

PLAT NO. S/D 67-129 MAP NO. 5342
K3-C

NAME Orindgreff Second Addition

LOCATION Northeast corner Meridian and 45th
Street South

OWNER Harold Orindgreff

APPLICATION FILED 1-2-68

SKETCH PLAT FILED 1-2-68

PRELIMINARY FILED 2-5-68

S/D ACTION 2-15-68 Approve

FINAL FILED 4-8-68

S/D ACTION 4-18-68 approve

MAP ACTION 4-25-68 approved

HCC ACTION 6-25-68 approve

RECORDED 7-17-68

REMARKS _____

S/D 67-129 Orindgreff ^{SECOND} Addition
Northeast corner Meridian & 45th
Street South.

POSTED
1-5-68

ACTION:

S/D COMMITTEE (Prelim) Approved 2.25.68
S/D Committee Final Approved 4.18.68
M.A.P.C. — Approved 4.25.68

B.C.C. ~~APPROVED~~ Approved 6.25.68

Map No. K3-C(5242)
Sec. No. 18
Twp. No. 28
Range 1E

Subdivision Report and Progress
S/D No.: 67-129

Name: SECOND
Orindgreff Addition

General Location: Northeast corner Meridian & 45th Street South

Owner: Harold Orindgreff 67212
Address: 1756 N. Young Phone: WH 3-8709
Subdivider: same
Address: _____ Phone: _____
Engineer/Surveyor: K. O. Taylor
Address: 567 W. Douglas 67213 Phone: AM 4-4072

Application Received 1-2-68
Conf. with Applicant None
Sketch Plat Received 1-2-68
Present Zoning AA
Proposed Zoning G
Letter of Intent 1-24-68

FINAL PLAT RECEIVED 4-8-68
Tracing Received 6-16-68
S/D Report #2 Prepared 4-11-68
S/D Comm. Action 4-18-68 approved
Dept. Report on Final 4-19-68

PREL. PLAT RECEIVED 2-5-68
S/D Report #1 Prepared 2-7-68
S/D Comm. Action 2-15-68
Dept. Report on Prel. 2-19-68

M.A.P.C. ACTION 4-25-68
Dept. Report on Final 4-26-68
Letter on Irons Received 5-1-68/6-12-68
Title/Taxes Rec'd & Reviewed 6-11-68
Final Review 6-17-68
Letter to B.C.C. 6-20-68

TRACING PROGRESS:
Received 6-18-68
Released _____
Received _____
Released _____
Received _____

B.C.C. ACTION 6-25-68 Approve
Recorded 7-17-68
Annexed _____

Comments:

Associated gene case: Z-0937, "AA" to "G"

WE ARE GETTING LOW ON CARDS - WILL YOU PLEASE
SEND NEW SUPPLY SOON. ~~THIS IS THE~~ EIGHTY-SECOND
THIS YEAR. ✓

REGISTER OF NEEDS

SEDGWICK COUNTY KANSAS

ORINDGREFF 2 ND

ADDITION WAS

FILED FOR RECORD OF
M-2 4-18

JUL 17 1968

7-17-68
jo

T9-328



THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE September 4, 1968



TO Jack Galbraith, Senior Planner
FROM Bill H. Otten, Supt. of Design & Planning

SUBJECT Irrevocable Letter of Credit,
Water Extensions, Orindgreff
2nd Addition.

Harold Orindgreff has entered into a contract with the Water Department and made a cash deposit of \$6,695.67 for the extension of the water mains covered by the attached letter of credit, therefore, the letter of credit may be released.

Bill H. Otten

Bill H. Otten
Supt. of Design & Planning

BHO:RLF:ld

Attachment

cc: John D. Wynkoop, Operations Chief Engineer



*ORIGINAL RELEASED
to HAROLD ORINDGREFF
PER SATISFACTORY CONTRACT
ARRANGEMENTS INDICATED
HEREIN. [Signature]*

IRREVOCABLE LETTER OF CREDIT

HAYSVILLE STATE BANK
(Name of Bank)

Date JUNE 12 1968

CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on Haysville State for a sum or sums not exceeding a total of \$ 6,695.67 for the account of Harold Orindereff to be accepted by beneficiaries' signed statement that drawing is due to default or failure to perform on or before April 25, 1970 by Harold Orindereff regarding improvements described as follows:
(Name of Bank) (Name of Customer)

1. 45th Street South West from Clarence Avenue 1685 feet

2.

3.

in Orindereff 2nd Addition
(Name of Subdivision).

Beneficiaries will notify bank when above improvements are completed and upon receipt of such notification, this credit will be released.

All drafts so drawn must be marked: "Drawn under Haysville State Credit number 4-1001-780, dated June 12, 1968" The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before June 25, 1970 (Insert Date two years plus 60 days from MAPC approval)

Yours very truly,

HAYSVILLE STATE BANK
(Name of Bank)

BY: [Signature]
(Authorized signature) President



MICROFILMED
FROM THE BEST
AVAILABLE COPY

SUBDIVISION REPORT

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

Subdivision Approval

| | | | |
|--|---------------|------------------|-----------------------------------|
| S/D Number | 67-129 | Name: | Orindgreff Second Addition |
| Application Filed: | 1-2-68 | Sketch Filed: | 1-2-68 |
| Preliminary Plat Filed: | 2-5-68 | Approved by S/D: | 2-15-68 |
| Final Plat Filed: | 4-8-68 | Approved by S/D: | 4-18-68 |
| Approved by Metropolitan Area Planning Commission: | | | 4-25-68 |

DESCRIPTIONGeneral Location: **Northeast corner of Meridian and 45th Street South**

Surveyor or Engineer: **K. O. Taylor**
 Owner: **Harold Orindgreff**
 Address: **1756 North Young**

- | | | | |
|--------------------------|-----------------------|--------------------------------|-----------------------|
| 1. Gross Acreage of Plat | <u>43.56</u> | 5. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | (a) <u>30</u> R/W | <u>466.67</u> ft. |
| Residential | <u> </u> | (b) <u>60</u> R/W | <u>450</u> ft. |
| Commercial | <u> </u> | (c) <u> </u> R/W | <u> </u> ft. |
| Industrial | <u> </u> | (d) <u> </u> Total | <u>916.67</u> ft. |
| Other | <u>2</u> | Total Area of New Streets: | |
| Total | <u>2</u> | R/W | <u> </u> Sq. Ft. |
| 3. Minimum Lot Area | <u>207,000 sq.ft.</u> | 6. Existing Zoning | <u>"AA"</u> |
| 4. Minimum Lot Frontage | <u>430 ft.</u> | 7. Lot Area Required by zoning | <u>N/A</u> Sq. Ft. |

Petitions have been submitted guaranteeing the installation of sanitary sewers, paving of Bennett Avenue, and the construction of sidewalks adjacent to both sides of Bennett, the east side of Meridian and the north side of 45th Street South. The applicant has made satisfactory arrangements with the Water Department for the extension of city water, and has also submitted a "certificate" certifying the above-mentioned petitions.

Planning Commission Recommendation:

TROUT moved and JACKSON seconded that the Planning Commission recommend to the Board of City Commissioners that this plat be approved, subject to:

1. Approval of the plat is subject to the approval of the associated zone case, Z-0932.
2. No mobile home shall have direct access to a public street.
3. Recording within 30 days after approval by the Board of City Commissioners.

Associated Zone Case: Z-0932, "AA" to "G"

Vote of Planning Commission: **Unanimous**

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing of which shall be without cost to the City; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE June 12, 1968



TO Jack Gailbreth, Senior Planner
FROM Bill H. Otten, Supt. of Design & Planning

SUBJECT Orindgreff 2nd Addition

Attached is an irrevocable letter of credit guaranteeing the installation of a water main to serve the Orindgreff 2nd Addition. Therefore, all of our requirements for water service to this area have been fulfilled.

Bill H. Otten
Bill H. Otten
Supt. of Design & Planning

BHO:lh

Attachment

cc: John D. Wynkoop, Operations Chief Engineer

IRREVOCABLE LETTER OF CREDIT
HAYSVILLE STATE BANK
(Name of Bank)

Date JUNE 12, 1968

CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on Haysville State for a sum or sums not exceeding a total of \$ 6,695.67 for the account of Harold Orindgreff to be accepted by beneficiaries' signed statement that drawing is due to default or failure to perform on or before April 25, 1970 by Harold Orindgreff regarding improvements described as follows:
(Name of Customer)

1. 45th Street South West from Clarence Avenue 1685 feet

2.

3.

in Orindgreff 2nd Addition
(Name of Subdivision).

Beneficiaries will notify bank when above improvements are completed and upon receipt of such notification, this credit will be released.

All drafts so drawn must be marked: "Drawn under Haysville State Credit number 4-1003-780, dated June 12, 1968" The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before June 25, 1970
(Insert Date two years plus 60 days from

MAPC approval)

Yours very truly,

HAYSVILLE STATE BANK
(Name of Bank)

BY: [Signature]
(Authorized signature) President

Seal

THEODORE H. HILL
MEARLE D. MASON
ASSOCIATE
THOMAS H. GRABER

HILL & MASON
ATTORNEYS AT LAW
810 WEST DOUGLAS - SUITE D
SOUTHWEST CITIZENS FEDERAL BUILDING
WICHITA, KANSAS 67203

June 11, 1968

TELEPHONE AM 5-3247

Metropolitan Area Planning Commission
City of Wichita
City Building
Wichita, Kansas 67200

RE: Examination of Abstract

Dear Sirs:

This is to certify that we have examined the Abstract of Title to the following described real property:

A tract beginning at the NW corner of the SW $\frac{1}{4}$ of Section 18, Township 28, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence South 1011.98', more or less, to a point 310' North of the SW corner of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 18; thence East parallel with the South line of said N $\frac{1}{2}$ of SW $\frac{1}{4}$ of said Section 18, a distance of 281.4'; thence South parallel to the West line of said SW $\frac{1}{4}$ of Section 18, a distance of 310' to the South line of said N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18; thence East along said South line of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18, to a point 933.34 $\frac{1}{2}$ West of the SW corner of the East 20 acres of said N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18, thence North parallel with the West line of said East 20 acres of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18, a said distance of 466.67'; thence East parallel with the South line of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18, to a point 466 $\frac{2}{3}$ ' West of the West line of said East 20 acres of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18; thence North parallel with the said West line of said East 20 acres of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18, to a point 933 $\frac{1}{3}$ feet North of the South line of said N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18; thence East parallel with the South line of said N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18, a distance of 466 $\frac{2}{3}$ feet to the West line of said East 20 acres of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18, thence North along said West line of East 20 acres of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18 to the North line of said SW $\frac{1}{4}$ of Section 18, thence West to the place of beginning, EXCEPT tract described as follows:



MAPC
Page 2
June 11, 1968

Beginning at a point 446.4' East of the SW corner of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 18; thence East along the South line of said N $\frac{1}{2}$, 165'; thence North parallel with the West line of said N $\frac{1}{2}$; 264'; thence West 165'; thence South 264' to the place of beginning;

consisting of fifty-eight (58) entries and court cases entitled:

1. Charles Deane vs. M. Zimmerly, et al.
Case No. 1564

in the District Court of Sedgwick County, Kansas.

We are of the opinion that on the date of the last certificate attached to the abstract of title that merchantable title to the captioned property, suitable for platting purposes, is in the name of Harold J. Orindgreff and Ena A. Orindgreff, his wife, by means of a purchase contract from Mr. Frank Lohkamp and wife, if any.

The Abstract of Title discloses two (2) easements on the captioned property, as disclosed by the plat submitted to us by Mr. Orindgreff and are in favor of the Cities Service Gas Company, and the plat correctly and clearly discloses the location of the existing easements.

Taxes for the year 1967 and prior years are shown paid in full.

Very sincerely yours,

HILL AND MASON

Mearle D. Mason
Mearle D. Mason



MDM:skb

KENNETH O. TAYLOR

Consulting Engineer

1542 SOUTH ST. FRANCIS
WICHITA, KANSAS 67211

June 11, 1968

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
Wichita, Kansas

Gentlemen:

This is to certify that irons have been set at all block
corners and changes of street alignment in "ORINDGREFF 2ND ADDITION",
Wichita, Sedgwick County, Kansas.

Kenneth O. Taylor
Kenneth O. Taylor
Consulting Engineer

CERTIFICATE

City of Wichita)
Sedgwick County) ss.
State of Kansas)

I, FRANK LONKAMP, owner and plat-
tor of ORINDGREFF 2ND Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

- 1.- PROVIDING A SIDEWALK ON BOTH SIDES OF BENNETT AVE.
- 2.- PROVIDING A SIDEWALK ON THE EAST SIDE OF MERIDIAN AVE.
- 3.- PROVIDING A SIDEWALK ON THE NORTH SIDE OF 45TH STREET SOUTH.
- 4.- PROVIDING SANITARY SEWER TO SERVE SUBJECT PROPERTY.
- 5.- PROVIDE FOR THE PAVING OF BENNETT AVE.

As a result of the above-mentioned petitions for im-
provements, lots within ORINDGREFF 2ND Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 11th day of JUNE, 1968

FRANK LONKAMP

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 11th day of JUNE,
1968, before me, a notary public in and for said County and State,
came FRANK LONKAMP, to me personally
known to be the same person who executed the fore-going 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.

Notary Public Earl S. Smith

My Commission Expires:

12-9-69

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Southwest Boys Club Inc.

being the owner of the following described real estate in Sedgwick County, Kansas, to wit: The west 30 feet of lot 1, Southwest Boys Club addition to the City of Wichita, Kansas.

do hereby dedicate the above described real estate to the public for Street purposes.

Executed this 8th day of April 19 68.

Loren Korell
William Millepaugh

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this 8 day of April 1968,
came Loren Korell, Vice President & William Millepaugh,
secretary, Southwest Boys Club Inc.

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____

City Clerk

Harold J. Powell
Notary Public

My Commission Expires: 2-15-69

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Enterprise Christian Church

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The east 30 feet of lot 1, Enterprise Christian Church Addition, to Wichita, Kansas, Sedgwick County

do hereby dedicate the above described real estate to the public for street purposes.

Executed this 6th day of April 1968.

J. W. Hipp Trustee Chairman
[Signature] Trustee
[Signature] Trustee

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this 6 day of April, 1968,
came J. W. Hipp, Wilbur E. Hatcher, Howard A. Boling

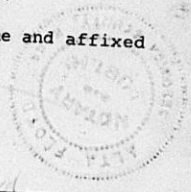
to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____

City Clerk



[Signature]
Notary Public

Commission Expires June 19, 1968

My Commission Expires: _____

PHONE AMHERST 4-4072

KENNETH O. TAYLOR

Consulting Engineer

1542 SOUTH ST. FRANCIS
WICHITA, KANSAS 67211

April 29, 1968

Wichita-Sedgwick County MAPC
City Building Annex
Wichita, Kansas

Gentlemen:

This is to certify that irons have been set at all block corners
and changes of street alignment in ORINDGREFF SECOND ADDITION,
Wichita, Sedgwick County, Kansas.

Kenneth O. Taylor
Kenneth O. Taylor
Consulting Engineer



April 26, 1968

Mr. K. O. Taylor
1542 S. St. Francis
Wichita, Kansas 67211

Subject: S/D 67-129 - Final Plat of
Orindgreff Second Addition.

Dear Mr. Taylor:

At its regular meeting on April 25, 1968, the Metropolitan Area Planning Commission considered the Final Plat of Orindgreff Second Addition. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions as stated in our letter of April 19, 1968.

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 its consideration.

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
- OK Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- OK Certification by an attorney that fee title is vested in the platlor.
- OK Certification that all taxes due and payable have been paid.
- OK Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

Mr. K. O. Taylor
April 26, 1968
Page 2

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

cc: Harold Orindgreff
1756 N. Young
Wichita, Kansas 67212

April 19, 1968

Mr. K. O. Taylor
1542 S. St. Francis
Wichita, Kansas 67211

Subject: E/D 67-129 - Final Plat of
Orindgreff Second Addition

Dear Mr. Taylor:

At its regular meeting on April 18, 1968, the Subdivision Committee of the Metropolitan Area Planning Commission considered the final plat of Orindgreff Second Addition. The action of the Subdivision Committee was to recommend this plat be approved subject to:

1. Approval of the plat is subject to the approval of the associated zone case Z-0932, "AA" to "G".
- OK. Approval of the plat is contingent upon the applicant obtaining the necessary dedications of street right-of-way from the east line of Enterprise Christian Church Addition, and from the west line of Southwest Boys Club Addition, completing the full right-of-way for Bennett Avenue from the north line of the plat south to 45th Street South.
3. No mobile home shall have direct access to a public street.
- OK. The applicant shall provide sidewalks adjacent to both sides of Bennett, the east side of Meridian and the north side of 45th Street South. *get to send to Eng. Near on 6-11-68*
- OK. The applicant shall comply with one of the five adopted methods of guaranteeing the installation and financing of sidewalks; the total construction cost to be in the amount of \$6,210.

Mr. K. O. Taylor
April 19, 1968
Page 2

PAVING - OK
SEWER - OK
WATER - OK

6. The applicant shall install or guarantee the installation of city sewer and water to serve the subdivision and the paving of Bennett Avenue. *paving pct. sent to Eng. 6-11-68*

Mitch will get us letter OK. The applicant and/or his engineer shall arrange a joint meeting with members of the City Engineer's office and M. S. Mitchell of the Maintenance Division of the Department of Public Works to discuss and resolve questions regarding the drainage plan submitted for subject property prior to the Planning Commission meeting on April 25, 1968.

8. Bennett Avenue shall not be opened or maintained until such time as said street has been paved to city specifications.

OK. The 10' X 25' guy and anchor easements shown on the face of the plat shall be clearly indicated.

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

This matter will be forwarded to the Metropolitan Area Planning Commission for its consideration on April 25, 1968, at 1:45 p.m.

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

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

Very truly yours,

Jack H. Galbraith
Senior Planner

JHG:JDG:js

cc: Mr. Harold Orindgreff
1756 North Young
Wichita, Kansas 67212

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 67-129 Name ORINDGREFF SECOND ADDITION
Date Application Rec'd. 1-2-68 Preliminary Approval 2-15-68
Scheduled S/D Meeting 4-18-68

DESCRIPTION

General Location At the northeast corner of Meridian and 45th Street South

Owner Harold Orindgreff
Surveyor/Engineer K. O. Taylor
Address 567 West Douglas Phone AM 4-4072

- | | | | |
|---|--|--------------------------------------|-------------------|
| 1. Gross Acreage of Plat | <u>43.56</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>30</u> R/W <u>466.67</u> ft. | |
| Residential | | b. <u>60</u> R/W <u>450.0</u> ft. | |
| Commercial | | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | <u>2</u> | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>2</u> | TOTAL | <u>916.67</u> ft. |
| 3. Minimum Lot Frontage | <u>430</u> ft. | 8. Sidewalk adjacent to all streets? | yes <u>X</u> no |
| 4. Minimum Lot Area | <u>207,000</u> ft. | | |
| 5. Existing Zoning | <u>"AA"</u> | | |
| 6. Proposed Zoning | <u>"G"</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>Yes</u> (Yes-No) | | |
| 12. City of Wichita | <u>Yes</u> : Three-Mile Area | | |

Associated Zone Case: Z-0932, "AA" to "G"

STAFF COMMENTS:

- Approval of the plat is subject to the approval of the associated zone case Z-0932, "AA" to "G".
- Approval of the plat is contingent upon the applicant obtaining the necessary dedications of street right-of-way from the east line of Enterprise Christian Church Addition, and from the west line of Southwest Boys Club Addition, completing the full right-of-way for Bennet Avenue from the north line of the plat, south to 45th Street South.
- No mobile home shall have direct access to a public street.
- The applicant shall provide sidewalks adjacent to both sides of Bennet, the east side of Meridian and the north side of 45th Street South.
- The applicant shall comply with one of the five adopted methods of guaranteeing the installation and financing of sidewalks; the total construction cost to be in the amount of \$6,210.
- The applicant shall install or guarantee the installation of City sewer and water to serve the subdivision and the paving of Bennet Avenue.
- The applicant and/or his engineer shall submit to, and discuss with, M. S. Mitchell of the Maintenance Division of the Department of Public Works, a drainage plan for subject property. The applicant shall obtain a letter from M. S. Mitchell stating that a satisfactory plan has been approved and a copy of this letter shall be submitted to the Planning Department.
- Bennet Avenue shall not be opened or maintained until such time as said street has been paved to City specifications.
- The 10'x25' guy and anchor easements shown on the face of the plat shall be clearly indicated.
- Recording within 30 days after approval by the Board of City Commissioners.

February 19, 1968

Mr. K. O. Taylor
567 West Douglas
Wichita, Kansas 67213

Subject: S/D 67-129 - Preliminary Plat of
ORINDGREFF SECOND ADDITION

Dear Mr. Taylor:

At its regular meeting on February 15, 1968, the Subdivision Committee of the Metropolitan Area Planning Commission considered the preliminary plat of ORINDGREFF SECOND ADDITION. The action of the Subdivision Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

1. Approval of the plat is subject to the approval of the Associated Zone Case Z-0932, "AA" to "G".
2. Approval of the plat is contingent upon the applicant obtaining the necessary dedications of street right-of-way from the east line of Enterprise Christian Church Addition, and from the west line of Southwest Boys Club Addition, completing the full right-of-way for Bennet Ave. from the north line of the plat, south to 45th Street South.
3. No mobile home shall have direct access to a public street.

OK

The applicant shall submit his mobile home layout to the Wichita-Sedgwick County Health Department for their approval prior to the preparation of the final plat. A copy of the approved plan shall be submitted to the Planning Department along with the final plat.

Mr. K. O. Taylor
February 19, 1968
Page -2-

- OK* The location of the pipeline easement running diagonally across subject property, shall be located with reference to the northeast corner of the plat.
6. The applicant shall provide sidewalks adjacent to both sides of Bennet Ave., the east side of Meridian and the north side of 45th St. South. The total estimated construction cost to be in the amount of \$6,210.
7. The applicant shall install or guarantee the installation of City sewer and water to serve the subdivision and the paving of Bennet Avenue.

OK Indicating 8 foot utility easements as follows: Adjacent to the south line of the 50 foot Cities Service Gas line on both Lot 1 and 2; adjacent to the north and west sides of the Enterprise Christian Church Addition; adjacent to the north and east lines of the Exception at the southwest corner of Lot 1; and adjacent to the south and east lines of Lot 2.

- OK* Indicating 10 x 25 foot guy and anchor easements extending north and west from the northwest corner of Enterprise Christian Church Addition.
10. The applicant and/or his engineer shall submit to, and discuss with M.S. Mitchell of the Maintenance Division of the Department of Public Works, a drainage plan for subject property. The applicant shall obtain a letter from M.S. Mitchell stating that a satisfactory plan has been approved and a copy of this letter shall be submitted to the Planning Department.
11. Bennet Avenue shall not be opened or maintained until such time as said street has been paved to City specifications.

Mr. K. O. Taylor
February 19, 1968
Page -3-

OK. Indicating "access control except for two openings" adjacent to the east line of Meridian Avenue, both on the face of the plat and within the plat's text.

13. Requirements for a final plat (see pages 4, 5 and Section XV of the Subdivision Rules & Regulations).

Enclosed herewith is the marked Engineer's copy of the preliminary plat for your information and files.

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

Very truly yours,

Jack H. Galbraith
Senior Planner

JHG:JDG:sa

Enclosure

cc: Mr. Harold Orindgreff
1756 North Young
Wichita, Kansas 67212

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 67-129 Name ORINDGREFF SECOND ADDITION
Date Application Rec'd. 1-2-68 Preliminary Approval _____
Scheduled S/D Meeting 2-15-68

DESCRIPTION

General Location At the northeast corner of Meridian & 45th St. South.

Owner Harold Orindgreff
Surveyor/Engineer K. O. Taylor
Address 567 West Douglas Phone AM 4-4072

- | | |
|---|------------------------------------|
| 1. Gross Acreage of Plat <u>43.56</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>30</u> R/W <u>466.67</u> ft. |
| Residential _____ | b. <u>60</u> R/W <u>450.0</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>916.67</u> ft. |
| 3. Minimum Lot Frontage <u>430</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>207,000</u> Sq.ft. | streets? <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"G"</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>Yes</u> (Yes-No) | |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area _____ | |

ASSOCIATED ZONE CASE: Z-0932, "AA" to "G"

STAFF COMMENTS:

1. Approval of the plat is subject to the approval of the associated zone case Z-0932, "AA" to "G".
2. Approval of the plat is contingent upon the applicant obtaining the necessary dedications of street right-of-way from the east line of Enterprise Christian Church Addition, and from the west line of Southwest Boys Club Addition, completing the full right-of-way for Bennet Ave. from the north line of the plat, south to 45th Street South.
3. No mobile home shall have direct access to a public street.
4. The applicant shall submit his mobile home layout to the Wichita-Sedgwick County Health Department for their approval prior to the preparation of the final plat. A copy of the approved plan shall be submitted to the Planning Department along with the final plat.
5. The exact location of the pipeline easement at the north line of the plat shall be properly dimensioned.
6. The applicant shall provide sidewalks adjacent to all streets.
7. The applicant shall comply with one of the five adopted methods of guaranteeing the installation and financing of sidewalks; the total construction cost to be in the amount of \$6,210.
8. The applicant shall install or guarantee the installation of City sewer and water to serve the subdivision and the paving of streets.
9. Requirements for a final plat (see pages 4, 5, Section XV of the Subdivision Rules and Regulations).

January 24, 1968

Mr. K. O. Taylor
567 West Douglas
Wichita, Kansas 67213

Subject: S/D 67-129 - Sketch Plat of
ORINDGREFF SECOND ADDITION

Dear Mr. Taylor:

We have reviewed the Sketch Plat of ORINDGREFF SECOND ADDITION, and authorize the preparation of the preliminary plat, subject to the following comments and conditions.

1. Approval of the plat is subject to the approval of the associated zone case Z-0932, "AA" to "G".
2. Approval of the plat is contingent upon the applicant obtaining the necessary dedications of street right-of-way from the east line of Enterprise Christian Church Addition, and from the west line of Southwest Boys Club Addition, completing the full right-of-way for Bennet Avenue from the north line of the plat, south to 45th Street South.
3. No mobile home shall have direct access to a public street.

OK Indicating a 25 foot building setback line from Meridian, Bennet and 45th Street South.

Mr. K. O. Taylor
January 24, 1968
Page -2-

5. The applicant shall submit his mobile home layout to the Wichita-Sedgwick County Health Department for their approval prior to the preparation of the final plat. A copy of the approved plan shall be submitted to the Planning Department along with the final plat.
6. Requirements for a preliminary plat of the Subdivision Rules and Regulations of the Wichita-Sedgwick County Metropolitan Area Planning Commission.

It should be pointed out that sidewalks will be required adjacent to all streets and that the applicant shall also be responsible for providing utilities and facilities such as paved streets, and sewer and water to serve the subdivision.

The enclosed "marked" copy of the Sketch Plat is for your information and files.

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

Very truly yours,

Jack H. Galbraith
Senior Planner

JHG:JDG:sa
cc: Harold Orindgreff
1756 N. Young
Wichita, Kansas 67212

Enclosure

Map No.: K-3-C
Section No.: 18
Twp. No.: 28
Range: 1E

S/D No. 67-129

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Orindgreff Second Addition
General Location: NE Cor. Meridian & 45TH ST. S.

Name of Property Owner: Harold Orindgreff
Address: 1756 N. Young 67212 Phone: WH3-8709
Name of Subdivider: Same
Address: _____ Phone: _____
Name of Agent/Surveyor: K.O. Taylor
Address: 567 W. Douglas Phone: AM4-4072
Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 43.56
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other 2Total Number of Lots 2
3. Minimum Lot Frontage 430 ft.
4. Minimum Lot Area 207,000 ft.²
5. Existing Zoning AA
6. Proposed Zoning G
7. Lineal Feet of New Streets:
 - a. 30' R/W 466.67 ft.
 - b. 60' R/W 445.0' ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL _____ 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 (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.

Engineer's Signature: K.O. Taylor

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

Received by Joyce Smith
Date 1-2-68
Fee Submitted same
\$53.00 2-5-68 da

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

| | | | |
|--------------|-------------|-------------|-------------|
| Bldg & Elev. | Elec. | Elev. Insp. | Exam. Fees |
| Hoe, Mvr. | Hoe. Moving | Licse. | Mech. |
| Oil Well | Pav. Cuts | Plan. | Plbg. Cert. |
| Sanitation | Sewer | Signs | Sidewalk |
| Street | Trailer | \$53.12 | |

DESCRIPTION

AMOUNT

Subdivision App.

Name

Address

Type

Issue Date

Comments:

Date

By

2-5-68

Stetson