

*aerial 4745*

PLAT NO. S/D 70-12 MAP NO. H-2W-A

NAME WICKES ADDITION

LOCATION On the south side of U. S. 54 Highway,  
1/2 mile west of Maize Road.

ENGINEER Baughman Company

OWNER Mays Company, Inc.

APPLICATION FILED 2-24-70

SKETCH PLAT FILED 2-24-70

PRELIMINARY FILED None

S/D ACTION N/A

FINAL FILED 2-24-70

S/D ACTION 3-5-70 Approve

MAPC ACTION 3-12-70 Approve

BCC ACTION 4-21-70 Approve

RECORDED 5-5-70

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

S/D 70-12 - WICKES ADDITION - On  
the south side of U. S. 54 Highway  
1/4 mile west of Maize Road.  
Baughman

4-25-70  
*[Signature]*

ACTION

	DATE
S/D COMMITTEE (final) <i>Approve</i>	5-5-70
M.A.P.C. <i>Approve</i>	3-12-70
B.C.C. <del>1960</del> <i>Approve</i>	4-21-70

airial 4945

Map No. H-2W-A  
Sec. No. 31  
Twp. No. 27 S  
Range 1 W

Subdivision Report and Progress  
S/D No.: 70-12

Name: WICKES ADDITION

General Location: On the south side of U. S. 54 Highway,  
1/2 mile west of Maize Road.

Owner: Mays Company, Inc.  
Address: 208 North Broadway Phone: FO 3-8221

Asst. Subdivider: SAME - Ken Stowell

Address: 6018 Oneida 67208 Phone: MG 2-5528

Engineer/Surveyor: Baughman Company  
Address: 2522 East Kellogg Phone: MU 3-7431

Application Received 2-24-70  
Conf. with Applicant Feb 1970  
Sketch Plat Received 2-24-70  
Present Zoning E  
Proposed Zoning E  
Letter of Intent N/A

FINAL PLAT RECEIVED 2-24-70  
S/D Comm. Action 3-5-70 Approve  
Dept. Report on Final 3-6-70  
M.A.P.C. ACTION 3-12-70 Approve  
Dept. Report on Final 3-13-70  
Letter on Irons Received \_\_\_\_\_  
Title/Taxes Rec'd & Reviewed 4-15-70  
Final Review 4-16-70  
Referral to B.C.C. 4-16-70

PREL. PLAT RECEIVED None  
S/D Comm. Action N/A  
Dept. Report on Prel. N/A

B.C.C. ACTION 4-21-70 Approve  
Recorded 5-5-70

TRACING PROGRESS:  
Received 3-23-70  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

Comments:

COUNTY PLAT	
	Gilbert Wilkerson, Trustee
	Delano Township
	549 Keith 67209
	C. L. Riley
	Supt of Schools
	USD 266
	304 West Central
	Maize, Kansas 67107
	Sedgwick County Electrical Coop
	Jack S. Hutchinson
	P. O. Box 220
	Cheney, Kansas 67025

4-29-70 Called Ken Stowell to pick up tracing for recording

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

*Filed  
5-5-70*

WICKES ADDITION was  
filed for record on 5-5-70

DRAWER: R-2 2-13  
5-5-70  
sb

*John H. Hark*  
Register Of Deeds

T9-328

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE December 29, 1970



TO Bob Lakin, Director of Planning

FROM James F. Aiken, Jr., Environmental Health Division

SUBJECT Wickes Addition -  
Sewage Situation (SD 70-12)

This addition which is located on the south side of U. S. Highway 54 approximately 1/2 mile west of Maize Road was proposed as a site for a lumber yard commercial enterprise. Mr. Ken Stowell initially approached the Health Department to obtain a letter of approval for use of a septic tank as part of the subdivision review and approval process.

Mr. Stowell was in a hurry and quite insistent that we approve the use of a septic tank for this site even though a percolation test had not been conducted.

We did, subsequent to our initial contact with Mr. Stowell, arrange for the percolation test and results from these tests indicated that the soil at this site did not meet the subdivision requirements and was not suitable for a conventional septic tank installation. There was some difficulty in conducting the percolation test due to the saturation condition of the soil, however, in addition to receiving the results from the test our public health engineer made a site evaluation and examined the soil and determined on the basis of the visual examination of the soil that it was not suitable for septic tanks. We also had the experience of a previous operation at this site of a mobile home park with the continuing malfunctioning of the septic tank system for this park. Subsequent to our determination that the soil was not suitable for a conventional septic tank system and that we could not approve the proposed subdivision for the sewage installation, Mr. Hap Bledsoe called me concerning the development of this proposed business enterprise and the need for industry in Wichita. We assured him that if Mr. Stowell and his associates were interested in working with this department that we thought that a special sewage disposal system could be designed which would have some chance of providing satisfactory sewage service. Mr. Stowell did then provide us with information concerning water usage by similar installations in other parts of the country, in addition we obtained water use information from lumber yards located in the city of Wichita. On the basis of the development of this information a design was provided to Mr. Stowell which consisted of a 1500 gallon septic tank, 500 feet of lateral tile with a special trench constructed at the end of the lateral line with an overflow into a 1500 gallon tank. If the lateral system did not provide adequate

Bob Lakin  
Page Two

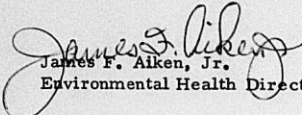
absorption area the overflow from the system would have been collected in the 1500 gallon tank and subsequently pumped and hauled to a sewage treatment plant as often as necessary. Mr. Stowell provided a letter stating that this system would be installed and the plan was then approved. It is my understanding that subsequent to the approval of the proposed Wickes Subdivision the lumber company decided not to actually construct a lumber yard at this site.

In other similar situations where sewage problems are encountered, this department makes every effort to work with the responsible person if this person so desires so that some arrangement can be made to properly handle the sewage. I would assume that in this particular case the lumber company decided not to locate in Wichita for reasons other than the sewage problem. We estimated that the cost of the system that was designed by us and agreed to by Mr. Stowell would have been approximately \$800 to \$1000.

We have had experience with sewage problems developing with installations on West 54 within the city of Wichita. Within the last year there have been two problems associated with new construction for commercial development in the vicinity of U. S. 54 and Ridge Road. In this area we expect the sanitary sewers to be available probably within the next year to two years. One of these sewage problem situations, even though it is for a limited time, proved to be quite costly.

In order to encourage commercial and industrial development in this metropolitan area it is my opinion that it is mandatory to provide adequate utilities for such development. The sewer service utility in outlying areas is one of the most difficult utilities to provide. This Health Department is committed to provide whatever assistance it can to help solve the sewage service problems. In most cases where there is a cooperative attitude on the part of the developer appropriate assistance can and will be provided by this department. However, it is difficult to make septic tank systems work in tight soil.

If I can provide any additional information which will be helpful please contact me.

  
James F. Aiken, Jr.  
Environmental Health Director

JFA:pp

cc Nelson Hall

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	70-12	Name	WICKES ADDITION
Application Filed:	2-24-70	Sketch Filed:	2-24-70
Preliminary Plat Filed:	None	Approved by S/D:	N/A
Final Plat Filed:	2-24-70	Approved by S/D:	3-5-70
Approved by Metropolitan Area Planning Commission:			3-12-70

DESCRIPTION

General Location: South side of U. S. 54 Highway  
1/2 mile west of Maize Road

Surveyor or Engineer: Baughman Company  
Owner: Mays Company, Inc.  
Address: 208 North Broadway

- |                          |                       |                                   |
|--------------------------|-----------------------|-----------------------------------|
| 1. Gross Acreage of Plat | <u>4.85</u>           | 5. Lineal Feet of New Streets:    |
| 2. Number of Lots:       |                       | a. <u>30</u> R/W <u>590.9</u> ft. |
| Residential              | _____                 | b. _____ R/W <u>354.7</u> ft.     |
| Commercial               | _____                 | c. _____ R/W _____ ft.            |
| Industrial               | <u>1</u>              | d. _____ R/W _____ ft.            |
| Other                    | _____                 | e. _____ R/W _____ ft.            |
| Total Number of Lots:    | <u>1</u>              | TOTAL <u>945.6</u> ft.            |
| 3. Minimum Lot Frontage: | <u>354.7</u> ft.      | 6. Existing Zoning: <u>"E"</u>    |
| 4. Minimum Lot Area      | <u>211,450</u> sq.ft. |                                   |

The plat lies outside the City limits of Wichita and is zoned  
Light Industrial

Planning Commission Recommendation:

WILKINSON moved and TROUT seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to being recorded within 30 days after approval by the City Commission.

Vote of Planning Commission: Unanimous

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

last 1/2 of  
1965 taxes

Wickes Add

1969 REAL ESTATE TAX  
SEDGWICK COUNTY  
WICHITA, KANSAS 67202

VALUATION	GENERAL TAX	SPECIAL TAX	TOTAL
3460	356.19	170.10	170.09 356.19

213  
2019 ST ST WICHITA, KS 67202  
2019 ST ST WICHITA, KS 67202

RONALD G. [unclear]  
COUNTY TREASURER  
WICHITA, KANSAS  
178.09 351053





WALTER MORRIS & SON  
208 NORTH BROADWAY • WICHITA, KANSAS 67202 • PHONE 363-8221

MESSAGE

REPLY

TO Mr. Jack H. Galbraith  
Metropolitan Area Planning

Wichita, Kansas.

DATE April 15, 1970

Dear Jack:

Attached find copy of Title Insurance  
Policy covering the property that is being  
plated as WICKES ADDITION, reference S/D 70-12.

Yours truly,

MAY'S COMPANY, INCORPORATED

By *William A. Bell*  
WILLIAM A. BELL



DATE

SIGNED

BY  
Form N772B The Drawing Board, Inc., Box 303, Dallas, Texas

INSTRUCTIONS TO SENDER:

1. KEEP YELLOW COPY. 2. SEND WHITE AND PINK COPIES WITH CARBON INTACT.

INSTRUCTIONS TO RECEIVER:

1. WHITE REPLY. 2. DETACH STUB, KEEP PINK COPY, RETURN WHITE COPY TO SENDER.

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT — 1966

## CHICAGO TITLE INSURANCE COMPANY

(A STOCK COMPANY)

## COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

*Flavin W. Long*  
President.

Issued by:  
THE SECURITY ABSTRACT &  
TITLE COMPANY, INC.  
434 North Main Street  
Wichita, Kansas 67202  
(316) AMherst 7-8371

ATTEST:

*Robert T. Haines*  
Secretary.

*Robert D. Bell*  
Authorized Signatory



A.L.T.A. COMMITMENT

SCHEDULE A

FORM 33M

Number

Effective Date

169105

February 11, 1970 at 7 A.M.

1. Policy or Policies to be issued:

OWNER'S: *alta* Std. Form B \$ 58,500.00

Proposed Insured:

The Wickes Corporation

LOAN: \$

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple, and title thereto is at the effective date hereof vested in:

May's Company, Incorporated

3. The land referred to in the Commitment is described in Schedule C.

SCHEDULE B — Section 1

The following are the requirements to be complied with:

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:

(a) File Corporation Deed from May's Company, Incorporated, to The Wickes Corporation.

2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable. Last half of the 1969 taxes not paid in amount of \$178.09. Key # DE-371
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

A.L.T.A. COMMITMENT

FORM 336e

SCHEDULE B — *continued*

Number

169105

SCHEDULE B — Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof.
3. Taxes or special assessments which have not been certified to the Office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
4. Easement to Sedgwick County, Kansas, for roadway and utility purposes over, along and under the West 30 feet of captioned property, recorded June 5, 1959, in Book Misc. 443, Page 170.
5. Deed for highway purposes as created by instrument granting all rights of access to and from the abutting public highway over and across the North line of captioned property, to the State of Kansas, dated November 1, 1966, recorded December 28, 1966, in Book 1420, Page 464.

## A.L.T.A. COMMITMENT

FORM 334

## SCHEDULE C

Number

169105

The land referred to in this Commitment is described as follows:

A tract in the West half of the Northeast Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, in Sedgwick County, Kansas, described as follows: Beginning at a point on the South line of U.S. Highway No. 54 as established by District Court Case No. A-38302, 935.3 feet West of the East line of the West half of said Northeast Quarter, thence West along the South line of said Highway 384.70 feet, more or less, to the West line of said Northeast Quarter, thence South along said West line to the Northerly right-of-way line of the Wichita and Western Railroad Company, thence Northeastly along said right-of-way line to a point 935.3 feet West of the East line of said West half of Northeast Quarter, thence North to place of beginning.

COLLECT: \$ 40.00 - Commitment to Insure  
201.30 - Owner's Policy -  
241.30

#### STANDARD EXCEPTIONS FOR OWNER'S POLICY

The owner's policy will be subject to the mortgage, if any, noted under item one of Section 1 of Schedule B hereof and to the following exceptions: (1) rights or claims of parties in possession not shown by the public records; (2) encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises; (3) easements, or claims of easements, not shown by the public records; (4) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (5) taxes or special assessments which are not shown as existing liens by the public records; and (6) rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.

#### NOTE FOR LENDER

Unless otherwise stated in Schedule B—2 hereof, no restriction on subject property was filed for record subsequent to February 15, 1950, prohibiting sale or occupancy on the basis of race, color or creed.

#### CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health      DATE April 10, 1970


TO Jack Galbraith, Senior Planner, Regulations Division

FROM James F. Aiken, Jr., Environmental Health Director

SUBJECT Proposed Subdivision Wicks  
Addition  
Water and Sewage Systems

The Wichita-Sedgwick County Department of Community Health recommends that the proposed Wicks Addition, located generally at Kellogg and 111th Street West, be approved for the use of a private water supply and private sewage disposal system.

The recommendation for approval of the proposed subdivision is based on the commitment to construct and operate the sewage system in accordance with the attached letter.

  
James F. Aiken, Jr.  
Environmental Health Director

JEa:pp

cc Ken Stowell  
Hap Bledsoe, Planning Commission



## **kem stowell company**

**CORPORATE BROKERS / DEVELOPERS**

6018 ONEIDA • WICHITA, KANSAS 67208 • 316 / 682-5528

April 10, 1970

Mr. Jim Aiken,  
Environmental Health Director  
Wichita-Segwick County Department  
of Community Health  
1900 East 9th Street  
Wichita, Kansas

Dear Mr. Aiken:

Re: Septic System - Wicks Addition  
Kellogg at 111th Street West.

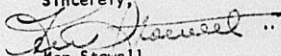
This letter will confirm our conversations concerning the above addition and verify the fact that the Wicks Corporation of Saginaw, Michigan will construct a material handling facility on the tract as soon as approval is secured by all governing bodies.

Furthermore, I have been authorized by the Wicks Corporation to assure you that a septic system will be installed in line with your specifications as follows:

1500 gallon septic tank, distribution box, 5-100 feet lateral lines with header at both ends of lateral lines. Trench for header line at end shall be 10 feet deep with overflow connection to 1500 gallon tank, with arrangements made for pumping and hauling sewage to the Wichita Sewage Treatment Plant as necessary.

Your help in this matter and seeing that the proper letter is directed to the Metropolitan Area Planning Commission is most appreciated.

Sincerely,

  
Ken Stowell

cc: Mr. Jack Rynd  
The Wicks Corporation



# The Atchison, Topeka and Santa Fe Railway Company

PLAINS DIVISION

OFFICE OF SUPERINTENDENT

Amarillo, Texas 79101

K. C. MAY,  
Superintendent

April 2, 1970

70 15 COS

Mr. Sherman Stair  
General Traffic Manager  
The Wickes Corporation  
515 North Washington  
Saginaw, Michigan 48605

*cc:  
Wickes add.*

Dear Mr. Stair:

Regarding correspondence with Mr. L. E. Christenson concerning draining water from your property to the southwest down the Santa Fe right-of-way.

We have no objection to this, provided you furnish adequate opening under the spur track serving your facility.

Yours truly,

(Sgd) K. C. May ✓

cc. Mr. J. S. Clark - Topeka

Mr. L. E. Christenson - Wichita  
(C-26-67063)

→ City of Wichita  
Metropolitan Area Planning Department  
Wichita, Kansas 67202



THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public  
Works Maintenance

DATE March 24, 1970



TO John Gist, Planner III

FROM M. S. Mitchell

SUBJECT Final plat of Wickes Addition  
S/D 70-12

Reference is made to my request before the Sub-  
division Committee for a drainage plan for subject  
plat.

It should be noted this tract lies immediately  
west of Horton Addition and the drainage plan submitted  
for it proposed to drain the addition south to the  
Santa Fe Railroad right-of-way from which point the  
railway company agreed to accept the drainage and  
carry it west on the railroad right-of-way to a point  
of disposal approximately one-half mile away.

When the developer representing Wickes Addition  
contacted this office asking how the addition should  
be drained, we suggested that he contact the Santa Fe  
Railroad and obtain agreement to use the same facilities  
that the railroad constructed for Horton Addition. I  
have received telephone confirmation from Mr. L. E.  
Christenson of the railway company, for the owners of  
Wickes Addition to drain water from the plat onto rail-  
road right-of-way and have it carried west in a ditch  
on the right-of-way. Mr. Christenson is aware that  
111th Street west will also require use of the right-  
of-way for drainage purposes.

If further information is desired, please advise.

M. S. Mitchell  
Ass't. Superintendent of  
Public Works Maintenance

MSM/cs

cc: G. H. Wilton  
L. E. Christenson, Santa Fe Railroad  
Horton Addition Plat File  
Wickes Addition Plat File  
Santa Fe Railroad File

ADDITION Wickers

LINE	bearing	DIST.	COSINE	SINE	LATITUDE		DEPARTURE	
					N	S	E	W
West	S-0-0E	597.68	1	0		597.68	0	
	N 77-16E	394.93	22041371	97540648	87.05		385.22	
	N 0-03 W	510.46	99999962	000 87266	510.46			0.45
	N 90°-00 W	384.76	0	1	0			384.76
					597.51	597.68	385.22	385.21



March 13, 1970

Baughman Company  
2522 East Kellogg  
Wichita, Kansas

Re: S/D 70-12 - Final Plat of  
WICKES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 12, 1970, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of March 6, 1970.

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

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

Page 2 - Baughman Company  
March 13, 1970

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:ber

cc: Mays Company, Inc.  
208 North Broadway  
Wichita, Kansas 67202

Ken Stowell  
6018 Oneida  
Wichita, Kansas 67208

March 6, 1970

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 70-12 - Final Plat of  
WICKES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 5, 1970, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- OK* The "plus or minus dimensions shall be deleted from the plat.
- OK* The proper angles shall be indicated on all corners of the plat.
- OK* An overall dimension shall be indicated for the west and south lines of the plat.
- OK* The condemnation case number for the acquisition of right-of-way for U. S. 54 Highway shall be indicated on the face of the plat.
- OK* Complete access control adjacent to the north line of Harry Drive except for the west 50 feet thereof, shall be indicated on the face of the plat and the plat's text amended accordingly.
- OK* An additional 10-foot of half-street right-of-way shall be indicated for 11th Street West, and the 35-foot building setback from said street shall be adjusted accordingly. Right of way shall also be indicated for the east half of

Page 2 - S/D 70-12  
Baughman Company  
March 6, 1970

a cul-de-sac at the south end of 111th Street West, the same to have a radius of 50 feet and located such that its arc intersects the north line of the railroad right-of-way, 40 feet east of the west line of the NE 31-27-1W.

OK. Since subject property lies in an area where sanitary sewer and public water supply is not available, the applicant shall contact the Wichita-Sedgwick County Health Department and obtain a letter stating that the use of private water supply and septic tank systems is permissible on subject property. A copy of this letter shall be submitted to the Planning Department.

OK. The applicant and/or his engineer shall submit to M. S. Mitchell of the Maintenance Division of the Department of Public Works a lot grading plan for subject property. The applicant shall obtain a letter from M. S. Mitchell stating that a satisfactory plan has been approved and a copy of the letter shall be submitted to the Planning Department.

9. 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, March 12, 1970, 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: Mays Company, Inc.  
208 N. Broadway 67202

Ken Stowell  
6018 Onside 67208

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-12 Name WICKES ADDITION  
Date Application Rec'd. 2-24-70 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-5-70

DESCRIPTION

General Location On the south side of U. S. 54 Highway,  
½ mile west of Maize Road.  
Owner Mays Company, Inc.  
Surveyor/Engineer Baughman Company  
Address 2522 East Kelloqq Phone MU 3-7431

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>4.85</u>   | 7. Lineal Feet of New Streets:                                    |
| 2. Number of Lots:   | a. <u>30</u> R/W <u>590.9</u> ft.                                 |
| Residential _____  | b. _____ R/W <u>354.7</u> ft.                                     |
| Commercial _____   | c. _____ R/W _____ ft.  |
| Industrial <u>1</u>  | d. _____ R/W _____ ft.  |
| Other _____  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>1</u>  | TOTAL <u>945.6</u> ft.  |
| 3. Minimum Lot Frontage <u>354.7</u> ft.                                       | 8. Sidewalk adjacent to all                                       |
| 4. Minimum Lot Area <u>211,450</u> sq. ft.                                     | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>E</u>  |   |
| 6. Proposed Zoning <u>E</u>  |   |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____                          |   |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____                      |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)               |   |
| 12. City of Wichita <u>Three-Mile Area</u> <input checked="" type="checkbox"/> |   |

STAFF COMMENTS:

1. The "plus or minus" dimensions shall be deleted from the plat.
2. The proper angles shall be indicated at all corners of the plat.
3. An overall dimension shall be indicated for the west and south lines of the plat.
4. The condemnation case number for the acquisition of right-of-way for U. S. 54 Highway shall be indicated on the face of the plat.
5. Complete access control adjacent to the north line of Harry Drive except for the west 50 ft. thereof, shall be indicated on the face of the plat and the plat's text amended accordingly.
6. An additional 10 feet of half street right-of-way shall be indicated for 11th Street West, and the 35-foot building setback from said street shall be adjusted accordingly.

Right-of-way also needs to be indicated for the east half of a cul-de-sac at the south end of 11th Street West, the same to have a radius of 50 feet and located such that its arc intersects the north line of the railroad right-of-way, 40 feet east of the west line of the NE¼ 31-27-1W.

7. Since subject property lies in an area where sanitary sewer and public water supply is not available, the applicant shall contact the Wichita-Sedgwick County Health Department and obtain a letter stating that the use of private water supply and septic tank systems is permissible on subject property. A copy of this letter shall be submitted to the Planning Department.



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

**NOTE:** This plat has been submitted in final form only, as provided for in Article 4, part 5, of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Map No.: \_\_\_\_\_  
Section No.: \_\_\_\_\_  
Twp. No.: \_\_\_\_\_  
Range: \_\_\_\_\_

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: WICKE'S ADDITION

General Location: U.S. Highway 54 and 119th St., West

Name of Property Owner: Mays Co. Inc.

Address: 208 N. Broadway 02 Phone: FO 38221

Name of Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Agent/Surveyor: Baughman Company

Address: 2522 E. Kellogg Phone: MU 37431

Date of Application: \_\_\_\_\_

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 4.85
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 1
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 1
3. Minimum Lot Frontage 354.7 ft.
4. Minimum Lot Area 211,450 ft.
5. Existing Zoning E
6. Proposed Zoning E
7. Lineal Feet of New Streets:
  - a. 30 R/W 590.9 ft.
  - b. 50 R/W 354.7 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 945.6 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply no (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers no (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita Three-Mile Area x

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: Mays Company Incorporated  
William L. Bell, Cash Secretary

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

Received by Hart  
Date Feb 24 1970  
Fee Submitted 50/00

T9-301B (10-68)



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	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

*\$50.00*

DESCRIPTION AMOUNT

*Serial plat. of  
Wichita add.*

Name *Paupman Company*

Address *2502 E. Kellogg*

Type *P-71-C* Due Date *2-24-70*

Comments:

Date *2-24-70* BY *J. B. [Signature]*