

Box #6

PLAT NO. S/D 69-29 MAP NO. 5349

NAME MARINA LAKE FOURTH ADDITION

LOCATION Southwest corner of 21st St. and  
Amidon

ENGINEER Baughman Company

OWNER Clear Lakes, Inc. % Robert Feagins

APPLICATION FILED 3-10-69

SKETCH PLAT FILED None (see original Marina  
Lake Addition file)

\* REVISED -  
PRELIMINARY FILED 3-10-69

S/D ACTION 3-20-69 Approve remarks prelim.

FINAL FILED 4-21-69

S/D ACTION 5-1-69 Approve

MAPC ACTION 5-8-69 Approve

BCC ACTION 6-10-69 Approve as recommended

RECORDED 9-16-69

REMARKS \* All Marina Lake & Marina Lake 2nd  
Additions for original prelim. pl

11-69

S/D 69-29 - MARINA LAKE FOURTH  
ADDITION - Southwest corner of  
21st St. & Amidon Baughman

# ACTION

	DATE
S/D COMMITTEE (Public) <u>Agree</u>	<u>2-20-69</u>
S/D " (Municipal) <u>Agree</u>	<u>5-1-69</u>
M.A.P.C. <u>Agree</u>	<u>5-8-69</u>
B.C.C. <del>Agree</del> <u>Agree</u>	<u>6-10-69</u>

Map No. 5349  
Sec. No. 7  
Twp. No. 27  
Range 1E

Subdivision Report and Progress

S/D No.: 69-29

Name: MARINA LAKE FOURTH ADDITION

General Location: Southwest corner of 21st & Amidon

\* Owner: Clear Lakes, Inc. % Robert Feagins  
Address: 6572 E. Central Phone: \_\_\_\_\_  
Subdivider: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Engineer/Surveyor: Baughman Company  
Address: 2522 E. Kellogg Phone: MU 37431

Application Received 3-10-69  
Conf. with Applicant none  
\* \* Sketch Plat Received none  
Present Zoning AA, B & CC  
Proposed Zoning change  
Letter of Intent N/A

FINAL PLAT RECEIVED 4-21-69  
S/D Comm. Action 5-1-69 Approve

Dept. Report on Final 5-4-69  
M.A.P.C. ACTION 5-8-69 Approve  
Dept. Report on Final 5-8-69  
Letter on Irons Received 5-29-69  
Title/Taxes Rec'd & Reviewed 6-3-69  
Final Review 6-5-69  
Referral to B.C.C. 6-5-69

PREL. PLAT RECEIVED 3-10-69  
S/D Comm. Action 3-20-69 Approve

Dept. Report on Prel. 3-24-69

B.C.C. ACTION 6-10-69 Approve

Recorded 9-16-69

TRACING PROGRESS:

Received 5-28-69  
Released 6-2-69  
Received 6-3-69  
Released 6-17-69

Comments:

- \* sent Ted Hill, 810 W Douglas  
Agenda  
peak 4 Von Lattachmaite, Union Nat'l Bldg  
Acron sheet Fl. D Bldg, 11800 W Highway 54
- \*\* See Original "Marina Lake Addition" file.

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

Marina Lake Fourth ADDITION was

filed for record on September 16, 1969

drawer R-1 1-19

9-17-69

VH

*John Hale*

Register Of Deeds

T9-328

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

*Kogler*  
DATE  
July 11, 1974

TO Ralph C. Eberly, City Clerk  
FROM Curtis L. Newby, Junior Planner *Newby*  
SUBJECT Promissory Note associated with Marina  
Lakes Fourth Addition plat.

As a requirement of approval of Marina Lake Fourth Addition by the Board of City Commissioners on June 10, 1969, the platting applicant, Mr. Harry Bledsoe submitted a Promissory Note in the amount of \$19,243.75 guaranteeing the payment of ten installments for the granting of access to Amlidon on Reserve A. An "accounts payable" was set up by Lyle Botkin, Auditing and Accounts, to handle the collection of the ten annual installments of the promissory note.

Three of the annual installments were paid by Mr. Bledsoe before his selling of the development to the Hanson Development Company. The Hanson Development Company subsequently submitted a new promissory note for the sum of \$11,545.00, the remaining balance of the original note. This new promissory note was forwarded with a memorandum to the City Clerk (xerox copies herewith attached) on January 4, 1974.

Our office has been advised that Mr. Bledsoe is still being billed for the annual installment payments instead of the Hanson Development Company. Therefore, we are by this memorandum requesting that the original promissory note being held by the City Clerk's Office, be released to Mr. Bledsoe at his request, and that the necessary corrections be made in the billing procedures so that the Hanson Development Company, 225 Moore Street, Hackensack, New Jersey, 07601, will receive future billings.

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

CLN:rme  
Attachments

cc: Harry D. Bledsoe, 11800 West Highway 54, 67209  
Lyle D. Botkin, Auditing and Accounts  
Ralph Klose, City Treasurer  
Joe M. Bogle, Jr., Assistant City Attorney

RECEIVED

APR 10 1980

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

COPY

THE CITY OF WICHITA  
OFFICE OF LAW DEPARTMENT

DATE January 4, 1974

*JR* ZERO  
in

ON SAFETY  
PHASE II

TO Ralph C. Eberly, City Clerk  
FROM Joe M. Bogle, Jr., Assistant City Attorney

SUBJECT Promissory Note between Harry  
Bledsoe and The City of Wichita,  
Marina Lake, Fourth Addition

Attached is the original of a Promissory Note in the amount of \$11,545.00 dated December 13, 1973 between the Hanson Development Company and the City of Wichita. This note has been obtained in addition to the one captioned above due to the Hanson Development Company acquiring certain Marina Lake interests from Harry Bledsoe, and thus, assuming the balance of his note with the City of Wichita dated June 10, 1969. Also enclosed is a copy of the letter from John C. Frieden, attorney for Hanson Development Company, which accompanied the return of the note to us.

Please let us know if you have any questions concerning this matter.

Joe M. Bogle, Jr.  
Assistant City Attorney

JMB:kh  
Attachments

cc: Jack Galbraith, Planning Department  
Ralph A. Kloss, City Treasurer



PROMISSORY NOTE

\$11,545.00

Wichita, Kansas

Dec 13, 1973

FOR VALUE RECEIVED, we the undersigned promise to pay to the order of the City of Wichita, Kansas, the sum of \$11,545.00 being the remaining balance of a previous Promissory Note between the City of Wichita and H. D. Bledsoe dated June 10, 1969, a copy of which is attached and made a part hereof. The Hanson Development Company has acquired certain interests from H. D. Bledsoe, and in the sale transaction have assumed the obligation for fulfillment of the attached Promissory Note.

THEREFORE, the undersigned agrees by these presents, to make payment in six annual installments payable as follows:

\$1,925.00 on or before the 1st day of June, 1974, and  
\$1,925.00 on or before the 1st day of June each succeeding year until paid, without interest, with the sixth and final payment to be in the amount of the remaining balance.

We reserve the right to pay any or all installments prior to date.

In the event of default in payment of any one installment for a period of more than thirty (30) days, then, at the option of the City of Wichita, the whole amount shall at once become due and payable, and shall bear interest at a rate of 6% on the amount delinquent.

We further agree that in the event of default for six (6) months or longer, this obligation shall constitute a lien against our interest in the following described property, Lot #1, Marina Lakes Fourth Addition, and may be foreclosed in the same manner as is provided by the laws of the State of Kansas relating to real estate mortgages.

THE HANSON DEVELOPMENT CO.

Kelly Solner

by  
25 East Salem St.  
Hackensack, New Jersey

(SEAL)

CRANE, MARTIN, CLAUSSEN, HAMILTON & BARRY

A. HARRY CRANE (1908)  
WARD D. MARTIN  
ARTHUR L. CLAUSSEN  
HARVEY D. ASHWORTH (1966)  
JOHN R. HAMILTON  
DONALD D. BARRY  
JOHN C. FRIEDEN  
WESLEY A. WEATHERS

LAW OFFICES  
SUITE 900, MERCHANTS NATIONAL BANK BUILDING  
EIGHTH AND JACKSON STREETS  
TOPEKA, KANSAS 66612  
TELEPHONE 357-5231  
AREA CODE 913

December 26, 1973

Mr. Joe Bogle  
Office of the Director of Law  
City Building  
204 South Main Street  
Wichita, Kansas 67202

Re: Promissory Note between City of  
Wichita and The Hanson Development  
Company

Dear Mr. Bogle:

Please excuse my delay in forwarding to you the promissory note which represents payment for work performed on or about our Marina Lakes property. The note has been signed by Kelly Volner, who is the executive vice president of The Hanson Development Company, and whose address is 225 Moore Street, Hackensack, New Jersey 07601. If anything additional needs to be done to satisfy our obligation in this matter, please advise and I will see that it is done.

If you have any questions, please let me hear from you.

Very truly yours,

CRANE, MARTIN, CLAUSSEN, HAMILTON & BARRY

By

*John C. Frieden* b.l.  
John C. Frieden

JCF:br  
Enclosure

THE CITY OF WICHITA

OFFICE OF City Clerk

DATE July 19, 1974



TO Curtis Newby Junior Planner  
FROM Don C. Givens *DCG* Deputy City Clerk

SUBJECT Promissory Note  
Marina Lake 4th Addition

This memo is to confirm our telephone conversation of July 16, 1974, during which you were advised that subject original Promissory Note was released to Mr. Harry D. Bledsoe, 11800 West Highway 54, on July 16, 1974, at his request. The authorization for the release of the Note was according to instructions given in your memo dated July 11, 1974.

DCG:ml1

cc: Jerry Bogle, Asst. City Attorney



July 16, 1974

Don Gisick, Deputy City Clerk  
Curtis L. Newby, Junior Planner

Promissory Note - Marina Lake 4th Addition.

Recently your office received a memorandum from me concerning the release of a promissory note associated with Marina Lake 4th Addition. I have now been advised by the Department of Law that said note should not be released until the City Attorney has given his approval.

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

CLN:rms

cc: Jerry Bogle, Assistant City Attorney  
Marina Lake 4th Addition file.

WICHITA-SEDGWICK COUNTY

DATE

July 17, 1974

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO The File

FROM Curtis L. Newby, Junior Planner *Newby*

SUBJECT Promissory Note

On July 10, 1974, Jack Galbraith was advised that there was a mix up in the billing of the promissory note associated with this plat. The original applicant, Harry Bledsoe was still being billed for the annual payments of the note instead of the Hanson Development Company who in 1973 had submitted a new promissory note replacing the original as said development company was now the developer of the subject plat.

Galbraith and I discussed the matter and we agreed that the City Clerk who was holding the original note, the City Attorney's office, the City Treasurer and the City Accounting Department should all be made aware of the problem and that the original note had been replaced and should be released. I wrote such a memorandum dated July 11, 1974 and on July 16, 1974, Joe Bogle, City Attorney's office called to advise that he preferred that his office approve the release of the original promissory note prior to the City Clerk releasing said note to Mr. Bledsoe. I advised the City Clerk of this by memorandum on July 16, 1974. On July 17, 1974, the City Clerk's office called to advise that the promissory note had been released shortly before receiving my memo.

CLN:rme

July 16, 1974

Don Gisick, Deputy City Clerk  
Curtis L. Newby, Junior Planner

Promissory Note - Marina Lake 4th Addition.

Recently your office received a memorandum from me concerning the release of a promissory note associated with Marina Lake 4th Addition. I have now been advised by the Department of Law that said note should not be released until the City Attorney has given his approval.

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

CLN:RMB

cc: Jerry Bogle, Assistant City Attorney  
Marina Lake 4th Addition file.

July 11, 1974

Ralph C. Eberly, City Clerk

Curtis L. Newby, Junior Planner

Promissory Note associated with Marina  
Lakes Fourth Addition plat.

As a requirement of approval of Marina Lake Fourth Addition by the Board of City Commissioners on June 10, 1969, the platting applicant, Mr. Harry Bledsoe submitted a Promissory Note in the amount of \$19,243.75 guaranteeing the payment of ten installments for the granting of access to Amidon on Reserve A. An "accounts payable" was set up by Lyle Botkin, Auditing and Accounts, to handle the collection of the ten annual installments of the promissory note.

Three of the annual installments were paid by Mr. Bledsoe before his selling of the development to the Hanson Development Company. The Hanson Development Company subsequently submitted a new promissory note for the sum of \$11,545.00, the remaining balance of the original note. This new promissory note was forwarded with a memorandum to the City Clerk (xerox copies herewith attached) on January 4, 1974.

Our office has been advised that Mr. Bledsoe is still being billed for the annual installment payments instead of the Hanson Development Company. Therefore, we are by this memorandum requesting that the original promissory note being held by the City Clerk's Office, be released to Mr. Bledsoe at his request, and that the necessary corrections be made in the billing procedures so that the Hanson Development Company, 225 Moore Street, Hackensack, New Jersey, 07601, will receive future billings.

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

CLN:rme  
Attachments

cc: Harry D. Bledsoe, 11800 West Highway 54, 67209  
Lyle D. Botkin, Auditing and Accounts  
Ralph Klose, City Treasurer  
Joe M. Bogle, Jr., Assistant City Attorney

THE CITY OF WICHITA  
OFFICE OF LAW DEPARTMENT

DATE January 4, 1974



ON SAFETY  
PHASE II

TO Ralph C. Eberly, City Clerk  
FROM Joe M. Bogle, Jr., Assistant City Attorney

SUBJECT Promissory Note between Harry  
Bledsoe and The City of Wichita,  
Marina Lake, Fourth Addition

Attached is the original of a Promissory Note in the amount of \$11,545.00 dated December 13, 1973 between the Hanson Development Company and the City of Wichita. This note has been obtained in addition to the one captioned above due to the Hanson Development Company acquiring certain Marina Lake interests from Harry Bledsoe, and thus, assuming the balance of his note with the City of Wichita dated June 10, 1969. Also enclosed is a copy of the letter from John C. Frieden, attorney for Hanson Development Company, which accompanied the return of the note to us.

Please let us know if you have any questions concerning this matter.

Joe M. Bogle, Jr.  
Assistant City Attorney

JMB:kh  
Attachments

cc: Jack Galbraith, Planning Department  
Ralph A. Klose, City Treasurer



PROMISSORY NOTE

\$11,545.00

Wichita, Kansas

Feb 13, 1973

FOR VALUE RECEIVED, we the undersigned promise to pay to the order of the City of Wichita, Kansas, the sum of \$11,545.00 being the remaining balance of a previous Promissory Note between the City of Wichita and H. D. Bledsoe dated June 10, 1969, a copy of which is attached and made a part hereof. The Hanson Development Company has acquired certain interests from H. D. Bledsoe, and in the sale transaction have assumed the obligation for fulfillment of the attached Promissory Note.

THEREFORE, the undersigned agrees by these presents, to make payment in six annual installments payable as follows:

\$1,925.00 on or before the 1st day of June, 1974, and  
\$1,925.00 on or before the 1st day of June each succeeding year until paid, without interest, with the sixth and final payment to be in the amount of the remaining balance.

We reserve the right to pay any or all installments prior to date.

In the event of default in payment of any one installment for a period of more than thirty (30) days, then, at the option of the City of Wichita, the whole amount shall at once become due and payable, and shall bear interest at a rate of 6% on the amount delinquent.

We further agree that in the event of default for six (6) months or longer, this obligation shall constitute a lien against our interest in the following described property, Lot #1, Marina Lakes Fourth Addition, and may be foreclosed in the same manner as is provided by the laws of the State of Kansas relating to real estate mortgages.

THE HANSON DEVELOPMENT CO.

Kelly Solner  
by  
25 East Salem St.  
Hackensack, New Jersey

(SEAL)

CRANE, MARTIN, CLAUSSEN, HAMILTON & BARRY

A. HARRY CRANE (1968)  
WARD D. MARTIN  
ARTHUR L. CLAUSSEN  
HARVEY D. ASHWORTH (1968)  
JOHN R. HAMILTON  
DONALD D. BARRY  
JOHN C. FRIEDEN  
WESLEY A. WEATHERS

LAW OFFICES  
SUITE 900, MERCHANTS NATIONAL BANK BUILDING  
EIGHTH AND JACKSON STREETS  
TOPEKA, KANSAS 66612  
TELEPHONE 357-5231  
AREA CODE 913

December 26, 1973

Mr. Joe Bogle  
Office of the Director of Law  
City Building  
204 South Main Street  
Wichita, Kansas 67202

Re: Promissory Note between City of  
Wichita and The Hanson Development  
Company

Dear Mr. Bogle:

Please excuse my delay in forwarding to you the promissory note which represents payment for work performed on or about our Marina Lakes property. The note has been signed by Kelly Volner, who is the executive vice president of The Hanson Development Company, and whose address is 225 Moore Street, Hackensack, New Jersey 07601. If anything additional needs to be done to satisfy our obligation in this matter, please advise and I will see that it is done.

If you have any questions, please let me hear from you.

Very truly yours,

CRANE, MARTIN, CLAUSSEN, HAMILTON & BARRY

By

*John C. Frieden* b.l.  
John C. Frieden

JCF:br  
Enclosure

THE CITY OF WICHITA



DEPARTMENT OF LAW  
OFFICE OF CITY ATTORNEY  
252-0611 — AREA CODE 316  
SUITE 600 — CITY BLDG. ANNEX  
WICHITA, KANSAS 67202

October 17, 1973

Mr. John Frieden  
Attorney at Law  
Suite 900  
Merchants National Bank Building  
Topeka, Kansas 66612

RE: Promissory Note between Harry Bledsoe  
and City of Wichita, Marina Lake  
Fourth Addition

Dear Mr. Frieden:

Mr. Dekker has asked that I send to you a new note to be executed by Hanson Development Company as a result of their assuming the obligation of the above referenced promissory note of Harry Bledsoe.

The acceptance of this new note by the City of Wichita is not intended to release Harry Bledsoe from liability should any default occur on the part of Hanson Development Company on the new note.

Enclosed you will find an original and two (2) copies of the new promissory note. Please execute and return the original and one copy to us for our files. Please send the installment payments to the office of the City Treasurer.

Sincerely,

Joe M. Bogle, Jr.  
Assistant City Attorney

JMB:kh

cc: Jack Galbraith, Chief Planner - Community Development



THE CITY OF WICHITA



DEPARTMENT OF LAW  
OFFICE OF CITY ATTORNEY  
262-0811 — AREA CODE 316  
SUITE 600 — CITY BLDG. ANNEX  
WICHITA, KANSAS 67202

October 17, 1973

Mr. John Frieden  
Attorney at Law  
Suite 900  
Merchants National Bank Building  
Topeka, Kansas 66612

RE: Promissory Note between Harry Bledsoe  
and City of Wichita, Marina Lake  
Fourth Addition

Dear Mr. Frieden:

Mr. Dekker has asked that I send to you a new note to be executed by Hanson Development Company as a result of their assuming the obligation of the above referenced promissory note of Harry Bledsoe.

The acceptance of this new note by the City of Wichita is not intended to release Harry Bledsoe from liability should any default occur on the part of Hanson Development Company on the new note.

Enclosed you will find an original and two (2) copies of the new promissory note. Please execute and return the original and one copy to us for our files. Please send the installment payments to the office of the City Treasurer.

Sincerely,

Joe M. Bogle, Jr.  
Assistant City Attorney

JMB:kh

cc: Jack Galbraith, Chief Planner - Community Development



November 3, 1972

The Hanson Development Company  
25 East Salem Street  
Hackensack, New Jersey

Subject: Promissory Note RE: Marina Lake Fourth Addition,  
Wichita, Kansas

Gentlemen:

We have been advised by H. D. Bledsoe that your company has purchased his interest in the above captioned property, and with the sale have assumed his obligation of a previously furnished promissory note to the City of Wichita. Enclosed you will find an original and 2 copies of a new Promissory Note which has been prepared for execution by your company, setting out therein the terms for payment which should be made to the Office of the City Treasurer, and which is attached by a copy of the original Note with Mr. Bledsoe.

Please execute all copies and return as soon as possible, the original plus one carbon to our office so that the City's files may be placed in order.

Thank you for your prompt attention to this matter.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:rw  
attachments

cc: H. D. Bledsoe  
Clear Lakes, Inc.  
Ralph Klose, City Treasurer  
Lyle D. Botkin, Auditing & Accounting

PROMISSORY NOTE

\$13,470.00

Wichita, Kansas  
\_\_\_\_\_, 1972

FOR VALUE RECEIVED, we the undersigned promise to pay to the order of the City of Wichita, Kansas, the sum of \$13,470.00, being the remaining balance of a previous Promissory Note between the City of Wichita and H. D. Bledsoe dated June 10, 1969, a copy of which is attached and made a part hereof. The Hanson Development Company has acquired certain interests from H. D. Bledsoe, and in the sale transaction have assumed the obligation for fulfillment of the attached Promissory Note.

THEREFORE, the undersigned agrees by these presents, to make payment in seven annual installments payable as follows:

\$1,925.00 on or before the 1st day of June, 1973, and  
\$1,925.00 on or before the 1st day of June each succeeding year until paid, without interest, with the seventh and final payment to be in the amount of the remaining balance.

We reserve the right to pay any or all installments prior to date.

In the event of default in payment of any one installment for a period of more than thirty (30) days, then, at the option of the City of Wichita, the whole amount shall at once become due and payable, and shall bear interest at a rate of 6% on the amount delinquent.

We further agree that in the event of default for six (6) months or longer, this obligation shall constitute a lien against our interest in the following described property, Lot #1, Marina Lakes Fourth Addition, and may be foreclosed in the same manner as is provided by the laws of the State of Kansas relating to real estate mortgages.

THE HANSON DEVELOPMENT CO.

by:  
25 East Salem St.  
Hackensack, New Jersey

(SEAL)



## STATEMENT

May 8 1972



Mr. H.D. Bledsoe  
11800 West Highway 54  
Wichita, Kansas 67209

**IMPORTANT!**

THIS IS YOUR FINAL NOTICE  
SEND YOUR REMITTANCE TO -

**CITY TREASURER,**  
104 SOUTH MAIN

B1421

DATE	REFERENCE	DEBIT	CREDIT	AMOUNT DUE
	Invoice No. 13547			
	Amount due the City of Wichita			\$ 19,243.75
5-25-70			1,923.75	
8-2-71			1,925.00	<u>15,395.00</u>
6-1-72				\$ 1,925.00
				<u>\$ 13,470.00</u>

*paid 7/21/72*  
*ch #136*



# Resthaven GARDENS OF MEMORY

Highway 58 and Clearwater Rd. - Office: 11800 West Highway 58 - Phone: P.O. Box 2-2100 - Wichita, Kansas

July 22, 1972

City Treasurer  
City of Wichita  
Wichita, Kansas

Dear Sir:

Enclosed is the third annual payment on this 10 year note leaving a balance of \$13,470.00 in seven annual payments.

I have sold my interest in this area to The Hanson Development Co., 25 East Salem St., Hackensack, New Jersey, and with the sale they have assumed this obligation. Can you prepare a note and the necessary papers for us to transfer this obligation to them.

Thanking you in advance and remain

Sincerely yours,

*H. D. Bledsoe*  
H. D. Bledsoe

*Kelly*

HDB/ss

CC:John Frieden, Attorney

ADDITION

Marina Lake Fourth

LINE	bearing	DIST.	COSINE	SINE	LATITUDE		DEPARTURE	
					N	S	E	W
	N 90-00 W	305.0	0	1	0			305.0
	N 1-43 W	175.0	99954492	03016538	174.92			5.28
	N 90-00 W	1119.5	0	1	0			1119.5
	S 0-00 W	300.0	1	0		300.0		0
	N 90-00 E	325.0	0	1	0		325.0	
	S 0-00 E	130.0	1	0		130.0		0
	N 90-00 E	460.0	0	1	0		460.0	
	S 0-00 E	250.0	1	0		250.0		0
	N 90-00 E	604.9	0	1	0		604.9	
	S 1-43 E	390.0	99954492	03016538		389.82		11.76
	N 90-00 E	130.0	0	1	0		130.0	
	N 1-43 W	720.17	99954492	03016538	719.84			21.72
	N 90-00 W	50.0	0	1	0			50.0
	N 1-43 W	50.15	99954492	03016538	50.13			1.51
	N 90-00 W	25	0	1	0			25.0
	N 1-43 W	125	99954492	03016538	124.74			3.77
					1069.83	1069.82	1531.66	1531.78

June 11, 1969

Lyle D. Botkin, Auditing and Accounts

Jack H. Galbraith, Senior Planner

Promissory Note - MARINA LAKE FOURTH ADDITION

As we discussed this morning concerning the setting up of an "accounts payable" for the collection on the above mentioned promissory note, the following are the addresses where the annual bills should be sent.

H. D. Bledsoe, 11800 W. Highway 54, Wichita, Kansas 67209

Clear Lakes, Inc., % Don Satterthwait, Union National Building, Wichita, Kansas 67202

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

JHG:vjp

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	69-29	Name	MARINA LAKE FOURTH ADDITION
Application Filed:	3-10-69	Sketch Filed:	None
Preliminary Plat Filed:	3-10-69	Approved by S/D:	3-20-69
Final Plat Filed:	4-21-69	Approved by S/D:	5-1-69
Approved by Metropolitan Area Planning Commission:			5-8-69

DESCRIPTION

General Location: Southwest corner of 21st and Amidon

Surveyor or Engineer: Baughman Company  
Owner: Clear Lakes, Inc.  
Address: 6572 East Central

- |                          |               |                                |                  |
|--------------------------|---------------|--------------------------------|------------------|
| 1. Gross Acreage of Plat | 16.8          | 5. Lineal Feet of New Streets: |                  |
| 2. Number of Lots:       |               | a. 60 R/W                      | 720.17 ft.       |
| Residential              |               | b. _____ R/W                   | _____ ft.        |
| Commercial               | 3             | c. _____ R/W                   | _____ ft.        |
| Industrial               |               | d. _____ R/W                   | _____ ft.        |
| Other (Reserve)          | 1             | e. _____ R/W                   | _____ ft.        |
| Total Number of Lots:    | 4             | TOTAL                          | 720.17 ft.       |
| 3. Minimum Lot Frontage: | 325 ft.       | 6. Existing Zoning:            | "AA", "B" & "IC" |
| 4. Minimum Lot Area      | 97,500 sq.ft. |                                |                  |

Petitions have been submitted for the paving of an accel-decel lane along the west side of Amidon, and for the construction of a sidewalk adjacent to said street. The applicant has also submitted a Promissory Note guaranteeing the payment of ten installments for the granting of access to Amidon on Reserve A.

Planning Commission Recommendation:

TROUT moved and KRATZER seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to the following: (See following page.)

Associated Cases: Z-1037 and DP-23 (amendment to CUP) - Approved by the City Commission on January 21, 1969.

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

ACTION: Receive and file the Promissory Note, approve the petitions and instruct the Director of Law to prepare the necessary resolutions, the publication 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 City Clerk to file the dedication of record with the Register of Deeds.

S/D 69-29 - MARINA LAKE FOURTH ADDITION

1. Dedication by separate instrument, an additional 10 feet of right of way for Amidon from the south line of Reserve A to the south line of the south access point approved on the associated CUP to allow construction of an acceleration-deceleration lane.
  2. The existing fence located within the street right-of-way for Amidon shall be removed. Prior to releasing the tracing for recording, a letter shall be submitted to the Planning Department approved by the Engineering Division, signed by the owners and lessee, stating that said fence shall be removed after the fill is completed and prior to the construction of the acceleration-deceleration lane.
  3. Recording within 30 days after approval by the Board of City Commissioners.
-

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, CLEAR LAKES, INC. by DON E. SATTERTHWAIT, PRESIDENT

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

Beginning at a point one thousand one hundred twenty and thirty-two hundredths (1120.32) feet south and fifty (50) feet west of the northeast corner of the Northwest Quarter of Section 7, Township 27, South, Range 1, East of the 6th P. M.; thence south parallel to the east line of said Northwest Quarter a distance of four hundred four and sixty-eight hundredths (404.68) feet; thence west ten (10) feet; thence north four hundred four and sixty-eight hundredths (404.68) feet; thence east ten (10) feet to the point of beginning;

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

Executed this 4th day of June, 1969.

*Don E. Satterthwaite*  
\_\_\_\_\_  
President of Clear Lakes, Inc.



STATE OF KANSAS)  
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 4th day of June, 1969, before me a Notary Public in and for the said County and State came

Don E. Satterthwaite, President of Clear Lakes, 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.

*Carol L. Stubbart*  
\_\_\_\_\_  
Notary Public

My Commission expires September 3, 1972.

THEODORE H. HILL  
MEARLE D. MASON  
ASSOCIATE  
THOMAS H. GRABER  
JAMES L. PINKERTON

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

TELEPHONE AM 5-3247

June 3, 1969

Metropolitan Planning Commission  
Wichita,  
Kansas

RE: Marina Lake Fourth Addition, a replat of Lots  
1, 2 and 3, Marina Second Addition to Wichita, Kansas.

Gentlemen:

This is to reconfirm our opinion of August 3, 1967, pertaining  
to the above entitled property.

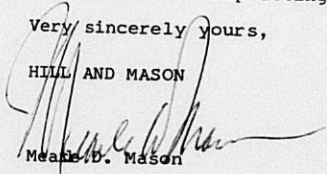
We are of the opinion that title to the captioned property  
on the date of last certificate is and was in the name  
of Clear Lakes, Inc., a corporation, subject to the following:

1. A mortgage is disclosed, given to the Eastside  
National Bank, a corporation.
2. Taxes are paid in full.
3. A mortgage is given to the Investor's Reserve  
Life Insurance Company of Kansas.
4. There are existing right-of-ways on Amidon  
and 21st Streets.
5. There is an existing lease on a portion of  
the above captioned property, Lots 1 and 2 of Marina Lake  
Fourth Addition to H. D. Bledsoe, an individual.

In our opinion, the property is suitable for replatting.

Very sincerely yours,

HILL AND MASON

  
Mearle D. Mason

MDM:cls

THEODORE H. HILL  
MEARLE D. MASON  
ASSOCIATE  
THOMAS H. GRABER  
JAMES L. PINKERTON

HILL & MASON  
ATTORNEYS AT LAW  
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TELEPHONE AM 5-3247

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Metropolitan Planning Commission  
Wichita,  
Kansas

RE: Marina Lake Fourth Addition, a replat of Lots  
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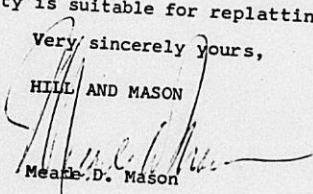
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1. A mortgage is disclosed, given to the Eastside  
National Bank, a corporation.
2. Taxes are paid in full.
3. A mortgage is given to the Investor's Reserve  
Life Insurance Company of Kansas.
4. There are existing right-of-ways on Amidon  
and 21st Streets.
5. There is an existing lease on a portion of  
the above captioned property, Lots 1 and 2 of Marina Lake  
Fourth Addition to H. D. Bledsoe, an individual.

In our opinion, the property is suitable for replatting.

Very sincerely yours,

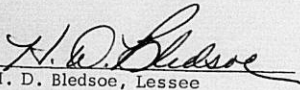
HILL AND MASON

  
Mearle D. Mason

MDM:cls

The Honorable Mayor and Board of Commissioners  
of the City of Wichita:

This letter will serve as our agreement that upon the request of the city we will remove the fence along the east side of Marina Lakes C. U. P., that portion described as beginning at a point 225 feet south of ~~the center line of~~ 1st Street and continuing so to a point 1120.32 feet south known as the southeast corner of Parcel 6 of the Marina Lake C. U. P.

  
H. D. Bledsoe, Lessee

  
Don E. Satterthwaite, President  
Clear Lakes, Inc.


---

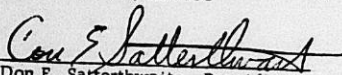
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The Honorable Mayor and Board of Commissioners  
of the City of Wichita:

This letter will serve as our agreement that upon the request of the  
city we will remove the fence along the east side of Marina Lakes  
C. U. P., that portion described as beginning at a point 225 feet  
south of ~~the center line of~~ 1st Street and continuing so to a point 1120.32 feet  
south known as the southeast corner of Parcel 6 of the Marina Lake  
C. U. P.

  
H. D. Bledsoe, Lessee

  
Don E. Satterthwaite, President  
Clear Lakes, Inc.


\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Honorable Mayor and Board of Commissioners  
of the City of Wichita:

This letter will serve as our agreement that upon the request of the city we will remove the fence along the east side of Marina Lakes C. U. P., that portion described as beginning at a point 225 feet south of ~~the~~ <sup>THE CENTER LINE OF</sup> 21st Street and continuing so to a point 1120.32 feet south known as the southeast corner of Parcel 6 of the Marina Lake C. U. P.

  
H. D. Bledsoe, Lessee

  
Don E. Saffarthwaite, President  
Clear Lakes, Inc.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PROMISSORY NOTE

\$19,243.75

Wichita, Kansas  
June 10, 1969

FOR VALUE RECEIVED, I promise to pay to the order of the City of Wichita, Kansas, the sum of \$19,243.75 in ten annual installments payable as follows:

\$1,925.00 on or before the 1st day of June, 1970, and \$1,925.00 on or before the 1st day of June of each succeeding year until paid, without interest. The tenth payment to be in the amount of the remaining balance.

I reserve the right to pay any or all installments prior to date.

In the event of default in payment of any one installment for a period of more than thirty (30) days, then, at the option of the City of Wichita, the whole amount shall at once become due and payable, and shall bear interest at a rate of 6% on the amount delinquent.

I further agree that in the event of default for six (6) months or longer, this obligation shall constitute a lien against my interest in the following described property, Lot #1, Marina Lakes Fourth Addition, and may be foreclosed in the same manner as is provided by the laws of the State of Kansas relating to real estate mortgages.

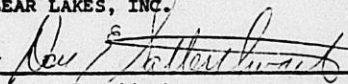
  
H. D. BLEDSOE

Clear Lakes, Inc. consents to the lien provisions against the 99 year lease of H. D. Bledsoe.



CLEAR LAKES, INC.

BY

  
President

WILLIAM L. KORBER

OFFICE OF  
**BAUGHMAN CO.**  
Surveyors

RONALD G. WAYMIRE

2522 EAST KELLOGG  
WICHITA, KANSAS 67211  
MURRAY 3-7431

May 27, 1969

Planning Office  
City Building Annex  
Wichita, Kansas

Gentlemen:

This is to inform you that the irons have been set  
in MARINA LAKE FOURTH ADDITION, Wichita, Kansas, according  
to the plat on file in your office.

William L. Korber  
Surveyor

MAPP  
rec'd. on  
5/29/69/JS

May 8, 1969

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 69-29 - Final Plat of  
Marina Lake Fourth Addition

Gentlemen:

At its regular meeting on May 8, 1969, the Metropolitan Area Planning Commission considered the Final Plat of Marina Lake Fourth 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 May 4, 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 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- OK 3. Certification by an attorney that fee title is vested in the platlor.
- OK 4. Certification that all taxes due and payable have been paid.
- OK 5. Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

Baughman Company  
May 8, 1969  
Page 2

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:js

cc: Clear Lakes, Inc.  
% Don Satterthwaite  
Union National Bldg.  
Wichita, Kansas 67202

H. D. Bledsoe  
11800 W. Highway 54  
Wichita, Kansas 67209

Ted Hill  
Attorney at Law  
810 West Douglas  
Wichita, Kansas 67202

Robert Feagins  
6572 East Central  
Wichita, Kansas 67206

Vincent Bogart  
Attorney at Law  
120 Building  
Wichita, Kansas 67202

May 4, 1969

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 69-29 - Final Plat of  
MARINA LAKE FOURTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 1, 1969, the above captioned plat was considered. The action of the Utility Advisory Committee was to recommend to the Planning Commission that this plat be approved, subject to:

1. Dedication by separate instrument, an additional 10 feet of right of way for Amidon from the south line of Reserve A to the south line of the south access point approved on the associated CUP to allow construction of an acceleration-deceleration lane.
2. The existing fence located within the street right-of-way for Amidon shall be removed. Prior to releasing the tracing for recording, a letter shall be submitted to the Planning Department approved by the Engineering Division, signed by the owners and lessee, stating that said fence shall be removed after the fill is completed and prior to the construction of the acceleration-deceleration lane.
3. Contact the City Engineer relative to establishing the necessary drainage easements from Amidon, across Reserve A, west to the lake and to provide for the extension of the storm water sewer.

*✓ easement has been added  
on tracing & it accommodates  
existing drainage tubes from  
Amidon to the lake. Improvement  
of drainage is to be done in connect-  
ion with the paving of AC-DC lane.*

Page 2 - S/D 69-29  
Baughman Company  
May 4, 1969

4. Submission of a satisfactory guarantee for the installation of an accel-decel lane from 21st Street to the south line of the south access point.

*Submitted petition*  
OK. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east line of Reserve A and Lot 1; the total estimated construction cost to be in the amount of \$2,275.

*Submitted petition*  
OK. 6. Submit payment or satisfactory guarantee of payment to the City of Wichita in the amount of \$19,243.75 for the granting of access to Amidon on Reserve A.

*Submitted Promissory Note*  
7. The applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.

OK. 8. Indicating the minimum building pad elevation within the plat's text of 123.0 City datum.

OK. 9. Amending the notations regarding access control adjacent to the west line of Amidon by extending the "complete access control" to the south, to a point 190 feet north of the south line of Reserve A.

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 8, 1969, at 1:45 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Planner III

JDG:vjp  
Enclosure

Page 3 - S/D 69-29  
Baughman Company  
May 4, 1969

cc: Clear Lakes, Inc.  
% Don Satterthwaite  
Union National Building  
Wichita, Kansas 67202

E. D. Bledsoe  
11800 West Highway 54  
Wichita, Kansas 67209

Ted Hill  
Attorney at Law  
810 West Douglas  
Wichita, Kansas 67202

Robert Feagins  
6572 East Central  
Wichita, Kansas 67206

Vincent Bogart  
Attorney at Law  
120 Building  
Wichita, Kansas 67202

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 69-29 Name MARINA LAKE FOURTH ADDITION  
Date Application Rec'd. 3-10-69 Preliminary Approval 3-6-69  
Scheduled S/D Meeting 5-1-69

DESCRIPTION

General Location Southwest corner of 21st and Amidon

Owner Clear Lakes, Inc., % Robert Feagins  
Surveyor/Engineer Bauchman Company  
Address 2522 East Kellogg Phone MU 3-7431

1. Gross Acreage of Plat 16.8
2. Number of Lots:  
Residential \_\_\_\_\_  
Commercial 3  
Industrial \_\_\_\_\_  
Other 1 (RESERVE)  
Total Number of Lots 4
3. Minimum Lot Frontage 325 ft.
4. Minimum Lot Area 77,500 ft.
5. Existing Zoning AA, B, & LC
6. Proposed Zoning \_\_\_\_\_
7. Lineal Feet of New Streets:  
a. 60 R/W 720.17 ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 720.17 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita City: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

1. Dedicate by separate instrument, an additional 10 feet of right-of-way for Amidon from the south line of Reserve A to the south line of the south access point approved on the CUP to allow construction of an acceleration-deceleration lane.
2. The existing fence located within the street right-of-way for Amidon shall be removed. Prior to releasing the tracing for recording, a letter shall be submitted to the Planning Department approved by the Engineering Division, signed by the owners and lessee, stating that said fence shall be removed after the fill is completed and prior to the construction of the acceleration-deceleration lane.
3. Contact the City Engineer relative to establishing the necessary drainage easements from Amidon, across Reserve A, west to the lake and to provide for the extension of the storm water sewer.
4. Submission of a satisfactory guarantee for the installation of an accel-decel lane from 21st Street to the south line of the south access point.
5. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east line of Reserve A and Lot 1; the total estimated construction cost to be in the amount of \$2,275.
6. Submit payment or satisfactory guarantee of payment to the City of Wichita in the amount of \$19,243.75 for the granting of access to Amidon on Reserve A.
7. The applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.

March 24, 1969

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 69-29 - Preliminary Plat of  
MARINA LAKE FOURTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 20, 1969, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to:

1. Dedicate, either on the plat or by separate instrument, an additional 10-foot of right-of-way for Amidon from the south line of Reserve A to the south line of the south access point approved on the CUP to allow construction of an acceleration-deceleration lane.
2. The existing fence located within the street right-of-way for Amidon shall be removed. Prior to releasing the tracing for recording, a letter shall be submitted to the Planning Department approved by the Engineering Division, signed by the owners and lessee, stating that said fence shall be removed after the fill is completed and prior to the construction of the acceleration-deceleration lane.
3. Contact the City Engineer relative to establishing the necessary drainage easements from Amidon, across Reserve A, west to the lake and to provide for the extension of the storm water sewer.
4. Submission of a satisfactory guarantee for the installation of an accel-decel lane from 21st Street to the south line of the south access point.

Page 2 - S/D 69-29  
Baughman Company  
March 24, 1969

5. Submission of a satisfactory guarantee for the installation of a sidewalk adjacent to the east line of Lot 1 and Reserve A.
6. Submit payment or satisfactory guarantee of payment to the City of Wichita in the amount of \$19,243.75 for the granting of access to Amidon on Reserve A.
7. The applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.
8. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat 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: Clear Lakes, Inc.  
% Don Satterthwaite  
Union National Building  
Wichita, Kansas 67202

H. D. Bladsoe  
11800 West Highway 54  
Wichita, Kansas 67209

Ted Hill, Attorney at Law  
810 West Douglas  
Wichita, Kansas 67203

Robert Feagins  
6572 East Central  
Wichita, Kansas 67206

Vincent Bogert  
Attorney at Law  
120 Building  
Wichita, Kansas 67202

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 69-29 Name MARINA LAKE FOURTH ADDITION  
Date Application Rec'd. 3-10-69 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-6-69

DESCRIPTION

General Location Southwest corner of 21st and Amidon

Owner Clear Lakes, Inc. % Ro ert Feagins  
Surveyor/Engineer Baughman Company  
Address 2522 East Kellogg Phone MU 3-7431

- |   |                        |   |  |
|---|------------------------|---|--|
| 1. Gross Acreage of Plat  | <u>16.8</u>            | 7. Lineal Feet of New Streets:                                    |  |
| 2. Number of Lots:  |                        | a. <u>60</u> R/W <u>720.17</u> ft.                                |  |
| Residential   | _____                  | b. _____ R/W _____ ft.  |  |
| Commercial  | _____                  | c. _____ R/W _____ ft.  |  |
| Industrial  | _____                  | d. _____ R/W _____ ft.  |  |
| Other   | _____                  | e. _____ R/W _____ ft.  |  |
| Total Number of Lots  | <u>3</u>               | TOTAL <u>720.17</u> ft.   |  |
| 3. Minimum Lot Frontage   | <u>325</u> ft.         | 8. Sidewalk adjacent to all                                       |  |
| 4. Minimum Lot Area   | <u>97,500</u> ft.      | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |  |
| 5. Existing Zoning  | <u>AA, B, &amp; LC</u> |   |  |
| 6. Proposed Zoning  | _____                  |   |  |
| 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) _____ (Yes-No)            |                        |   |  |
| 12. City of Wichita <u>City</u> : Three-Mile Area _____                     |                        |   |  |

STAFF COMMENTS:

The applicant is replatting Lots 1, 2, and 3, Marina Lake Second Addition to include an area to the south, recently approved for "LC" Light Commercial zoning with an amendment to the Community Unit Plan. It should be pointed out that the 60-foot building setback line indicated on Lots 1 and 2 does not conform to the 80-foot setbacks approved on the CUP by the Board of City Commissioners on January 28, 1969. The original CUP for Marina Lake was approved for 100-foot setbacks, however, this was reduced to 80 feet when platted, as Marina Lake Second Addition. Although a 60-foot setback was approved on Lot 3 to the east, it was not originally envisioned that strip development would occur along 21st Street as evidenced by the four drive-in type restaurant facilities. Although this type of development is occurring, it is recommended that an 80-foot building setback be retained on Lots 1 and 2 as approved on the CUP, in keeping with the intent and purpose of the CUP provisions to promote well planned and well organized commercial developments and to provide the appropriate safeguards to maintain a continuity in the development of this area. In addition, it is recommended that the Preliminary Plat be approved subject to the following conditions:

1. Dedicate, either on the plat or by separate instrument, an additional 10-feet of right-of-way for Amidon from the south line of Reserve A to the south line of the south access point approved on the CUP to allow construction of a third lane in the spring while the contractor is on the job installing the medials.
2. The existing fence located within the street right-of-way for Amidon shall be removed. Prior to releasing the tracing for recording, a letter shall be submitted to the Planning Department approved by the Engineering Division stating that said fence shall be removed.

March 11, 1969

C. Bickley Foster, Director of Planning  
Jack H. Galbraith, Senior Planner

Marina Lake Fourth Addition

Attached are copies of the submitted preliminary plat of Marina Lake Fourth Addition and the approved Marina Lake Community Unit Plan. Specifically, I call your attention to the proposed 60 ft. building setback from 21st Street on Lots 1, 2 and 3, whereas the community unit plan has indicated an 80 ft. setback. You will recall that the original community unit plan had a 100 ft. setback and when the area was originally platted an 80 ft. setback was approved based on their arguments that the 80 ft. dimension was more workable for development of off street parking. Please give direction as to what position the Department is to take in either opposing or concurring in the 60 ft. setback.

The plat dedicates a total of 60 ft. half street right of way for Amidon and indicates access control is shown on the community unit plan. I assume that it is not necessary that they dedicate at this time by separate instrument, the 60 ft. half street right of way for the complete distance of their property south to the bridge.

The community unit file indicates that when additional access was granted to Amidon that the owner was to pay to the City of Wichita \$19,243.75, which would be the normal assessment for the original improvement of Amidon. I would appreciate either you or Bob Lakin verifying this amount.

In a quick review of the community unit plan file I find nothing to indicate that the plat is to guarantee any new improvements to Amidon. Again, I would appreciate your comments on this and any other matters which should be discussed at the Subdivision Committee meeting.

JHG:js

Attachments

Map No.: 5349  
Section No.: 7  
Twp. No.: 27  
Range: 15

S/D No. 69-29

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: MARINA LAKE FOURTH ADDITION  
General Location: 21st St. & Amidon  
Name of Property Owner: Clear Lakes Inc.  
Address: % Robert Feagins Phone: \_\_\_\_\_  
Name of Subdivider: same Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name of Agent/Surveyor: Baughman Co.  
Address: 2522 E. Kellogg Phone: \_\_\_\_\_  
Date of Application: March 7, 1969

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 16.8 Ac.
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 3
  - Industrial \_\_\_\_\_
  - Other 1 (RESERVE)
3. Minimum Lot Frontage 325 ft.
4. Minimum Lot Area 97,600 ft.
5. Existing Zoning AA, R, CC
6. Proposed Zoning \_\_\_\_\_
7. Lineal Feet of New Streets:
  - a. 60 R/W 720.17 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 720.17 ft.
8. 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) \_\_\_\_\_ (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 J. Feagins  
architect agent for Hoyt Bladsoe

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

Received by Jack Lubin  
Date 3-10-69  
Fee Submitted 56.00

FORM 273-021

**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	<b>Plan.</b>	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

**56.00**

DESCRIPTION

AMOUNT

*Plotting of Main Street Lake  
South Side*

Name

Address

Type

Due Date

Comments:

Date

By

*3-10-69*

*Grace Smith*