

PLAT NO. S/D 67-72 MAP NO. 5946

NAME LIGHTNER ADDITION

LOCATION On the south side of Kellogg between
Calhoun Drive and Armour Drive

ENGINEER: Professional Engineering Consultants

OWNER Robert S. Lightner

APPLICATION FILED 8-3-67

Revised application 1-14-70

SKETCH FILED 8-3-67

Revised sketch 1-14-70

PRELIMINARY FILED 2-24-70

S/D ACTION 3-5-70 Approve

FINAL FILED 3-8-71

S/D ACTION 3-18-71 Approve

MAPC ACTION 3-25-71 Approve

BCC ACTION 6-22-71 Refer; 6-29-71 Approve

RECORDED 7-21-71

REMARKS

S/D 67-72 - LIGHTNER ADDITION, on the south side of Kellogg between Calhoun Drive and Armour Drive - Professional Engineering Consultants

Revised
8-7-67
Reposited
1-29-70

ACTION

	DATE
S/D COMMITTEE (General) Approved <u>3-5-70</u>	
" (General) Approved <u>3-18-71</u>	
M.A.P.C. Approved <u>2-25-71</u>	

B.C.C. Approved <u>6-22-71</u>	
B.C.C. Approved <u>6-29-71</u>	

Map No. 5946
Sec. No. 30
Twp. No. 27S
Range 1E

Subdivision Report and Progress
S/D No.: 67-72

Name: LIGHTNER ADDITION

General Location: On the south side of Kellogg between Calhoun Drive and Armour Drive

Owner: Robert S. Lightner
Address: 219 North Market 67202 Phone: FO 3-2277

AGENT, subdivides: same FRANK W. HAFER
Address: 219 N. MARKET 67202 Phone: _____

Engineer/Surveyor: Professional Engineering Consultants
Address: 309 Laura Ave. 67211 Phone: AM 2-2691
1470 East English

Application Received 8-3-67
Conf. with Applicant None
Sketch Plat Received 8-3-67
Present Zoning "IC"

* Proposed Zoning "IC" & "BB"
Letter of Intent 8-25-67
* Revised sketch rec'd 1-14-70

PREL. PLAT RECEIVED 2-24-70
S/D Report #1 Prepared 2-25-70
S/D Comm. Action 3-5-70 Approve

Dept. Report on Prel. 3-9-70

TRACING PROGRESS:
Received 4-12-71
Released 4-14-71
Received _____
Released 7-6-71
Received _____

FINAL PLAT RECEIVED 3-8-71
Tracing Received 4-12-71
S/D Report #2 Prepared 8-10-71
S/D Comm. Action 3-18-71 Approve

Dept. Report on Final 3-22-71

M.A.P.C. ACTION 3-25-71 Approve

Dept. Report on Final 3-26-71
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 6-16-71
Final Review 6-17-71
Letter to B.C.C. 6-17-71

B.C.C. ACTION 6-22-71 Refer; 6-29-71 approve

Recorded 7-21-71
Annexed _____

Comments:

* L-1175 associated zone case "A" to "BB" and "IC"
7-2-71 Called Robert S. Lightner to put up tracing for recording

REGISTER OF DEEDS
 SEDGWICK COUNTY, KANSAS

RECEIVED 7-17-71
 JUL 22 1971
 METROPOLITAN PLANNING

LIGHTNER ADDITION was
 filed for record on 7-21-71

7-21-71
 S-1 4-18
 79
 T9-328

John Hub
 Register Of Deeds

IMPORTANT MESSAGE

FOR John
 DATE 7-8-71 TIME 1:45 A.M. P.M.

WHILE YOU WERE AWAY

MRS. Michaelson (sp)
 OF would like
 PHONE No. to be notified

TELEPHONED	PLEASE CALL HIM
CALL TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RETURNED YOUR CALL

MESSAGE: When Lightner
add. is scheduled
for B.C.C. hearing
262-8230-315

SIGNED ls

FORM 000-017

NOTE:

Notify Ken Stewart
 when plat is scheduled
 for B.C.C.

Notified by
 letter
 6-16-71

THIS EASEMENT made this 4th day of March, 19 85,
by and between Lightner Hotels, Inc. by Robert S. Lightner, Jr. & Frank W. Hafer
of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first part y, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

An easement 5.0' in width located in Lot 2, Block A, Lightner Addition to Wichita, Sedgwick County, Kansas, more particularly described as commencing at the Southwest Corner of said Lot 2; thence N. 00°00'00" E. along the West line of said Lot 2, a distance of 60.00'; thence N. 14°11'34" W. along the West line of said Lot 2, a distance of 63.00'; thence N. 90°00'00" E., a distance of 10.31' to the point of beginning, said point being on the East line of the platted 10.0' utility easement adjacent to the West side of said Lot 2; thence N. 14°11'34" W. parallel with the West line of said Lot 2, a distance of 50.42' to a point in the South line of the platted 20.0' drainage easement in said Lot 2; thence N. 90°00'00" E. along the South line of said 20.0' drainage easement, a distance of 5.16'; thence S. 14°11'34" E., a distance of 50.42'; thence N. 90°00'00" W., a distance of 5.16' to the point of beginning.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF: The said first part y ha 5 signed these presents the day and year first written.

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
3:30 PM

MAR 4 1985
7 34597

NO. PAT KETTLER
REGISTER OF DEEDS

LIGHTNER HOTELS, INC.

By: Robert S. Lightner, Jr.
Robert S. Lightner, Jr., President

By: Frank W. Hafer
Frank W. Hafer, Vice President

EL Reno
Register

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Robert S. Lightner, Jr and Frank W. Hafer

to me personally known to be the same persons who executed the foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 4th day of March, 19 85.

Denate H. Thorne
Notary Public



2/27/88

580

Engineering Assoc. - 433 S. Hydraulic 67211

July 17, 1973

Ralph C. Eberly, City Clerk

Jack H. Galbraith, Chief Planner

S/D 67-72 - Lightner Addition - Performance
Bond Guarantee

As you will recall the above referred to plat was approved by the Planning Department on March 25, 1971 and by the Board of City Commissioners on June 29, 1971. One of the contingencies of the approval of the plat was that the applicant guarantee the relocation of sewer lines, street reconstruction of Armour Drive and Orme Street and enclosing the drainage structure along the Canal. The applicant submitted a performance bond in the amount of \$140,000.00, guaranteeing that such construction work would be completed in two years time.

We have now been advised by the Engineering Division of the Department of Public Works that said work has been completed in accordance with City specifications and that the performance bond may therefore be released. Your office is holding said bond naming Robert S. Lightner as Principal and Western Surety Company as Surety in the amount of \$140,000.00; and this is to advise you that said bond may be released at the request of the applicant.

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

JHG:CLN:rme

cc: Robert S. Lightner
219 North Market, 67202

Charles O. Kanaga
219 North Market, 67202

One of America's Oldest Bonding Companies

Western Surety Company

908 WEST AVENUE NORTH • SIOUX FALLS, SOUTH DAKOTA 57101 • PHONE 605/336-0850 • JOE KIRBY, PRESIDENT
July 6, 1973

City Clerk
City of Wichita
104 South Main
Wichita, Kansas 67202

Lightner Addit

Re: Subdivision Bond No. 5391911 - Robert S. & Eugene W.
Lightner - \$140,000

Dear Sir:

We are the surety on the above bond that was written on
June 16, 1971 in the amount of \$14,000.

We have reason to believe that the contract is now completed
and desire to be relieved of liability on this bond. We ask that you
check your records and if you find that this contract is completed
then won't you please advise us the exact date that we may consider our
liability terminated.

Yours very truly,

Musch
Vice President

E. A. Musch:map

cc to Lightner Insurance

*Release Bond KO Taylor informs me the
construction has been completed.
Tady*

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE October 5, 1971



TO Robert Feldner, Superintendent of Central Inspection

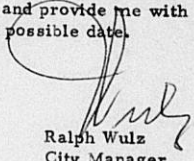
FROM Ralph Wulz, City Manager

SUBJECT Off Street Parking - Holiday Inn East

Mrs. Robert Mickelson, 7321 E. Orme, has complained to this office that the portion of Armour Drive vacated in connection with Subdivision 67-72 (Lightner Addition generally located at the Southwest corner of Armour Drive and Kellogg) is being used for off street parking.

There seems to be some divergence of opinions whether or not this parking is actually occurring, if it is in conformance with the zoning for the property in question, and whether or not a screening fence is required at this time.

Please have this matter checked out and provide me with your report and recommendations at the earliest possible date.


Ralph Wulz
City Manager

RW:fam

cc: ✓ Jack H. Galbraith, Chief Planner - Community Development



LAW OFFICES OF
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

JOHN E. BOYER
GEORGE J. HONDROS (1910-1982)
KENNETH R. STEWART
JAMES R. HANSON
ROBERT L. SMITH
KENNETH R. VAN BLARICUM

PAUL J. DONALDSON
OF COUNSEL

264-7321
AREA CODE 316

September 8, 1971

Mr. Ralph Wulz
City Manager
City Building Annex
Wichita, Kansas 67202

Re: Subdivision 67-72
Final Plat of Lightner Addition
Generally located at the Southwest
corner of Armour Drive and Kellogg
Our File No. 1046

Dear Mr. Wulz:

I am again requested on behalf of our clients Mr. and Mrs. Robert Michelson and other area residents living west of Armour Drive to protest the failure to barricade the south end of West Armour Drive now vacated. The parking and use of this area with the circulation in front of homes located on Orme Street continues to be a nuisance.

These area residents are consistently opposed to the installation of the bridge at the south end of Armour to provide access to Orme Street from Kellogg.

We trust that the installation of the bridge can be avoided.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Kenneth R. Stewart*



KPS:ss
cc: Metropolitan Area Planning Department
Department of Public Works
Traffic Engineering Department
Mr. and Mrs. Robert Michelson

THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER
282-0611 — AREA CODE 316
CITY BUILDING — 204 S. MAIN ST.
WICHITA, KANSAS 67202

September 7, 1971

Mr. Kenneth P. Stewart
Boyer, Donaldson & Stewart
1030 First National Bank Building
Wichita, Kansas 67202

Your File No. 1046

Dear Mr. Stewart:

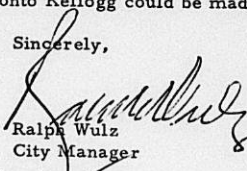
This is to acknowledge your recent letter concerning parking of trucks on the vacated portion of Armour Drive and the need for the construction of the bridge on Orme between the two sections of Armour Drive.

In regard to the parking of vehicles on the vacated portion of Armour Drive north of Orme, this vacated street is now private property. Any barricading of this area to prevent its use for parking would be the responsibility of the owner. Vacation of the street has removed the previous parking restrictions which had been in effect. We will call this to the attention of the property owner.

In regard to the construction of the bridge on Orme, I would first like to point out that this construction has been guaranteed by performance bond posted by the applicants in the subdivision case. No public funds are to be committed for the construction of this bridge.

The Traffic Engineering Division and the Planning Department both feel that a need for this bridge does exist basically because of the cut in the Kellogg medial at Armour Drive. Without the bridge access to the east side of Armour Drive and thence to the Kellogg medial cut, any westbound traffic originating in the area south and west of Orme and Kellogg would be forced to drive through the residential area to the west in order to reach a point on Kellogg where a left turn onto Kellogg could be made.

Sincerely,


Ralph Wulz
City Manager

RW:kgs

cc: Robert Lakin, Director of Planning
Ray Bruggeman, Director of Public Works
Paul Graves, Traffic Engineer



ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

City Manager	Dir. of Adm.	<u>Planning Dept.</u>
Deputy City Manager	Auditing	Police Dept.
Housing	Budget	Motor Pool
Human Res. Dev.	Data Proc.	Dir. of Public Works
Model Cities	Industrial Dev.	Administration
City Clerk	Man. Coord. Center	Central Insp.
Community Facilities	Personnel	Project Amy
Credit Union	P.S. Careers	Engineering
Fire Department	Public Info.	Traffic Engr.
Health Department	Purchasing	Maintenance
Director of Law	Duplicating	Sanitation
Prosecutor's Office	Ret. & Group Ins.	Urban Renewal
Municipal Court	Treasury	Water Department
Transit Authority	Library	Water Pol. Control
	Park Department	

For: J. Baker J. H. Smith

For your information Reply sending me _____ copies

For your comments Prepare reply for my signature

Note and return You handle. No report required.

MESSAGE:

Signed TE

Date 8/20

000-013

THE CITY OF WICHITA
OFFICE OF CITY TRAFFIC ENGINEER

DATE August 18, 1971



TO R. W. Bruggeman, Director of Public Works
FROM Paul B. Graves, City Traffic Engineer

SUBJECT Armour Drive Bridge

This is in response to the City Manager's memo of August 9, 1971 regarding the above subject.

I have reviewed this situation with the Planning Department and there has been nothing occur which would indicate any change in the existing planned improvements. It is extremely important that there be a connection between Armour Drive (West) and Armour Drive (East) at Orme Street. The necessity for this connection is to provide for both north and south bound traffic on Armour Drive to gain access to Kellogg to the existing medial break.

Mr. Stewart states in his letter of August 4, 1971 that "It seems to the property owners whom I represent, that this is a wasteful use of public funds.....". Of course this is not the case because no public funds are involved in the bridging program.

The matter of parking of vehicles and/or trucks along Armour Drive (West) would appear to be one of control of the parking of vehicles on private property. This portion of Armour Drive (West) north of Orme Street has been recently vacated and appears to be entirely private property. This Division will investigate Armour Drive (East) to determine if parking restrictions are in need of adjustment.

In summary, deletion of the bridge at Orme Street would necessitate additional vehicular traffic traversing into the basically residential area, which is one of the things that the protestants are concerned with. If additional information is desired, please advise.


Paul B. Graves
City Traffic Engineer

PBG:cg
cc: Robert Lakin, Director of Planning ✓



August 19, 1971

Ralph Wulz, City Manager

Robert A. Lakin, Director of Planning

S/D 67-72 - Lightner Addition, re bridge for extension of Orme across drainage to intersect with Armour Drive east of the drainage

In regard to your inquiry on the above-captioned matter, and the questions raised by Mr. Kenneth Stewart as to the "need" for the proposed bridge, I have had John Gist of our Staff review the case file and the minutes of its proceedings before the Subdivision Committee and the Planning Commission. While this review does not reflect specific discussions and answers to Mr. Stewart's questions, John recalls that the plat's design, and the resulting bridge, grew from Staff conferences with the applicant at the time of developing their sketch plat. Comments which do, however, address themselves to the questioned "need", are as follows:

- 1) Armour Drive is not designated as a collector type street, but because of its parallel system on either side of the drainage ditch, it has a tendency to function as a collector. By bridging Orme across the drainage, this would allow northbound traffic on the west side of Armour to exit the residential area by crossing the bridge over to the east side of Armour, and then north to Kellogg.
- 2) If such a bridge was not provided, all thru and local neighborhood traffic traveling north on the west side of Armour and wanting to exit onto Kellogg would be forced west on Orme, and then north on Calhoun Drive past the residences and opposition represented by Mr. Stewart. It should be noted that once reaching the intersection of Calhoun and Kellogg, northbound traffic can then only proceed east on Kellogg because of the medial. Northbound traffic also has the choice of traveling either east or west by way of the Kellogg frontage road.
- 3) With the bridge provided, northbound traffic on the west side of Armour as well as the east side, can exit the area by continuing north on Armour and then have the choice of going east or west on the frontage road as well as the highway because of the medial break which exits at that location.
- 4) We have also understood from past conversations with Paul Graves, that it might be feasible to signalize the intersection of Kellogg and Armour Drive, because of the medial

Page 2 - Ralph Wulz
August 19, 1971

break and the improvements and location of Armour to the north of Kellogg. If such a signalization is still a possibility, then this in itself supports the need and advantages of having the bridge.

It still seems that the "need" for the bridge does exist. It is also noted that in Mr. Stewart's letter of August 4, he indicates that the property owners whom he represents feel that the bridge is a wasteful use of public funds. In this case, however, the applicants themselves have guaranteed the construction of the bridge on or before March 25, 1973, by means of a performance bond.

In regard to Mr. Stewart's letter of August 5, and the possibility of a barricade at the south end of the west side of Armour at Orme Street, it would seem appropriate that the applicant provide some type of barricade which is acceptable to Traffic Engineering in the event the actual reconstruction of the intersection and expansion of the motel facilities is not expected to occur in the very near future.

RAL:JDG:ber

cc: Ray Bruggeman, Director of Public Works
Paul Graves, City Traffic Engineer
Dick Linn, City Engineer

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE August 9, 1971



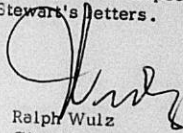
TO Robert A. Lakin, Director of Planning
Ray W. Bruggeman, Director of Public Works

FROM Ralph Wulz, City Manager

SUBJECT Armour Drive Bridge

Attached are copies of two letters from Mr. Kenneth Stewart representing property owners south of the Holiday Inn Motel on east Kellogg.

I would be interested in your comments as to the "need" for the proposed bridge in view of the apparent position of those persons expected to be served and the other points raised in Mr. Stewart's letters.

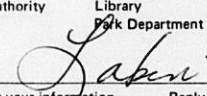

Ralph Wulz
City Manager

RW:jh

Attachments

ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

City Manager	Dir. of Adm.	Planning Dept.
Deputy City Manager	Auditing	Police Dept.
Housing	Budget	Motor Pool
Human Res. Dev.	Data Proc.	Dir. of Public Works
Model Cities	Industrial Dev.	Administration
City Clerk	Man. Coord. Center	Central Insp.
Community Facilities	Personnel	Project Army
Credit Union	P.S. Careers	Engineering
Fire Department	Public Info.	Traffic Engr.
Health Department	Purchasing	Maintenance
Director of Law	Duplicating	Sanitation
Prosecutor's Office	Ret. & Group Ins.	Urban Renewal
Municipal Court	Treasury	Water Department
Transit Authority	Library	Water Pol. Control
	Park Department	

For: 
____ For your information _____ Reply sending me _____ copies
____ For your comments _____ Prepare reply for my signature
____ Note and return _____ You handle. No report required.

MESSAGE:

Signed _____ Date 8-9
000-013

JOHN E. BOYER
GEORGE J. HONDROS (1910-1962)
KENNETH R. STEWART
JAMES R. HANSON
ROBERT L. SMITH
KENNETH R. VAN BLARICUM

LAW OFFICES OF
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

PAUL J. DONALDSON
OF COUNSEL

264-7321
AREA CODE 316

August 4, 1971

Mr. Ralph Wulz
City Manager
City Building Annex
Wichita, Kansas 67202

ROUTING	
<input type="checkbox"/> RE: _____	<i>[Signature]</i>
<input checked="" type="checkbox"/> FILE _____	<i>[Signature]</i>
AUG 5 1971	
<input type="checkbox"/> RE: _____	<i>[Signature]</i>
<input type="checkbox"/> FILE _____	<i>[Signature]</i>

Re: Subdivision 67-72
Final Plat of Lightner Addition
Generally located at the Southwest
corner of Armour Drive and Kellogg.
Our File No. 1046

Dear Mr. Wulz:

This will recall our telephone conference regarding this matter approximately seven days ago when I was advised that the City Commission did not feel it appropriate to grant a rehearing on this matter, inasmuch as the Board of County Commissioners had already approved the signing and recording of the plat.

At that time I referred to my previous letter of July 14 which was accompanied by a more descriptive letter sent to Messrs. Peters, Rush and Scott constituting the Board of County Commissioners. Principally, the letter advised the County Commissioners and also the City that "(2) The residents are opposed to the proposed bridge across the existing drainage ditch from the west line of East Armour to join with the east end of Orme Street at the ditch."

It is my understanding that the matter was to be reviewed to determine if in fact the proposed bridge was

Mr. Ralph Wulz

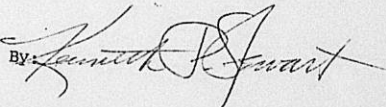
August 4, 1971

Page. . . .2

necessary. It seems to the property owners whom I represent, that this is a wasteful use of public funds, so far as they are concerned.

Yours very truly,

BOYER, DONALDSON & STEWART

By: 

KPS:ss

cc: Mr. John D. Gist, Principal Planner,
Metropolitan Area Planning Commission
Mr. and Mrs. Robert Michelson

LAW OFFICES OF
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

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PAUL J. DONALDSON
OF COUNSEL

264-7321
AREA CODE 316

August 5, 1971

ROUTING	
<input type="checkbox"/> DEAM	_____
<input checked="" type="checkbox"/> LAW	_____
AUG 9 1971	
<input type="checkbox"/> [Signature]	_____
<input type="checkbox"/> File	<input type="checkbox"/>

Mr. Ralph Wulz
City Manager
City Building Annex
Wichita, Kansas 67202

Re: Subdivision 67-72
Final Plat of Lightner Addition
Generally located at the southwest
corner of Armour Drive and Kellogg
Our File No. 1046

Dear Mr. Wulz:

Again on behalf of the residents who have protested the above zone change, I wish to bring to the attention of the city recent developments which demonstrate the burdens placed upon the neighborhood by the zone change and platting which has occurred.

At the present time, large trucks are using the West side of Armour, presumably vacated by the recording of the plat, for purposes of on-street parking and are then proceeding to exit from the area by going to the corner of Armour and Orme turning west in front of the neighborhood properties. This type of traffic circulation is occurring at all times of the day and night resulting in much inconvenience to the neighborhood.

At this point we are not informed whether or not the previous parking restrictions on the street have been lifted by the vacation. In the event that this has taken place, then it would seem appropriate to barricade the

Mr. Ralph Wulz

August 5, 1971

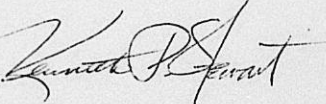
Page2

south end of Armour at Orme Street so that this sort of movement can be eliminated through the neighborhood.

Again, we request your consideration as to whether or not the bridge at Orme across the ditch is necessary for any purpose since it appears clear that this bridge is utilized for this kind of traffic to proceed from Armour on the east side of the ditch south to Orme and eastward through the neighborhood to make a U-turn back to Kellogg for exit from the city on U. S. Highway 54.

Very truly yours,

BOYER, DONALDSON & STEWART

BY 

KPS:cpp

cc: Metropolitan Area Planning Department
Department of Public Works
Traffic Engineering Department
Mr. and Mrs. Robert Michelson

8/18/71

LIGHTNER ADDITION

- X - memo of enquiry 8-9-71 to Lakin & Bruggeman
- 27 JUL 71 - make reply cc to Bruggeman
- X - "need" for the proposed bridge?
-

STEWART

- Stewart's letter to Wulz refers to a wasteful use of public funds → NOT PUBLIC as bridge was guaranteed by applicant.
- Armour used for parking of trucks → parking lot arrangement NOT approved & could only be adj. to that which ~~was~~ was proposed.
- should be no direct access to Orme except by way of Calhoun or Armour E. of the drainage
- if Motel is not going to proceed in near future w/ expansion of their facilities & the associated improvements & re-improvements to the street, drainage, etc. THEN → Armour should be temporarily closed now until reconstruction occurs by

barriade or something ^{Anticipation}
a P.W. (EVEN THO SURRANDEED)

- If any truck parking is occurring
on Dine then this inconvenience
for the neighborhood ~~could~~ could be
eliminated by ~~proper~~ enforcement
of the City Ord. which prohibits
this. We are aware that Mrs.
Nichelson who Ken Stewart
represents, has been advised ~~of~~
that the City Ord. ~~is~~ prohibits such
truck parking on City Street and
that she had made many attempts
at having the Police Dept. ~~to~~ so
enforce the Ord. but ~~that~~
at what she indicates has been un-
~~successful~~ successful.

- It would ~~appear~~ appear that
w/ no parking on the streets the
trucks would be leaving the
Hotel from spaces that ~~the~~ the hotel
should be providing north to 54
on Armour E of the Dr. ditch &
then either E or W. on the
Highway

5/1067-72

SKETCH — originally proposed
Armour (W) to extend N of Orme
but cul-de-sac S. of new
additions to motel.

2 1/2 yrs later a
REVISED SKETCH submitted
showing Orme extending
across drainage ditch

preliminary → NO additional
comments

final → NO additional
comments

SPECIFIC POINTS

- * 1) Armour not designated collector
PUT tends to operate as one
THEREFORE BRIDGE ~~that~~ would
allow north bound traffic on
Armour (W) to still exit area
to Kellogg by crossing over to
Armour (E)

X2) Otherwise, all - through on local
neighborhood traffic. ~~trying to~~
which are traveling N on
Armour (W) ~~to~~ and who are
trying to exit the area onto
Kellogg, would be forced W on
Orme ~~to follow~~ past the
residence to reach Calhoun & then
N to Kellogg.

X3) It should be noted too that
~~the~~ once reaching ~~the~~ intersection
of Calhoun & Kellogg, traffic
can only go E on Kellogg
because of medical located
therein. (~~can go E or W on~~
~~frontage rd~~)

X4) with bridge being provided
for extension of Orme across
Drainage canal. → THEN
traffic trying to ~~exit~~ exit area
by going N to Kellogg ~~can~~ can
go E - W on frontage of
U.S. 54 either one. (permitted by B)

X5) We have also understood from
past ~~the~~ conversations with
Paul Graves, that ~~it~~ might be
possible to signalize the intersection
of Kellogg and Armour Prime
because of the medical bus &
location of Armour to the N of Kellogg
THIS IS AN ADDITIONAL REASON WHY

LAW OFFICES OF
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

JOHN E. BOYER
GEORGE J. HONDROS (1910-1982)
KENNETH R. STEWART
JAMES R. HANSON
ROBERT L. SMITH
KENNETH R. VAN BLARICUM

PAUL J. DONALDSON
OF COUNSEL

August 5, 1971

284-7321
AREA CODE 316

Mr. Ralph Wulz
City Manager
City Building Annex
Wichita, Kansas 67202



Re: Subdivision 67-72
Final Plat of Lightner Addition
Generally located at the Southwest
corner of Armour Drive and Kellogg
Our File No. 1046

Dear Mr. Wulz:

Again on behalf of the residents who have protested the above zone change, I wish to bring to the attention of the city recent developments which demonstrate the burdens placed upon the neighborhood by the zone change and platting which has occurred.

At the present time, large trucks are using the West side of Armour, presumably vacated by the recording of the plat, for purposes of on-street parking and are then proceeding to exit from the area by going to the corner of Armour and Orme turning west in front of the neighborhood properties. This type of traffic circulation is occurring at all times of the day and night resulting in much inconvenience to the neighborhood.

At this point we are not informed whether or not the previous parking restrictions on the street have been lifted by the vacation. In the event that this has taken place, then it would seem appropriate to barricade the

Mr. Ralph Wulz

August 5, 1971

Page2

south end of Armour at Orme Street so that this sort of movement can be eliminated through the neighborhood.

Again, we request your consideration as to whether or not the bridge at Orme across the ditch is necessary for any purpose since it appears clear that this bridge is utilized for this kind of traffic to proceed from Armour on the east side of the ditch south to Orme and eastward through the neighborhood to make a U-turn back to Kellogg for exit from the city on U. S. Highway 54.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth Stewart*

KPS:cpp

cc: Metropolitan Area Planning Department
Department of Public Works
Traffic Engineering Department
Mr. and Mrs. Robert Michelson

LAW OFFICES OF
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

JOHN E. BOYER
GEORGE J. MONDROS (1910-1962)
KENNETH R. STEWART
JAMES R. HANSON
ROBERT L. SMITH
KENNETH R. VAN BLARICUM

PAUL J. DONALDSON
OF COUNSEL

August 4, 1971

264-7321
AREA CODE 316

Mr. Ralph Wulz
City Manager
City Building Annex
Wichita, Kansas 67202

Re: Subdivision 67-72
Final Plat of Lightner Addition
Generally located at the Southwest
corner of Armour Drive and Kellogg.
Our File No. 1046

Dear Mr. Wulz:

This will recall our telephone conference regarding this matter approximately seven days ago when I was advised that the City Commission did not feel it appropriate to grant a rehearing on this matter, inasmuch as the Board of County Commissioners had already approved the signing and recording of the plat.

At that time I referred to my previous letter of July 14 which was accompanied by a more descriptive letter sent to Messrs. Peters, Rush and Scott constituting the Board of County Commissioners. Principally, the letter advised the County Commissioners and also the City that "(2) The residents are opposed to the proposed bridge across the existing drainage ditch from the west line of East Armour to join with the east end of Orme Street at the ditch."

It is my understanding that the matter was to be reviewed to determine if in fact the proposed bridge was



Mr. Ralph Wulz

August 4, 1971

Page. . . .2

necessary. It seems to the property owners whom I represent, that this is a wasteful use of public funds, so far as they are concerned.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Kenneth P. Stewart*

KPS:ss

cc: Mr. John D. Gist, Principal Planner,
Metropolitan Area Planning Commission
Mr. and Mrs. Robert Michelson

July 15, 1971

Mr. John Oliphant
7411 East Kellogg
Wichita, Kansas 67207

Subject: Case No. S/D 67-72
Lightner Addition

Dear Mr. Oliphant:

As you requested, attached are copies of the letters from Mr. Ken Stewart to the City Manager and to the Board of County Commissioners requesting that the above captioned plat be re-heard by the City Commission.

If it is determined that this matter is to be re-scheduled before the City Commission, we will keep you advised as to the time and date of the hearing.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Banner

JHG:ls
Enclosure
cc Dale Fair, 1111 Vickers Tower 67202

LAW OFFICES OF
BOYER, DONALDSON & STEWART

WICHITA FEDERAL SAVINGS BUILDING
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

July 14, 1971

264-7321
AREA CODE 316

JOHN E. BOYER
GEORGE J. DONALDSON (1910-1962)
PAUL J. DONALDSON
KENNETH R. STEWART
JAMES R. HANSON
ROBERT L. SMITH
KENNETH R. VAN BLARICUM

Mr. Elmer Peters
Mr. Earl Rush
Mr. Tom Scott
Board of County Commissioners
Sedgwick County Courthouse
Wichita, Kansas 67202

Re: S/D 67-72

Final Plat of Lightner Addition
Generally located at the Southwest
corner of Armour Drive and Kellogg

Gentlemen:

We are counsel representing Mr. and Mrs. Robert Michelson, who reside at 7321 East Orme, Wichita, Kansas, and speaks to us on behalf of the neighborhood residents who generally reside south of the Holiday Inn and who have previously protested certain zoning and platting action taken by the Metropolitan Area Planning Commission and the Board of City Commissioners.

We specifically request that you defer your final approval of the above plat for the following reasons:

- (1) Mr. and Mrs. Michelson and the neighborhood residents do not believe that their rights have been appropriately protected by actions taken to approve the proposed plat because
 - (a) Their own ingress and egress from their residential area through the use of West Armour Drive is now blocked by the proposed



Board of County Commissioners

July 14, 1971

Page . . . 2

vacation of West Armour Drive which would occur upon the recording of the above plat pursuant to the provisions of K.S.A. 12-512(b), as amended;

- (b) No suitable substitute ingress and egress has been afforded to the neighborhood residents, since the already crowded streets for the circulation of traffic are not being substituted by any additional streets or widening of existing streets.
- (2) The residents are opposed to the proposed bridge across the existing drainage ditch from the west line of East Armour to join with the east end of Orme Street at the ditch.
- (3) In the event that the plat is recorded then the street is automatically vacated under the statute without hearing before the Board of County Commissioners.

We are fully aware that the present statutes and regulations do not seem to provide any specific means for bringing this matter to the attention of the commissioners, nor for further hearing before the Board of City Commissioners, however, we respectfully request that the final approval and signature to the plat be withheld until we have an opportunity to present the matter to the Board of County

Board of County Commissioners

July 14, 1971

Page3

Commissioners and request further hearing before the Board of City Commissioners.

Very truly yours,

BOYER, DONALDSON & STEWART

BY *Kenneth P. Stewart*

KPS:cpp

cc: Metropolitan Area Planning Commission
cc: Mr. Ralph Wulz, City Manager
cc: Mr. and Mrs. Robert Michelson

LAW OFFICES OF
BOYER, DONALDSON & STEWART

WICHITA FEDERAL SAVINGS BUILDING
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

JOHN E. BOYER
GEORGE J. HONDROS (1910-1982)
PAUL J. DONALDSON
KENNETH R. STEWART
JAMES R. HANSON
ROBERT L. SMITH
KENNETH R. VAN BLARICUM

July 14, 1971

264-7321
AREA CODE 316

Mr. Ralph Wulz
City Manager
City Building Annex
Wichita, Kansas 67202

Re: S/D 67-72
Final Plat of Lightner Addition
Generally located at the southwest
corner of Armour Drive and Kellogg

Dear Mr. Wulz:

On behalf of Mr. and Mrs. Robert Michelson and area residents, it is respectfully requested that a re-hearing be arranged before the Board of City Commissioners for reconsideration of the final plat for the reasons indicated in the enclosed request made to the Board of County Commissioners.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth R. Stewart*

KPS:cpp
Enclosure

cc: Metropolitan Area Planning Commission



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	67-72	Name	LIGHTNER ADDITION	
Application Filed:	1-14-70	Sketch Filed:	1-14-70	
Preliminary Plat Filed:	2-24-70	Approved by S/D:	3-5-70	
Final Plat Filed:	3-8-71	Approved by S/D:	3-18-71	
Approved by Metropolitan Area Planning Commission:			3-25-71	

DESCRIPTION

General Location: South side of Kellogg between
Calhoun Drive and Armour Drive

Surveyor or Engineer: Professional Engineering Consultants
Owner: Robert S. Lightner
Address: 219 NorthMarket 67202

- | | | |
|--------------------------|----------------------|---------------------------------|
| 1. Gross Acreage of Plat | <u>3.22</u> | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u>20</u> R/W <u>460</u> ft. |
| Residential | <u>1</u> | b. _____ R/W _____ ft. |
| Commercial | <u>1</u> | c. _____ R/W _____ ft. |
| Industrial | <u>1</u> | d. _____ R/W _____ ft. |
| Other | <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots: | <u>1</u> | TOTAL <u>460</u> ft. |
| 3. Minimum Lot Frontage: | <u>117</u> ft. | 6. Existing Zoning: "LC" & "AA" |
| 4. Minimum Lot Area | <u>25,123</u> sq.ft. | |

A performance bond has been submitted guaranteeing the relocation of sanitary and storm water sewers, reconstruction of the intersection of West Armour Drive and Orme Street, construction of an enclosed concrete drainage structure along the existing canal, and construction of sidewalks adjacent to the west side of Armour Drive east of the Canal and the north line of Orme Street.

Planning Commission Recommendation: (and the north line of Orme Street. JACKSON moved and BURNETT seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to:

- Any relocation or reconstruction of utilities necessitated because of street right-of-way and easements being vacated by this replat, shall be at the sole expense of the applicant; and all proceedings connected therewith being without cost to the City, County or any utility company.
- Recording of the plat within 30 days after approval by the Board of City Commissioners

NOTE: The associated zone case Z-1175, "A" to "BB" and "LC", was approved by the Board of City Commissioners on March 31, 1970, subject to platting.

Vote of Planning Commission: Unanimous as to those voting. RISING abstained.

ACTION: Receive and file the performance bond, and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

PERFORMANCE BOND

Bond No. 5391911

KNOW ALL MEN BY THESE PRESENTS:
Robert S. Lightner and

That, we Eugene W. Lightner as Principal, and Western Surety Company as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and

State of Kansas, in the sum of One Hundred Forty Thousand Dollars \$140,000.00 Dollars, lawful money of the United States, for payment of which will and truly to be made, we bind ourselves, our heirs, executors, successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, said Principal will make the following improvements. All improvements and other work as set forth to be done and performed in accordance with the plans, specifications and provisions as determined by the

City of Wichita for the development and improvement in Lightner Addition (name of subdivision)

Plat located in Section 30 Township 27-S Range 1-E, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal Robert S. Lightner & Eugene W. Lightner shall perform the following obligations and conditions:

- 1. Relocate sanitary sewers.
- 2. Relocate storm sewers.
- 3. Install concrete drainage structure.
- 4. Reconstruct intersection at Orme and West Armour
- 5. Install sidewalks adjacent to the west side of Armour Drive east of the canal and the north line of Orme street.

* *

6. Reimbursement to the City of Wichita at an actual cost figure, all costs and expenses related to the preparation of plans and specifications and the inspection of construction of the above listed projects.

which obligations and each of them shall be performed on or before 3-25, 1973 ** and all of which shall be performed and accomplished in accordance with presently established standards and specifications of the Department of Public Works of the City of Wichita.

NOW, THEREFORE, if the said Principal shall fully and faithfully perform all the work specified to be done and performed within the time prescribed, and in accordance with the plans, specifications and provisions, therefore, to which reference is here made; then this obligation shall be void; otherwise to remain in full force and effect in law; it being expressly understood and agreed that the liability of the Surety for any or all claims hereunder, shall in no event exceed the penal amount of this obligation, as herein stated. It is expressly understood that the City may declare said bond forfeited if the conditions herein have not been fully complied with in every respect and further, that the City may install said projects and pay for same out of said forfeited bond funds.

The said Surety hereby stipulates and agrees that no modifications, omissions, or additions, in or to the plans or specifications therefor, or any extension of time, shall in any wise affect the obligation of said Surety on its bond.

IN WITNESS WHEREOF, we have hereunto set our hand and seals on this 18th day of June, 19 71

COUNTERSIGNED

BY Charles C. Henaga

Kansas Resident Agent

* Insert N/A (Not Applicable) when blanks are not used.

** Insert date, 2 years following the date of approval of the final plat by the Planning Commission.

James L. Lettner Principal
WESTERN SURETY COMPANY
BY R. Cassidy Surety
R. Cassidy, Asst. Sec'y

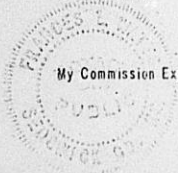
STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this 22nd day of June, 19 71, before me, a Notary Public in and for said County and State, came Robert S. Lightner, Eugene W. Lightner, and Western Surety, (Principal) (Surety)

to me personally known to be the same persons executing the foregoing instrument of writing and duly acknowledged the execution of same, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

James L. Lettner Notary Public

My Commission Expires: 11-21-74



June 16, 1971

Mrs. Robert D. Mickelson
7321 East Orme
Wichita, Kansas 67207

Subject: S/D 67-72 - Final Plat
of LIGHTNER ADDITION, generally
located at the southwest corner
of Armour Drive and Kellogg.

Dear Mrs. Mickelson:

As per your previous request, this is to advise your that the above captioned final plat is being forwarded to the Board of City Commissioners for their consideration at their regularly scheduled meeting on Tuesday, June 22, 1971, at 9:00 a.m., in Room 201 City Building, 204 South Main, Wichita, Kansas.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

cc: Frank Hafer, General Manager of Holiday Inn of Wichita
219 North Market, 67202

Letter also sent to: Kenneth P. Stewart, Attorney
340 South Broadway, 67202


THE GAS SERVICE COMPANY
General Offices • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
WICHITA, KANSAS 67201

June 15, 1971

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Attention: Mr. Robert Lakin

Re: Plat of Lightner Addition

Dear Sir:

This is to advise you that satisfactory arrangements have been completed between Robert S. Lightner and Eugene W. Lightner doing business as Holiday Inn East, and The Gas Service Company relative to our facilities involved in the platting of Lightner Addition.

Yours very truly,
THE GAS SERVICE COMPANY

S. E. Walker
S. E. Walker, Jr.
General Superintendent

SEW:ch

Distributor of Natural Gas in the Heart of the Nation.

FIDELITY INVESTMENT COMPANY



229 SOUTH MARKET WICHITA, KANSAS 67202 Incorporated 1905
Branch Office — 510 West 29th Street, Topeka, Kansas 66611, (913) 267-0763 (316) 267-2881

June 16, 1971

Metropolitan Area Planning Committee
Wichita, Kansas

Attention: Mr. John Gist

Dear Mr. Gist:

This is to advise that we are in receipt of payment in full and that the funds are being transmitted to the investor for the three mortgages described below:

X-227313 541 Armour Drive Sedgwick County

Beg 14 ft NW of SE cor Lot 8 NW 61.5 ft SW to a pt 11.37 ft S of NW corner Lot 8 S to pt 20.87 ft S of NW corner Lot 7 NE to beg Blk 1 Eastridge 8th

X-227300 547 Armour Drive Sedgwick County

Beg 15.5 ft NW of SE corner Lot 7 NW 65.5 ft SW to pt 41 ft N of SW corner Lot 7 S to a pt 31 ft S of NW corner Lot 6 NE to beg Blk 1 Eastridge 8th

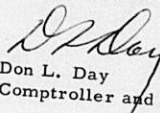
X-227282 535 Armour Drive Sedgwick County

Beg 11.5 ft NW of SE corner Lot 9 NW to NE corner W to NW corner S 85.82 ft M-L NE to beg being part Lots 8-9, Block 1, Eastridge 8th Add

H. MARVIN BASTIAN
President and Chairman of the Board
IVAN P. GALYER
Executive Vice President
HAROLD H. BOWMAN
Senior Vice President
MAURICE A. ROBERTS
Vice President, Topoka Division
DONALD L. DAY
Comptroller and Treasurer
HUGH M. McCLURE
Secretary
CHARLES W. BEATY
Assistant Vice President
PAUL W. QUINN
Assistant Vice President
E. SANDY STEWARD
Assistant Vice President

DLD:iw

Very truly yours,


Don L. Day
Comptroller and Treasurer



FHA, GI, CONVENTIONAL, COMMERCIAL, FARM LOANS AND PROPERTY MANAGEMENT

June 16, 1971

Metropolitan Area Planning Committee
Wichita, Kansas

Attention: Mr. John Gist

Dear Mr. Gist:

This is to advise that we are in receipt of payment in full and that the funds are being transmitted to the investor for the three mortgages described below:

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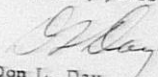
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Very truly yours,


Don L. Day
Comptroller and Treasurer

DLD:rw

LAW OFFICES OF
MARTIN, PORTER, PRINGLE, SCHELL & FAIR
1111 VICKERS TOWER
WICHITA, KANSAS 67202

ROBERT MARTIN
WILLIAM PORTER
K. W. PRINGLE, JR.
WILLIAM F. SCHELL
DALE FAIR
WILLIAM L. OLIVER, JR.
THOMAS C. TRIPLETT
WAYNE W. WALLACE
JOHN P. WOLF
DOUGLAS K. DUSENBURY

June 15, 1971

AREA CODE 316
267-7325

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Re: Lots 6, 7, 8 and 9, in Block 1,
in Eastridge Eighth Addition to
Wichita, Sedgwick County, Kansas.

Gentlemen:

At the request of Robert S. Lightner and Eugene W. Lightner,
we have examined the title documents deemed necessary by us dated as
of June 14, 1971 at 7:00 A.M.

Based upon our examination, it is our opinion that fee simple
title is vested in:

Robert S. Lightner and Eugene W. Lightner,
as tenants in common.

The above is subject to the following comments and requirements:

1. Mortgage from Earl C. Reed & Marion L. Reed to Fidelity Investment Co. Recorded in Book 1026, page 531.
2. Mortgage from Eulas Shepherd and Ruth L. Shepherd, his wife, to Fidelity Investment Co., Recorded in Book 1029, page 431.
3. Mortgage from John Paul Boore and Agnes Irene Boore, his wife, to Fidelity Investment Co., Recorded in Book 1026 of Mortgages, page 223.



Metropolitan Area Planning Commission
Page two
June 15, 1971

4. Personal Tax Lien against Robert Lightner, Magic Carpet, Inc., 1300 Airport Road, Warrant #7189 for year 1969 in amount of \$830.67, plus interest, filed November 30, 1971.

5. District Court Case C-21301, Earl W. Hamman, Inc., vs. The Western Casualty & Surety Company, et al & Robert S. Lightner as Third Party Defendant, Action filed for Recovery of Money, filed February 12, 1971. Pending.

6. District Court Case C-21474, Coonrod & Walz Construction Co., Inc. vs. Motel Enterprises, Inc., Robert S. Lightner, Eugene W. Lightner, et al, Action for Foreclosure of Mechanic's Lien, (Not on Captioned Property.) Filed March 4, 1971. Pending.

7. We give no opinion as to the rights of parties in possession if other than the owner; the accuracy of boundary lines; the possibility of recent improvements which might become a basis for a mechanic's or materialmen's lien; and the possible existence of unmatured installments of special assessments none of which can be determined from the title documents.

Taxes for the year 1970 and prior years are paid.

Yours very truly,

MARTIN, PORTER, PRINGLE, SCHELL & FAIR

By *Dale Fair*

DF/rm

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE June 15, 1971



TO Jack Galbraith, Chief Planner

FROM Bill H. Otten, Design & Planning Supt.

SUBJECT Lightner Addition

Satisfactory arrangements have been made by Holiday Inn East for abandonment of the existing water main in Armour Drive north from Orme.

Bill H. Otten
Design & Planning Supt.

BHO:bg

cc: Frank W. Hafer
7411 East Kellogg
Wichita, Kansas 67207

John D. Wynkoop, Operations Chief Engineer



KENNETH O. TAYLOR

Consulting Engineer

1542 SOUTH ST. FRANCIS

WICHITA, KANSAS 67211

June 14, 1971

Mr. John D. Gist
Wichita-Sedgwick County MAPC
City Building Annex
Wichita, Kansas

Subject: S/D 67-72 Final Plat of
Lightner Addition

Dear Mr. Gist:

This letter is concerning the final plat of Lightner Addition and the subdivision committee requirements of Items 9, 10, 11 and 12 in your letter of March 22, 1971

1. The estimated cost of relocating sanitary sewers on the above named plat is

	\$	16,170.00
Plus 10% for engineering and contingencies		1,617.00
Total estimated cost	\$	<u>17,787.00</u>
2. The estimated cost of relocating storm sewers on the above named plat is

	\$	7,290.00
Plus 10% for engineering and contingencies		729.00
Total estimated cost	\$	<u>8,019.00</u>
3. The estimated cost of the concrete drainage structure consisting of 3-7 x 7 bays for a length of 525 feet is

	\$	100,000.00
Plus 10% for engineering and contingencies		10,000.00
Total estimated cost	\$	<u>110,000.00</u>
4. The estimated cost of reconstruction of the intersection at Orme and West Armour is

	\$	1,750.00
Plus 10% for engineering and contingencies		175.00
Total estimated cost	\$	<u>1,925.00</u>
5. The total amount of the guarantee for the above improvements is

	\$	137,731.00
--	----	------------

The closing of the entrance drive from Kellogg to West Armour should be done when the intersection of Armour and Orme is reconstructed
or
at the time of obtaining driveway permits along East Armour
or
upon approval of the site plan, which ever comes first.

Very truly yours,

K. O. Taylor
K. O. Taylor

KOT:at

cc: Mr. Dick Linn, City Engineer

March 30, 1971

The Files

John D. Gist, Principal Planner

Z-1175 - "A" to "BB" & "LC" - On the west side of Armour
Drive in an area south of Kellogg

Please find attached Page 27 of the agenda for the City Commission meeting on March 30, 1971 with particular attention to be noted to Item 14 thereon. The action of the Commission was to grant the request for a 90-day extension to complete the platting process.

It should be noted that the date of June 30, 1971 is the new date by which the associated plat of Lightner Addition is to be recorded with the Register of Deeds.

JDG:ls
cc Lightner Addition File

March 26, 1971

Professional Engineering Consultants
309 Laura
Wichita, Kansas 67211

Re: S/D 67-72 - Final Plat of
LIGHTNER ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 25, 1971, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of March 22, 1971.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

- Compliance with the requirements of the Metropolitan Area Planning Commission.
- Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- Certification by an attorney that fee title is vested in the platator.
- Certification that all taxes due and payable for 1970 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Robert S. Lightner, 219 North Market 67202
Frank Hafer, 219 North Market 67202
Mrs. Robert D. Mickelson, 7321 East Orme 67207
Kenneth P. Stewart, 340 South Broadway 67202

March 22, 1971

Professional Engineering Consultants
309 Laura Avenue
Wichita, Kansas 67211

Subject: S/D 67-72 - Final Plat of
LIGHTNER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 18, 1971, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- OK* 1. The dimension given for the distance along the curve in the south line of Lot 2, Block A and that indicated in the plat's text do not correspond and should be corrected.
- OK* 2. Labeling on the face of the plat, the purpose of the dashed line indicated parallel to the west line of Armour Drive, or deleting said line entirely.
- OK* 3. Dimensioning the width of Armour Drive which will remain between Kellogg and Orme.
- OK* 4. A 35-foot building setback from Kellogg Drive, except for where the existing structure is located, shall be indicated on the final plat.
- OK* 5. Indicating the existing, platted guy and anchor easement which extends east of the west property line between platted Lots 6 and 7, Block 1, Eastridge 8th Addition.
6. The applicant shall contact the Engineering Division of the Department of Public Works, Kansas Gas and Electric, and Southwestern Bell Telephone Companies, relative to indicating all necessary utility easements on the final plat.

7. Any relocation or reconstruction of utilities necessitated because of street right-of-way and easements being vacated by this replat, shall be at the sole expense of the applicant; and all proceedings connected therewith being without cost to the City, County or any utility company.

8. The applicant shall contact the Wichita Water Department and the Gas Service Company relative to making satisfactory arrangements for the abandonment of existing lines within Armour Drive. Letters giving approval of such arrangements shall be obtained from said department and company, and shall be forwarded to the Planning Department.

9. The applicant shall guarantee the relocation of the sanitary and storm sewers crossing subject property, and provide easements therefor. The Engineering Division should be contacted regarding these matters.

10. The concrete drainage structure which is to be built along the alignment of the existing drainage canal shall be constructed in accordance with specifications approved by the Department of Public Works, and shall be guaranteed by the applicant.

11. The applicant shall install or guarantee the reconstruction of the intersection of West Armour Drive and Orme Street, and the extension of Orme across the drainage canal to intersect with Armour Drive east of the canal.

12. The applicant shall contact the Engineering Division relative to making satisfactory arrangements and submission of guarantee for closing of the entrance onto Armour Drive west of the drainage canal at Armour Drive's intersection with Kellogg.

13. The applicant shall install or guarantee the installation of sidewalks adjacent to the west side of Armour Drive east of the canal and the north line of Orme Street; the total estimated construction cost to be in the amount of \$2,190.

14. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

137,731.00
2,190

\$139,921.00

BOND
BOND
BOND
at time of
development
w/ City
BOND

Page 3
March 22, 1971

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 25, 1971, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: Mr. Robert S. Lightner, 219 North Market, 67202
Mr. Frank Hafer, 219 North Market, 67202
Mrs. Robert D. Mickelson, 7321 East Orme, 67207
Attorney Kenneth P. Stewart, 340 S. Broadway, 67202


THE GAS SERVICE COMPANY

General Offices • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
WICHITA, KANSAS 67201

March 16, 1971

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Attention: Mr. Robert Lakin

Re: Plat of Lightner Addition

Gentlemen:

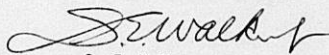
Reference is made to the final plat of Lightner Addition which vacates
Armour Drive.

The Gas Service Company has a 2" intermediate low pressure main in Armour Drive
that extends from Orme Street north to 270 feet north of the north property
line of Orme Street. This main now serves existing customers.

Before the plat of Lightner Addition is forwarded to the City Commission for
approval, arrangements will be necessary for the following:

1. Adequate easement for the existing main serving customers.
2. The abandonment of any part of the main that will no longer
be required to serve customers.

Yours very truly,
THE GAS SERVICE COMPANY



S. E. Walker, Jr.
General Superintendent

GWE:sn



Distributor of Natural Gas in More Than 375 Communities in the Heart of the Nation.

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 67-72 Name LIGHTNER ADDITION
Date Application Rec'd. 1-14-70 Preliminary Approval 3-5-70
Scheduled S/D Meeting 3-18-71

DESCRIPTION

General Location On the south side of Kellogg between Calhoun Drive
and Armour Drive.

Owner Robert S. Lightner
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

- | | | | |
|---|------------------------|---|--|
| 1. Gross Acreage of Plat | <u>3.22</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>460</u> R/W <u>20</u> ft. | |
| Residential | <u>1</u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u> </u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u>1</u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>2</u> | TOTAL <u>460</u> ft. | |
| 3. Minimum Lot Frontage | <u>117</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>25,123</u> sq.ft. | streets? <u> </u> yes <u> </u> no | |
| 5. Existing Zoning | <u>"LC" & "AA"</u> | | |
| 6. Proposed Zoning | <u>"LC" & "BB"</u> | | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | | | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | | | |

STAFF COMMENTS:

1. Associated zone case Z-1175, "A" to "BB" and "LC" has been approved by the Board of City Commissioners subject to replatting.
2. It should be pointed out that in the Subdivision Committee hearing and approval of the preliminary plat on March 5, 1970, most of the questions raised, and problems encountered, were concerned with the residential lot (Lot 6, Block 1 Eastridge 8th Addition) at the northwest corner of Orme and Armour Drive not being included within the area being replatted. Subject lot has now been included on the final plat.
3. The dimension given for the distance along the curve in the south line of Lot 2, Block A and that indicated in the plat text do not correspond and should be corrected.
4. Labeling on the face of the plat, the purpose of the dashed line indicated parallel to the west line of Armour Drive.
5. Dimensioning the width of Armour Drive which will remain between Kellogg and Orme.
6. A 35-foot building setback from Kellogg Drive, except for where the existing structure is located, shall be indicated on the final plat.
7. Indicating the existing, platted guy and anchor easement which extends east of the west property line between platted lots 6 and 7, Block 1, Eastridge 8th Addition.
8. The applicant shall contact the Engineering Division of the Department of Public Works, Kansas Gas and Electric and Southwestern Bell Telephone Companies, relative to indicating all necessary utility easements on the final plat.

(over)

March 9, 1971

Mr. Kenneth P. Stewart
Attorney at Law
340 South Broadway
Wichita, Kansas 67202

Subject: S/D 67-72 - Lightner
Addition, on the south side of
Kellogg between Calhoun and
Armour Drive.

Dear Mr. Stewart:

As requested in your letter of March 17, 1970 to Jack H. Galbraith of our staff concerning the above captioned case, this is to inform you that the final plat of Lightner Addition was submitted to our office on March 8, 1971. The final plat has been scheduled for hearing by the Subdivision Committee on March 18, 1971, at 2:00 p.m., 4th floor of the City Building Annex. Also per your request, we are enclosing a copy of the final plat.

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

Sincerely,

Curtis L. Newby
Planning Analyst

CLN;rme

Enclosure

LAW OFFICES OF
BOYER, DONALDSON & STEWART

WICHITA FEDERAL SAVINGS BUILDING
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

JOHN E. BOYER
GEORGE J. HONDROS (1910-1962)
PAUL J. DONALDSON
KENNETH P. STEWART
JAMES R. HANSON
ROBERT L. SMITH

April 10, 1970

AMHERST 4-7321
AREA CODE 316

Mr. Jack Galbraith
Senior Planner
Metropolitan Area Planning Department
City Annex Building
Wichita, Kansas 67202

Re: S/D 67-72, Lightner Addition
Armour Drive at Kellogg

Dear Mr. Galbraith:

As I indicated to the City Commission and have previously indicated to the Planning Department, residents in the area adjacent to the above proposed subdivision do wish to be included in any notices which are pertinent to further consideration of the proposal.

In addition to the particular individuals previously informed to you, I am enclosing a list of 29 other persons who are vitally interested in the proposal.

Thanks very much for your cooperation.

Very truly yours,

BOYER, DONALDSON & STEWART

By: *Kenneth P. Stewart*

KPS:pb
Enclosure
cc: Betty L. Mickelson



	NAME	ADDRESS
1	Virginia L. Sauer	7341 E. Indianapolis
2	Fred Sauer	7341 E. Indianapolis
3	Barbara Eldridge	7335 E. Indianapolis
4	Walter Eldridge	7335 E. Indianapolis
5	Doris Brown	7327 E. Indianapolis
6	John & Brown	7327 E. Indianapolis
7	William R. Henderson	7321 E. Indianapolis
8	Brooklyn E. Woodward	7321 E. Indianapolis
9	Lucille Mearns	7315 E. Indianapolis
10	Chester Mearns	7315 E. Indianapolis
11	F.W. West	7309 E. Indianapolis
12	Margaret West	7309 E. Indianapolis
13	Katia Black	7308 E. Indianapolis
14	Robert Black	7308 E. Indianapolis
15	Howard Mearns	7314 E. Indianapolis
16	Paul A. Mearns	7314 E. Indianapolis
17	Yvonne D. Mearns	7320 E. Indianapolis
18	Virginia Mearns	7320 E. Indianapolis
19	Arnold Mearns	7332 E. Indianapolis
20	Kemp M. Mearns	7332 E. Indianapolis

MICROFILMED
FROM THE BEST
AVAILABLE COPY

The undersigned residents of the area neighboring the south side of Kellogg between Calhoun Drive and Armour Drive wish to protest the proposed zone change described in Zone case 2-1175 "A" to "BB" and "LC"

NAME

ADDRESS

1. W. L. Sanders	615 Calhoun
2. Lee Mae Sanders	615 Calhoun
3. Donald F. Gattis	633 Calhoun
4. Marilyn L. Gattis	633 Calhoun
5. Sam L. Gush	639 Calhoun
6. Audine K. Gush	639 Calhoun
7. Emma W. Sanger	645 Calhoun
8. Fern O. Sanger	645 Calhoun
9. Maggie P. Jones	636 Calhoun

MICROFILMED
FROM THE BEST
AVAILABLE COPY



LAW OFFICES OF
BOYER, DONALDSON & STEWART

WICHITA FEDERAL SAVINGS BUILDING
340 SOUTH BROADWAY
WICHITA, KANSAS 67202

JOHN E. BOYER
GEORGE J. HONDROS (1910-1962)
PAUL J. DONALDSON
KENNETH R. STEWART
JAMES R. HANSON
ROBERT L. SMITH

March 17, 1970

AMHERST 4-7321
AREA CODE 318

Mr. Jack H. Galbraith
Senior Planner
Metropolitan Area Planning Commission
City Building Annex
104 S. Main Street
Wichita, Kansas 67202

RE: Z-1175 - Change from "A" to
"BB" and "LC" - West side of
Armour Drive in an area South
of Kellogg and Plat

Dear Mr. Galbraith:

On behalf of Mrs. Robert D. Mickelson and others
residing in the area of the above zone change and plat, we
respectfully request that we have notice in advance of the
subdivision committee meeting at which the plat is to be
presented. If at all possible, it would be appreciated if
I could secure a copy of the final plat in order that the
residents might have a clear picture of what might be pro-
posed by the applicant and the department.

Your co-operation is sincerely appreciated.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Kenneth P. Stewart*



KPS/cf

cc: Mrs. Robert D. Mickelson

March 9, 1970

Professional Engineering Consultants
1440 English
Wichita, Kansas 67211

Subject: S/D 67-72 - Preliminary Plat of
LIGHTNER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 5, 1970, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to:

1. Approval of the plat is subject to the approval of the associated zone case Z-1175 "A" to "BB" and "LC", involving a southern portion of subject property.

No longer requirement as priority (Lot 6 S.H. 1) has been incorporated into plat

It is necessary that a written statement be provided which is executed by the owner of Lot 6, Block 1, Eastridge 8th Addition (northwest corner of Armour Drive and Orme) in which the owner acknowledges and consents to the vacation of Armour Drive adjacent to the east side of his property. In lack of Armour Drive being vacated adjacent to said corner lot, the plat shall be amended to provide right-of-way for a cul-de-sac to terminate the north end of the remaining right-of-way of Armour Drive lying north of Orme Street.

Prior to the preparation of the final plat, the above vacation matter needs to be resolved so that the lotting arrangement of Lot 2, and the proper reversionary rights of any vacated right-of-way adjacent to the corner lot, can be taken into account.

- ok* Orme Street shall be labeled on the plat.
4. A 25-foot building setback from Orme Street and a 35-foot building setback from Kellogg Drive except for where the existing structure is located, shall be indicated on the final plat.
- ok* A 35-foot drainage easement for the concrete drainage box, shall be indicated on the plat.
- ok* Indicating a 10-foot utility easement adjacent to the west property line for that portion not adjacent to Calhoun Drive.
7. Indicating the existing, platted guy and anchor easement which extends east of the west property line between platted lots 6 and 7, Block 1, Eastridge 8th Addition.
8. The applicant shall contact the Engineering Division of the Department of Public Works, Kansas Gas and Electric and Southwestern Bell Telephone Companies, relative to indicating all necessary utility easements on the final plat.
9. Any relocation or reconstruction of utilities, necessitated because of street right-of-way and easements being vacated by this replat, shall be at the sole expense of the applicant; and all proceedings connected therewith being without cost to the City, County or any utility company.
10. The applicant shall contact the Wichita Water Department and the Gas Service Company, relative to making satisfactory arrangements for the abandonment of existing lines within Armour Drive, and possible relocation of service to the remaining house at the northwest corner of Armour and Orme. Letters giving approval of such arrangements shall be obtained from said department and company, and shall be forwarded to the Planning Department.
11. The applicant shall guarantee the relocation of the sanitary and storm sewers crossing subject property, and provide easements therefor. The Engineering Division should be contacted regarding these matters.

Page 3 - S/D 67-72
Professional Engineering Consultants
March 9, 1970

12. The concrete drainage structure which is to be built along the alignment of the existing drainage canal shall be constructed in accordance with specifications approved by the Department of Public Works, and shall be guaranteed by the applicant.
13. The applicant shall install or guarantee the reconstruction of the intersection of west Armour Drive and Orme Street, and the extension of Orme across the drainage canal to intersect with Armour Drive east of the canal.
14. The applicant shall install or guarantee the installation of sidewalks adjacent to the west side of Armour Drive east of the canal and the north line of Orme Street; the total estimated construction cost to be determined upon submission of the final plat.
15. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the preliminary plat is for your information and files. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

cc: Robert S. Lightner
219 N. Market 67202

Frank W. Hafer
219 N. Market 67202

Charles Liles
553 S. Armour Drive 67207

Kenneth P. Stewart
Attorney at Law
340 S. Broadway 67202

LAW OFFICES OF
BOYER, DONALDSON & STEWART

WICHITA FEDERAL SAVINGS BUILDING
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

MARCH 4, 1970

AMHERST 4-7321
AREA CODE 316

JOHN E. BOYER
GEORGE J. HONDROS (1910-1962)
PAUL J. DONALDSON
KENNETH R. STEWART
JAMES R. HANSON
ROBERT L. SMITH

Mr. Robert A. Lakin, Secretary
Metropolitan Area Planning Commission
City of Wichita
Wichita, Kansas

Re: Z-1175
S/D 67-72
Lightner Addition - Armour Drive
at Kellogg

Dear Mr. Lakin:

Please be advised that we have been retained to represent Mr. and Mrs. Robert D. Michelson and others residing on the east side of Calhoun Drive and the south side of Orme Street between Calhoun and Armour to protest the above zone change and replat.

In this capacity we would like to have the benefit of any additional information which is being developed by staff in reference to the zone change pursuant to the action taken by the Planning Commission at its meeting on February 26, 1970, which also continued the zone change matter until March 12, 1970. We should further like to request that the consideration of the preliminary plat scheduled for hearing Thursday, March 5, 1970, be deferred until the next regular meeting of the Subdivision Committee because the undersigned will not be present in the city.



Mr. Robert A. Lakin

March 4, 1970

Page2

In the event that such deferral is denied then it is respectfully requested that the record should show that these property owners who are represented would like to have a full opportunity to consider the proposed zone change and plat and to make objections heard by the Subdivision Committee at a future meeting and by the Planning Commission when it considers these matters.

Very truly yours,

BOYER, DONALDSON & STEWART

BY 

KPS:cpp

cc: Mr. and Mrs. Robert D. Michelson

Agents for:

Mr. and Mrs. Lester L. Toben
536 Calhoun
Wichita, Kansas

Mr. and Mrs. Richard Lee Wheeler
532 Calhoun
Wichita, Kansas

Mr. and Mrs. Thomas Forster
548 Calhoun
Wichita, Kansas

Mr. Robert A. Lakin

March 5, 1970

Page . . . 3

Mr. and Mrs. Carl L. Burrows
545 Calhoun
Wichita, Kansas

Mr. and Mrs. George R. Sellars
602 Calhoun
Wichita, Kansas

Mr. and Mrs. Edmund A. Woodcox
7309 East Orme
Wichita, Kansas

Mr. and Mrs. Chester C. Ramsey
7315 East Orme
Wichita, Kansas

Mr. and Mrs. Edward R. Radell
7327 East Orme
Wichita, Kansas

Ms. Helen White
Ms. Lois Tefft
609 South Armour
Wichita, Kansas

March 2, 1970

Mr. Charles Liles
553 South Armour Drive
Wichita, Kansas 67207

Subject: S/D 67-72 - Preliminary
Plat of Lightner Addition on the
south side of Kellogg between
Calhoun and Armour Drives.

Dear Mr. Liles:

The purpose of this letter is to advise the owner of the property at the immediate northwest corner of Orme Street and Armour Drive, that on Thursday, March 5, 1970, the Subdivision Committee of the Metropolitan Area Planning Commission will consider the preliminary plat of Lightner Addition. Said plat proposes to vacate all of Armour Drive lying west of the drainage ditch between the south line of Kellogg Drive and the north line of Orme Street. The Committee meeting will be held at 2:00 p.m. in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, 67202. You may attend this meeting if you so desire, to discuss with the members of the Committee your feelings concerning the plat insofar as they relate to the vacation of said portion of Armour Drive.

Page 2
March 2, 1970

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

Very truly yours,

John D. Gist
Planner III

JDG:rne

cc: Administration of Veterans
Affairs
5500 East Kellogg 67202

Mr. Frank W. Hafer
219 North Market
Wichita, Kansas 67202

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 67-72 Name LIGHTNER ADDITION
Date Application Rec'd. 1-14-70

Preliminary Approval _____
Scheduled S/D Meeting 3-5-70

DESCRIPTION

General Location On the south side of Kellogg between Calhoun Drive
and Armour Drive.

Owner Robert S. Lightner

Surveyor/Engineer Professional Engineering Consultants

Address 309 Laura Avenue

Phone AM 2-2691

1. Gross Acreage of Plat 3.22
2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____
3. Total Number of Lots 1
4. Minimum Lot Frontage 117 ft.
5. Minimum Lot Area 25,123 sq. ft.
6. Existing Zoning LC & AA
7. Proposed Zoning LC & BB
7. Lineal Feet of New Streets:
 - a. 460 R/W 20 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 460 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

1. Approval of the plat is subject to the approval of the associated zone case Z-1175 "A" to "BB" and "LC", involving a southern portion of subject property.
2. The configuration of this plat proposes the vacation of west Armour Drive between the north line of Orme Street and the south line of Kellogg Drive. To accomplish this it is necessary that a written statement be provided which is executed by the owner of Lot 6, Block 1, Eastridge 8th Addition (northwest corner of Armour Drive and Orme), in which the owner acknowledges and consents to the street being vacated. It is also necessary to determine the proper loting arrangement at the south end of the plat (Lot 2 and the Reserve), which will depend upon the legal reversionary rights of the street being vacated and any arrangements which may be reached between the applicant and the owner of said Lot 6.
3. The use for which the reserve is intended shall be indicated on the final plat.
4. Orme Street shall be labeled on the plat.
5. A 25-foot building setback from Orme Street and a 35-foot building setback from Kellogg Drive except for where the existing structure is located, shall be indicated on the final plat.
6. A 35-foot drainage easement for the concrete drainage box, shall be indicated on the plat.

7. The applicant shall relocate the sanitary and storm sewers crossing subject property and provide easements therefore.
8. The concrete drainage structure which is to be built along the alignment of the existing drainage canal shall be constructed in accordance with specifications of the Department of Public Works.
9. The applicant shall install or guarantee the reconstruction of the intersection of west Armour Drive and Orme Street, and the extension of Orme across the drainage canal to intersect with Armour Drive east of the canal.
10. The applicant shall install or guarantee the installation of sidewalks adjacent to the west side of Armour Drive east of the canal and the north line of Orme Street; the total estimated construction cost to be determined upon submission of the final plat.
11. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
12. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MPAC Subdivision Regulations).

FORM 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Exp. License</i>	
<i>Highway Ad.</i>	

Exp. License

Highway Ad.

Name *10/10 Highway Ad. Act*

Address *111 E. 4th St, Wichita*

Type *B-71-12* Due Date

Comments:

Date *2-25-70* By *Pat*

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 67-72 Name LIGHTNER ADDITION
Date Application Rec'd. 1-14-70 Preliminary Approval 3-5-70
Scheduled S/D Meeting 3-18-71

DESCRIPTION

General Location On the south side of Kellogg between Calhoun Drive
and Armour Drive.

Owner Robert S. Lightner

Surveyor/Engineer Professional Engineering Consultants

Address 1440 East English Phone 262-2691

- | | |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>3.22</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>460</u> R/W <u>20</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>460</u> ft. |
| 3. Minimum Lot Frontage _____ ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>25,123</u> sq.ft. | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>"LC" & "AA"</u> | |
| 6. Proposed Zoning <u>"LC" & "BB"</u> | |
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

1. Associated zone case Z-1175, "A" to "BB" and "LC" has been approved by the Board of City Commissioners subject to replatting.
2. It should be pointed out that in the Subdivision Committee hearing and approval of the preliminary plat on March 5, 1970, most of the questions raised, and problems encountered, were concerned with the residential lot (Lot 6, Block 1 Eastridge 8th Addition) at the northwest corner of Orme and Armour Drive not being included within the area being replatted. Subject lot has now been included on the final plat.
3. The dimension given for the distance along the curve in the south line of Lot 2, Block A and that indicated in the plat text do not correspond and should be corrected.
4. Labeling on the face of the plat, the purpose of the dashed line indicated parallel to the west line of Armour Drive.
5. Dimensioning the width of Armour Drive which will remain between Kellogg and Orme.
6. A 35-foot building setback from Kellogg Drive, except for where the existing structure is located, shall be indicated on the final plat.
7. Indicating the existing, platted guy and anchor easement which extends east of the west property line between platted lots 6 and 7, Block 1, Eastridge 8th Addition.
8. The applicant shall contact the Engineering Division of the Department of Public Works, Kansas Gas and Electric and Southwestern Bell Telephone Companies, relative to indicating all necessary utility easements on the final plat.

(over)

9. Any relocation or reconstruction of utilities, necessitated because of street right-of-way and easements being vacated by this replat, shall be at the sole expense of the applicant; and all proceedings connected therewith being without cost to the City, County or any utility company.
10. The applicant shall contact the Wichita Water Department and the Gas Service Company, relative to making satisfactory arrangements for the abandonment of existing lines within Armour Drive. Letters giving approval of such arrangements shall be obtained from said department and company, and shall be forwarded to the Planning Department.
11. The applicant shall guarantee the relocation of the sanitary and storm sewers crossing subject property, and provide easements therefor. The Engineering Division should be contacted regarding these matters.
12. The concrete drainage structure which is to be built along the alignment of the existing drainage canal shall be constructed in accordance with specifications approved by the Department of Public Works, and shall be guaranteed by the applicant.
13. The applicant shall install or guarantee the reconstruction of the intersection of west Armour Drive and Orme Street, and the extension of Orme across the drainage canal to intersect with Armour Drive east of the canal.
14. The applicant shall install or guarantee the installation of sidewalks adjacent to the west side of Armour Drive east of the canal and the north line of Orme street; the total estimated construction cost to be in the amount of \$2,190.
15. Recording of the plat within 30 days after approval by the Board of City Commissioners.

1st sketch plan letter (8-25-69)

(1)

X provide owners name & mailing address of Lot 6, Block 1, Eastridge 8th Add., so that he may be notified that West Armour Drive would not continue north to Killlogg frontage road.

X indicating area labeled as a concrete drainage canal as a 35. ft. drainage easement.

X Requirements for preliminary plat

X associated zone case
Z-1175 to be heard by
MAPC on 2/26/70 ("A" to "BB" & "LC")

X no additional comments other than zoning request appears to be logical

Issue comments

2

X All R.O.W for West Armour Drive north of the north line of Orme street must be vacated; OC a turn-around facility provided to terminate the remaining segment of R.O.W. (This requires consent of adjacent property owner of Lot 6, Block 1, Eastridge 8th Add. and satisfactory arrangements between parties involved. \rightarrow possible alternatives

~~pe~~
X 35' setback from Kellogg Dr. except for existing structure and 25' setback from Orme st.

X Reconstruction of intersection @ West Armour Dr. & Orme

X pave Orme across drainage ditch and intersection w/ E. Armour Dr.

(3)

X sidewalks adjacent to all
3 streets

X Relocation of sanitary and
storm sewers & provide
easements therefor.

X Construct Drainage box to
specifications of Dept. of
Public Works

X topo?

Have sketch plat file
already setup under previous
application. Place these
with same file and
enter new dates of
revised sketch & app.

being rec'd, and then
forward to Tom for re-
posting as boundaries
of plat have changed.
Keep ownership list with
plat to be used later
with an associated zone
case that we assume will
be submitted soon. J

Map No.: _____
 Section No.: 30
 Twp. No.: 27 S
 Range: 2 E

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: LIGHTNER ADDITION TO WICHITA
Sedgwick County, Kansas
 General Location: East Kellogg St @ Armour Dr.

Name of Property Owner: Robt. S. Lightner Phone: FO-3-2277
 Address: 219 N. Market
 Name of Subdivider: Robt. S. Lightner Phone: FO-3-2277
 Address: 219 N. Market
 Name of Agent/Surveyor: P.E.C. Phone: AM-2-2691
 Address: 1440 ENGLISH
 Date of Application: January 14, 1970

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 3.22
2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other 1
 - Total Number of Lots 2
3. Minimum Lot Frontage 117 ft.
4. Minimum Lot Area 25,123 ft.
5. Existing Zoning L.C. & AA
6. Proposed Zoning LC & PD
7. Lineal Feet of New Streets:
 - a. 460 R/W 20 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 460 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita.
10. Public Sanitary Sewers Yes (Yes-No), Name " " "
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Robert S. Lightner
by Franklin D. [Signature]

Wichita-Sedgwick County Metropolitan Area
 Planning Commission, Room 402, City Building
 Annex, 104 South Main Street, Wichita, Kansas

Received by [Signature]
 Date 1-14-70
 Fee Submitted None

\$33.00 submitted
on 2/25/70 [Signature]

T9-301B (10-68)



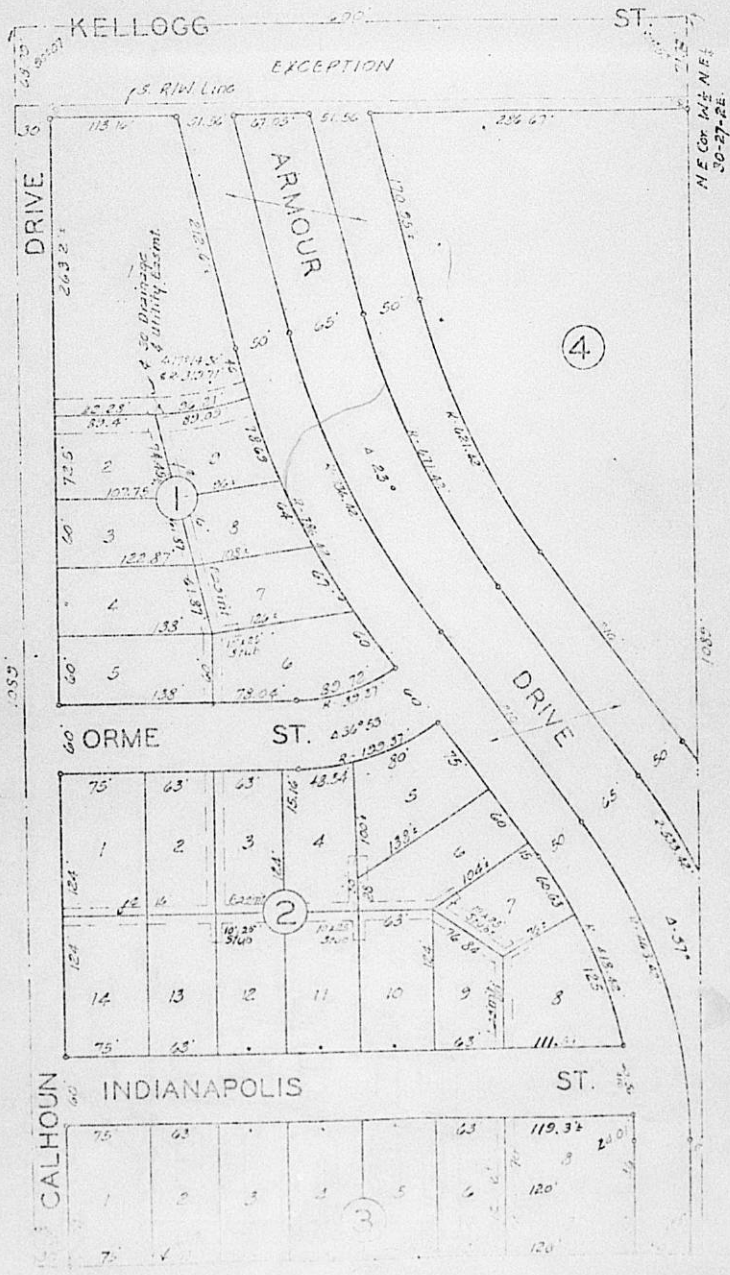
1/7/70

Frank Hofer discussed this date
the improvements to Holiday Inn East.
The discussion concerned the location
of Armour Drive, the construction of
a Box in the drainage way, zoning
to permit off-street parking, and
the replatting of all the area west
of Armour Drive.

Suggested that they file a zone
change request to "B B" to permit
off-street parking. A portion of the
area should be changed to "2c"
to permit owning pool. Desired
the submission of a revised
"sketch plat". Recommended that they
contact Public Works regarding
walk way over Armour Drive and
the relocation of sanitary and storm
sewer lines. Suggested they contact
the owner of the lot on the south
to resolve their being able to
incorporate the street in front of
that owners property into their
replat.

EASTRIDGE 8th ADDITION

TO WICHITA



NOTE: Section 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

208

NUMBER 25859

BOOK 1046 PAGE 99

INST. Sheriff's Deed

FILED 8-31-56 3:51 pm

GRANTOR Floyd Schroeder, Sheriff of Sedg Co

GRANTEE H. V. Higley, as Adm of Vets Affairs

CON/REF \$12.65. A-54935

LEGAL Beg at SE cor of Lot 6, Blk 1, Eastridge 8th add, th NWly along the front line of Lots 6 and 7, for 75.5 ft to a pt 15.5 ft NWly of SEly cor of Lot 7, th SWly to a pt on therear line of Lot 6, sd pt being 29 ft N of SW cor of Lot 6, th S along rear line of Lot 6, 29 ft, th along S line of sd Lot 6 topl of beg, being a part of Lots 6, 7, Blk 1, Eastridge 8th add

**

8-31-56
dka

James R. Kenney

C-25356

553 B. Arman

DEED — General Warranty — Joint Tenancy

DEED BOOK 1291 PAGE 432

THIS INDENTURE, Made this 17th day of June, A.D. 1962 between John Paul Boore and Agnes Irene Boore, husband and wife

of Sedgwick County, in the State of Kansas of the first part, and J. Stuart Reid and Ruth E. Reid, Husband and Wife

ENTERED ON TRANSFER RECORD

AUG 24 1962

Sedgwick County, in the State of Kansas W. O. WILLIAMS, as joint tenants with the right of survivorship and not as tenants in common, of the second part:

W. O. WILLIAMS COUNTY CLERK

WITNESSETH, That said parties of the first part, in consideration of the sum of \$1.00

and other valuable consideration One and 00/100 DOLLARS, 100

the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said parties of the second part and the survivor of them all the following-described REAL ESTATE, situated in the County

of Sedgwick and State of Kansas, to-wit:

547 N. Armas

DEED OF KANSAS COUNTY FILED FOR RECORD AT 11:29 A.M. AUG 24 1962

RUFUS E. DEERING



Beginning at a point on the front line of Lot 7, Block 1, Eastridge 8th Addition, said point being 15.5 feet northwesterly of the southeasterly corner of Lot 7, thence northwesterly along the front line of Lots 7 and 8, 60.8 feet to a point 14 feet northwesterly of the southeasterly corner of Lot 8, thence northwesterly to a point on the rear line of Lot 7, said point being 41 feet northerly of the southwesterly corner of Lot 7, thence southerly 41 feet to the southwest corner of Lot 7, thence South along rear line of Lot 8, 31 feet, thence northeasterly to beginning, being a part of Lots 8, 7, and 6, Block 1, EASTRIDGE EIGHTH ADDITION to Wichita, Sedgwick County, Kansas.

C-25357

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, forever, as joint tenants, the survivor to take the whole estate.

And said grantors, John Paul Boore & Agnes Irene Boore for themselves, their heirs, executors and administrators, do hereby covenant, promise and agree, to and with said parties of the second part that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever: Except a mortgage in the original amount of \$11,350.00 in favor of the Fidelity Investment Company or assigns, Wichita, Kansas. Recorded March 1, 1954 in Book 1026, Page 223, in Register of deeds office, Sedgwick County, Wichita, Kansas, which buyer assumes and agrees to pay.

and that they will WARRANT AND FOREVER DEFEND the same unto said parties of the second part and the survivor of them against said parties of the first part, their heirs, and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands, the day and year first above written.

X John Paul Boore
X Agnes Irene Boore

MICROFILMED FROM THE BEST AVAILABLE COPY

GENERAL WARRANTY DEED
IN TENANCY

RECORDED IN BOOK 1331
FILED FOR RECORD AT
NOV 20 1963
23671

THIS INSTRUMENT made this 9th day of November, 1963, at Sedgewick County, Kansas, by and between
L. Russell Hunt and Barbara Nadean Hunt, husband and wife

of Sedgewick County, in the State of Kansas, of the first part,
and
Lynn Carlton and Anne Mays Carlton, husband and wife

of Sedgewick County, in the State of Kansas, as joint tenants with the right of survivorship and not as tenants in common of the second part.

WITNESSETH that the said part 1st of the first part in consideration of the sum of one dollar and other consideration, the receipt whereof is hereby acknowledged, have conveyed unto the said second part jointly, tenants in common, with the right of survivorship and not as tenants in common all the following described REAL ESTATE, situated in the County of Sedgewick and State of Kansas, to-wit:

535 S. Armore

Beginning at a point on the front line of Lot 9, Block 1, EASTSIDE EIGHTH ADDITION, said point being 11.5 feet northeasterly of the southeasterly corner of Lot 9, thence northeasterly along front line of Lot 9 to the northeasterly corner of Lot 9, thence westerly 89.09 feet to the northwest corner of Lot 9, thence southerly along rear line of Lots 9 and 8, 85.8 feet more or less to a point 11.37 feet southerly of the northwest corner of Lot 9, thence northeasterly to beginning, being a part of Lots 8 and 9, Block 1, EASTSIDE EIGHTH ADDITION to Wichita, Sedgewick County, Kansas.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever, as joint tenants, the survivor to take the whole estate.

C-25359

And said part 1st of the first part, for themselves and for their heirs, executors, and administrators, do hereby covenant, promise and agree to and with said parties of the second part that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments or encumbrances, of every nature or kind whatsoever. Except easements and restrictions of record, if any, and existing mortgage to Fidelity Investment Company in the original amount of \$11,550.00 and recorded in Book 1026 of Mortgages at Page 531 in Sedgewick County, Kansas, which mortgage the parties of the second part hereby assume and agree to pay.

and that they will WARRANT AND FOREVER DEFEND the same unto the said parties of the second part and the survivor of them against said part 1st of the first part, their heirs, and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said part 1st of the first part have hereunto set their hands, the day and year first above written.

Barbara Nadean Hunt
Barbara Nadean Hunt

L. Russell Hunt
L. Russell Hunt

ENTERED ON
TRANSFER RECORD
NOV 20 1963
W. O. WILLIAMS
COUNTY CLERK

STATE OF KANSAS, SEDGWICK COUNTY, ss.

BE IT REMEMBERED, that on this 9th day of November, A.D. 1963, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Barbara Nadean Hunt, husband and wife who are personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official seal the day and year above written.

Term expires June 18, 1967

H. D. Bruce
Notary Public

FILED BOOK 1331 PAGE 453

FOR COMPLETE TITLE SERVICE - FIDELITY TITLE COMPANY, INC.

MICROFILMED
FROM THE BEST
AVAILABLE COPY



EAST
7411 East Kellogg
Phone MURray 5-1281

MIDTOWN
1000 N. Broadway
Phone AMherst 7-6211

Holiday Inn of WICHITA

WICHITA, KANSAS

Office of the General Manager

September 3, 1969

General Offices
219 North Market
AM 4-5211

Mr. Curtis L. Newby, Planner I
Metropolitan Area Planning Department
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Subject: S/D 67-72- Sketch Plat of
Lightner Addition. Located on the
south side of Kellogg between Calhoun
Drive and Armour Drive.

Dear Mr. Newby:

Please be advised the subject case should remain open. We are sincerely trying to finalize our efforts to present our plans to the Planning Department. Within the past two months we have purchased two houses on South Armour and we are signing a contract on a third one this week. You will be advised of our progress.

Thank you for your concern and consideration.

Sincerely yours,

Frank W. Hafer
Frank W. Hafer
General Manager



★ YOUR HOST FROM COAST TO COAST ®

August 22, 1969

Mr. Robert S. Lightner
219 North Market
Wichita, Kansas 67202

Subject: S/D 67-72 - Sketch Plat of
Lightner Addition. Located on the
south side of Kellogg between Calhoun
Drive and Armour Drive.

Dear Mr. Lightner:

We are in the process of updating our Sketch Plat case files and attempting to close those cases on which there has been no action for some time. As you may recall, you submitted the above captioned Sketch to us for our review and comment on August 3, 1967. In a letter to you dated August 25, 1967, we authorized preparation of a preliminary plat subject to several conditions. Since that time there has been no action taken on the case and we would appreciate a letter from you by September 5, 1969, advising us whether this case should remain open or be closed. In the event we do not receive a letter from you by September 5, 1969, we will consider the case closed with no further notice to you.

Thank you for your consideration in this matter. If you have any questions regarding this case, please call me.

Sincerely,

Curtis L. Newby
Planner I

CLN:rme

cc: Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

August 25, 1967

Mr. Robert S. Lightner
219 North Market
Wichita, Kansas 67202

Subject: S/D 67-72 - Sketch Plat of
LIGHTNER ADDITION

Dear Mr. Lightner:

We have reviewed the Sketch Plat of Lightner Addition with M.S. Mitchell of the Flood Control Division of the Department of Works. As we discussed with you earlier, it is now possible by a replat, to vacate street rights-of-way, lots, blocks, and public utility easements. We also pointed out that we foresaw extensive problems associated with your request in the vacation of West Armour Drive. It is necessary, however, that you submit an ownership list, with mailing addresses, for those property owners of Lots 6, 7, 8, & 9, Block 1, Eastridge 8th Addition, so that they may be notified that West Armour Drive will not continue to the Kellogg Frontage Road. Based upon our review of the Sketch Plat, we authorize the preparation of the Preliminary Plat subject to the following:

1. Indicating a 35 foot drainage easement adjacent to the 70 feet of right-of-way for the East Armour Lane.
2. Contact M.S. Mitchell of the Flood Control Division of the Department of Public Works relative to the design and construction of the "box". Said "box" shall be of sufficient length to permit the construction of a 35 foot radius cul-de-sac, at the applicant's expense, for West Armour Lane directly south of subject plat.

Mr. Robert S. Lightner
August 25, 1967
Page -2-

3. Requirements for a preliminary plat (see Rules and Regulations of the Subdivision Committee of the Wichita-Sedgwick County Metropolitan Area Planning Commission).

Questions have been raised as to your intent to construct over the easement. Again, Mitchell should be contacted regarding your building plans, as he points out, that associated problems will exist if your intent is to construct over the drainage easement. There may also be problems with having to lower the sanitary sewer which exists at the south edge of the plat and extends under the drainage ditch.

These are the problems we see at this time. If you have any questions concerning this matter, please contact our office.

Very truly yours,

Jack H. Galbraith
Senior Planner

JHG:sa

cc: Professional Engineering
Consultants
309 Laura
Wichita, Kansas 67211

M.S. Mitchell, Asst.
Superintendent
Maintenance Division
Department of Public Works
City of Wichita, Kansas

Enclosure 1

Map No.: 5946
Section No.: 30
Twp. No.: 27S
Range: 1E

S/D No. 67-72

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Lightner Addition - (Sketch Plat) Lightner's Eastbridge
General Location: SW corner of
1 East Kellogg Avenue @ Armour Drive.

Name of Property Owner: Robert S. Lightner
Address: 219 North Market Phone: FO 3-2277
Name of Subdivider: Robert S. Lightner
Address: 219 North Market Phone: FO 3-2277
Name of Agent/Surveyor: Professional Engineering Consultants
Address: 309 Laura Avenue Phone: AM 2-2691
Date of Application: 2 August 1967

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 1.51
2. Number of Lots:
Residential _____
Commercial one
Industrial _____
Other _____
Total Number of Lots one
3. Minimum Lot Frontage 265.62 ft.
4. Minimum Lot Area 65,815.00 ft.
5. Existing Zoning L.C.
6. Proposed Zoning L.C. (R.B.)
7. Lineal Feet of New Streets:
a. - R/W - ft.
b. - R/W - ft.
c. - R/W - ft.
d. - R/W - ft.
e. - R/W - ft.
TOTAL None ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Rules and Regulations for the Wichita-Sedgwick County Metropolitan Area, as amended, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: _____

Plus W. J. J. for Robert S. Lightner

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Shiby
Date 8-3-67
Fee Submitted none

T9-301 (1-67)

