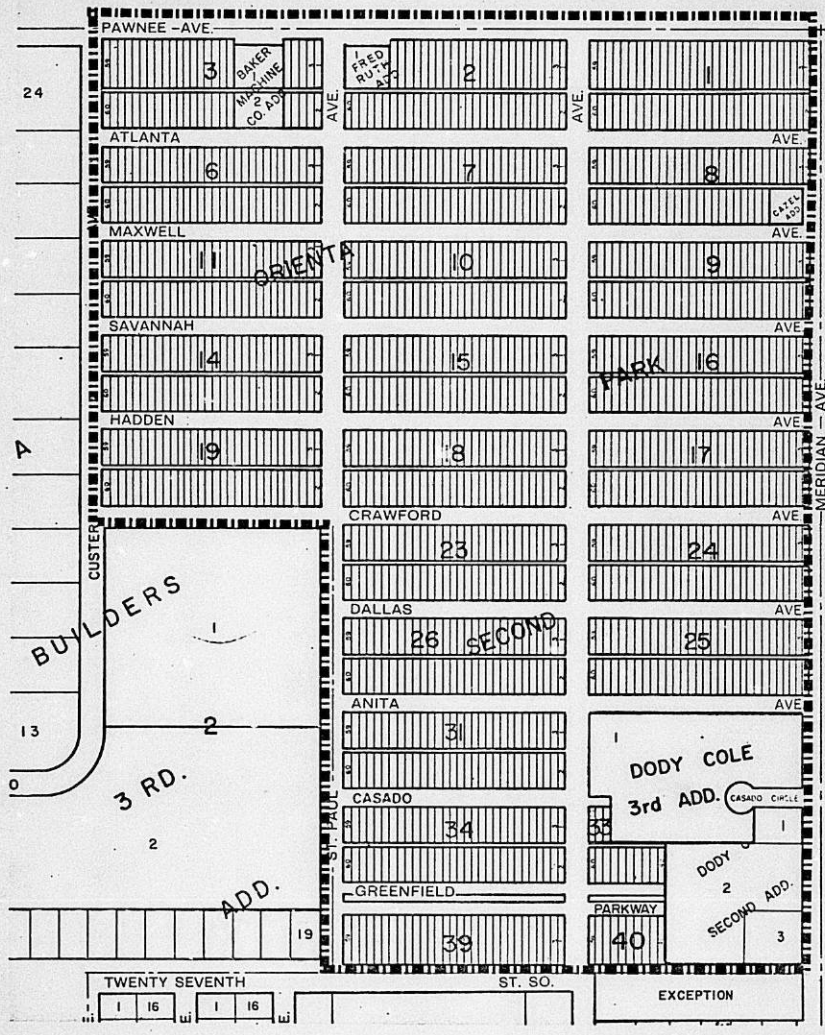
An Ecumenical Movement

The New Environment

aged
Admin
Center

(X)

XFC Youth Guidance Clubhouse
Dedicated Optimists



April 12, 1974

Robert L. Young, Principal Planner

Jack H. Galbraith, Chief Planner

DR 74-11 - Analysis of area between Pawnee
and 27th Street South and from Meridian
to the light industrial area west of Custer

The Planning Commission, in considering zone Case Z-1621 on April 11, 1974, recommended to the Board of City Commissioners that the request for "E" zoning be denied. In addition, they requested the staff to prepare an analysis of the area, to be considered first by the Zoning Committee of the Planning Commission. The study should include the area between Pawnee and 27th Street South and from Meridian to the light industrial area west of Custer.

I want you to be responsible for the preparation of the analysis of this area, which should include existing land use, location of utilities, proposed land use, and a suggested redesign of the street system. Mike Meek is available to assist in this report.

I have asked Joyce to set up a DR file and forward to you. We also need to consider appropriate notices. However, these should probably not be sent until your proposal is reviewed by the Zoning Committee.

Please work toward having something available to discuss the middle of May, with possible scheduling before the Planning Commission the first meeting in June. I would like to discuss this matter with you and Mike Meek early next week.

JHG:ber

cc: Mike Meek
Junior Planner