

PLAT NO. S/D 68-115 MAP NO. 5746

NAME MOR-ELL ADDITION

LOCATION Northeast <sup>WEST</sup> corner of Bluffview  
and Harry

ENGINEER: Baughman Co.

OWNER Thomas J. Morris & John Elliott

APPLICATION FILED 11-8-68

SKETCH PLAT FILED 11-8-68

REVISED SKETCH 9-19-69 with Prelim Plat

PRELIMINARY FILED 10-27-69

S/D ACTION 11-6-69 Approve

FINAL FILED 11-10-69

S/D ACTION 11-20-69 Approve

MAPC ACTION 11-26-69 Approve

BCC ACTION 12-16-69 Approve

RECORDED 1-2-70

REMARKS

ACTION

	DATE
S/D COMMITTEE (Sketch) <i>Keith Rubin Plot</i>	10-16-68
" " (Rubin) <i>Agreement</i>	11-6-68
" " (Rubin) <i>Agreement</i>	11-20-68
M.A.P.C. <i>Agreement</i>	1-22-69
B.C.C. <del>Agreement</del> <i>Agreement</i>	12-16-69

S/D 68-115 - MOR-ELL ADDITION -  
corner of Bluffview & Harry.  
Baughman Company

Map No. 5746  
Sec. No. 26  
Twp. No. 27  
Range 1E

Subdivision Report and Progress

S/D No.: 68-115

Name: MOR-ELL ADDITION

General Location: North <sup>WEST</sup> corner of Bluffview and Harry Streets

Owner: Thomas J. Morris, Jr. John A. Elliott  
Address: 1400 S. Oliver (PB) 404 S. Terrace Phone: MU 37541 & MU 288  
Subdivider: same  
Address: AGENT: PELIAN G. GRACE, ATT'Y. R30 1<sup>ST</sup> NUT ST. Phone: FO3-9111  
Engineer/Surveyor: Baughman Company PEGG.  
Address: 2522 E. Kellogg Phone: MU 37431

*T Feagins*

Application Received 11-8-68  
Conf. with Applicant 10/68  
Sketch Plat Received 11-8-68  
Present Zoning A & LC  
\* Proposed Zoning LC  
Letter of Intent 12/5/68 & 8/20/69  
and 10/6/69.

PREL. PLAT RECEIVED 10-27-69  
S/D Report #1 Prepared 10-30-69  
S/D Comm. Action 11-6-69 Approve

Dept. Report on Prel. 11-12-69

TRACING PROGRESS:

Received 12-1-69  
Released 12-22-69  
Received  
Released  
Received

FINAL PLAT RECEIVED 11-10-69  
Tracing Received 12-1-69  
S/D Report #2 Prepared 11-12-69  
S/D Comm. Action 11-20-69 Approve

Dept. Report on Final 11-21-69

M.A.P.C. ACTION 11-26-69 Approve

Dept. Report on Final 11-28-69  
Letter on Irons Received 12-2-69  
Title/Taxes Rec'd & Reviewed 11-11-69  
Final Review 12-11-69 12/1/69  
Letter to B.C.C. 12-11-69

B.C.C. ACTION 12-16-69 Approve

Recorded 1-2-70

Annexed

Comments:

\* Z-1061 Associated zone case: "P" to "LC"  
Covering only a portion of the property  
included within the plat.

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

Mor-ell Addition ADDITION was  
filed for record on January 2, 1970

R-1 7-14  
1/2/70  
vh

*John Hale*

Register Of Deeds

T9-328

**THE CITY OF WICHITA**  
**OFFICE OF WATER DEPARTMENT**

**DATE** December 22, 1969



**TO** Jack Gailbreth, Senior Planner  
**FROM** Robert H. Hess, Director of Water

**SUBJECT** Mor-Ell Addition

Satisfactory arrangements have been made with the Water Department for a main extension to serve the Mor-Ell Addition.

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

BHO:bg

cc: John D. Wynkoop, Operations Chief Engineer



December 15, 1969

Mr. Don E. Satterthwaite  
Lake Site, Inc.  
6572 East Central  
Wichita, Kansas 67206

Dear Mr. Satterthwaite:

Prior to the releasing of the tracing of the final plat of the Mor-Ell Addition for recording, it will be necessary that Plan B, Main Extension Contract, be executed and a cash deposit of \$2,103.95 be made.

It has been suggested that the share per lot be as follows:

Lot 2 - \$591.84  
Lot 3 - 402.91  
Lot 4 - 355.57  
Lot 5 - 355.57  
Lot 6 - 398.06

As stated in our letter of October 30, 1969 this proposal is conditional unless it is closed on January 2, 1970.

If you have any questions concerning the above, call 262-0611, Extension 316.

Very truly yours,

*Bill H. Otten*  
Bill H. Otten  
Design & Planning Superintendent

BHO:bg

cc: John Gist, Planning Department



PLEASE RETURN ALL COPIES OF THIS STATEMENT, DUE NOV. 1, 1969  
FIRST HALF DELINQUENT DEC 21, 1969 SECOND HALF DELINQUENT  
JUNE 21, 1970 WITH INTEREST AT 10% PER ANNUM

### 1969 REAL ESTATE TAX

SEDGWICK COUNTY  
WICHITA, KANSAS 67203

*Ronald G. Miller*  
COUNTY TREASURER

*Marie Warden*  
COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
211.80	2231.74		1,115.87	1,115.87	2,231.74
BEG 657 FT E OF SW COR SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ N 250 FT E 100 FT N 50 FT E 200 FT N 160 FT E 374 FT S 460 FT W 674 FT TO BEG. SEC 26-27-1E					
MAKE CHECKS PAYABLE TO <b>RONALD G. MILLER</b> COUNTY TREASURER			DEC 1969: 2,231.74* 4,177.96		

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

2

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FIRST HALF DELINQUENT DEC 21, 1969 SECOND HALF DELINQUENT  
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### 1969 REAL ESTATE TAX

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WICHITA, KANSAS 67203

*Ronald G. Miller*  
COUNTY TREASURER

*Marie Warden*  
COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
151.00	1,591.09		795.55	795.54	1,591.09
BEG 657 FT E & 250 FT N OF SW COR SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ E 100 FT N 50 FT E 200 FT N 160 FT E 374 FT N 302.36 FT W 674 FT S 513.21 FT TO BEG. SEC 26-27-1E					
MAKE CHECKS PAYABLE TO <b>RONALD G. MILLER</b> COUNTY TREASURER			DEC 12 69: 1,591.09* 4,177.97		

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

2

RECEIVED  
 DEC 13 1969  
 VALUATION  
 DIVISION

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 68-115	Name MOR-ELL ADDITION		
Application Filed: 11-8-68	Sketch Filed: 11-8-68		
Preliminary Plat Filed: 10-27-69	Approved by S/D: 11-6-69		
Final Plat Filed: 11-10-69	Approved by S/D: 11-20-69		
Approved by Metropolitan Area Planning Commission:	11-26-69		

DESCRIPTION

General Location: Northwest corner of Bluffview and Harry

Surveyor or Engineer: Baughman Company  
 Owner: Thomas J. Morris, Jr., and John A. Elliott  
 Address: 1400 South Oliver 404 South Terrace  
*et al*

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>6</u>        | 5. Lineal Feet of New Streets:            |
| 2. Number of Lots:                       | a. <u>35</u> R/W <u>410</u> ft.           |
| Residential _____                        | b. <u>60</u> R/W <u>674</u> ft.           |
| Commercial <u>8</u>                      | c. _____ R/W _____ ft.                    |
| Industrial _____                         | d. _____ R/W _____ ft.                    |
| Other _____                              | e. _____ R/W _____ ft.                    |
| Total Number of Lots: <u>8</u>           | TOTAL <u>1,084</u> ft.                    |
| 3. Minimum Lot Frontage: <u>30</u> ft.   | 6. Existing Zoning: <u>"A" &amp; "LC"</u> |
| 4. Minimum Lot Area <u>12,375</u> sq.ft. |   |

Petitions have been submitted guaranteeing the extension of sanitary sewer, paving of Bluffview Drive and an acceleration-deceleration lane along the north side of Harry, and for the construction of sidewalks adjacent to said streets. A petition, <sup>and accompanying drainage agreement</sup> has also been submitted guaranteeing the construction of a storm water sewer system, together with a "certificate" certifying all the petitions.

Planning Commission Recommendation:

BLEDSOE moved and TROUT seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to:

- The applicant shall contact the Water Department and make satisfactory arrangements for the extension of a water line in Harry, west from Bluffview.
- The existing structure located on Lot 1 and right of way for Harry Street shall be removed. Said structure shall be removed prior to releasing the plat tracing for recording, or an agreement and/or necessary assurances submitted which provide for an acceptable, maximum time for removal and gives necessary protection to the City during the interim.
- Recording within 30 days after approval by the City Commission.

ALSO NEEDED: Certification that all taxes due and payable for 1969 and prior years have been paid.

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 costs of which shall be paid by the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign; and instruct the Planning Department to withhold releasing the plat tracing until such time as all conditions of approval have been complied with.

Mr. John Dekker  
Director of Law  
City Attorney  
The City of Wichita  
Wichita, Kansas

Dear Mr. Dekker:

Relative to Mor-ell Addition to Wichita, Sedgwick County, Kansas, and more particularly Lot 1 thereof, please be advised that The Firestone Tire & Rubber Company agrees, as to that one certain structure existing on the said Lot 1 and which will project over onto property dedicated to the City of Wichita upon final approval of the plat, that it will assume responsibility for removing the said structure:

1. At or prior to the time a building permit is issued to The Firestone Tire & Rubber Company for the construction of improvements on said Lot 1; or

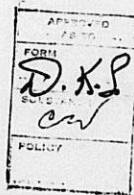
2. Upon 30 days' written notice by the City of Wichita to The Firestone Tire & Rubber Company, Akron, Ohio.

It is understood that upon failure of The Firestone Tire & Rubber Company to so remove said structure, the City of Wichita may cause the same to be removed and the cost thereof charged back against the land.

THE FIRESTONE TIRE & RUBBER COMPANY

By

*H.R.L. Hunt*  
Assistant Secretary



INDEMNITY AGREEMENT

WHEREAS, The Firestone Tire & Rubber Company, an Ohio corporation, will purchase lot 1 in Mor-ell Addition to Wichita, Sedgwick County, Kansas, providing that the plat of the said Mor-ell Addition to Wichita is approved by the City of Wichita; and

WHEREAS, there now exists on said lot 1 a structure (now used as a "Henryburger" Hamburger Stand), which structure projects over the property line of the said lot 1 onto property dedicated to the City of Wichita for use as a street commonly known as Harry Street; and

WHEREAS, one of the requirements of the City of Wichita for the approval of said plat of Mor-ell Addition is that said structure be removed from said lot 1 prior to final approval of said plat, but the City of Wichita is willing to waive such requirement if The Firestone Tire & Rubber Company agrees to indemnify and hold the City of Wichita harmless of and from any and all liability whatsoever arising out of the existence of said structure on said lot 1 and city property.

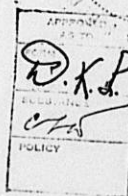
NOW, THEREFORE, in consideration of the City of Wichita allowing said existing structure to remain on said premises as aforesaid, The Firestone Tire & Rubber Company agrees to hold and save the City of Wichita, a municipal corporation, harmless of any loss, damage or liability which it may suffer from any claims, demands, actions or causes of action, which may be made or had against said City of Wichita by reason of the use, maintenance and existence of said building structure on said premises as aforesaid.

THE FIRESTONE TIRE & RUBBER COMPANY

By R.P. Beady  
Executive Vice President

ATTEST:

H.P.H.  
Assistant Secretary



DRAINAGE EASEMENT

THIS EASEMENT made this 1st day of December, 19 69

by and between W. C. HILKE and EDNA I. HILKE, his wife, K. W. PRINGLE, JR. and RUTH ANN PRINGLE, his wife; THOMAS J. MORRIS, JR. and ANN COTA MORRIS, his wife; T. J. MORRIS and ETTA V. MORRIS, his wife; GEORGE P. CONSOLVER and MARY ALICE CONSOLVER, his wife; ROBERT MARTIN and ANNE MARTIN, his wife; ROGER L. MESSMAN and ALICE MESSMAN, his wife; C. B. RINEHART and BARBARA C. RINEHART, his wife; J. NELSON ELLIOTT, a single man; KARIN E. TIERNEY and TIMOTHY J. TIERNEY, her husband; JOHN A. ELLIOTT and RUTH M. ELLIOTT, his wife; ALFRED J. ELLIOTT and MARY E. ELLIOTT by JOHN A. ELLIOTT their attorney-in-fact; and GEORGE B. COLLINS and KATHERINE COLLINS, his wife situated in Sedgwick County, Kansas, to wit:

Thirty (30) feet on each side of the following described center line:

Beginning at a point on the south line of Elwell's Addition two hundred eighty-six (286) feet west of the east line of the Southwest Quarter of Section 26, Township 27, Range 1, East of the 6th P. M.; thence southwesterly at an angle of twenty-six (26) degrees eighteen (18) minutes to the left a distance of seventy-six (76) feet to the point of curvature of a curve to the left having a radius of one hundred twenty-two (122) feet and a central angle of forty-three (43) degrees forty-eight (48) minutes; thence along said curve to the point of tangent; thence southwesterly tangent to said curve a distance of one hundred sixty-seven (167) feet to the point of curvature of a curve to the right having a radius of one hundred forty-eight (148) feet and a central angle of forty-one (41) degrees eight (8) minutes; thence along said curve to the point of tangent; thence southwesterly tangent to said curve a distance of one hundred sixty-one (161) feet, more or less, to the west line of Mor-Ell Addition extended from the south.

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 drainage and drainage system.

IN WITNESS WHEREOF: The said first part ies have signed these presents the day and year first written.

W. C. Hilke  
Edna I. Hilke  
(see back)

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and

State aforesaid W. C. HILKE and EDNA I. HILKE, his wife, K. W. PRINGLE, JR. and RUTH ANN PRINGLE, his wife; THOMAS J. MORRIS, JR. and ANN COTA MORRIS, his wife; T. J. MORRIS and ETTA V. MORRIS, his wife; GEORGE P. CONSOLVER and MARY ALICE CONSOLVER, his wife; ROBERT MARTIN and ANNE MARTIN, his wife; ROGER L. MESSMAN and ALICE MESSMAN, his wife; C. B. RINEHART and BARBARA C. RINEHART, his wife; J. NELSON ELLIOTT, a single man; KARIN E. TIERNEY and TIMOTHY J. TIERNEY, her husband; JOHN A. ELLIOTT and RUTH M. ELLIOTT, his wife; ALFRED J. ELLIOTT and MARY E. ELLIOTT by JOHN A. ELLIOTT their attorney-in-fact; and GEORGE B. COLLINS and KATHERINE COLLINS, his wife

Mary D. Loudenback  
Mary D. Loudenback Notary Public

My Commission expires October 30, 1973



Southwestern Bell Telephone Company

P.O. Box 2206  
Wichita, Kansas 67201  
December 8, 1969


Mr. John Gist  
Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67202

Dear Sir:

Refer to sketch plat of Mor-Ell Addition Lot #8.

In a telephone conversation with Mr. Robert T. Feagins and Henry Ruff on December 5, 1969, the need for an easement on Lot 8 was discussed. Since Mr. Feagins outlined the plans that the owners have for this lot the Southwestern Bell Telephone Company will not require an easement on this lot.

Yours truly,

  
Alfred A. Snider  
District Engineer

Att:



DRAINAGE EASEMENT

THIS EASEMENT made this 1st day of December, 19 69

by and between W. C. HILKE and EDNA I. HILKE, his wife, K. W. PRINGLE, JR. and RUTH ANN PRINGLE, his wife; THOMAS J. MORRIS, JR. and ANN COTA MORRIS, his wife; T. J. MORRIS and ETTA V. MORRIS, his wife; GEORGE P. CONSOLVER and MARY ALICE CONSOLVER, his wife; ROBERT MARTIN and ANNE MARTIN, his wife; ROGER L. MESSMAN and ALICE MESSMAN, his wife; C. B. RINEHART and BARBARA C. RINEHART, his wife; J. NELSON ELLIOTT, a single man; KARIN E. TIERNEY and TIMOTHY J. TIERNEY, her husband; JOHN A. ELLIOTT and RUTH M. ELLIOTT, his wife; ALFRED J. ELLIOTT and MARY E. ELLIOTT by JOHN A. ELLIOTT their attorney-in-fact; and GEORGE B. COLLINS and KATHERINE COLLINS, his wife situated in Sedgwick County, Kansas, to wit:

Thirty (30) feet on each side of the following described center line:

Beginning at a point on the south line of Elwell's Addition two hundred eighty-six (286) feet west of the east line of the Southwest Quarter of Section 26, Township 27, South, Range 1, East of the 6th P. M.; thence southwesterly at an angle of twenty-six (26) degrees eighteen (18) minutes to the left a distance of seventy-six (76) feet to the point of curvature of a curve to the left having a radius of one hundred twenty-two (122) feet and a central angle of forty-three (43) degrees forty-eight (48) minutes; thence along said curve to the point of tangent; thence southwesterly tangent to said curve a distance of one hundred sixty-seven (167) feet to the point of curvature of a curve to the right having a radius of one hundred forty-eight (148) feet and a central angle of forty-one (41) degrees eight (8) minutes; thence along said curve to the point of tangent; thence southwesterly tangent to said curve a distance of one hundred sixty-one (161) feet, more or less, to the west line of Mor-Ell Addition extended from the south.

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 drainage and drainage system.

IN WITNESS WHEREOF: The said first parties have signed these presents the day and year first written.

W. C. Hilke

Edna I. Hilke  
(see back)

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and

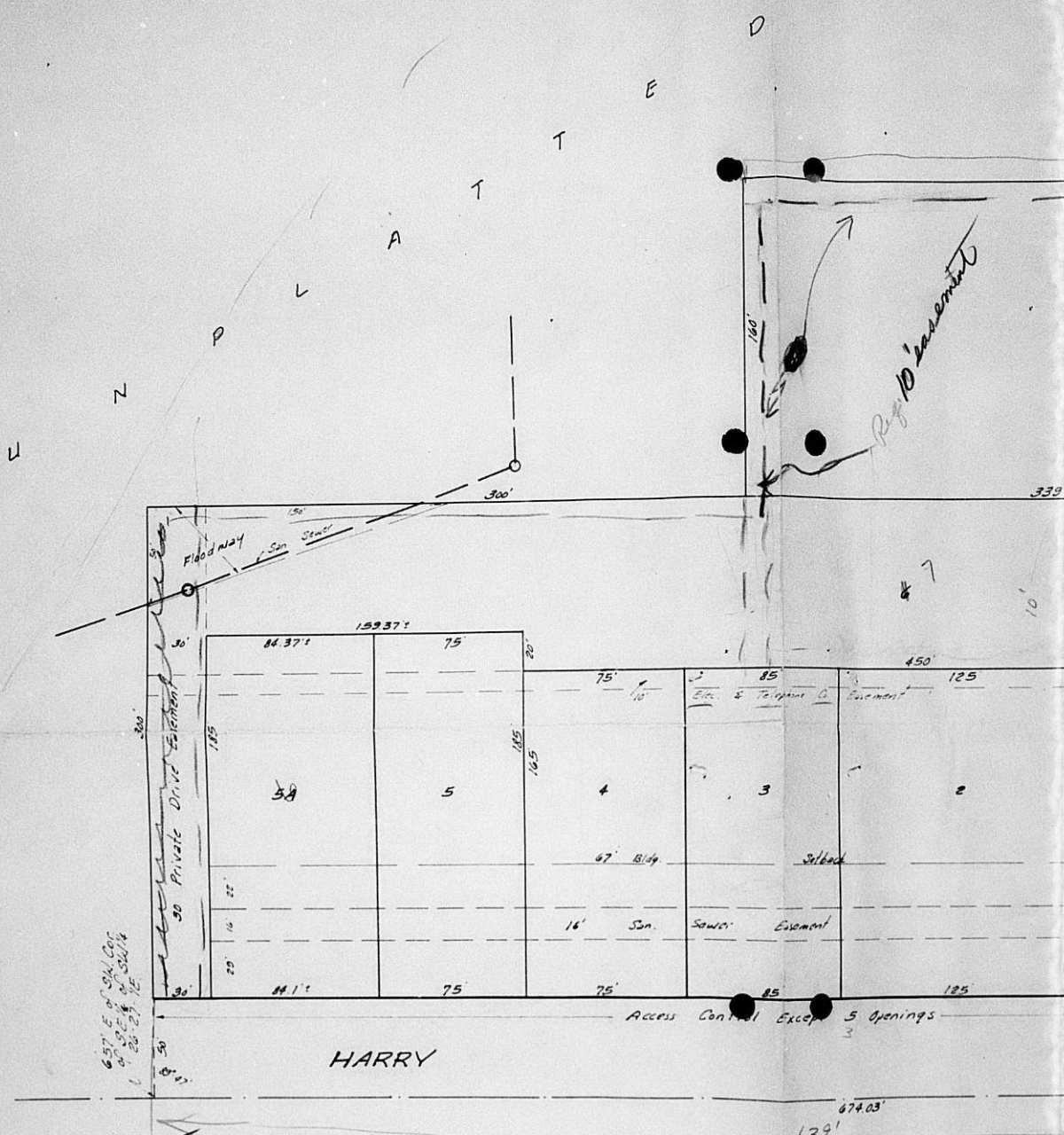
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and RUTH ANN PRINGLE, his wife; THOMAS J. MORRIS, JR. and ANN COTA MORRIS, his wife; T. J. MORRIS and ETTA V. MORRIS, his wife; GEORGE P. CONSOLVER and MARY ALICE CONSOLVER, his wife; ROBERT MARTIN and ANNE MARTIN, his wife; ROGER L. MESSMAN and ALICE MESSMAN, his wife; C. B. RINEHART and BARBARA C. RINEHART, his wife; J. NELSON ELLIOTT, a single man; KARIN E. TIERNEY and TIMOTHY J. TIERNEY, her husband; JOHN A. ELLIOTT and RUTH M. ELLIOTT, his wife; ALFRED J. ELLIOTT and MARY E. ELLIOTT by JOHN A. ELLIOTT their attorney-in-fact; and GEORGE B. COLLINS and KATHERINE COLLINS, his wife

Mary D. Loudenback  
Notary Public

My Commission expires October 30, 1973

Kimble W. Smith	Ruth A. Donkey
Thomas J. Mordant	Ann Cota Martin
George P. Conover	Ella V. Martin
Robert Martin	Mary Alice Conover
Ray L. Wessman	Ann Martin
J. B. Kimball	Ann Wessman
J. Nelson Elliott	Barbara C. Kimball
Karin E. Sturmy	Timothy J. Quinn
John Elliott	Paul D. Elliott
Alfred J. Elliott	Mary C. Elliott
by John Elliott	by John Elliott
Joseph Skellin	Katherine Collins



6. Need Easmt  
 H.R.  
 see notes H.R.  
 10-10-69  
 3720'

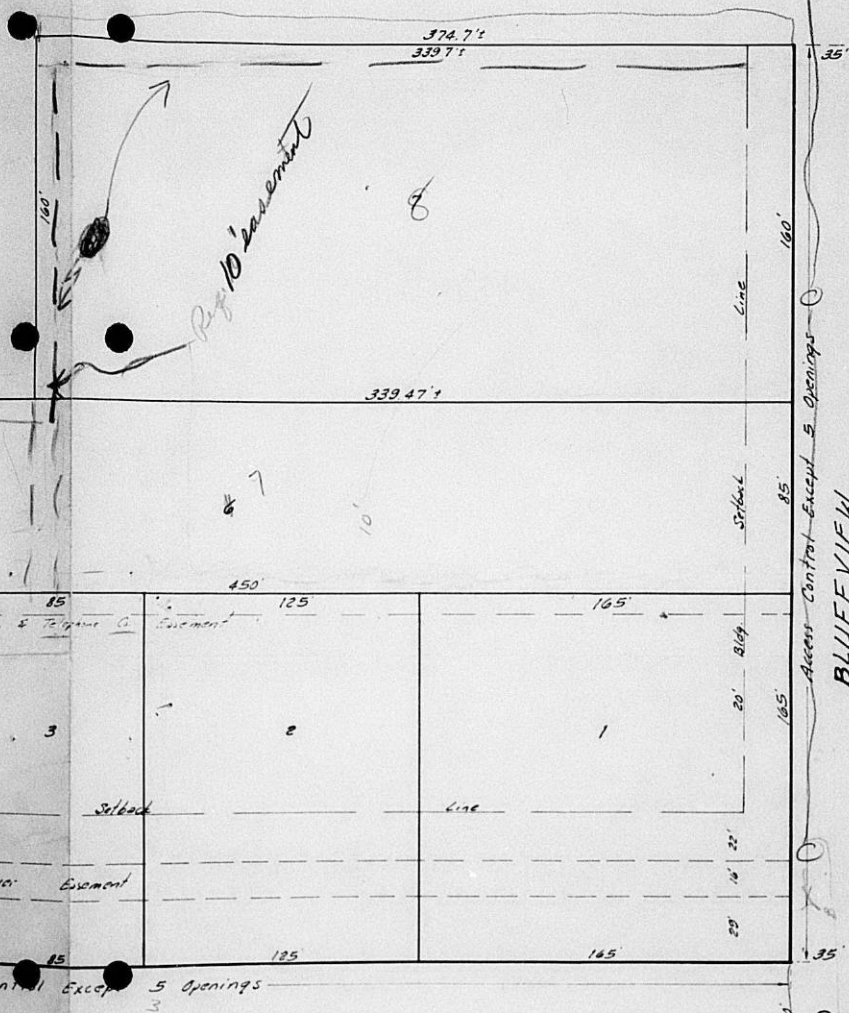
Will see in Preliminary  
 Have water, sewer, traffic problems.  
 S.W. Bell will be provided easements

SKETCH PLAT

SE MOR-ELL ADDITION

LAKE SITE INC.

T  
E  
D



John Hunt  
Print

Fig 10 basement

7

75'	85'	125'	165'
10'	85'	125'	165'
67' Bldg	Sublot	Line	20' Blk
16' Sqn.	Sqn.	Excavation	29' 16' 22'
75'	85'	125'	165'

Access Control Except 5 Openings

ST.

674.03'  
639'

50'  
30'  
L.S.E. Co. 244 26-27-15

math problems.

rounded corners

ION



Plot J  
Block Diagram  
45-75



*Gist*  
KANSAS GAS AND ELECTRIC COMPANY

December 5, 1969



Mr. John Gist  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

Dear Mr. Gist:

Subject: Final Form Plat Mor-Ell Addition

This is to advise that the owners of the above plat have given our company the private easement we requested, and we now have no other requirements in connection with the plat.

Sincerely yours,

Harold B. Davis  
Wichita Chief Estimator

HBD:pw

THE CITY OF WICHITA

CENTENNIAL 1859-1959

WATER DEPARTMENT  
AMHERST 2-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN — WICHITA, KAN. 67202

December 5, 1969

Mr. Don E. Satterthwaite  
Lake Site Inc.  
6572 E. Central  
Wichita, Kansas 67206



Dear Mr. Satterthwaite:

Prior to the releasing of the tracing of the Final Plat of the Mor-Ell Addition for recording, it will be necessary that Plan B Main Extension Contract be executed and a cash deposit of \$2,103.95 be made.

Mr. P. Magins has suggested that the share per lot be as follows:

Lot 2 - \$589.00  
Lot 3 - 400.00  
Lot 4 - 358.00  
Lot 5 - 358.00  
Lot 6 - 398.95

As stated in our letter of October 30, 1969, this proposal is conditional and may be increased at the time of deposit.

If you have any questions concerning the above, call 262-0611, Extension 316.

Very truly yours,

*Bill H. Otten*  
Bill H. Otten  
Design & Planning Superintendent

BHO:lh

cc: John Gist, Plannint Dept.

ADDITION

MOR-ELL

LINE	bearing	DIST.	COSINE	SINE	LATITUDE		DEPARTURE	
					N	S	E	W
South	S 89-52-W	674.03	00232710	99999729		1.57		674.03
	N 0-05 E	310.0	99999894	00145444	310.0		0.45	
	N 89-52 E	300.0	00232710	99999729	0.70		300.00	
	N 0-05 E	150.0	99999894	00145444	150.0		0.22	
	N 89-52 E	373.36	00232710	99999729	0.87		373.36	
	S 0-0 E	460.0	1	0		460.0	0	
					461.57	461.57	674.03	674.03

CERTIFICATE

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

We, the undersigned owners and plattors of Mor-ell 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. Sanitary Sewer to serve Mor-ell Addition.
2. Sidewalk on west side of Bluffview Drive, Harry Street to 400 feet North of Harry Street.
3. Paving Bluffview Drive, North line of Harry Street to North line of Wilma Street
4. Pavement, acceleration and deceleration lanes, and sidewalk on North side Harry St. center line of Bluffview Ave. to 639 feet West of West line of Bluffview Avenue
5. Storm water drain from West line Mor-ell Addition to South line Elwell's Addition.
- 6.
- 7.

As a result of the above-mentioned petitions for improve-  
ments, lots within Mor-ell Addition may be subject to special assess-  
ments assessed thereto for the cost of constructing the above-described  
improvements.

Signed this 1st day of December, 1969.

<u>John A. Elliott</u> John A. Elliott	<u>C. B. Rinehart</u> C. B. Rinehart
<u>Roger L. Messman</u> Roger L. Messman	<u>Thomas J. Morris, Jr.</u> Thomas J. Morris, Jr.
<u>T. J. Morris</u> T. J. Morris	<u>George B. Collins</u> George B. Collins
<u>Robert Martin</u> Robert Martin	<u>K. W. Pringle, Jr.</u> K. W. Pringle, Jr.
<u>W. C. Hilke</u> W. C. Hilke	<u>George C. Consolver</u> George C. Consolver
<u>Karin E. Tierney</u> Karin E. Tierney	<u>Timothy J. Tierney</u> Timothy J. Tierney
<u>J. Nelson Elliott</u> J. Nelson Elliott	<u>Alfred J. Elliott</u> Alfred J. Elliott

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

BE IT REMEMBERED that on this 1st day of December, 1969, before me, a Notary Public in and for said County and State, came JOHN A. ELLIOTT and RUTH M. ELLIOTT, his wife, C. B. RINEHART and BARBARA C. RINEHART, his wife, ROGER L. MESSMAN and ALICE MESSMAN, his wife, THOMAS J. MORRIS, JR. and ANN COTA MORRIS, his wife, T. J. MORRIS and ETTA V. MORRIS, his wife, GEORGE B. COLLINS and KATHERINE COLLINS, his wife, ROBERT MARTIN and ANNE MARTIN, his wife, K. W. PRINGLE, JR. and RUTH ANN PRINGLE, his wife, W. C. HILKE and EDNA I. HILKE, his wife, GEORGE B. CONSOLVER and MARY ALICE CONSOLVER, his wife, KARIN E. TIERNEY and TIMOTHY J. TIERNEY, her husband; J. NELSON ELLIOTT, a single man, and ALFRED J. ELLIOTT and JOHN A. ELLIOTT, attorney in fact for MARY E. ELLIOTT, wife of ALFRED J. ELLIOTT, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

My Commission expires  
October 30, 1973

*Mary B. Loudenback*  
Mary B. Loudenback, Notary Public

WILLIAM L. KORBER

OFFICE OF  
**BAUGHMAN CO.**  
Surveyors

RONALD G. WAYMIRE

2522 EAST KELLOGG  
WICHITA, KANSAS 67211  
MURRAY 3-7431

November 28, 1969

Planning Office  
City Building Annex  
Wichita, Kansas

Gentlemen:

This is to inform you that the irons have been set in MOR-ELL ADDITION, Wichita, Kansas, according to the plat on file in your office.

*William L. Korber*  
Surveyor



November 26, 1969

Mr. Ronald M. Gott  
Lilleston, Spradling, Gott, Stallwitz & Hope  
Attorneys at Law  
923 First National Bank Building  
Wichita, Kansas 67202

Re: Mor-ell Addition

Dear Mr. Gott:

In response to your letter of November 25, 1969, I have no objection, and would approve of the Indemnity Agreement which you enclosed. I would also like to have an agreement which states:

1. Either when a building permit is issued for Firestone; or
2. If the City needs to use the right-of-way and gives notice to Firestone or the landowner,

then the landowner or Firestone will be responsible for removing the Henryburger operation. Failing to do so, the City may cause the same to be removed and charged back against the land.

Very truly yours,

John Dekker  
Director of Law

JD:cr

cc: ✓ John Gist, Planning Department  
H. Jay Setter, Assistant City Attorney



INDEMNITY AGREEMENT

WHEREAS, The Firestone Tire & Rubber Company, an Ohio corporation, will purchase lot 1 in Mor-ell Addition to Wichita, Sedgwick County, Kansas, providing that the plat of the said Mor-ell Addition to Wichita is approved by the City of Wichita; and

WHEREAS, there now exists on said lot 1 a structure (now used as a "Henryburger" Hamburger Stand), which structure projects over the property line of the said lot 1 onto property dedicated to the City of Wichita for use as a street commonly known as Harry Street; and

WHEREAS, one of the requirements of the City of Wichita for the approval of said plat of Mor-ell Addition is that said structure be removed from said lot 1 prior to final approval of said plat, but the City of Wichita is willing to waive such requirement if The Firestone Tire & Rubber Company agrees to indemnify and hold the City of Wichita harmless of and from any and all liability whatsoever arising out of the existence of said structure on said lot 1 and city property.

NOW, THEREFORE, in consideration of the City of Wichita allowing said existing structure to remain on said premises as aforesaid, The Firestone Tire & Rubber Company agrees to hold and save the City of Wichita, a municipal corporation, harmless of any loss, damage or liability which it may suffer from any claims, demands, actions or causes of action, which may be made or had against said City of Wichita by reason of the use, maintenance and existence of said building structure on said premises as aforesaid.

THE FIRESTONE TIRE & RUBBER COMPANY

By \_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary

TVP

November 28, 1969

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Re: S/D 68-115 - Final Plat of  
MOR-ELL ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 26, 1969, 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 November 21, 1969.

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 *see photostat of receipt* Certification that all taxes due and payable have been paid.
- OK *1969 taxes are unpaid* Certification that the irons have been set as required by the Subdivision Regulations of the Metropolitan Area Planning Commission.

*need computation sheet  
(called Bill Korbier on 12-4-69  
regarding its submission)*

Page 2 - Baughman Company  
November 28, 1969

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

Sincerely,

Robert A. Lakin  
Secretary

RAL:ber

cc: Thomas J. Morris, Jr.  
1400 South Oliver  
Wichita, Kansas 67218

John A. Elliott  
404 South Terrace  
Wichita, Kansas 67218

Brian G. Grace  
Attorney at Law  
830 First National Bank Building  
Wichita, Kansas 67202

Robert Feagins  
6572 East Central  
Wichita, Kansas 67206

LAW OFFICES

LILLESTON, SPRADLING, GOTT, STALLWITZ & HOPE

923 FIRST NATIONAL BANK BUILDING

TELEPHONE FOREST 3-8218

WICHITA, KANSAS 67202

November 25, 1969

W. F. LILLESTON (1883-1967)  
GEORGE C. SPRADLING  
HENRY V. GOTT  
GEORGE STALLWITZ  
RALPH M. HOPE  
RONALD M. GOTT  
GLENN D. YOUNG, JR.  
JERRY D. BOOLE  
WESLEY A. WEATHERS

STANLEY & VERMILION . . . 1886-1897  
STANLEY VERMILION  
& EVANS . . . . . 1897-1909  
STANLEY VERMILION,  
EVANS & CAREY . . . . 1909-1913  
VERMILION, EVANS,  
CAREY & LILLESTON . . 1913-1946  
CAREY, LILLESTON,  
SPRADLING & GOTT . . 1946-1950  
LILLESTON, SPRADLING,  
GOTT & STALLWITZ . . 1950-1956

Mr. John Dekker  
City Attorney  
Holmes, Darrah, Dekker, Mellor & Compton  
800 Brown Building  
Wichita, Kansas 67202

Re: Mor-ell Addition

Dear John:

As you know from our conversations, there is an existing hamburger stand on what will be lot 1, Mor-ell Addition to the City of Wichita, which lot is to be purchased by my client, Firestone, upon approval of the final plat. The building is being occupied by a month-to-month tenant, and it would be impossible to remove the existing structure prior to final approval of the plat as required by the Planning Commission. I have discussed with you the waiver of that requirement, and I now enclose for your consideration a form of Indemnity Agreement which I have prepared and which I would hope my client will execute. Firestone has not seen this instrument, and thus I do not know if it will want to utilize this particular form, but I thought in the interest of time I would send you a copy so that you could look it over and notify me now of any additional language that should be used.

In addition to the Indemnity Agreement, I believe there should be some type of contract, possibly a letter commitment from Firestone to the city, whereby Firestone agrees to remove the structure if the city so requests or to remove it as a condition to obtaining a building permit.

Virtually everything has to be in order by December 3 so that the plat can be processed, and thus I would appreciate your consideration of this matter as quickly as possible.

Very truly yours,  
*Ronald M. Gott*  
Ronald M. Gott

OF LILLESTON SPRADLING GOTT STALLWITZ & HOPE

RMG:sc  
Enc.

cc: Mr. John Gist ✓  
Mr. Bob Feagins  
Jay Setter, Esq.  
Kenneth Pringle, Esq.  
Mr. Jay Samra



November 21, 1969

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 68-115 - Final Plat of  
MOR-ELL ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 20, 1969, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- OK* 1. The plus or minus dimensions shall be deleted from the plat.
- OK* 2. An overall dimension for the east line of subject property shall be indicated on the face of the plat.
- OK* 3. The applicant shall contact Kansas Gas and Electric and Southwestern Bell Telephone companies, relative to making satisfactory arrangements for private easements generally along the north side of Lot 8. Letters indicating such arrangements have been made shall be obtained from said companies and submitted to the Planning Department. *OK*
- OK* 4. The applicant shall install or provide for and guarantee the construction of a full deceleration lane along the south side of subject property. *petition*
- OK* 5. The applicant shall install or guarantee the extension of sanitary sewer to serve all lots within the subdivision. The Engineering Division should be contacted regarding this matter. *petition*

- 8. The applicant shall install or guarantee the installation of sidewalks adjacent to both streets; the total estimated construction cost to be in the amount of \$2,600. *petitioned*
- 9. The applicant shall petition for the repaving of Bluffview from the north line of Harry to the north line of the plat. *petitioned*
- 10. The applicant shall contact the Water Department and make satisfactory arrangements for the extension of a water line in Harry, west from Bluffview.
- 11. The 20-foot drainage easements along the north side of Lot 8, and accompanying wording in plat's text, may be deleted from the plat.
- 12. The existing structure located on Lot 1 and right of way for Harry Street shall be removed. Said structure shall be removed prior to releasing the plat tracing for recording, or an agreement and/or necessary assurances submitted which provide for an acceptable, maximum time for removal and gives necessary protection to the City during the interim.
- 13. The Floodway is only a temporary drainage solution, and extensive drainage improvements are ultimately needed on subject and adjacent properties. The applicant shall meet with M. S. Mitchell and other necessary staff of the Department of Public Works regarding this matter, and shall obtain a letter setting forth the applicant's share in the total cost of the drainage improvements. Said letter together with an appropriate guarantee as set forth therein, shall then be submitted to the planning department. *petitioned* *see as satisfactory* *pl & letter follow*
- 14. Amend the note describing access to the 30-foot private drive as follows: "....when that property is platted, and to be built as a divided driveway in accordance with drawing #C67-190 (Typical Major Approach) on file in the office of the City Traffic Engineer of Wichita, Kansas."
- 15. The 20-foot opening indicated along the south line of Lot 2 shall be increased to 25 feet in width.
- 16. Recording within 30 days after approval by the Board of City Commissioners.

Page 3 - S/D 68-115  
Baugman Company  
November 21, 1969

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 Wednesday, November 26, 1969, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

Enclosure

cc: Thomas J. Morris, Jr.  
1400 South Oliver  
Wichita, Kansas 67218

John A. Elliott  
404 South Terrace  
Wichita, Kansas 67218

Brian G. Grace  
Attorney at Law  
830 First National Bank Building  
Wichita, Kansas 67202

Robert Feagins  
6572 East Central  
Wichita, Kansas 67206

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 68-115 Name MOR-ELL ADDITION  
Date Application Rec'd. 11-8-68 Preliminary Approval \_\_\_\_\_  
Revised 9-17-69 Scheduled S/D Meeting 11-20-69

DESCRIPTION

General Location Northwest corner of Bluffview and Harry Streets

Owner Thomas J. Morris, Jr. and John A. Elliott  
Surveyor/Engineer Baughman Company  
Address 2522 East Kellogg Phone MU 3-7431

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>6</u>                                     | 7. Lineal Feet of New Streets:                                    |
| 2. Number of Lots:  | a. <u>35</u> R/W <u>410</u> ft.                                   |
| Residential _____   | b. <u>60</u> R/W <u>674</u> ft.                                   |
| Commercial <u>8</u>   | c. _____ R/W _____ ft.  |
| Industrial _____  | d. _____ R/W _____ ft.  |
| Other _____   | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>8</u>   | TOTAL <u>1084</u> ft.   |
| 3. Minimum Lot Frontage <u>30</u> ft.                                 | 8. Sidewalk adjacent to all                                       |
| 4. Minimum Lot Area <u>12,375</u> sq. ft.                             | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>No</u> |
| 5. Existing Zoning <u>A &amp; LC</u>                                  |   |
| 6. Proposed Zoning <u>LC</u>  |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ City _____     |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ City _____ |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)      |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                  |   |

STAFF COMMENTS:

1. The plus or minus dimensions shall be deleted from the plat.
2. An overall dimension for the east line of subject property shall be indicated on the face of the plat.
3. A 10 foot utility easement shall be indicated along the west line of Lot 8 and shall skew northeasterly along the east side of the Floodway.
4. A 10 foot utility easement shall be indicated adjacent to the north line of Lot 8.
5. The applicant shall install or provide for and guarantee the construction of a full deceleration lane along the south side of subject property.
6. The applicant shall install or guarantee the extension of sanitary sewer to serve all lots within the subdivision. The Engineering Division should be contacted regarding this matter.
7. The applicant shall install or guarantee the installation of sidewalks adjacent to both streets; the total estimated construction cost to be in the amount of \$2600.
8. The applicant shall petition for the repaving of Bluffview from the north line of Harry to the north line of the plat.
9. The applicant shall contact the Water Department and make satisfactory arrangements for the extension of a water line in Harry, west from Bluffview.



*Guarantee Title Co., Inc.*  
TITLE HEADQUARTERS

PHONE (316) 363-9124 • 400 NORTH BROADWAY • WICHITA, KANSAS 67202

November 11, 1969

R. A. Dick Phillips  
PRESIDENT

Special  
Title Report  
Order No. 24493

To: Wichita-Sedgwick County Metropolitan  
Area Planning Commission.

The undersigned, GUARANTEE TITLE CO., INC., a licensed and bonded land title abstracter in and for Sedgwick County, Kansas, hereby certifies that it has searched title to the hereinafter described real estate. The information furnished in this Title Report is limited to facts appearing of record as of 7:50 o'clock A.M., on the date to which this Title Report is certified, except that any instrument filed under the Uniform Commercial Code and/or as a chattel is excluded from this certificate. This Report is neither an opinion or guaranty of title. We report and certify only as to the following facts appearing of record:

1. The real estate covered herein being platted as Mor-ell Addition is located in Sedgwick County, Kansas, and is legally described as follows:

A tract in the Southwest Quarter (SW/4) of Section 26, Township 27 South, Range 1 East, commencing at the Southeast Corner of said Southwest Quarter, thence West along the South line of said Southwest Quarter 674.03 feet to a point 657 feet east of the west line of the Southeast Quarter of said Southwest Quarter, thence North parallel with the West line of the Southeast Quarter of said Southwest Quarter 310 feet, thence east parallel with the south line of said Southwest Quarter 300 feet, thence north parallel with the west line of the Southeast Quarter of said Southwest Quarter 150 feet, thence east parallel with the south line of said Southwest Quarter 373.36 feet to the east line of said Southwest Quarter, thence South 460 feet to the point of beginning.

2. Record title, as disclosed by the last conveyance of record, is in:

John A. Elliott  
C. B. Rinehart



# Guarantee Title Co., Inc. TITLE HEADQUARTERS

PHONE (316) 363-9124 • 400 NORTH BROADWAY • WICHITA, KANSAS 67202

R. A. "Dick" Phillips  
PRESIDENT

*need taxes for 1969*

- Roger L. Messman
- Thomas J. Morris, Jr.
- T. J. Morris
- George B. Collins
- Robert Martin
- K. W. Pringle, Jr.
- W. C. Hilke
- George P. Consolver
- Karin E. Tierney
- Timothy J. Tierney
- J. Nelson Elliott
- Alfred J. Elliott

- 3. There are no mortgages or other liens unreleased of record.
- 4. Real estate taxes for 1968 and prior years are paid.
- 5. This report is subject to existing road right of way on the South and East sides of said tract.

EXECUTED this November 11, 1969.



GUARANTEE TITLE CO., INC.

BY *[Signature]*  
President



November 12, 1969

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 68-115 - Preliminary Plat of  
MOR-ELL ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 6, 1969, the abovecaptioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to:

1. The west 30 feet along the north line of Harry Street shall be labeled with the following notation: "To operate as a joint and common drive with the property to the west when that property is platted".
2. A 10-foot utility easement shall be indicated along the west side of Lot 7 and shall skew north-easterly along the east side of the Floodway.
3. A 10-foot utility easement shall be indicated adjacent to the north line of Lot 7.
4. Lots 5 and 5A should be combined as a single lot, or renumber as 5 and 6 and make the necessary adjustments in numbering the remaining lots for the balance of the plat.
5. The applicant shall install or provide for and guarantee the construction of a full deceleration lane along the south side of subject property. The Engineering Division of the Department of Public Works should be contacted regarding this matter.

Page 2 - S/D 68-115  
Baughman Company  
November 12, 1969

6. The applicant shall install or guarantee the extension of sanitary sewer to serve all lots within the subdivision. The Engineering Division should be contacted regarding this matter.
7. The applicant shall install or guarantee the installation of sidewalks adjacent to both streets; the total estimated construction cost to be in the amount of \$2,600.
8. The applicant shall contact the Water Department and make satisfactory arrangements for the extension of a water line in Harry, west from Bluffview.
9. The applicant shall petition for the repaving of Bluffview from the north line of Harry to the north line of the plat.
10. The existing structure located on Lot 1 and right of way for Harry Street, shall be removed prior to releasing the final plat tracing for recording. A letter from the applicant indicating said structure has been removed, shall be submitted to the Planning Department.
11. It is necessary that the appropriate, accompanying language regarding the Floodway be obtained from M. S. Mitchell of the Maintenance Division of the Department of Public Works, and same shall be included within the plat's text of the final plat.
12. The Floodway is only a temporary drainage solution, and extensive drainage improvements are ultimately needed on subject and adjacent properties. The applicant shall meet with M. S. Mitchell and other necessary staff of the Department of Public Works regarding this matter, and shall obtain a letter setting forth the applicant's share in the total cost of the drainage improvements. Said letter together with the appropriate monies as set forth therein, shall then be submitted to the Planning Department.

Page 3 - S/D 68-115  
Baughman Company  
November 12, 1969

13. The applicant shall contact M. S. Mitchell of the Maintenance Division of the Department of Public Works, relative to providing for the existing drainage across Lot 7 which crosses underneath Bluffview through the 15-inch culvert indicated on the preliminary plat. This will require some sort of drainage easement and/or right of way across Lot 7, and the applicant installing or guaranteeing the required drainage improvements therein.

14. The applicant shall contact Mr. Hobbs of the Wichita Fire Department relative to indicating the east-west 20-foot utility easement as a "20-foot firelane and utility easement". The applicant needs to review his proposed development plan with Mr. Hobbs, and a determination made whether the 20-foot width is adequate for firelane purposes.

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: Thomas J. Morris, Jr.  
1400 South Oliver  
Wichita, Kansas 67218

John A. Elliott  
404 South Terrace  
Wichita, Kansas 67218

Brian G. Grace, Attorney  
830 First National Bank Building  
Wichita, Kansas 67202



October 17, 1969

Lake Site, Inc.  
X Robert Feagins  
6372 East Central  
Wichita, Kansas 67206

Subject: S/D 68-115 - Revised Sketch Plat  
of MOR-ELL ADDITION

Dear Mr. Feagins:

At its regular meeting on October 16, 1969, the Subdivision Committee of the Metropolitan Area Planning Commission considered the revised Sketch Plat of Mor-all Addition. Resulting from said meeting the Committee authorized the applicants to proceed with the preparation and submission of the preliminary plat. The Committee indicated that the applicant needed to meet with different agencies and departments, such that points of concern raised at the meeting could be further discussed and necessary changes or additions be included in the preliminary plat drawing, prior to same being placed on the Subdivision Committee agenda.

A summary of the conditions to the above authorization, and necessary matters requiring the applicant's attention, are as follows:

- ok* 1. Indicating 10 feet of additional right-of-way for Harry Street to provide 60 feet from the section line.
- /* 2. The applicant shall install or provide for and guarantee the construction of a full deceleration lane along the south side of subject property.
- ok* 3. The number of access points to Bluffview shall not exceed four (4).
- ok* 4. The applicant's proposals for access to both Bluffview

Page 2 - S/D 68-115  
Lake Site, Inc.  
October 17, 1969

and Harry shall be indicated by number per lot, or by actually locating and dimensioning the access points on the preliminary plat drawing.

In order to acquire a break in the future median construction of Harry Street at approximately the west boundary of the plat, a joint and common drive will be necessary between this property and that adjacent on the west. It was pointed out that no median break would be provided if these two properties utilized separate driveways at this location.

The applicant will need to contact the Water Department and make satisfactory arrangements for the extension of a water line in Harry, west from Bluffview.

The applicant will need to install or guarantee the extension of sanitary sewer to serve all lots within the subdivision. The applicant should contact the Engineering Division regarding this, and relative to possible adjustments in the proposed sewer easement which should be taken into account in preparing the preliminary plat.

The Floodway indicated on the sketch plat is insufficient, and the applicant shall meet with M. S. Mitchell of the Maintenance Division relative to additional information regarding same which needs to be shown on the preliminary. It was also pointed out that the applicant should discuss with Mr. Mitchell the drainage which enters subject property from the east across Bluffview; and what will be the applicant's share in the cost of the total, ultimate drainage improvement that this plat will be a part of the benefiting area.

ok Indicating a utility easement for the east 10 feet of the north-south 30-foot private drive. (*preliminary indicates enters 30' drive as utility easement*)

Indicating a 10-foot utility easement adjacent to what is shown as the north line of Lot 7.

Page 3 - S/D 68-115  
Lake Site, Inc.  
October 17, 1969

1. The Fire Department has asked that the applicant develop the property or orient the structures such that their fire fighting equipment would have access to the front and rear of the buildings:

The topography which is required to be shown on the preliminary plat, shall be the current topographic features of the land as extensive fill has been recently occurring in the application area.

Although the number of proposed lots, their individual orientation, and the proposed points of access will again be discussed, the above information should be sufficient to guide the applicants and their surveyor in the preparation of the preliminary plat.

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

Very truly yours,

John D. Gist  
Planner III

JDG:wjp

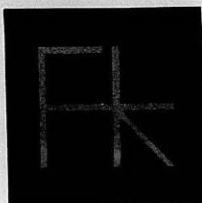
cc: Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Thomas J. Morris, Jr.  
1400 South Oliver  
Wichita, Kansas 67218

Don E. Satterthwaite  
President  
Clear Lakes, Inc.  
6572 East Central  
Wichita, Kansas 67206

Brian Grace  
Attorney at Law  
830 First National Bank Bldg.  
Wichita, Kansas

John A. Elliott  
404 South Terrace  
Wichita, Kansas 67218



FEAGINS *and* KIRSCH  
ARCHITECTS  
NORMANDIE SHOPPING CENTER  
6572 EAST CENTRAL MU 4-6576  
WICHITA, KANSAS 67206

A  
I  
A

October 7, 1969

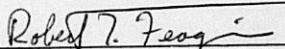
Mr. John D. Gist  
Planner III  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Dear Mr. Gist:

Please forward the Sketch Plat of MOR-ELL ADDITION, dated 9-16-69, to the Subdivision Committee for their consideration.

We are hopeful that review by the Subdivision Committee can be scheduled on October 16, 1969, if possible.

Yours very truly,

  
Robert T. Feagins, Sec.-Treas.  
Lake Site, Inc.

RTF:sc

cc: Don E. Satterthwaite

Bill Korber  
Baughman Company  
2522 East Kellogg

Thomas J. Morris, Jr.  
1400 South Oliver



Form 27-021

## 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

*Sketch of Bluffview*  
*for Mor-ell Addition*

Name

Address

Type

Due Date

Comments:

Date

By

10-27-69

Curt Healy

October 6, 1969

Lake Site, Inc.  
X Robert Feagins  
6572 East Central  
Wichita, Kansas 67206

Subject: S/D 68-115 - Revised Sketch Plat  
of MOR-ELL ADDITION - generally  
located at the northwest corner  
of Bluffview and Harry Street

Dear Mr. Feagins:

We have reviewed the revised sketch plat of Mor-ell Addition in light of its associated zone case, Z-1061, which was originally considered by the Planning Commission in December of 1968. Also taken into account was the original sketch plat which we have reviewed and have given authorization to Baughman Company to prepare the preliminary plat, subject to certain conditions. Matters also considered were the recommendations of the Public Works Department regarding the platting of this land which has previously been forwarded to you from the Traffic Engineering Division. Their recommendation generally being that the plat should provide for 10 feet of additional right-of-way for Harry Street, or a total of 60 feet from the centerline of said street. Also that the applicant install or guarantee the construction of a full deceleration lane along the south side of their property. Based on the planned reimpovement of Harry Street, consisting of medial construction, the Traffic Engineering Division has also recommended that subject property be limited to two points of access to Harry Street in addition to a driveway along the west end of the property to be used jointly with that property to the west. At this location it is proposed that a break in the median be provided, which would also serve the intersection of Roosevelt and Harry. A median break is also to be provided at the intersection of Bluffview and Harry, which would provide for eastbound traffic on Harry to make left hand turns onto Bluffview and in turn into subject property.

Page 2 - S/D 68-115  
Lake Site, Inc.  
October 6, 1969

The revised sketch plat has not taken into account these recommendations of the Department of Public Works. We also feel that the plat does not reflect the original intent of the Planning Commission in its recommendation of approval of the associated zone case, Z-1061. Said case was a request for deepening of "LC" Light Commercial zoning. At the Planning Commission meeting it was pointed out that the area was presently being platted into one lot which included that area presently zoned adjacent on the south; these comments being based upon the sketch plat which was in our possession at that time. The plat now indicates many lots with minimum frontages and some with small areas, less than that recommended in the Department "Development Standards - Lot and Parcel" report. The five points of access requested to both Harry and Bluffview are greater in number than that recommended by Traffic Engineering. Lot 6 does not meet the design criteria set forth in the Subdivision Regulations which indicates that the maximum depths for all lots other than residential lots shall not exceed three times the width. We also feel that Lots 6 and 7 should not be permitted in their present fashion which orient themselves solely to the side street of Bluffview, but rather should become a part of an overall single lot or lots which orient themselves to Harry Street.

In view of that mentioned above, we find that the plat in its present form is unacceptable and cannot authorize preparation of the preliminary plat. We suggest that the applicant return to his original design of being a single lot, or less number of lots which orient themselves to Harry Street. Such a plat should then incorporate the additional right-of-way for Harry and the number of access points as recommended previously by the Department of Public Works. We will be available to further discuss the design of this plat, and you may choose to proceed in preparing and submitting a preliminary plat along the lines suggested herein. If you do not concur with our comments, you may submit a written request along with 29 copies of your revised sketch plat asking that the plat be forwarded to the Subdivision Committee for a determination in regard to these matters.

Page 3 - S/D 68-115  
Lake Site, Inc.  
October 6, 1969

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

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

cc: Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Brian Grace  
Attorney at Law  
830 First National Bank Bldg.  
Wichita, Kansas 67202

Thomas J. Morris, Jr.  
1400 South Oliver  
Wichita, Kansas 67218

John A. Elliott  
404 South Terrace  
Wichita, Kansas 67218

Don E. Satterthwaite, President  
Clear Lakes, Inc.  
6572 East Central  
Wichita, Kansas 67206

Jim Hauck  
Traffic Engineering Division  
Department of Public Works

Map No.: 5746  
 Section No.: 26  
 Twp. No.: 27  
 Range: 1E

S/D No. 68-115

**REVISED**  
**APPLICATION FOR SUBDIVISION APPROVAL**

Name of Subdivision: MORRELL ADDITION  
 General Location: Harry & Bluffview (northwest corner)  
 Name of Property Owner: Lake Site Inc. Att: Robert Feagin  
 Address: 6572 E. Central Phone: MU 16576  
 Name of Subdivider: same Phone: \_\_\_\_\_  
 Address: see other application  
 Name of Agent/Surveyor: Bauchman Co.  
 Address: 2522 E. Kellogg Phone: MU 37431  
 Date of Application: Sept. 16, 1969

etal

**SUBDIVISION INFORMATION:**

1. Gross Acreage of Plat 6 Ac.
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 8
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Total Number of Lots 8
4. Minimum Lot Frontage 30 ft.
5. Minimum Lot Area 12,245 sq. ft.
6. Existing Zoning H 4 LL
- \* 6. Proposed Zoning LC
7. Lineal Feet of New Streets:
  - a. 35 R/W 470 ft.
  - b. 60 R/W 674 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 1084 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply yes (Yes-No), Name \_\_\_\_\_ City \_\_\_\_\_
10. Public Sanitary Sewers yes (Yes-No), Name \_\_\_\_\_ City \_\_\_\_\_
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita City 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 T. Feagin - DON. E. SATTERTHWAITE, owners agent PRES. Clear Lake, Okla.

\* Assoc. Form 2-1061

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

Received by [Signature]  
 Date \_\_\_\_\_  
 Fee Submitted none

T9-301B (10-68)



September 26, 1969

Mr. James W. Hauck  
Assistant Traffic Engineer  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Dear Mr. Hauck:

This letter is with reference to your letter to Mr. Robert Feagin, dated August 18, 1969, a copy of which has been provided to us by Mr. Feagin.

While we have no immediate plans to develop our Harry Street property directly west of Mr. Feagin's proposed development, we are interested in a future left-turn medial cut at the intersection of Roosevelt Street at Harry Street.

We have no objection to Mr. Feagin's request for a 30 feet width opening at the west end of his property, since we do not require access to our property at this time.

At such time as we proceed to plat and develop our property we will cooperate with the property owners on the east to construct a joint use major driveway as you have recommended in your letter. However, in the event our property is sold and developed by others, we cannot, of course, bind them to this commitment.

Please let us know if further action regarding this matter is required.

Sincerely yours,

*Mother Mary Anne McNamara*  
Mother Mary Anne McNamara  
Executive Director  
St. Joseph Hospital and Rehabilitation Center

cc: Robert T. Feagin  
R. W. Bruggeman, Director of Public Works  
✓ Jack Galbraith, Senior Planner



August 20, 1969

Mr. Robert T. Feagins  
Architect  
6572 East Central  
Wichita, Kansas 67206

Subject: Property located at the north-  
west corner of Harry and Bluffview

Dear Mr. Feagins:

This letter is in response to our conference last week concerning the platting and development of the above captioned property. As we pointed out, there are two pending applications at this corner. One is a request for deepening of the LC "Light Commercial" zoning (case Z-1061), and the other is a sketch plat, S/D 68-115 - Mor-ell Addition. Our comments concerning the plat and the authorization to prepare the preliminary subject to certain conditions was given and stated in a letter to the surveyor and applicants back in December of 1968.

Our position has not changed and any further comments and review in the platting of this property would be if the applicant chooses to submit a revised sketch plat, or if the current plat is withdrawn and a new plat and application is submitted. In the event a new or revised sketch plat is contemplated, as well as in the preparation of the preliminary which has been authorized, it should be prepared taking into account the recommendations of the Public Works Department as forwarded to you from the Traffic Engineering Division.

Attached for your information is a copy of the letter to Baughman Company dated December 5, 1968, which set forth the conditions of approval of the sketch plat of Mor-ell Addition, and gave authorization

Page 2 - Northwest corner Harry & Bluffview  
Mr. Robert Feagins  
August 20, 1969

to prepare the preliminary. If you have any further questions  
concerning this matter, please call.

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

Enclosure

cc: Jim Hauck  
Assistant Traffic Engineer

R. W. Bruggeman  
Director of Public Works

August 18, 1969

Mr. Robert T. Feagins  
Architect  
6572 East Central  
Wichita, Kansas 67206

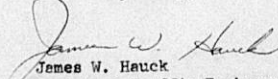
Dear Mr. Feagins:

This letter is with reference to our most recent conversation about your proposed development on East Harry Street (Bluffview west approximately 600 feet+.)

The Department of Public Works' recommendations will be to require an additional ten feet of right-of-way dedication at the time of platting for a total of sixty feet from centerline plus the construction of a full deceleration lane as indicated on the attached sketch. We are also recommending that the points of access be limited to two in addition to Bluffview and the joint use major driveway on the west end of your proposed development. With respect to the major drive, there may be several alternatives to this. As an end result, we do not want to be in a position of a possibility that two two-way thirty-foot drives with a meager separation will be built on the two properties. The most desirable from our viewpoint would be the construction of the joint use major drive at the time of your site development, or possibly not construct any opening at that point until the time of medial construction.

Please advise if you have any questions or need more information regarding this matter.

Yours very truly,

  
James W. Hauck  
Assistant Traffic Engineer

JWH:cb  
attach.

cc: R. W. Bruggeman, Director of Public Works  
Jack Galbreith, Senior Planner



December 5, 1968

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 68-115 - Sketch Plat of  
MOR-ELL ADDITION

Gentlemen:

We have reviewed the sketch plat of Mor-ell Addition, and have discussed the plat with various divisions of the Department of Public Works. A portion of the plat is affected by a drainage channel designed in a drainage plan, shown to us by the Wichita-Sedgwick County Flood Control office. There are planned improvements for Harry Street, which include construction of medials that will affect the application area in terms of number and location of access points, and possibly in terms of the amount of street right-of-way needed for improvements of Harry.

In view of that mentioned above, we 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-1061.
2. Prior to the preparation of the preliminary plat, the applicant shall arrange a joint meeting with the Planning Department, Engineering and Traffic Engineering Divisions of the Department of Public Works, relative to their proposals and its relation to street right-of-way and access points to Harry Street.

Page 2  
Baughman Company  
December 5, 1968

3. Contact M. S. Mitchell of the Maintenance Division of the Department of Public Works, relative to indicating sufficient drainage right-of-way crossing a northwest portion of subject property.
4. Indicating at least a 35-foot building setback from Harry Street and Bluffview. Consideration should be given to establishing a setback comparable to the ones approved to the south.
5. Provide information as to the status of the mobile homes and drive-in restaurant remaining on the tract.
6. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

It should be pointed out that sidewalks will be required adjacent to both streets, and the applicant will be responsible for providing utilities and facilities such as sewer and water to serve subject property.

The enclosed engineer's copy of the Sketch Plat is for your information and files. If you have any questions regarding this matter, please contact our office.

Sincerely,

John D. Gist  
Planner III

JDG:vjp

cc: Brian Grace  
First National Bank Building  
Wichita, Kansas 67202

Thomas J. Morris, Jr.  
1400 South Oliver  
Wichita, Kansas 67218

John A. Elliott  
404 South Terrace  
Wichita, Kansas 67218

Map No.: 5746  
Section No.: 26  
Twp. No.: 27  
Range: 1E

S/D No. 68-115

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: MOR-ELL ADDITION

General Location: Property is in the Northeast <sup>west</sup> corner of the intersection of Harry Street and Bluffview Street in Southeast Wichita

Name of Property Owner: Thomas J. Morris, Jr. - 1400 S. Oliver, MU3-6541

Address: John A. Elliott - 404 S. Terrace Phone: MU2-8823

Name of Subdivider: Same as Owner

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Agent/Surveyor: Baughman Co., 2522 E. Kellogg

Address: Brian G. Grace, Attorney, 830 1st Nat'l Bank Bldg. Phone: FO3-9111

Date of Application: November 7, 1968

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 5.89 (to center of existing streets) 8. Linal Feet of New Streets:
  - a. none R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
2. Number of Lots: one (1)  
Residential none  
Commercial one (1)  
Industrial none  
Other none  
Total Number of Lots one (1)
3. Minimum Lot Frontage 1049 lineal ft.
4. Minimum Lot Area 208,000 + square ft (4.8 Ac)
5. Existing Zoning LC and A duplex
6. Proposed Zoning LC & possibly B or BB
7. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply yes (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers yes (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable), N/A (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: Thomas J. Morris, Jr. and John A. Elliott

By Brian G. Grace  
Brian G. Grace of Weigand Curfman Brainerd Harris & Kaufman, Attorneys

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

Received by Hallbrath  
Date 11-8-68  
Fee Submitted 50.00

T9-301 (1-67)



Form 223

**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.
Cil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

*250*

DESCRIPTION AMOUNT

*Marceli Addition*

Name *Jahij Elliott*

Address *404 S. Terrace*

Type *R-71-C* Due Date *11/8/68*

Comments:

Date *11/8/68* By *Verna Perry*