

Box 75-1

PLAT NO. S/D 70-75 MAP NO. 5643 & 5644

NAME SANTA FE MIDLAND INDUSTRIAL DISTRICT

LOCATION On the east side of Hydraulic in an area between
Industrial and I-35W

ENGINEER W. C. Merritt

OWNER Santa Fe Land Improvement Company

APPLICATION FILED 12-31-70

SKETCH PLAT FILED 12-31-70

PRELIMINARY FILED 4-5-71

S/D ACTION 4-18-71 *Approved*

FINAL FILED 8-11-75

S/D ACTION 8-21-75 *final approved*

MAPC ACTION 8-28-75 *approved*

BCC ACTION 9-30-75 *Approved as recorded*

RECORDED 10-13-75

REMARKS *Outdated bond for private
drainage improvements.*

S/D.70-75 - SANTA FE MIDLAND INDUS-
TRIAL DISTRICT - On the east side
of Hydraulic in an area between
Industrial and I-35W---W. C. Merritt

POSTED
1-5-71
[Signature]

ACTION

S/D COMMITTEE (prelim.) Approved 11-18-71
(final) approved 8-21-75
" M.A.P.C. approved 8-28-75
B.C.C. ~~approved~~ approved or 9-30-75
[Signature]

Map No. 5643 & 5644
Sec. No. 3 and 10
Twp. No. 28 South
Range 1 East

Subdivision Report and Progress

S/D No.: 70-75

Name: SANTA FE MIDLAND INDUSTRIAL DISTRICT

General Location: On the east side of Hydraulic in an area between Industrial and I-35W

Owner: Santa Fe Land Improvement Company

Address: 900 Polk Street, Amarillo, Texas 79101 Phone: 376-5131 (806)

Subdivider: Same

Address: _____ Phone: _____

Engineer/Surveyor: W. C. Merritt, Land and Tax Agent

Address: Same Phone: _____

Application Received 12-31-70
Conf. with Applicant None
Sketch Plat Received 12-31-70
Present Zoning "E"
Proposed Zoning "E"
Letter of Intent 1-13-71

PREL. PLAT RECEIVED 11-5-71
S/D Comm. Action 11-18-71 Approve
Dept. Report on Prel. 11-23-71

TRACING PROGRESS:

Received 9-24-75
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 8-11-75
S/D Comm. Action 8-21-75 twice approved
Dept. Report on Final 8-22-75
M.A.P.C. ACTION 8-28-75 approved
Dept. Report on Final 8-29-75
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 1/24/75
Final Review 9-24-75
Referral to B.C.C. 9-25-75

B.C.C. ACTION 9-30-75 approved
Recorded 10-13-75

Comments:

10/13/75 left message with Kerber to pick up tracing for recording

510 90-75 u B
10-16-75

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

SANTA FE MIDLAND INDUSTRIAL DISTRICT ADDITION was
filed for record on October 13, 1975

Bruce J. McCarty
Register Of Deeds

T9-302 (2)

T9-328

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: October 5, 1987

TO: Dale Rea, Deputy City Clerk

FROM: Donald Losew, Junior Planner

SUBJECT: Release of performance bond associated with the plat of Santa Fe Midland Industrial District (S/D 70-75) guaranteeing drainage improvements. (Bond No. 563 38 02-454)

When Santa Fe Midland Industrial District was platted in 1970, a performance bond in the amount of \$139,000 was submitted by the Continental Casualty Company on behalf of Santa Fe Land Improvement Company to the Metropolitan Area Planning Department as guarantee that the above referenced improvements would be done. Chris Breitenstein of the City's Engineer's Office has informed us (see attached) that the improvements have been completed and therefore, the performance bond may be released. The original performance bond, Number 563 38 02-454, is to be returned to the Santa Fe Land Improvement Company with their copy of this memorandum.

DL:dlk

cc: Continental Casualty Company, c/o John R. Stallings, Curfman,
Harris, Stallings & Snow, First National Bank Building, Suite 800,
Wichita, KS 67202-3391
Santa Fe Land Improvement Company, c/o Mr. W.C. Merritt,
900 Polk Street, Room 500, Amarillo, TX 79101
Mike Lindebak, City Engineer

FILE COPY

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING

DATE October 1, 1987

TO Forrest Nagley, Senior Planner

FROM Chris Breitenstein, Civil Engineer III *CB*

SUBJECT Letter of Credit - Santa Fe
Midland Industrial District
(S/D 70-75)

Santa Fe Land Development Company has met the drainage improvements associated with the above-referenced plat.

Please release the performance bond (Bond 5633802-454) in the amount of \$139,000.00.

CB:gr

RECEIVED

OCT 01 1987

METROPOLITAN PLANNING

ROUTE _____

WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

August 29, 1984

To: Donald C. Gfsick, City Clerk
From: Barbara R. Bonanni, Planning Analyst
Re: Forwarding of continuation certificate for the
performance bond associated with the plat of
Santa Fe Midland Industrial District (S/D 70-75)
Bond #563 38 02-454

Attached please find the above-referenced document for your files.

Barbara R. Bonanni
Planning Analyst

BRB:bh

Attachment

LAWRENCE E. CURFMAN
CHARLES W. HARRIS
JOHN R. STALLINGS
WINDELL G. SNOW
THOMAS D. BORNIER
RONALD B. ROSE
KENNETH L. WELTZ
DAVID P. CALVERT
SUSAN K. WREEZ
STEVEN J. RUPP
CRAIG A. KREISER

LAW OFFICES OF
CURFMAN, HARRIS, STALLINGS & SNOW

SUITE 800 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202-3391
(316) 263-9111

SIDNEY J. BRICK
COUNSEL

August 27, 1984

Mr. Forrest L. Nagley
Junior Planner
Metropolitan Area Planning
Commission
City Hall - 10th Floor
455 North Main Street
Wichita, Kansas 67202

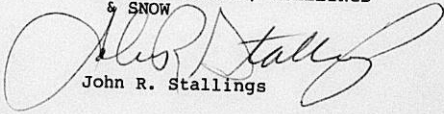
RE: Performance bond guaranteeing improvements required
as a condition of plat approval for Santa Fe
Midland Industrial District (S/D 70-75)
Bond #5633802-454

Dear Mr. Nagley:

Please find enclosed a continuation certificate which
has been prepared in connection with the above referenced matter.
The enclosed certificate extends the Santa Fe bond to August 28,
1985. Should you need anything further, please advise.

Very truly yours,

CURFMAN, HARRIS, STALLINGS
& SNOW


John R. Stallings

JRS/jab
Enclosure
cc: W.C. Merritt

RECEIVED

AUG 28 1984

METROPOLITAN PLANNING

ROUTE

CONTINUATION CERTIFICATE



THE Continental Casualty Company (hereinafter called the Surety)
hereby continues in force its Bond No. 563 38 02-454 in the sum of ONE HUNDRED THIRTY NINE
THOUSAND AND 00/100----- (\$ 139,000.00--) dollars, on behalf of Santa Fe Land
Improvement Company in favor of City of Wichita, County of
Sedgwick and State of Kansas the (extended) term beginning on the 28th
day of August 19 84, and ending on the 28th day of August
19 85, subject to all the covenants and conditions of said Bond.

This Continuation is executed upon the express condition that the Company's liability shall not be cumulative and shall be limited at all times by the amount of the penalty stated in the bond.

IN WITNESS WHEREOF, the Company has caused this instrument to be signed by its duly authorized Attorney-in-fact and its corporate seal to be hereto affixed this 24th day of August 19 84.

Santa Fe Land Improvement Company
Principal
By: [Signature], agent
Form G-23175-B

Continental Casualty Company
Surety
By: [Signature]
Susie Montero Attorney-in-fact

August 7, 1984

Mr. W. C. Merritt, Division Manager
Santa Fe Land Improvement Company
Room 500, 900 Polk Street
Amarillo, Texas 79101

Re: Performance bond guaranteeing improvements required
as a condition of plat approval for Santa Fe Midland
Industrial District (S/D 70-75) Bond 5633802-454

Dear Mr. Merritt:

Your performance bond in the amount of \$139,000.00 guaranteeing the construction of an open ditch drainage system across the property south of the above-referenced plat to the Turnpike has once again matured. City Engineering has advised that, as of this date, the drainage work is uncompleted. They have further advised that a new bond should continue to reference a dollar amount of \$139,000.00.

This letter acts to bring this situation to your attention and advise you that the bonding company needs to submit another continuation certificate. This continuation certificate should extend the life of the guarantee for another year and needs to be submitted to this office as soon as possible.

Should you have any questions about this matter, please call me at (316) 268-4421.

Sincerely,

Barbara R. Bonanni
Planning Analyst

BRB:bh

cc: Mike Lindebak, City Engineer

John R. Stallings, Curfman, Harris, Stallings, Grace and
Snow, Suite 800, First National Bank Bldg., 67202

July 25, 1984

Larry Henry, Program Development Engineer
Barbara Bonanni, Planning Analyst

Status of improvements guaranteed as a condition of plat approval.

When the plats listed below were reviewed by the Subdivision Committee, City Engineering required that certain improvements be guaranteed by letter of credit or performance bond. Many of these guarantees are nearing expiration. Please advise me of the status of these improvements so I may either release the guarantees or proceed with obtaining updates or revisions. In the case of updated or revised guarantees, please indicate if the existing dollar amount is adequate for a one-year extension of time to complete the improvement. If an extension of time is unacceptable to City Engineering, we need to prepare to collect on the guarantee.

Dillon 9th Addition - located at the northwest corner of Waco and 13th Street.

\$10,000.00 guarantee to abandon sewer lines.

Default Date: July 20, 1984

Oxford Square Addition - located on the north side of 21st Street North, in an area between Farmstead and Woodlawn.

\$1,400.00 guarantee for the abandonment of a public sanitary sewer line.

Default Date: August 1, 1984

Expiration Date: October 1, 1984

X Santa Fe Midland Industrial District - located on the east side of Hydraulic in an area between Industrial and I-35 W.

\$139,000.00 guarantee for the construction of an open ditch drainage system across the property south of the above-referenced plat to the Turnpike.

Default Date: August 20, 1984

Kapaun Fourth Addition - located north of Central, in an area west of Woodlawn.

\$5,000.00 guarantee for storm sewer inlets for Lots 2, 3, 4 and 5.

\$5,500.00 guarantee for sanitary sewer extension to Lot 5.

Default Date: October 31, 1984

Larry Henry, Project Development Engineer
July 25, 1984
Page 2

L/S-0609 - Lavern L. Brown - located on the west side of Rock Road
in an area north of 13th Street North.

\$4,000.00 guarantee for extension of sewer line in the
south 130 feet of East 220 feet of Lot 1, Block A,
Brownie's 1st Addition.

Default Date: August 2, 1984

L/S-0614 - High Point East - located at the northwest corner of Lincoln
Street and Webb Road.

\$5,500.00 guarantee for sanitary sewer extension

Default Date: June 8, 1985

For those guarantees which reference July and August default dates, it is
important that I proceed to contact the purchasers of these guarantees
as quickly as possible. This is especially true in those instances where
the improvements have not been completed in a satisfactory manner.

Should you have any questions, please do not hesitate to call me.

Barbara Bonanni
Planning Analyst

BB:bh

cc: Mike Lindebak, City Engineer
Plat files (6)

Planning Department

October 17, 1983

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Forwarding of continuation certificate
for the performance bond associated
with the plat of Santa Fe Midland
Industrial District (S/D 70-75)
Bond # 563-38-02-454.

Attached please find the above-referenced document for
your files.

Forrest L. Nagley
Junior Planner

FLN:bh

Attachment

CONTINUATION CERTIFICATE



THE Continental Casualty Company (hereinafter called the Surety)
hereby continues in force its Bond No. 563 38 02-454 in the sum of ONE HUNDRED THIRTY NINE
THOUSAND AND 00/100----- (\$139,000.00--) dollars, on behalf of Santa Fe Land
Improvement Company in favor of City of Wichita, County of
Sedgwick and State of Kansas the (extended) term beginning on the 28th
day of August 19 83, and ending on the 28th day of August
19 84, subject to all the covenants and conditions of said Bond.

This Continuation is executed upon the express condition that the Company's liability shall not be cumulative and shall be limited at all times by the amount of the penalty stated in the bond.

IN WITNESS WHEREOF, the Company has caused this instrument to be signed by its duly authorized Attorney-in-fact and its corporate seal to be hereto affixed this 12th day of October 19 83.

Santa Fe Land Improvement Company
Principal
By: [Signature] Agent
Form G-23175-B

Continental Casualty Company
Surety
By: Susie Montera
Susie Montera Attorney-in-fact.

LAWRENCE E. CURFMAN
CHARLES W. HARRIS
JOHN R. STALLINGS
BRIAN G. GRACE
WINDELL G. SNOW
THOMAS D. BORNIGER
RONALD B. ROSE
KENNETH L. WELTZ
SUSAN K. MCKEE
STEVEN J. RUPP
CRAIG A. KREISER

LAW OFFICES OF
CURFMAN, HARRIS, STALLINGS, GRACE & SNOW
SUITE 800 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202-3391
(316) 263-9111

SIDNEY J. BRICK
COUNSEL

October 14, 1983

Mr. Forrest L. Nagley
Junior Planner
Metropolitan Area Planning
Commission
City Hall - 10th Floor
455 North Main Street
Wichita, Kansas 67202

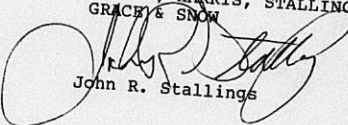
RE: Performance bond guaranteeing improvements required
as a condition of plat approval for Santa Fe
Midland Industrial District (S/D 70-75)
Bond #5633802-454

Dear Mr. Nagley:

Please find enclosed a new continuation certificate
which has been prepared in connection with the above referenced
matter. This continuation certificate extends the bond to
August 28, 1984. Should you need anything more in connection
with this matter, please give me a call.

Very truly yours,

CURFMAN, HARRIS, STALLINGS,
GRACE & SNOW


John R. Stallings

JRS/jab
Enclosure
cc: W.C. Merritt

RECEIVED

OCT 17 1983

METROPOLITAN PLANNING

ROUTE

August 29, 1983

Mr. W. C. Merritt, Division Manager
Santa Fe Land Improvement Company
Room 500, 900 Polk Street
Amarillo, Texas 79101

Re: Performance bond guaranteeing improvements required
as a condition of plat approval for Santa Fe Midland
Industrial District (S/D 70-75) Bond #5633802-454

Dear Mr. Merritt:

Your performance bond in the amount of \$139,000.00 guaranteeing the construction of an open ditch drainage system across the property south of the above-referenced plat to the Turnpike has once again matured. City Engineering has advised that, as of this date, the drainage work is uncompleted. They have further advised that a new bond should continue to reference a dollar amount of \$139,000.00.

This letter acts to bring this situation to your attention and advise you that the bonding company needs to submit another continuation certificate. This continuation certificate should extend the life of the guarantee for another year and needs to be submitted to this office as soon as possible.

Should you have any questions about this matter, please call me at (316) 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Mike Lindebak, City Engineer
John R. Stallings, Curfman, Harris, Stallings, Grace and
Snow, Suite 800, First National Bank Bldg., 67202

August 4, 1983

Mike Lindebak, City Engineer
Forrest L. Nagley, Junior Planner

Performance bond associated with the platting of Santa Fe Mid-
land Industrial District (S/D 70-75)

In September of last year I obtained a revised performance bond from Santa Fe Land Development Company as guarantee that an open ditch sewer system would be constructed to the turnpike across the property to the south of this subject plat.

The subject bond matures on August 28, 1983, and before I pursue this matter further, I need to know if the drainage improvement has been completed. The present dollar amount of the bond is \$139,000.

Forrest L. Nagley
Junior Planner

FLN:bh

September 28, 1982

Donald C. Gisick, City Clerk
Forrest L. Nagley, Junior Planner

Forwarding of continuation certificate for the
performance bond associated with the plat of
Santa Fe Midland Industrial District (S/D 70-75)
Bond # 5633802-454

Attached please find the above-referenced document
for your files.

Forrest L. Nagley
Junior Planner

FLN:bh

Attachment

CONTINUATION CERTIFICATE



General Office: Chicago

THE Continental Casualty Company (hereinafter called the Company) hereby continues in force its Bond No. 5633802-454 in the sum of ONE HUNDRED THIRTY NINE THOUSAND AND 00/100----- (\$ 139,000.00-) dollars, on behalf of Santa Fe Land Improvement Company in favor of City of Wichita, County of Sedgwick and State of Kansas for the (extended) term beginning on the 28th day of August 19 82, and ending on the 28th day of August 19 83, subject to all the covenants and conditions of said Bond.

This Continuation is executed upon the express condition that the Company's liability shall not be cumulative and shall be limited at all times by the amount of the penalty stated in the bond.

IN WITNESS WHEREOF, the Company has caused this instrument to be signed by its duly authorized Attorney-in-fact and its corporate seal to be hereto affixed this 22nd day of September 19 82

Santa Fe Land Improvement Company
Principal
By: J. R. Stalling, agent
Form G-23175-A

Continental Casualty Company
Surety
By: Susie Montero
Susie Montero Attorney-in-fact.

LAW OFFICES OF
CURFMAN, HARRIS, STALLINGS, GRACE & SNOW

LAWRENCE E. CURFMAN
CHARLES W. HARRIS
JOHN R. STALLINGS
BRIAN G. GRACE
WINDELL G. SNOW
THOMAS D. BORNIGER
RONALD B. ROSE
KENNETH L. WELTZ
SUSAN K. MCKEE
STEVEN J. RUPP
CRAIG A. KREISER

SUITE 800 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202-3391
(316) 263-9111

SIDNEY J. BRICK
COUNSEL

September 27, 1982

Mr. Forrest L. Nagley
Junior Planner
Metropolitan Area Planning
Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

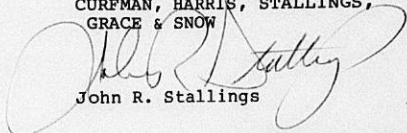
RE: Performance Bond Guaranteeing
Improvements Required as a
Condition of Plat Approval for
Santa Fe Midland Industrial
District (S/D 70-75)
Bond #5633802-454

Dear Mr. Nagley:

Please find enclosed a continuation certificate in connection with the above referenced matter. This certificate has been executed by Continental Casualty Company as surety and by the undersigned as agent for Santa Fe Land Improvement Company. The continuation certificate continues the existing bond to August 28, 1983. Should you need anything additional in connection with this matter, please do not hesitate to contact the undersigned.

Very truly yours,

CURFMAN, HARRIS, STALLINGS,
GRACE & SNOW


John R. Stallings

JRS/jab
Enclosure
cc: W.C. Merritt

RECEIVED

SEP 28 1982

METROPOLITAN PLANNING
ROUTE forrest

September 10, 1982

Mr. W. C. Merritt
Division Manager
Santa Fe Land Improvement Company
Room 500
900 Polk Street
Amarillo, Texas 79101

Re: Performance Bond Guaranteeing
Improvements Required As A
Condition of Plat Approval for
Santa Fe Midland Industrial
District (S/D 70-75)
Bond # 5633802-454

Dear Mr. Merritt:

Your performance bond in the amount of \$139,000.00 guaranteeing the construction of an open ditch drainage system across the property south of the above-referenced plat to the Turnpike and guaranteeing the construction of a concrete encasement for a sanitary sewer line in Tulsa Avenue has matured. City Engineering has advised that the concrete encasement is no longer necessary, but, that the drainage work is. As of this date, the drainage work is uncompleted. They have further advised that a new bond should continue to reference a dollar amount of \$139,000.00.

This letter acts to bring this situation to your attention and advise you that a replacement bond needs to be submitted to this office as soon as possible. Should you have any questions about this matter, please call me at (316) 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:jps

cc: Mike Lindebak, Project Development Engineer
Phyllis F. Wendler, Curfman, Harris and Weigand, Suite 800,
First National Bank Building, Wichita, Kansas 67202

August 24, 1982

Mike Lindebak, Project Development Engineer, City
Engineering

Forrest L. Nagley, Junior Planner

Performance bond associated with the platting of Santa Fe
Midland Industrial District (S/D 70-75)

In August of last year I obtained a revised performance bond from Santa Fe Land Development Company as guarantee that an open ditch sewer system would be constructed to the turnpike across the property to the south of this subject plat. Also, the bond guaranteed the concrete encasement of a sanitary sewer line in Tulsa Avenue.

The subject bond matures on August 28, 1982, and before I pursue this matter further, I need to know if either of the two improvements have been completed. The present dollar amount of the bond is \$139,000.00.

Please advise me at your earliest convenience regarding this matter.

Forrest L. Nagley
Junior Planner

FLN:hh

YASH advised 8/26/82 THAT SANITARY SEWER
LINE ENCASUREMENT IS NO LONGER REQUIRED. DRAINAGE
WORK HAS NOT BEEN COMPLETED ALTHOUGH, AND IS
STILL REQUIRED. DOLLAR AMOUNT ON REVISED BOND IS
TO REMAIN THE SAME.

FLN.

August 31, 1981

Donald C. Gisick, City Clerk
Forrest L. Nagley, Junior Planner

Forwarding of continuation certificate for performance bond
guaranteeing improvements required as a condition of plat
approval for Santa Fe Midland Industrial District (S/D 70-75)
Bond No. 5633802-454

Attached please find the above-reference document for your files.
The continuation certificate should be attached to the \$139,000
performance bond which was forwarded to your office on August 27,
1979. Should you have any questions regarding this matter, please
advise.

Forrest L. Nagley
Junior Planner

cc: Mike Lindebak, Project Development Engineer, City Engineering
Phyllis F. Wendler, Curfman, Harris and Weigand, Suite 800,
First National Bank Bldg., 67202
W. C. Merritt, Division Manager, Santa Fe Land Development Co.,
Room 500, 900 Polk Street, Amarillo, Texas, 79101

CONTINUATION CERTIFICATE



THE Continental Casualty Company (hereinafter called the Surety)
 hereby continues in force its Bond No. 5633802-454 in the sum of ONE HUNDRED THIRTY NINE
THOUSAND AND 00/100----- (\$139,000.00-) dollars, on behalf of Santa Fe Land
Improvement Company in favor of City of Wichita, County of
Sedgwick and State of Kansas for the (extended) term beginning on the 28th
 day of August 19 81, and ending on the 28th day of August
 19 82, subject to all the covenants and conditions of said Bond.

This Continuation is executed upon the express condition that the Company's liability shall not be cumulative and shall be limited at all times by the amount of the penalty stated in the bond.

IN WITNESS WHEREOF, the Company has caused this instrument to be signed by its duly authorized Attorney-in-fact and its corporate seal to be hereto affixed this 25th day of August 19 81.

Santa Fe Land Improvement Company
 Principal

By: _____
 Form G-23175-B

Continental Casualty Company
 Surety
 By: Susie Adams
 Susie Adams Attorney-in-fact.

Continental Casualty Company



AN ILLINOIS CORPORATION

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men by these Presents, That CONTINENTAL CASUALTY COMPANY, a corporation duly organized and existing under the laws of the State of Illinois, and having its principal office in the City of Chicago, and State of Illinois, does hereby make, constitute and appoint: Susie Adams, Individually

of Kansas City, Missouri its true and lawful Attorney-in-Fact with full power and authority hereby conferred to sign, seal and execute in its behalf bonds, undertakings and other obligatory instruments of similar nature as follows:

Without Limitations

and to bind CONTINENTAL CASUALTY COMPANY thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of CONTINENTAL CASUALTY COMPANY and all the acts of said Attorney, pursuant to the authority hereby given are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the Board of Directors of the Company.

"Article IX—Execution of Documents

Section 3. Appointment of Attorney-in-fact. The President or a Vice President may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Company in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Company by their signature and execution of any such instruments and to attach the seal of the Company thereto. The President or any Vice President or the Board of Directors may at any time revoke all power and authority previously given to any attorney-in-fact."

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 3rd day of April, 1957.

"Resolved, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted pursuant to Section 3 of Article IX of the By-Laws, and the signature of the Secretary or an Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

In Witness Whereof, CONTINENTAL CASUALTY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed to this 27th day of March, 1980.

CONTINENTAL CASUALTY COMPANY

State of Illinois } ss
County of Cook }



R. J. Wall Vice President.

On this 27th day of March, 1980, before me personally came R. J. Wall to me known, who, being by me duly sworn, did depose and say: that he resides in the Village of Western Springs, State of Illinois; that he is a Vice-President of CONTINENTAL CASUALTY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to the said Power of Attorney are still in force. In testimony whereof I have authority, and acknowledges same to be the act and deed of said corporation.



LaVerne A. Sharkey Notary Public

CERTIFICATE My Commission Expires June 19, 1982

I, T. F. Doyle Assistant Secretary of CONTINENTAL CASUALTY COMPANY, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that Section 3 of Article IX of the By-Laws of the Company and the Resolution of the Board of Directors, set forth in said Power of Attorney are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said Company this 25th day of August, 1982.



T. F. Doyle Assistant Secretary.

LAWRENCE E. CURFMAN
CHARLES W. HARRIS
J. L. WEIGAND, JR.
JOHN R. STALLINGS
BRIAN G. GRACE
WINDELL G. SNOW
THOMAS D. BORNIGER
RONALD B. ROSE
KENNETH L. WELTZ
SUSAN K. McKEE
PHYLLIS F. WENDLER

LAW OFFICES OF
CURFMAN, HARRIS & WEIGAND
SUITE 800 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202
(316) 263-9111

LAWRENCE WEIGAND
SIDNEY J. BRICK
COUNSEL

August 27, 1981

RECEIVED

AUG 28 1981

METROPOLITAN PLANNING
ROUTE _____

Mr. Forrest L. Nagley
Junior Planner
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

RE: Performance bond guaranteeing improvement required
as a condition of plat approval for Santa Fe
Midland Industrial District (S/D 70-75).
Bond No. 5633802-454

Dear Mr. Nagley:

Enclosed please find the continuation certificate
relating to the above matter.

Sincerely,

Phyllis F. Wendler
Phyllis F. Wendler

PFW/jab
Enclosure

LAWRENCE E. CURFMAN
CHARLES W. HARRIS
J. L. WEIGAND, JR.
JOHN R. STALLINGS
BRIAN G. GRACE
WINDELL G. SNOW
THOMAS D. BORNIGER
RONALD B. ROSE
KENNETH L. WEITZ
SUSAN K. MCKEE
PHYLLIS F. WENDLER

LAW OFFICES OF
CURFMAN, HARRIS & WEIGAND
SUITE 800 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202
(316) 263-9111

LAWRENCE WEIGAND
SIDNEY J. BRICK
COUNSEL

August 27, 1981

RECEIVED

AUG 28 1981

METROPOLITAN PLANNING
ROUTE _____

Mr. Forrest L. Nagley
Junior Planner
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

RE: Performance bond guaranteeing improvement required
as a condition of plat approval for Santa Fe
Midland Industrial District (S/D 70-75).
Bond No. 5633802-454

Dear Mr. Nagley:

Enclosed please find the continuation certificate
relating to the above matter.

Sincerely,

Phyllis F. Wendler
Phyllis F. Wendler

PFW/jab
Enclosure

April 10, 1981

W. C. Merritt
Division Manager
Santa Fe Land Improvement Company
Room 500
900 Polk Street
Amarillo, Texas 79101

Re: Performance bond guaranteeing improvement required as a condition of plat approval for Santa Fe Midland Industrial District (S/D 70-75). Bond No. 5633802-454

Dear Mr. Merritt:

Your performance bond in the amount of \$139,000.00 guaranteeing the construction of an open ditch sewer system across the property south of the Santa Fe Midland Industrial District plat to the Turnpike and guaranteeing the construction of a concrete encasement for an existing sanitary sewer line in Tulsa Avenue is nearing maturity once again. The existing bond matures on August 28, 1981. City Engineering has advised, as of this date, the improvements remain uncompleted.

This letter acts to bring this situation to your attention and advise you that a replacement bond needs to be submitted to this office prior to the existing maturity date of August 28, 1981. I have enclosed a copy of your existing bond for your information and reference.

Should you have any questions regarding this matter, please call me at (316) 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:hh

Encl.

cc: Mike Lindabak, Project Development Engineer, Department of Engineering
John R. Stallings, Suite 830, First National Bank Bldg., 67202
Chris Breitenstein, Drainage Engineer, Department of Engineering

TALKED WITH MIKE
LINDBERK on 8/3/81
re: status of S.S. encase-
ment Said he would
check it out.

Fed
8/3/81

TALKED WITH CURIS OF
ENGINEERING ON 8/3/81
re: status of drainage
improvement. Said he
was reviewing revised
plans now. Said to get
renewed bond for same
amount.

FWJ
8/3/81

XXXXX 268-4591

January 2, 1980

Baughman Company
330 Laura
Wichita, Kansas 67211

Attn: John Lundblade

Subject: Santa Fe Midland Industrial Addn.
Drainage Plan (South of Tulsa to 42" pipe crossing I-135)

Dear Mr. Lundblade:

Reference is made to subject Drainage Plan submitted to this office December 5th, 1979 for review and comments. I have reviewed subject plans and submit the following comments, etc. on the plans and calculations.

- 1) Request manner used to calculate Tc.
- 2) Manner proposed to convey Q100 from the storm sewer outlet on Tulsa Street south. If a swale is to be provided in conjunction with the proposed 48" pipe, it appears that the 20' drainage easement will be inadequate. Also a typical cross section of the swale should be provided.
- 3) To carry Q100, provide 1' freeboard and 15' maintenance and access of each side of the channel, the drainage easement should be increased from 70' to 85'.
- 4) The proposed channel should be extended southwest then radiused to line up with the culvert crossing I-135.
- 5) The cross sectional views provided indicate a channel depth ranging from 3.75' to 6.5'. To contain the flow and maintain a 1' freeboard, levees will be required in certain areas. These should be so indicated and shown on the drainage plan.
- 6) A 3.5 foot differential exists between the grades of the existing 42" culvert crossing I-135 and the proposed channel. To provide drainage and prevent ponding it will be necessary to install a new culvert at the same time the channel is constructed.

John Lundblade

-2-

January 2, 1980

- 7) Considering the headwater requirements, the proposed 60" culvert crossing I-135 appears to be inadequate. Request back-up data or justification to use same.
- 8) Information is required showing that the new structure will daylight on the east side of I-135. Request that topo be provided and cross sections of the proposed channel if it is necessary to extend same to daylight.

If you have any further questions, please advise.

Yours truly,

Faul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: Louise Olivarez/MAPD ✓
Yash Desai/City Engineer's Office
Santa Fe Midland Industrial Admn. Plat File

August 27, 1979

Donald Gisick, City Clerk

Louise Olivarez, Senior Planner

Performance bond for S/D 70-75 Santa Fe Midland
Industrial District

The above referenced plat was approved by the Board of City Commissioners on September 30, 1975. At that time a performance bond was received and filed guaranteeing certain improvements. In August, 1977, a renewed bond in the amount of \$126,500 was received and filed. Since that second bond is now about to expire, the applicant has submitted a renewed bond, this time in the amount of \$139,000, as guarantee that the remaining improvements will be made before August 28, 1981.

This renewed bond is herewith attached and at such time as it has been received and filed, the old bond may be released. I have also attached a letter from John Stallings, requesting that the old bond be returned to him.

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

Louise Olivarez
Senior Planner

LO:bh

cc: John R. Stallings, Suite 830, First National Bank Bldg.,
67202
W. C. Merritt, Division Manager, Santa Fe Land Improvement
Company, Room 500, 900 Polk St., Amarillo, Texas 79101

LAW OFFICES OF
CURFMAN, HARRIS & WEIGAND

SUITE 630 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202
(316) 263-9111

LAWRENCE WEIGAND
COUNSEL

LAWRENCE E. CURFMAN
CHARLES W. HARRIS
J. L. WEIGAND, JR.
JOHN R. STALLINGS
BRIAN G. GRACE
WINDELL G. SNOW
JACK SCOTT MINTER
VAN R. DELHOTAL
THOMAS S. BORRINGER
JOE L. NORTON
RONALD B. ROSE
RANDALL K. RATHBUN

August 24, 1979

RECEIVED

AUG 24 1979

METROPOLITAN PLANNING

ROUTE Louise

Ms. Louise Olivarez
Metropolitan Area Planning Department
City Hall
10th Floor, 455 North Main Street
Wichita, Kansas 67202

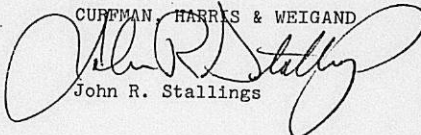
Re: Performance Bond for Santa Fe Midland
Industrial District

Dear Louise:

Please find enclosed a replacement Bond in connection with the above referenced matter. When this Bond has been approved will you please request that the City Clerk return the now outstanding Bond to the undersigned so that I may have it cancelled. Should you have any questions or comments, please contact the undersigned.

Very truly yours,

CURFMAN, HARRIS & WEIGAND


John R. Stallings

JRS:ca
Enclosure
cc: Mr. W.C. Merritt

PERFORMANCE BOND

Bond No. 5633802-454

KNOW ALL MEN BY THESE PRESENTS:

That, we, Santa Fe Land Improvement Company as Principal, and Continental Casualty Company as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of One Hundred Thirty-nine Thousand and no/100 (\$139,000.00) dollars, lawful money of the United States, for payment of which will and truly to be made, we bind ourselves, our successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, said Principal will make the following improvements. All improvements and other work as set forth to be done and performed in accordance with the plans, specifications and provisions as determined by the City of Wichita for the development and improvement in Santa Fe Midland Industrial District Plat located in Section Three (3), Township Twenty-Eight South (28S), Range One East, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal, Santa Fe Land Improvement Company, shall perform the following obligations and conditions:

1. Construction of an open ditch sewer system across the property south of said plat to the Turnpike at a maximum cost of \$123,000.00.
2. Construction of a concrete encasement, including manholes, of the existing 36-inch sanitary sewer in Tulsa Avenue where proposed to be crossed by a railroad spur track at a maximum cost of \$16,000.00.
3. Reimbursement to the City of Wichita at an actual cost figure, all costs and expenses related to the preparation of plans and specifications and the inspection of construction of the above listed projects.

which obligations and each of them shall be performed on or before August 28, 1981 and all of which shall be performed and accomplished in accordance with presently established standards and specifications of the Department of Public Works of the City of Wichita.

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

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

IN WITNESS WHEREOF, we have hereunto set our hand and seals on this 24th day of August, 1979.

SANTA FE LAND IMPROVEMENT COMPANY

By John R. Stallings Principal
John R. Stallings
Authorized Agent

CONTINENTAL CASUALTY COMPANY

John B. B...
Kansas Resident Agent

By Richard Amund Surety
Attorney in Fact

STATE OF KANSAS)
SEDGWICK COUNTY) ss.

The foregoing instrument was acknowledged before me this 24 day of August, 1979, by JOHN R. STALLINGS, Authorized Agent, of Santa Fe Land Improvement Company, a California corporation, on behalf of the corporation.

Rosalee C. Taylor
Notary Public

ROSALEE C. TAYLOR
STATE NOTARY PUBLIC
My Appointment Expires: 4-24-82
My Appt. Expires 4-24-82

STATE OF KANSAS)
SEDGWICK COUNTY) ss.

The foregoing instrument was acknowledged before me this 24th day of August, 1979, by Richard Amund, Attorney in Fact, of Continental Casualty Company, an Illinois corporation, on behalf of the corporation.

Betty L. Lackey
Notary Public

BETTY L. LACKEY
NOTARY PUBLIC
My Appointment Expires:
6-24-82



CONTINENTAL CASUALTY CO.
Chicago, Illinois

AN ILLINOIS CORPORATION

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men by these Presents, That CONTINENTAL CASUALTY COMPANY, a corporation duly organized and existing under the laws of the State of Illinois, and having its principal office in the City of Chicago, and State of Illinois, does hereby make, constitute and appoint John B. Burns, Richard Amend, Individually

of Wichita, Kansas
its true and lawful Attorney-in-Fact with full power and authority hereby conferred to sign, seal and execute in its behalf bonds, undertakings and other obligatory instruments of similar nature as follows:

Without Limitations

and to bind CONTINENTAL CASUALTY COMPANY thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of CONTINENTAL CASUALTY COMPANY and all the acts of said Attorney, pursuant to the authority hereby given are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the Board of Directors of the Company.

"Article IX—Execution of Documents

Section 3. Appointment of Attorney-in-fact. The President or a Vice President may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Company in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Company by their signature and execution of any such instruments and to attach the seal of the Company thereto. The President or any Vice President or the Board of Directors may at any time revoke all power and authority previously given to any attorney-in-fact.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 3rd day of April, 1957.

"Resolved, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted pursuant to Section 3 of Article IX of the By-Laws, and the signature of the Secretary or an Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

In Witness Whereof, CONTINENTAL CASUALTY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed to this 8th day of November, 1976.

CONTINENTAL CASUALTY COMPANY

State of Illinois } ss
County of Cook }



R. J. Wall
Vice President.

On this 8th day of November, 1976, before me personally came

R. J. Wall to me known, who, being by me duly sworn, did depose and say: that he resides in the Village of Western Springs, State of Illinois; that he is a Vice-President of CONTINENTAL CASUALTY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.



Virginia Nelson
Notary Public.

CERTIFICATE My Commission Expires June 18, 1979

I, P. F. Grenahan, Assistant Secretary of CONTINENTAL CASUALTY COMPANY, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that Section 3 of Article IX of the By-Laws of the Company and the Resolution of the Board of Directors, set forth in said Power of Attorney are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said Company this _____ day of _____, 19____.



P. F. Grenahan
Assistant Secretary.

June 27, 1978

E. H. Denton, City Manager

Jack H. Galbraith, Chief Planner

Request for release of sidewalk guarantees on east side of Hydraulic in an area north and south of Tulsa Street

We have received a letter from John R. Stallings, attorney for Santa Fe Land Improvement Company, requesting that the requirement of guarantees for the construction of sidewalks on Hydraulic adjacent to the plats of Santa Fe Midland Industrial District and Santa Fe Midland Industrial District 2nd Addition be deleted. Although these properties are industrially zoned, the sidewalk guarantees were conditions of plat approval because the properties abut a major street and because they are within three blocks of an elementary school. According to the sidewalk policy which was in effect when these plats were considered, sidewalk guarantees were required on both sides of all major traffic streets.

At its meeting on August 30, 1975, when the plat of Santa Fe Midland Industrial District was reviewed, the Board of City Commissioners upheld the Planning Commission's requirement for a sidewalk guarantee but waived the requirement for installing the sidewalk at the time of building construction. Their action was to "hold the sidewalk requirement until such time as the Commission deems the sidewalk installation necessary." Santa Fe had provided a performance bond in the amount of \$1,600 as guarantee that the sidewalk would be constructed.

In April 1977, the Board of City Commissioners approved the plat of Santa Fe Midland Industrial District 2nd Addition and accepted a petition for sidewalk construction on Hydraulic adjacent to this one-lot plat. In October, 1977, revisions to the sidewalk policy were proposed which called for city-at-large financing of sidewalks on all arterials. CPO Area Councils were authorized to organize Neighborhood Sidewalk System Planning Committees for the purpose of determining where sidewalks are needed. These committees were to be organized if so desired by the residents of the various neighborhoods.

In recent months, John Stallings has met several times with CPO Council Area "D" to discuss the need for sidewalks on the east side of Hydraulic adjacent to these two Santa Fe plats. Area Council "D" has voted 6-1 to recommend that sidewalks not be required at these locations.

E. H. Denton
June 27, 1978
Page Two

Based on the change of sidewalk policy on major streets, we would appreciate your placing this request to consider releasing the sidewalk guarantees associated with the Santa Fe Midland Industrial Addition plats on the City Commission agenda for July 11, 1978 with the suggested action to authorize the release of the sidewalk guarantees.

Jack H. Galbraith
Chief Planner

Robert A. Lakin
Director of Planning

RAL:JHG:LO:et
Attachment

CC:
John R. Stallings, Attorney at Law, First National Bank Building,
Wichita, Kansas 67202

7-11-78 B.C.C. authorized release of sidewalk
guarantees.

LAW OFFICES OF
CURFMAN, BRAINERD, HARRIS, BELL, WEIGAND & DEPEW

SUITE 830 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202
(316) 263-9111

LAWRENCE WEIGAND
COUNSEL

LAWRENCE E. CURFMAN
BYRON BRAINERD
CHARLES W. HARRIS
DONALD A. BELL
J. L. WEIGAND, JR.
SPENCER L. DEPEW
PAUL W. BUCHANAN
JOHN R. STALLINGS
BRIAN G. GRACE
WINDELL G. SNOW
WINTON M. HINKLE
JACK SCOTT MINTTEER
DENNIS L. GILLEN
VAN R. DELHOTAL
JOHN E. CATON
THOMAS D. BORNIGER
STEPHEN J. BEDNAR
R. MICHAEL ROGERS
JOE L. NORTON
RONALD B. ROSE

June 14, 1978



Mr. Jack H. Galbraith
Metropolitan Area Planning Commission
City Hall / 10th Floor
455 North Main Street
Wichita, Kansas 67202

Re: Santa Fe Midland Industrial
District, S/D70-75, and
Santa Fe Midland Industrial
District, Second Addition,
S/D76-113

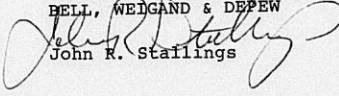
Dear Mr. Galbraith:

Please be advised that the undersigned, on behalf of Santa Fe Land Improvement Company, appeared before the Citizen Participation Organization, Neighborhood Council Area "D", in connection with the above referenced plats. At that meeting the Council considered the necessity of constructing a sidewalk along the east side of Hydraulic over the above referenced platted areas. The Council concluded that there was no necessity for such a sidewalk and, therefore, recommended that the existing sidewalk requirements in the above referenced plats be deleted.

Since the time that the above mentioned sidewalk requirements were imposed, the sidewalk policy within the city has changed and the present policy is not to require guarantees of sidewalks on existing streets. In view of the Neighborhood Council's action, it is clear that upon adoption of their neighborhood sidewalk policy, there will be no requirements for sidewalks over the above referenced tracts.

In view of the changed circumstances and the Neighborhood Council's action, I respectfully request, on behalf of my client, that the existing requirement of guarantees for the construction of these sidewalks be deleted. Will you please place this item on the City Commission Agenda.

Very truly yours,
CURFMAN, BRAINERD, HARRIS,
BELL, WEIGAND & DEPEW


John R. Stallings

JRS:ck

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE June 8, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD
FROM Mary Pitman, CPO Administrative Aide

SUBJECT S/D 70-75; S/D 76-113 (Santa Fe
Midland Industrial Plat Cases)

At several recent meetings, CPO Council Area "D" has met with John Stallings to consider the need for sidewalks on Hydraulic, south of Industrial.

In view of the apparent low use of the area by pedestrians, Council "D" voted 6-1 to recommend that the sidewalk required in the plat case be waived.

It is my understanding that this case has not yet been scheduled. Please forward this recommendation to the Subdivision Committee and/or the MAPC at the appropriate time.

Mary Pitman

Mary Pitman
CPO Administrative Aide

MP:rh

NOTER:

David L. Furnas
David Furnas
CPO Coordinator



from: *JLS* date: _____

admin. adv. plans cur. plans social graphics

<input type="checkbox"/> lakin	<input type="checkbox"/> stockwell	<input type="checkbox"/> galbraith	<input type="checkbox"/> mitchell	<input type="checkbox"/> pierce
<input type="checkbox"/> walter	<input type="checkbox"/> lindabak	<input type="checkbox"/> lytle	<input type="checkbox"/> hart	<input type="checkbox"/> stafford
<input type="checkbox"/> subanks	<input type="checkbox"/> shen	<input type="checkbox"/> young	<input type="checkbox"/> kohl t.	<input type="checkbox"/> garland
<input type="checkbox"/> tucker	<input type="checkbox"/> nelson, p	<input type="checkbox"/> meek	<input type="checkbox"/> brown	<input type="checkbox"/> pate
<input type="checkbox"/> nelson, v	<input type="checkbox"/> losew	<input type="checkbox"/> shirkay	<input type="checkbox"/> kaliher	<input type="checkbox"/> barber
<input type="checkbox"/> lakin, e	<input type="checkbox"/> schafar	<input checked="" type="checkbox"/> newby	<input type="checkbox"/> covert	<input type="checkbox"/> crook
<input type="checkbox"/> henderson	<input type="checkbox"/> curtman	<input checked="" type="checkbox"/> dobson	<input type="checkbox"/> kohl t.	<input type="checkbox"/> commer
<input type="checkbox"/> brothers	<input type="checkbox"/> babbitt	<input checked="" type="checkbox"/> silvarex	<input type="checkbox"/> lane	<input type="checkbox"/>
<input type="checkbox"/> hanson	<input type="checkbox"/> reed	<input type="checkbox"/> krehblel	<input type="checkbox"/> syal	<input type="checkbox"/>
<input type="checkbox"/> craig	<input type="checkbox"/>	<input type="checkbox"/> burch	<input type="checkbox"/> luettters	<input type="checkbox"/>
<input type="checkbox"/> barnes	<input type="checkbox"/> reive	<input type="checkbox"/>	<input type="checkbox"/> sharpe	<input type="checkbox"/>
<input type="checkbox"/> haden	<input type="checkbox"/> may	<input type="checkbox"/>	<input type="checkbox"/> harvey	<input type="checkbox"/>

6-9-78 Jack S. talked with Jack L. and advised him to Phelps per before B.C.C. wanted the bid with award released.

<input type="checkbox"/> mcLadden	<input type="checkbox"/> note & return	<input type="checkbox"/> signature
<input type="checkbox"/> swander	<input type="checkbox"/> handle	<input type="checkbox"/> library
<input type="checkbox"/> lickleig	<input type="checkbox"/> all staff	<input type="checkbox"/> information
<input type="checkbox"/> grossnickle	<input type="checkbox"/> comment	<input type="checkbox"/> files

remarks: *I don't see the meeting with CPO, as we don't require graphics of sidewalks of existing streets. Hold for Plat.*

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE November 23, 1977



TO Jack Galbraith, Chief Planner
FROM Dick McClintock, Engineering Tech. II

SUBJECT Compliance with Item 3, Water
Utility lines, Performance Bond
by Santa Fe Land Improvement Co.,
Tulsa, East of Hydraulic, Madison
North of Tulsa.

The Santa Fe Land Improvement Co., Amarillo, Texas,
has deposited with the Water Department the total estimated
cost to complete installation of the necessary water mains
and fire hydrants to serve the Santa Fe Midland Industrial
District, Tulsa and Madison Streets.

By doing so, they have fulfilled the requirements of
Item 3 of the Performance Bond (copy attached) of 23rd
September, 1975.

Dick McClintock

Dick McClintock
Engineering Tech. II

DMcC:ak



PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we Santa Fe Land Improvement Company as Principal, and Continental Casualty Company as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Four hundred Seventeen Thousand and No/100 (\$417,000.00) Dollars, lawful money of the United States, for payment of which will and truly to be made, we bind ourselves, our successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, said Principal will make the following improvements. All improvements and other work as set forth to be done and performed in accordance with the plans, specifications and provisions as determined by the City of Wichita for the development and improvement in Santa Fe Midland Industrial District Plat located in Section Three (3), Township Twenty-Eight South (28S), Range One East, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal Santa Fe Land Improvement Company shall perform the following obligations and conditions:

1. Construction of sidewalk adjacent to the east side of Hydraulic Avenue at a maximum cost of \$1,600.00.
2. Construction of extension of sanitary sewer to serve all Lots being platted at a maximum cost of \$47,000.00.
3. Construction of extension of water lines to serve all Lots being platted at a maximum cost of \$28,400.00.
4. Paving of Tulsa Street and Madison Avenue, including right-of-way acquisition costs for the additional street right-of-way for Madison Avenue at a maximum cost of \$245,000.00.
5. Construction of an open ditch sewer system across the property south of said plat to the Turnpike at a maximum cost of \$85,000.00.
6. Construction of a concrete encasement, including manholes, of the existing 36-inch sanitary sewer in Tulsa Avenue where proposed to be crossed by a railroad spur track at a maximum cost of \$10,000.00.

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

which obligations and each of them shall be performed on or before August 28, 1977 and all of which shall be performed and accomplished in accordance with presently established standards and specifications of the Department of Public Works of the City of Wichita.

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

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

IN WITNESS WHEREOF, we have hereunto set our hand and seals on this 23rd day of September, 1975.

SANTA FE LAND IMPROVEMENT COMPANY

By John R. Stallings Principal
John R. Stallings,
Authorized Agent

CONTINENTAL CASUALTY COMPANY

By David Lee Keith Surety
David Lee Keith,
Attorney in Fact

STATE OF KANSAS)
SEDGWICK COUNTY) ss.

The foregoing instrument was acknowledged before me this 25th day of September, 1975, by JOHN R. STALLINGS, Authorized Agent, of Santa Fe Land Improvement Company, a California corporation, on behalf of the corporation.

Paul J. Mills
Notary Public

My Commission Expires: September 4, 1979

STATE OF MISSOURI)
Jackson COUNTY) ss.

The foregoing instrument was acknowledged before me this 23 day of September, 1975, by DAVID LEE KEITH, Attorney in Fact, of Continental Casualty Company, a ILLINOIS corporation, on behalf of the corporation.

Barbara M. Lee
Notary Public

My Commission Expires: My Commission Expires May 4, 1977

August 29, 1977

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Performance bond for S/D 70-75 - Santa Fe Midland
Industrial District

The above referenced plat was approved by the Board of City Commissioners on September 30, 1975. At that time, a performance bond for \$417,000 was received and filed. This bond was a guarantee that certain improvements would be made before August 28, 1977. A portion of the improvements are not yet complete. The applicant has now submitted a bond for \$126,550 as guarantee that these remaining improvements will be completed before August 28, 1979. The specific amounts for the remaining improvements have been approved by the Engineering Division and the Water Department.

At such time as this new bond has been received and filed, the original bond may be released.

Jack H. Galbraith
Chief Planner

JHG:LO:rme
Attachment

cc: John R. Stallings, Suite 830, First National Bank Building,
67202
W. C. Merritt, Division Manager, Santa Fe Land Improvement
Company, Room 500, 900 Polk St., Amarillo, Texas, 79101
David Lee Keith, CNA, 3822 Summit, Kansas City, Mo., 64111

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we, Santa Fe Land Improvement Company as Principal, and Continental Casualty Company as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of One Hundred Twenty-Six Thousand Five Hundred Fifty and NO/100 (\$126,550.00) Dollars, lawful money of the United States, for payment of which will and truly to be made, we bind ourselves, our successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, said Principal will make the following improvements. All improvements and other work as set forth to be done and performed in accordance with the plans, specifications and provisions as determined by the City of Wichita for the development and improvement in Santa Fe Midland Industrial District Plat located in Section Three (3), Township Twenty-Eight South (28S), Range One East, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal, Santa Fe Land Improvement Company, shall perform the following obligations and conditions:

1. Construction of sidewalk adjacent to the east side of Hydraulic Avenue at a maximum cost of \$1,600.00. *7-11-78 release of this guarantee authorized by B.C.*
2. Construction of extension of water lines to serve all Lots being platted at a maximum cost of \$10,000.00. *OK done see Water Dept memo 11-23-77*
3. Construction of an open ditch sewer system across the property south of said plat to the Turnpike at a maximum cost of \$102,850.00. *8-8-79 \$123,000.00 Johnston*
4. Construction of a concrete encasement, including manholes, of the existing 36-inch sanitary sewer in Tulsa Avenue where proposed to be crossed by a railroad spur track at a maximum cost of \$12,100.00. *8-8-79 \$10,000.00 L. Henry*
5. Reimbursement to the City of Wichita at an actual cost figure, all costs and expenses related to the preparation of plans and specifications and the inspection of construction of the above listed projects.

which obligations and each of them shall be performed on or before

August 28, 1979 and all of which shall be performed and accomplished in accordance with presently established standards and specifications of the Department of Public Works of the City of Wichita.

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

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

IN WITNESS WHEREOF, we have hereunto set our hand and seals on this 26th day of August, 1977.

Richard C. Kous
Kansas Resident Agent

SANTA FE LAND IMPROVEMENT COMPANY

By John R. Stallings Principal
John R. Stallings,
Authorized Agent

CONTINENTAL CASUALTY COMPANY

By David Lee Keith Surety
David Lee Keith,
Attorney in Fact

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

The foregoing instrument was acknowledged before me this 26th day of August, 1977, by JOHN R. STALLINGS, Authorized Agent, of Santa Fe Land Improvement Company, a California corporation, on behalf of the corporation.

L. GAYLE COOK
STATE NOTARY PUBLIC
Sedgwick County, Kansas
My Appt. Exp. 3-25-81
My Commission Expires:

L. Gayle Cook
Notary Public

STATE OF MISSOURI)
) ss.
JACKSON COUNTY)

The foregoing instrument was acknowledged before me this 24 day of August, 1977, by DAVID LEE KEITH, Attorney in Fact, of Continental Casualty Company, an Illinois corporation, on behalf of the corporation.

Joanita M. Smith
Notary Public

My Commission Expires: 3-7-78



CONTINENTAL CASUALTY CO.

Chicago, Illinois

AN ILLINOIS CORPORATION

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men by these Presents, That CONTINENTAL CASUALTY COMPANY, a corporation duly organized and existing under the laws of the State of Illinois, and having its principal office in the City of Chicago, and State of Illinois, does hereby make, constitute and appoint David L. Keith, Individually

of Kansas City, Missouri

its true and lawful Attorney-in-Fact with full power and authority hereby conferred to sign, seal and execute in its behalf bonds, undertakings and other obligatory instruments of similar nature as follows:

Without Limitations

and to bind CONTINENTAL CASUALTY COMPANY thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of CONTINENTAL CASUALTY COMPANY and all the acts of said Attorney, pursuant to the authority hereby given are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the Board of Directors of the Company.

"Article IX—Execution of Documents

Section 3. Appointment of Attorney-in-fact. The President or a Vice President may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Company in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Company by their signature and execution of any such instruments and to attach the seal of the Company thereto. The President or any Vice President or the Board of Directors may at any time revoke all power and authority previously given to any attorney-in-fact."

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 3rd day of April, 1957.

"Resolved, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted pursuant to Section 3 of Article IX of the By-Laws, and the signature of the Secretary or an Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

In Witness Whereof, CONTINENTAL CASUALTY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed to this 22nd day of June, 1976

CONTINENTAL CASUALTY COMPANY

State of Illinois } ss
County of Cook }



R. J. Wall

Vice President.

On this 22nd day of June, 1976, before me personally came

R. J. Wall to me known, who, being by me duly sworn, did depose and say: that he resides in the Village of Western Springs, State of Illinois; that he is a Vice-President of CONTINENTAL CASUALTY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.



CERTIFICATE

D. M. Brown
Notary Public
My Commission Expires April 22, 1980

I, P. F. Granahan, Assistant Secretary of CONTINENTAL CASUALTY COMPANY, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that Section 3 of Article IX of the By-Laws of the Company and the Resolution of the Board of Directors, set forth in said Power of Attorney are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said Company this 25 day of August, 1977



P. F. Granahan
Assistant Secretary.



CONTINENTAL CASUALTY CO.

Chicago, Illinois
AN ILLINOIS CORPORATION

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men by these Presents, That CONTINENTAL CASUALTY COMPANY, a corporation duly organized and existing under the laws of the State of Illinois, and having its principal office in the City of Chicago, and State of Illinois, does hereby make, constitute and appoint Richard C. Kiouss, Individually

of Prairie Village, Kansas
its true and lawful Attorney-in-Fact with full power and authority hereby conferred to sign, seal and execute in its behalf bonds, undertakings and other obligatory instruments of similar nature as follows:

Without Limitations

and to bind CONTINENTAL CASUALTY COMPANY thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of CONTINENTAL CASUALTY COMPANY and all the acts of said Attorney, pursuant to the authority hereby given are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the Board of Directors of the Company.

"Article IX—Execution of Documents

Section 3. Appointment of Attorney-in-fact. The President or a Vice President may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Company in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Company by their signature and execution of any such instruments and to attach the seal of the Company thereto. The President or any Vice President or the Board of Directors may at any time revoke all power and authority previously given to any attorney-in-fact."

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 3rd day of April, 1957.

"Resolved, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted pursuant to Section 3 of Article IX of the By-Laws, and the signature of the Secretary or an Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

In Witness Whereof, CONTINENTAL CASUALTY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed to this 19th day of August, 1975.

CONTINENTAL CASUALTY COMPANY

State of Illinois } ss
County of Cook }



R. J. Wall
R. J. Wall Vice President.

On this 19th day of August, 1975, before me personally came R. J. Wall to me known, who, being by me duly sworn, did depose and say: that he resides in the Village of Western Springs, State of Illinois; that he is a Vice-President of CONTINENTAL CASUALTY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.



Virginia Melson
Virginia Melson Notary Public.
CERTIFICATE My Commission Expires June 18, 1979

I, P. F. Granahan, Assistant Secretary of CONTINENTAL CASUALTY COMPANY, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that Section 3 of Article IX of the By-Laws of the Company and the Resolution of the Board of Directors, set forth in said Power of Attorney are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said Company this 24 day of August, 1977.



P. F. Granahan
P. F. Granahan Assistant Secretary.

August 11, 1977

Mr. John R. Stallings
Attorney at Law
Suite 830, First National Bank Bldg.
Wichita, Kansas 67202

Re: Performance bond for Santa
Fe Midland Industrial
District.

Dear Mr. Stallings:

In September 1975, Santa Fe Land Improvement Company submitted to the City of Wichita a bond in the amount of \$417,000.00 as guarantee that certain improvements would be constructed in the Santa Fe Midland Industrial District before August 28, 1977. You signed the bond as principal and authorized agent for Santa Fe. I have recently checked with the Public Works Department and the Water Department about the completeness of the improvements which were guaranteed. The information I received from ~~them~~ is as follows:

1. Sanitary sewers have been constructed to serve all lots;
2. Tulsa and Madison have been paved;
3. A portion of the water lines have been installed;
4. The open ditch storm sewer system has not been constructed;
5. The concrete encasement of the existing 36-inch sanitary sewer where proposed to be crossed by a railroad spur track has not been constructed;
6. The sidewalk on the east side of Hydraulic has not been constructed.

The Board of City Commissioners waived the requirement for installing the sidewalk immediately but required a guarantee to be submitted which would assure the installation of the walk at "such time as the Commission deems the sidewalk installation necessary." You may wish to submit a petition rather than a new bond for this improvement.

Mr. John R. Stallings
August 11, 1977
Page 2

The amounts of guarantees needed to renew the bond for the incomplete improvements are as follows:

Water	\$ 10,000
Storm sewer	\$102,850
Concrete encasement	\$ 12,100
Sidewalk	\$ 1,600

A new bond or other form of guarantee will need to be submitted before August 28th and may be for a period of up to two years.

Please contact us if you have any questions regarding this matter.

Sincerely,

Louise Olivarez
Junior Planner

LO:rme

cc: Mr. W. C. Merritt, Division Manager
Santa Fe Land Improvement Company
Room 500, 900 Polk Street
Amarillo, Texas 79101

David Lee Keith
CNA
3822 Summit
K.C., Mo. 64111

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we Santa Fe Land Improvement Company as Principal, and Continental Casualty Company as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Four hundred Seventeen Thousand and No/100 (\$417,000.00) Dollars, lawful money of the United States, for payment of which will and truly to be made, we bind ourselves, our successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, said Principal will make the following improvements. All improvements and other work as set forth to be done and performed in accordance with the plans, specifications and provisions as determined by the City of Wichita for the development and improvement in Santa Fe Midland Industrial District Plat located in Section Three (3), Township Twenty-Eight South (28S), Range One East, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal Santa Fe Land Improvement Company shall perform the following obligations and conditions:

1. Construction of sidewalk adjacent to the east side of Hydraulic Avenue at a maximum cost of \$1,600.00.
- YES ✓ 2. Construction of extension of sanitary sewer to serve all Lots being platted at a maximum cost of \$47,000.00. *B-296 3-1-77*
- INC. BOND* ✓ 3. Construction of extension of water lines to serve all Lots being platted at a maximum cost of \$28,400.00. *M-15 Hull 2-1-77*
- YES ✓ 4. Paving of Tulsa Street and Madison Avenue, including right-of-way acquisition costs for the additional street right-of-way for Madison Avenue at a maximum cost of \$245,000.00. *Johnny Lee 3-1-77*
- NO ✓ 5. Construction of an open ditch sewer system across the property south of said plat to the Turnpike at a maximum cost of \$85,000.00. *3-9*
- NO ✓ 6. Construction of a concrete encasement, including manholes, of the existing 36-inch sanitary sewer in Tulsa Avenue where proposed to be crossed by a railroad spur track at a maximum cost of \$10,000.00.

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

which obligations and each of them shall be performed on or before August 28, 1977 and all of which shall be performed and accomplished in accordance with presently established standards and specifications of the Department of Public Works of the City of Wichita.

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

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

IN WITNESS WHEREOF, we have hereunto set our hand and seals on this 23rd day of September, 1975.

SANTA FE LAND IMPROVEMENT COMPANY

By John R. Stallings Principal
John R. Stallings,
Authorized Agent

CONTINENTAL CASUALTY COMPANY

By David Lee Keith Surety
David Lee Keith,
Attorney in Fact

STATE OF KANSAS)
SEDGWICK COUNTY) ss.

The foregoing instrument was acknowledged before me this 15th day of September, 1975, by JOHN R. STALLINGS, Authorized Agent, of Santa Fe Land Improvement Company, a California corporation, on behalf of the corporation.

Paul D. Hill
Notary Public

My Commission Expires: September 4, 1979

STATE OF MISSOURI)
Jackson COUNTY) ss.

The foregoing instrument was acknowledged before me this 23 day of September, 1975, by DAVID LEE KEITH, Attorney in Fact, of Continental Casualty Company, a ILLINOIS corporation, on behalf of the corporation.

Barbara M. Lee
Notary Public

My Commission Expires: My Commission Expires May 4, 1979

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

The foregoing instrument was acknowledged before me this 23rd day of September, 1975, by JOHN R. STALLINGS, Authorized Agent, of Santa Fe Land Improvement Company, a California corporation, on behalf of the corporation.

Louis J. Hill
Notary Public

My Commission Expires: September 4, 1979

STATE OF MISSOURI)
) ss.
Jackson COUNTY)

The foregoing instrument was acknowledged before me this 23 day of September, 1975, by DAVID LEE KEITH, Attorney in Fact, of Continental Casualty Company, a ILLINOIS corporation, on behalf of the corporation.

Gurhava M. See
Notary Public

My Commission Expires: My Commission Expires May 4, 1976



CONTINENTAL CASUALTY CO.
Chicago, Illinois
AN ILLINOIS CORPORATION

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men by these Presents, That CONTINENTAL CASUALTY COMPANY, a corporation duly organized and existing under the laws of the State of Illinois, and having its principal office in the City of Chicago, and State of Illinois, does hereby make, constitute and appoint DAVID LEE REITH, INDIVIDUALLY

of KANSAS CITY, MISSOURI
its true and lawful Attorney-in-Fact with full power and authority hereby conferred to sign, seal and execute in its behalf bonds, undertakings and other obligatory instruments of similar nature as follows:
WITHOUT LIMITATIONS

and to bind CONTINENTAL CASUALTY COMPANY thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of CONTINENTAL CASUALTY COMPANY and all the acts of said Attorney, pursuant to the authority hereby given are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the Board of Directors of the Company.

Article IX—Execution of Documents

Section 3. Appointment of Attorney-in-fact. The President or a Vice President may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Company in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Company by their signature and execution of any such instruments and to attach the seal of the Company thereto. The President or any Vice President or the Board of Directors may at any time revoke all power and authority previously given to any attorney-in-fact.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 3rd day of April, 1957.

Resolved, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted pursuant to Section 3 of Article IX of the By-Laws, and the signature of the Secretary or an Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

In Witness Whereof, CONTINENTAL CASUALTY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed to this 29TH day of JANUARY, 19 74.

CONTINENTAL CASUALTY COMPANY

State of Illinois }
County of Cook } ss



Signature of R. J. WALL

R. J. WALL Vice President.

On this 29TH day of JANUARY, 19 74, before me personally came

R. J. WALL to me known, who, being by me duly sworn, did depose and say; that he resides in the Village of Western Springs, State of Illinois; that he is a Vice-President of CONTINENTAL CASUALTY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.



Signature of Carol Walczak
CAROL WALCZAK, Notary Public.

CERTIFICATE My Commission Expires October 3, 1976.

I, HAROLD P. SCHULER, Assistant Secretary of CONTINENTAL CASUALTY COMPANY, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that Section 3 of Article IX of the By-Laws of the Company and the Resolution of the Board of Directors, set forth in said Power of Attorney are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said Company this 25 day of September, 19 75.



Signature of Harold P. Schuler
HAROLD P. SCHULER Assistant Secretary.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSSUBDIVISION APPROVAL

S/D Number **70-75** Name **SANTA FE MIDLAND INDUSTRIAL DISTRICT**
 Application & Sketch Filed: **12-31-70**
 Preliminary Plat Filed: **11-5-71** Approved by S/D: **11-18-71**
 Final Plat Filed: **8-11-75** Approved by S/D: **8-21-75**
 Approved by Metropolitan Area Planning Commission: **8-28-75**

DESCRIPTION

General Location: **East side of Hydraulic in an area
between Industrial and I-35W**

Surveyor or Engineer: **Baughman Company**
 Owner: **Santa Fe Land Improvement Co.**
 Address: **900 Polk Street, Amarillo, Texas 79101**

1. Gross Acreage of Plat 47.27	6. Access Control
2. Number of Lots:	St. Hydraulic No. Openings 2
Residential _____	St. _____ No. Openings _____
Commercial _____	St. _____ No. Openings _____
Industrial 10	7. Req'd Improvements
Other _____	St. Paving X Water X
Total Number of Lots: 10	Sidewalk X Drainage X
3. Minimum Lot Area: 1.0 Acres	Sewer X Other _____
4. Existing Zoning "E"	Sewer X Sanitary & storm
5. Special Problems Discussed None	

A performance bond in the amount of \$417,000 has been submitted guaranteeing the construction of a sidewalk on the east side of Hydraulic, the extension of sanitary sewer and city water, the paving of Tulsa and Madison, the construction of an open drainage ditch and the construction of a concrete encasement, including the manholes, of the existing sanitary sewer in Tulsa. A temporary drainage easement has been submitted in conjunction with the required drainage improvements.

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City commissioners.

Being moved, Bayouth seconded and it carried by a vote of 8 in favor (Rising, Bayouth, Kamen, Goebel, Gragg, Porter, Savina and Hopper) and 1 opposed (Taylor). Hennessy was absent.

ACTION: Receive and file the performance bond, accept the easement, instruct the City Clerk to file the easement with the Register of Deeds, the filing cost of which shall be billed to the applicant, and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

TEMPORARY DRAINAGE EASEMENT

THIS EASEMENT made this 19th day of September, 1975, by and between Santa Fe Land Improvement Company of the first part and the City of Wichita on the second part.

WITNESSETH:

That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said second party a temporary right-of-way and easement for the purpose of constructing, maintaining, and repairing a drainage system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas; to wit:

A tract of land in the Northwest Quarter of Section 10, Township 28 South, Range 1 East of the 6th P.M. in Wichita, Sedgwick County, Kansas, being more particularly described as follows:

Beginning at a point on the North line of said Northwest Quarter, said point being 1345.6 feet Easterly of the Northwest corner of said Northwest Quarter; thence South along the East line of Lot 1, Block 2 of Santa Fe Midland Industrial District as shown on recorded plat extended, a distance of 393.0 feet to a point of curve to the right having a radius of 90.0 feet; thence continuing around said curve; a distance of 62.8 feet to the end of said curve; said point being 60.0 feet Northwesterly of the Northerly property line of Interstate Highway I-35; thence continuing in a Southwesterly direction and parallel with said Highway property line a distance of 430.0 feet to a point of curve to the left having a radius of 110.0 feet; said point being 60.0 feet Northwesterly of the Northerly property line of Interstate Highway I-35; thence continuing around said curve a distance of 80.6 feet to end of curve; thence tangent to last described course a distance of 50.0 feet Southerly to the intersection of the Northerly property line of Highway I-35; thence in a Northeasterly direction along said Highway property line a distance of 27.8 feet; thence Northerly a distance of 22.0 feet to a point of curve to the right having a radius of 90.0 feet; thence continuing around said curve a distance of 65.9 feet, said point being 40.0 feet Northwesterly of the Northerly property line of Highway I-35; thence North-easterly continuing parallel with said Highway property line a distance of 430.0 feet a point of curve to the left having a radius of 110 feet; said point being 40.0 feet Northwesterly of the property line of Highway I-35; thence Northerly continuing around said curve a distance of 76.8 feet to end of curve; thence continuing in a Northerly

direction a distance of 393.0 feet to a point on the North line of Northwest Quarter of Section 10; thence West along said North line a distance of 20.0 feet to the point of beginning, containing 20,118 Sq. feet (0.46 acres) of land; more or less.

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 system. Said easement shall expire upon the platting of the above described real estate.

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

SANTA FE LAND IMPROVEMENT COMPANY

By J. R. Scott
J.R. SCOTT, President

ATTEST

[Signature]
Assistant Secretary

ACKNOWLEDGEMENT

STATE OF Illinois)
Rock COUNTY) ss.

The foregoing instrument was acknowledged before me this 12th day of September, 1975 by J. R. Scott, President of Santa Fe Land Improvement Company, a California corporation, on behalf of the corporation.

[Signature]
Notary Public

My Commission Expires: November 6, 1978

LAW OFFICES OF
CURFMAN, BRAINERD, HARRIS, BELL, WEIGAND & DEPEW

SUITE 830 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

(318) 263-9111

LAWRENCE WEIGAND
COUNSEL

LAWRENCE E. CURFMAN
BYRON BRAINERD
CHARLES W. HARRIS
DONALD A. BELL
J. L. WEIGAND, JR.
SPENCER L. DEPEW
PAUL M. BUCHANAN
JOHN R. STALLING
BRIAN G. GRACE
WINDELL G. SNOW
WINTON M. HINKLE
TOM G. JOHNSON
JACK SCOTT HEINTEER
DENNIS L. GILLEN
VAN R. DELHOTEL
JOHN E. CATON
THOMAS D. BORNIGER
STEPHEN J. BEDNAR
MICHAEL D. MORRISON
R. MICHAEL ROGERS

September 19, 1975

Metropolitan Area Planning Commission
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: S/D 70-75 - Final plat of
SANTA FE MIDLAND INDUSTRIAL DISTRICT.

Gentlemen:

Please be advised that we are attorneys for Santa Fe Land Improvement Company. Attached to this letter is a copy of Title Insurance Commitment No. 228914 wherein the Chicago Title Insurance Company has committed to insure good title to the property being platted pursuant to the above referenced proceedings. Said Title Insurance Commitment is validly issued and effectively demonstrates that Santa Fe Land Improvement Company is the fee title owner of the said property subject to the exceptions set out in the policies. The commitment also certifies that the taxes for the year 1974 have been paid in full.

Very truly yours,


of CURFMAN BRAINERD HARRIS BELL WEIGAND & DEPEW

JRS:pv

Enclosure

CHICAGO TITLE INSURANCE 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:

Alvin W. Long
President.

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

ATTEST:

Chester C. McCullough
Secretary.

Lu Bell
Authorized Signatory



A.L.T.A. COMMITMENT

FORM 3361

SCHEDULE A

Number
228914

Effective Date
September 10, 1975 at 7:00 A. M.

1. Policy or Policies to be issued:

OWNER'S: ALTA Fm B 1970 S Unknown

Proposed Insured:

City of Wichita

LOAN: S

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:

Santa Fe Land Improvement Company, a California corporation.

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:

(None)

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. None Due. Year 1974 paid in full \$2,977.17 Key Nos. C-22207; C-22207-2A; C-22207-5 and C-22207-8

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.

SCHEDULE B — continued

Number
228914

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. Any loan policy will contain under Schedule B standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.
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. Right of way and easement to the City of Wichita, dated May 15, 1953, filed May 19, 1953, in Book Misc. 304, Page 261, for sewer purposes over and across beginning at a point 425.82 feet West and 478.54 feet North of the SE corner of the SW $\frac{1}{4}$ of Sec. 3, Twp 28 S, Range 1 East of the 6th P. M., thence East 30 feet; thence on a curve to the left having a radius of 110 feet and an intersection angle of 90° for a distance of 120.89 feet; thence Westerly to a point on the West line of said SW $\frac{1}{4}$; 549.76 feet more or less North of the SW corner of said SW $\frac{1}{4}$; thence South 60 feet; thence Easterly to the point of beginning.
5. Easement dated September 12, 1966, to The Atchison, Topeka and Santa Fe Railway Co. filed October 18, 1966, in Book 1416, Page 280, for railroad tracks for switching purposes only over and across the East 10 feet of beginning at a point on the West line of the SW $\frac{1}{4}$ Sec. 3, Twp 28 S, Range 1 East of the 6th P. M., 1341 feet South of the NW/c of said $\frac{1}{4}$ section; thence East at right angles 1070 feet to place of beginning; thence South at right angles 761 feet; thence East 290 feet; thence North 761 feet; thence West 290 feet to place of beginning.
6. The lands abutting Interstate Highway I-35 shall have no right or easement of access thereto, as shown by Warranty Deed recorded April 1, 1964 in Book 1341, Page 585; Deed For Highway Purposes recorded August 4, 1961 in Book 1254, Page 141; and Corporation Quit Claim Deed recorded November 3, 1969 in Book 1494, Page 122.

(Schedule B continued)

Section 2

Policy Number _____
OwnersPolicy Number _____
Loan

Commitment #228914

7. Easement to The Atchison, Topeka and Santa Fe Railway Company for switching purposes over commencing at a point on the West line of the Southwest Quarter of Sec. 3, Twp 28 S, Range 1 East of the 6th P. M., 1341 feet South of the Northwest corner of said quarter section; thence East at right angles 1360 feet; thence South at right angles 250 feet for place of beginning; thence South 511 feet; thence East at right angles 10 feet; thence North at right angles 511 feet; thence West at right angles 10 feet to place of beginning, as created by instrument dated August 16, 1966, filed October 18, 1966, in Book 1416, Page 282.

A.L.T.A. COMMITMENT

SCHEDULE C

FORM 3383

Number
228914

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

A tract in the SW $\frac{1}{4}$ of Sec. 3, Twp 28-S, R-1-E, beginning at a point 535.6 feet East of the S.W. corner of said SW $\frac{1}{4}$; thence East along the South line of said SW $\frac{1}{4}$, 1244.82 feet to the Westerly right-of-way line of Highway I-35 as recorded in Deed Book 1341, at Page 585; thence Northeasterly with a deflection to the left of 51°40'30" and along said Highway right-of-way, 612.96 feet; thence Northeasterly with a deflection to the left of 18°02'45" and continuing along said Highway right-of-way, 564.57 feet; thence continuing along the last described line 163.16 feet; thence Northeasterly with a deflection to the left of 9°26'30" 159.43 feet to the South line of Industrial Ave. and a curve having a radius of 424.05 feet as platted in Industrial Addition, Wichita, Sedgwick County, Kansas; thence Westerly along the South line of Industrial Ave. and said curve through a central angle of 18°36'26", 137.13 feet to the P.C. of said curve, being a point 2300 feet East of the West line of said SW $\frac{1}{4}$; thence West and continuing along the South line of Industrial Ave. 587.5 feet; thence South at right angles 250 feet; thence West at right angles 352.5 feet; thence South at right angles 144 feet; thence West at right angles 560.13 feet; thence North at right angles 394 feet to the South line of Industrial Ave.; thence West at right angles and along the South line of Industrial Ave. 229.87 feet; thence South at right angles 10 feet; thence West at right angles and along the south line of Industrial Ave. 60 feet; thence South at right angles 384 feet; thence West at right angles 460 feet to a point 50 feet East of the West line of said SW $\frac{1}{4}$; thence South parallel with the West line of said SW $\frac{1}{4}$ 437.53 feet to a point 479.76 feet North of the South line of said SW $\frac{1}{4}$; thence East 485.6 feet to a point 477.9 feet North of the South line of said SW $\frac{1}{4}$; thence South 477.9 feet to the point of beginning.

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.

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, the Exclusions from Coverage 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.

AMERICAN LAND
TITLE ASSOCIATION
STANDARD FORM
COMMITMENT



THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202

Form 3300 B-471

August 29, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 70-75 - Final Plat of
SANTA FE MIDLAND INDUSTRIAL
ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 28, 1975, the above-captioned plat was considered. It was the action of the Commission to approve the plat, subject to the conditions listed in our letter of August 22, 1975, with the exception that condition H. was amended to read as follows:

ca The applicant shall guarantee the construction of an open ditch sewer system, on a temporary easement, across the property south of said plat to the Turnpike; said system shall be constructed in accordance with the plans and specifications of the City Engineer;

and the following additional condition:

ca That the plat tracing be changed to reflect access control to not exceed two openings adjacent to Hydraulic on the west side of Lot 1, Block 1.

Regarding amended Condition H. above, you should contact the Engineering Division relative to the amount of the necessary guarantee and the legal description for the temporary easement.

In addition to complying with the above 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.

ca Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

Page 2 - Baughman Company
August 29, 1975

Certification by an attorney that fee title is vested in the
plattor.

Certification that all taxes due and payable for 1974 and
prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: W. C. Merritt, Division Manager, Santa Fe Land Improvement
Company, Room 500, 900 Polk Street, Amarillo, Texas 79101
Dean Sellers, Assistant City Engineer

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name SAWFA FE MIDLAND IND. DISTRICT
Location On the East side of Hydraulic in an area
between Industrial and I-35W.
Date 8-20-75

Prepared by Larry L. Henry, District Conservationist,
USDA-Soil Conservation Service,
4100 Maple, Wichita, Kansas 67209
Phone: 943 9471

Requested by: Wichita-Sedgwick County Metropolitan
Area Planning Commission

MAILED TO:

BAUGHMAN COMPANY
Name -
330 Laura
Wichita, Ks.
File #
262-7271 8-20-75
Phone -- Date
111
119
102
104

A. SOIL TYPE: Canadian fine sandy loam. This soil has dark grayish brown fine sandy
loam A horizons, brown fine sandy loam B horizons, and pale brown fine
sandy loam C horizon. This soil occurs on nearly level conditions.

B. SITUATION: This soil erodes easily from wind and water erosion. It needs a cover
of some type at all times. Fescue or Broms grass does well on this soil. Pond
reservoirs will not work. Drainage is not needed but soil will erode easily if a
slope is created.

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As
Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above
named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.
- 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

* CONTINUED *

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet
Tall fescue, 3 pounds per 1,000 square feet
Brome grass, 3 pounds per 1,000 square feet

SPECIAL RATES: _____

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet
Brome grass, 2 pounds per 1,000 square feet

SPECIAL RATES: _____

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
8. Stabilize each lot within 60 days after work starts on home or other building construction.
9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
10. Discharge water from outlet structures at nonerosive velocities.
11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316 943 9471.
12. Divert foreign runoff water around area during construction.
13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
14. _____

Distribution: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Department Staff
File Copy: Sedgewick County Conservation District

August 22, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 70-75 - Final plat of
SANTA FE MIDLAND INDUSTRIAL
DISTRICT.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 21, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- by hand*
- ad* The title of the plat shall be correctly labeled "Santa Fe Midland Industrial District."
 - Ed* The 40-foot building setback indicated from Hydraulic Avenue on Lot 1, Block 1, shall be increased to 60 feet as required in the approval of the preliminary plat.
 - ad* The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Hydraulic Avenue. It shall be noted that the applicant has requested that this condition be waived.
 - ad* The applicant shall install or guarantee the extension of sanitary sewer to serve all lots being platted.
 - Ed* The applicant shall install or guarantee the concrete incase-ment, including manholes, of the existing 36-inch sanitary sewer in Tulsa Avenue where proposed to be crossed by a rail-road spur track.
 - ad* The applicant shall contact the Wichita Water Department and make satisfactory arrangements and guarantee for extension of water lines to serve all lots being platted.

S/D 70-75
August 22, 1975
Page 2

hand
The applicant shall install or guarantee the paving of Tulsa Street and Madison Avenue, including right-of-way acquisition costs for the additional street right-of-way for Madison Avenue. *for mixed sewage system will be open ditch south of plat 8-27-75*
The applicant shall guarantee the construction of a storm water sewer system, including the outfall pipe system across the property south of said plat to the Turnpike. Said system shall be constructed in accordance with the plans and specifications of the City Engineer. *will also need assessment for ditch*

- I. The applicant shall take adequate precautions to protect subject property from water erosion prior to and during development. The Soil Conservation Service shall be contacted regarding this matter.
- J. The applicant shall submit his site plans to the Wichita Fire Department for review when said plans are available.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

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, August 28, 1975, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Mr. W. C. Merritt, Division Manager
Santa Fe Land Improvement Company
Room 500, 900 Polk Street
Amarillo, Texas 79101

Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 70-75 Name SANTA FE MIDLAND INDUSTRIAL DISTRICT
Date Application Rec'd. 11-5-71 Preliminary Approval 11-18-71
Scheduled S/D Meeting 8-21-75

DESCRIPTION

General Location On the east side of Hydraulic in an area between
Industrial and I-35W
Owner Santa Fe Land Improvement Company
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | | | |
|--------------------------------|---|--|-----------------|
| 1. Gross Acreage of Plat | <u>47.27</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>70</u> R/W <u>1830</u> ft. | |
| Residential | <u> </u> | b. <u>70</u> R/W <u>831</u> ft. | |
| Commercial | <u> </u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u>19</u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>19</u> | TOTAL | <u>2661</u> ft. |
| 3. Minimum Lot Frontage | <u>200</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>45,738</u> sq. ft. | streets? <u> </u> yes <u>X</u> no | |
| 5. Existing Zoning | <u>E</u> | | |
| 6. Proposed Zoning | <u>E</u> | | |
| 9. Public Water Supply | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 11. Health Department Approval | (where applicable) <u> </u> | | |
| 12. City of Wichita | <u>X</u> : Three-Mile Area <u> </u> (Yes-No) | | |

STAFF COMMENTS:

- A. The title of the plat shall be correctly labeled "Santa Fe Midland Industrial District".
- B. The 40 foot building setback indicated from Hydraulic Avenue on Lot 1, Block 1, shall be increased to 60 feet as required in the approval of the preliminary plat.
- C. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Hydraulic Avenue.
- D. The applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.
- E. The applicant shall install or guarantee the extension of sanitary sewer to serve all lots being platted.
- F. The applicant shall install or guarantee the concrete incasement, including manholes, of the existing 36-inch sanitary sewer in Tulsa Avenue where proposed to be crossed by a railroad spur track.
- G. The applicant shall contact the Wichita Water Department and make satisfactory arrangements and guarantee for extension of water lines to serve all lots being platted.
- H. The applicant shall install or guarantee the paving of Tulsa Street and Madison Avenue.
- I. The applicant shall install or guarantee the construction of a storm water sewer system in accordance to specifications of the City Engineer, said system to serve the area now being platted as well as the balance of the ownership to the south that was included in the sketch plat.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SANTA FE LAND IMPROVEMENT COMPANY

A Santa Fe Industries Company

Room 500 • 900 Polk Street, Amarillo, Texas 79101
Telephone 806/376-5131 Ext. 445 or 457

August 5, 1975

K-07-3-Dev

City of Wichita
City Building Annex
104 South Main Street
Wichita, Kansas 67202

RE: S/D 70-75; Santa Fe
Midland Industrial
District

Gentlemen:

I am attaching twenty-nine prints of FINAL PLAT of Santa Fe Midland Industrial District Addition to Wichita, Sedgwick County, Kansas, and we request that this plat be considered as quickly as possible, which we understand will be the Commission Meeting August 21.

We request a waiver of the requirement for development of a percentage of the district before the City will install the sanitary sewer, paving of Tulsa and Madison Street, and installation of a storm water sewer system. We propose filing benefit district petitions for the installation of the streets, sanitary and storm sewers and request that the Wichita Water Department install the water main extension east from Hydraulic.

We have an industry needing, as quickly as possible, the purchase of the five acre lot at Hydraulic and Tulsa Street.

We also request a waiver of Condition #3, which requires construction of a sidewalk on the east side of Hydraulic for the reasons previously discussed with the City staff, and due to the fact that none of the developments along the east side of Wichita in the area has sidewalks. We definitely feel it would be to the advantage of all concerned to discourage pedestrian traffic along Hydraulic on the east side.

If you have any questions, please contact me or our engineering consultant, the Baughman Company, at Wichita, Kansas.

Yours truly,



W. C. Merritt
Division Manager

Encl.

cc: Baughman Company
330 Laura
Wichita, Kansas 67211
Attention: William Korber

Mr. C. L. Holman, AGM-Engineering
The Atchison, Topeka and Santa Fe RR Co.
920 Jackson Street
Topeka, Kansas 66628

November 18, 1974

Mr. W. C. Merritt, Division Manager
Santa Fe Land Improvement Company
Room 500, 900 Polk Street
Amarillo, Texas 79101

Re: S/D 70-75 - Santa Fe
Midland Industrial
District

Dear Mr. Merritt:

We have received your letter of November 7, 1974, concerning the appropriate wording for the platator's certificate on the above-referred to plat. Although our preference would be that there be a railroad easement across each lot, we understand that you prefer to maintain the ownership of the land and that the "improvement company" will give the "railroad company" an easement.

Based on this understanding, the following wording is suggested:

"Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into lots, blocks, streets and reserves, to be known as "Santa Fe Midland Industrial District," Wichita, Sedgwick County, Kansas. The easements as indicated hereon are hereby granted for the construction and maintenance of all public utilities. The drainage easement is hereby granted for drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Hydraulic Avenue over and across the east line of Lot 1, Block 1, are hereby granted to the City of Wichita, provided, however, that Lot 1, Block 1, shall have access to Hydraulic at one location, which shall be determined by the City Engineer of City of Wichita, Kansas. The reserves are proposed for railroad use unless deeded to adjacent lots. No building shall be constructed on any lot below a minimum building pad elevation of 94 City Datum."

Page 2 - W. C. Merritt
November 18, 1974

Regarding the above underlined wording, I am somewhat at a loss as to what we are trying to protect or assure in the event you choose not to install a rail spur. You probably will agree that the reserves should not come up at a tax sale, and should only be transferred in ownership to adjacent lots.

Perhaps a restrictive covenant setting out that "the reserves are for proposed railroad use unless released by all owners of lots within the subdivision and deeded to adjacent platted lots" would be appropriate to record with the plat. This would seem to provide a means whereby the reserves would not have to be used for railroads and an appropriate assurance that they would transfer to adjacent land areas. This is an area that you want to carefully review with your attorneys.

Regarding the rest of the wording concerning pad elevations, deduction of streets, grading, access control, etc., the wording suggested above is in the form we utilize here in Wichita.

After you review these suggestions, please contact us if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: C. L. Holman, AGM Engineer
The Atchison, Topeka and Santa Fe Railway Co.
920 Jackson Street
Topeka, Kansas 66628

SANTA FE LAND IMPROVEMENT COMPANY

A Santa Fe Industries Company

Room 500 • 900 Polk Street, Amarillo, Texas 79101
Telephone 806/376-5131 Ext. 445 or 457

November 7, 1974

K-07-3-Dev.

Mr. Jack H. Galbraith
Metropolitan Area Planning Department
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Galbraith:

As discussed in telephone conversation yesterday, I am enclosing for your convenience a copy of the Preliminary Plat of Santa Fe Midland Industrial District, an addition to the City of Wichita as approved by the City.

As you have offered to furnish the proper wording for the certificate to be signed by the developer, the purpose of this letter is to provide you with the information necessary to do so. The following is a paragraph setting out the necessary features, but is not intended to be in the words actually to be used:

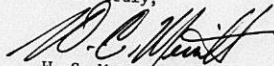
KNOW ALL MEN BY THESE PRESENTS: That Santa Fe Land Improvement Company, a California corporation, owner of the land shown on the accompanying plat, has caused the same to be surveyed and subdivided into lots, blocks, streets, drainage easement and reserves; hereby designates said subdivision, "SANTA FE MIDLAND INDUSTRIAL DISTRICT, an addition to the City of Wichita, Sedgwick County, Kansas"; and hereby dedicates to public use forever the streets and drainage easement indicated on said plat.

As we explained by telephone, the reserves indicated on the plat are for possible railroad track rights-of-way. Would it be satisfactory to designate these on the plat as "proposed railroad use"? As you know, Santa Fe Land Improvement Company is the owner of the land, and railroad easements, if any, would go to The Atchison, Topeka and Santa Fe Railway Company. Santa Fe Land Improvement Company wants to retain the underlying title to the land, and to be able to sell portion or portions of the reserves to industries if in the development of the property this becomes desirable.

We plan to proceed very soon with filing of the final plat, and any suggestions you have at this time will be appreciated and might avoid revisions of the plat after it is filed. Please send a copy of your reply to Mr. C. L. Holman.

Thank you for your cooperation.

Yours truly,



W. C. Merritt
Division Manager

Encl.



Mr. Jack H. Calbraith - 2
November 7, 1974

cc: Mr. C. L. Holman, AGM-Engineering
The Atchison, Topeka and Santa Fe Railway Company
920 Jackson Street
Topeka, Kansas 66628

July 22, 1974

Mr. W. C. Merritt
Santa Fe Land Improvement Company
900 Polk Street
Amarillo, Texas 79101

Re: S/D 70-75 - Preliminary Plat
of Santa Fe Midland Industrial
District.

Dear Mr. Merritt:

At my request a meeting was recently held in our office with Dean Sellers, the Assistant City Engineer and M. S. Mitchell of the Flood Control Office to discuss the question concerning drainage that you raised in your May 24th letter to me. It was their opinion that the storm drainage can be drained into the borrow-pit referred to as "Thompson Lake" provided you can submit a survey report and drainage study which would indicate that said borrow-pit has adequate capacity to handle the storm drainage. This would also involve the design of a drainage plan for the plat which would indicate how it is proposed to drain the plat to the borrow-pit. These reports would be reviewed by the City Engineer and Flood Control Office in order to make a final determination as to the feasibility of your proposal.

If you wish to discuss this matter in more detail, please let me know and I'll set up a meeting with Sellers and Mitchell.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLN:rme

June 4, 1974

Dick Linn, City Engineer

Jack H. Galbraith, Chief Planner

S/D 70-75 - Preliminary Plat of Santa Fe Midland Industrial District. Generally located on the east side of Hydraulic in an area between Industrial Avenue and I-35W Canal Route.

Recently I wrote W. C. Merritt of the Santa Fe Land Improvement Company concerning the status of the above named plat, since the preliminary plat was approved back on November 18, 1971. In my letter, I pointed out that on several occasions our office has received inquiries about developing some of the proposed lots in the area.

Attached is a copy of Mr. Merritt's letter of reply. I would appreciate your thoughts concerning the last paragraph of Mr. Merritt's letter. If you would like to meet to discuss this plat, please call me.

JHG:CLN:rme
Attachment

Memo also sent to: M. S. Mitchell
Maintenance-Flood Control

Gary Richert
Industrial Development

SANTA FE LAND IMPROVEMENT COMPANY

A Santa Fe Industries Company

Room 500 - 900 Polk Street, Amarillo, Texas 79101
Telephone 806/376-5131 Ext. 445 or 457

May 24, 1974

K-07-3-Dev.

Mr. Jack H. Galbraith, Chief Planner
Metropolitan Area Planning Department
Wichita - Sedgwick County
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Galbraith:

Thank you for your letter of May 14 concerning S/D 70-75 - Preliminary Plat of Santa Fe Midland Industrial District, Wichita, Kansas.

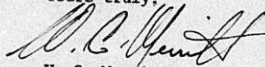
The November 18, 1971, approval of the plat was made subject to so many conditions in authorizing the preparation of the final plat that it has taken considerable time and expense in getting the information, in particular the 8th and 9th conditions data assembled.

We are concerned with one development in that City Engineering advises that additional drainage openings will have to be provided under Interstate Highway 35 and there is some indication that the cost will not be entirely the Highway expense and while this item may not be of too much concern to the City, it certainly is to this Company. I cannot understand how the planners would approve a design for a highway without taking into account accepting of natural drainage runoff.

The City Engineer advised recently that this Company could request that the engineering be done on the project by the City but our concern is that we could weigh the land down with such development costs to the extent that the price would be out of the market and we would be left holding a tailored parcel of land too high in book cost for marketing.

I believe the assistance you could render at this time would be to ascertain why we could not discharge the storm drainage into the "Thompson Lake" borrow pit by open ditch and is it true that placement of expensive drainage openings under the Interstate will be required and if so, will the State and the City share this expense for the drainage enlargements?

Yours truly,



W. C. Merritt
Division Manager



Mr. Jack H. Galbraith - 2
May 24, 1974

cc: Mr. C. L. Holman, Chief Engineer
The Atchison, Topeka and Santa Fe Railway Company
920 Jackson Street
Topeka, Kansas 66612

→ Mr. Gary Richert
Industrial Development Officer
City of Wichita
Suite 804 Century Plaza
111 West Douglas
Wichita, Kansas 67202

Mr. J. S. Clark, Manager
Industrial Development
The Atchison, Topeka and Santa Fe Railway Company
920 Jackson Street
Topeka, Kansas 66612

May 14, 1974

Mr. W. C. Merritt
Santa Fe Land Improvement Company
900 Polk Street
Amarillo, Texas 79101

Re: S/D 70-75 - Preliminary Plat
of Santa Fe Midland Industrial
District.

Dear Mr. Merritt:

Recently our office has had several inquiries as to the status of the above captioned plat. Again this morning someone inquired as to the proposed plat and commented that the spur tracks had been installed. In checking the case file, I noted that the preliminary plat was considered on November 18, 1971 and nothing has been submitted for rescheduling since that time. Our files do reflect that you and Mr. Clark along with Gary Richert of the Industrial Development Department, discussed the conditions of your preliminary plat approval with Bob Lakin, the Director, on October 5, 1972, however, we have had no contact since that time.

Since there is obviously interest in developing this land due to the tracks being installed, we are interested in the status of the plat and whether or not we can be of any assistance in the processing and completing of this file. Please contact us if you have any questions or if we can be of any assistance.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme

cc: Mr. C. L. Holman, 920 Jackson St., Topeka, Kansas, 66612
Baughman Company, 330 Laura, 67211
Gary Richert, Industrial Development Officer

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE
October 5, 1972

TO The Files

FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT S/D 70-75 - Preliminary Plat of SANTA FE MIDLAND
INDUSTRIAL DISTRICT

On this date Mr. Merritt and Mr. Clark from Santa Fe along with Gary Richert discussed the conditions of the approval of the preliminary plat with Bob Lakin. Although several of the conditions relative to sewer extension, concrete incasement, extension of water, guarantee of paving of streets and construction of storm sewer, drainage easements were to be discussed with other appropriate divisions on October 5, one of the apparent concerns was still establishing a building setback from Hydraulic in conformance with the existing structure on the property to the north.

It should be noted that the letter of 11/27/71 points out the discussion of this setback following the meeting on the Preliminary Plat. After that meeting the Office of Central Inspection, at our request, sent an inspector to the area to determine whether or not the Western Lithograph Building violated the platted 60' setback from Hydraulic. We were advised that it was exactly 60'.

On this date Mr. Merritt again stated that there was a "wall" 40 feet from the property line and that they only wanted to comply with a setback at that distance.

Although the location of the building had already been verified by Central Inspection, at approximately 6:30 p.m. on this date, with the assistance of my wife, we measured the building from the paved sidewalk in the drive approach. The building was 60'. From the center line of Hydraulic it was 110'. There is an unenclosed porch in front of only a portion of the building that extends into the setback as permitted by the ordinance. Although the ordinance permits a porch extension not to exceed 8', it measured 10' and 50' east of the property line.

Based on this information, it is expected that the final plat be submitted with a 60' setback from Hydraulic.

JHG:rme

cc: Robert A. Lakin, Director of Planning
Gary Richert, Industrial Development

COPY

WICHITA-SEDGWICK COUNTY

DATE

October 5, 1972

METROPOLITAN AREA PLANNING DEPARTMENT

TO The Files
FROM Jack H. Galbraith, Chief Planner *JHG*
SUBJECT S/D 70-75 - Preliminary Plat of SANTA FE MIDLAND
INDUSTRIAL DISTRICT

On this date Mr. Merritt and Mr. Clark from Santa Fe along with Gary Richert discussed the conditions of the approval of the preliminary plat with Bob Lakin. Although several of the conditions relative to sewer extension, concrete incasement, extension of water, guarantee of paving of streets and construction of storm sewer, drainage easements were to be discussed with other appropriate divisions on October 5, one of the apparent concerns was still establishing a building setback from Hydraulic in conformance with the existing structure on the property to the north.

It should be noted that the letter of 11/27/71 points out the discussion of this setback following the meeting on the Preliminary Plat. After that meeting the Office of Central Inspection, at our request, sent an inspector to the area to determine whether or not the Western Lithograph Building violated the platted 60' setback from Hydraulic. We were advised that it was exactly 60'.

On this date Mr. Merritt again stated that there was a "wall" 40 feet from the property line and that they only wanted to comply with a setback at that distance.

Although the location of the building had already been verified by Central Inspection, at approximately 6:30 p.m. on this date, with the assistance of my wife, we measured the building from the paved sidewalk in the drive approach. The building was 60'. From the center line of Hydraulic it was 110'. There is an unenclosed porch in front of only a portion of the building that extends into the setback as permitted by the ordinance. Although the ordinance permits a porch extension not to exceed 8', it measured 10' and 50' east of the property line.

Based on this information, it is expected that the final plat be submitted with a 60' setback from Hydraulic.

JHG:rme

cc: Robert A. Lakin, Director of Planning
Gary Richert, Industrial Development

*Plans in Central Inspection indicate 10'
also.*

June 14, 1972

Mr. W. C. Merritt
Santa Fe Land Improvement Company
900 Polk Street
Amarillo, Texas 79101

Subject: S/D 70-75 - Preliminary
Plat of Santa Fe Midland Industrial
District.

Dear Mr. Merritt:

This is to acknowledge receipt of your letter dated May 22, 1972, concerning questions on the above captioned plat and our previous correspondence thereon of November 23, 1971. In regard to your inquiry of condition number 6, it will be necessary that you make these arrangements with the Water Department. I have checked with that Department and found your understanding to be correct that there is no apparent reason why the water lines cannot be handled on the basis of a benefit district. This will still involve you working with the Design and Planning Division of that Department at the final plat stage concerning the preparation of a sufficient petition, to be executed by the benefitting landowners and to provide for the creation of such a district.

The response to your comments on conditions 7 & 8 are basically the same as for #6. However, in these two instances you will need to be working with the Engineering Division of the Department of Public Works concerning the preparation of appropriate petitions to cover the required improvements, costs, etc. When executed, approved and determined valid petitions they will constitute a sufficient guarantee as required in platting. This will also describe and establish the boundaries of the district, and whether or not it will include other ownerships as referred to in your closing comments, I refer to your later contact and working with the Engineering Division.

Page 2 - Mr. W. C. Merritt
June 14, 1972

In case you have not already been furnished a copy, enclosed is a list of the adopted methods of guaranteeing improvements required in the platting process. Note that method 5 is the submission of valid petitions. It is necessary that you work with these other referred to departments to assure that the petition is an applicable method for your particular requirements, and that they can and are designed and properly executed and completed to represent a valid guarantee for the improvements.

May I suggest that the next time you are in town that you plan on discussing this further with the other departments. In the mean time, if you have any additional questions concerning the plat, please contact our office.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

cc: Mr. C. L. Holman, 920 Jackson Street, Topeka, Kansas, 66612
Baughman Company, 330 Laura, 67211
Gary Richert, Industrial Development Officer

Santa Fe Land Improvement Company

Room 500

900 Polk Street

AMARILLO, TEXAS 79101

W. C. MERRITT,
Land and Tax Agent

806-376-5131
Ext. 445 or 457

May 22, 1972

K-07-3 Dev

Mr. John D. Gist, Principal Planner
Wichita-Sedgwick County Metropolitan
Area Planning Department
City Building Annex
104 S. Main Street
Wichita, Kansas 67202



Dear Mr. Gist:

Reference your letter of November 23 concerning approval of preliminary plat and authorizing preparation of a final plat of Santa Fe-Midland Industrial District, S/D 70-75, provided and subject to 11 conditions.

We would appreciate your commenting concerning the following items:

- Water*
6. The applicant shall contact the Wichita Water Department and make satisfactory arrangements and guarantee for extension of water lines to serve all lots being platted.

It is our understanding that this work can be undertaken by a benefit district and that this would "guarantee" the construction of the water line?

- Paving*
7. The applicant shall install or guarantee the paving of Tulsa Street and Madison Avenue.

It is our understanding that this item can also be handled by a benefit district and that this would "guarantee" the construction of these improvements.

- Drainage*
8. The applicant shall install or guarantee the construction of a storm water sewer system in accordance to specifications of the City Engineer, said system to serve the area now being platted as well as the balance of the ownership to the south that was included in the sketch plat.

It is our understanding that this item can also be handled by a benefit district and that this method would "guarantee" the construction of these improvements.

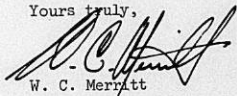
Mr. John D. Gist - 2
May 22, 1972

9. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office of the Department of Public Works relative to the need for a drainage easement extending south from Tulsa Street in the vicinity of Lots 1-4, Block 2.

Our engineers have contacted Mr. Mitchell of the Maintenance-Flood Control Office and developed that the area in Santa Fe Midland Industrial District lying south of the north lead track, east of a line 200 feet easterly of and parallel to Hydraulic Avenue and northwesterly of the I-35W right-of-way is served by a 42-inch diameter cross road culvert under I-35W. This culvert is approximately 1250 feet southwesterly of the S.E. corner of the area to be included in the final plat. The I-35W plans indicate that this culvert was designed to handle 56 cfs at a headwater elevation of 1278.5 from approximately 100-acre drainage area. Excluding the areas already included in storm sewer No. 48 or No. 74 Benefit District, the area that will ultimately drain to the 42-inch culvert is approximately 69 acres. Of the 69 acres, approximately 96% (66 acres) would be SFLI and approximately 4% (3 acres) are M & S News Service property. I assume that since the east 285.6 feet of the M & S property lies in the storm sewer benefit district, it is reasonable to assume that the property would be subject to the drainage benefit district?

We would appreciate your comments concerning these items.

Yours truly,


W. C. Merritt

cc: Mr. C. L. Holman, Chief Engineer
The Atchison, Topeka and Santa Fe Railway
920 Jackson Street
Topeka, Kansas 66612

Baughman Company
2522 East Kelloggs
Wichita, Kansas 67211

Nelson Hall, Industrial Development Officer
Metropolitan Area Planning Department
104 S. Main Street
Wichita, Kansas 67202

November 23, 1971

W. C. Merritt
Santa Fe Land Improvement Company
900 Polk Street
Amarillo, Texas 79101

Subject: S/D 70-75 - Preliminary
Plat of SANTA FE MIDLAND INDUSTRIAL
DISTRICT

Dear Mr. Merritt:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 18, 1971, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

1. The labeling of the Interstate highway on the face of the plat shall be corrected as follows: "Interstate Highway I-35W".
2. Establishing a building setback from Hydraulic Avenue in conformance with the existing structure on the property to the north.
3. The applicant shall install or guarantee the construction of a sidewalk on the east side of Hydraulic; the total estimated construction cost to be in the amount of \$1,310.
4. The applicant shall install or guarantee the extension of sanitary sewer to serve all lots being platted.
5. The applicant shall install or guarantee the concrete incasement, including manholes, of the existing 36 inch sanitary sewer in Tulsa Avenue where proposed to be crossed by a railroad spur track.

Page 2
November 23, 1971

6. The applicant shall contact the Wichita Water Department and make satisfactory arrangements and guarantee for extension of water lines to serve all lots being platted.
7. The applicant shall install or guarantee the paving of Tulsa Street and Madison Avenue.
8. The applicant shall install or guarantee the construction of a storm water sewer system in accordance to specifications of the City Engineer, said system to serve the area now being platted as well as the balance of the ownership to the south that was included in the sketch plat.
9. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office of the Department of Public Works relative to the need for a drainage easement extending south from Tulsa Street in the vicinity of Lots 1-4, Block 2.
10. Indicating on the face of the final plat drawing, as well as including in the plat's text thereof, a minimum building pad elevation of 94. City datum.
11. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Following the Committee's consideration of this plat, Mr. Merritt further discussed the setback requirement from Hydraulic with Jack Galbraith from our office. Mr. Merritt indicated that the Western Lithograph building to the north did not appear in the field to be set back 60 feet, but that they would conform to whatever setback it was found to be. Mr. Galbraith informed Merritt that I too was uncertain regarding that building based on observing an aerial photograph, and that we would check further into the matter. The plat of that property established a 60 foot platted setback, and in checking the building plans they too provided for a 60 foot setback from 50 feet of half street right-of-way for Hydraulic, or presumably 110 feet from the west section line. I would point out however, that the plans did provide for an open, unenclosed porch on the front of the building to extend into the required front yard a distance of 10 feet. Because of the uncertainty of the actual setback to the principal face of the building in the field, another department checked it by actual measurement and it was found to comply with the 60 foot setback. I therefore assume that when the final plat is submitted, it will also reflect a 60-foot setback from Hydraulic.

Page 3
November 23, 1971

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
Principal Planner

JDG:rme

Enclosure

cc: C. L. Holman, 920 Jackson Street, Topeka, Kansas, 66612
Baughman Company, 2522 East Kellogg, 67211
Nelson Hall, Industrial Development Officer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 70-75 Name SANTA FE MIDLAND INDUSTRIAL DISTRICT
Date Application Rec'd. 11-5-71 Preliminary Approval _____
Scheduled S/D Meeting 11-18-71

DESCRIPTION

General Location On the east side of Hydraulic in an area between
Industrial and I-35W

Owner Santa Fe Land Improvement Company
Surveyor/Engineer Baughman Company, Local Surveyor, Wichita, Kansas
Address 2522 East Kellogg Phone _____

- | | | | |
|---|------------------------|----------------------------------|-----------------|
| 1. Gross Acreage of Plat | <u>47.27</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>70</u> R/W <u>1830</u> ft. | |
| Residential | _____ | b. <u>70</u> R/W <u>831</u> ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | <u>19</u> | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>19</u> | TOTAL | <u>2661</u> ft. |
| 3. Minimum Lot Frontage | <u>200</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>45,738</u> sq.ft. | streets? <u>yes</u> <u>X</u> no | |
| 5. Existing Zoning | <u>E</u> | | |
| 6. Proposed Zoning | <u>E</u> | | |
| 9. Public Water Supply Yes (Yes-No), Name | <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers Yes (Yes-No), Name | <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | _____ | (Yes-No) | |
| 12. City of Wichita _____ | <u>Three-Mile Area</u> | | |

STAFF COMMENTS:

1. This preliminary plat involves the northern portion of property within an overall sketch plat of property generally bounded by Hydraulic on the west, Interstate I-35W on the east and south, and Industrial Avenue on the north. Said sketch plat has been reviewed by the Planning Department, and comments and discussions resulting from said review have taken place periodically since December of last year.
2. The applicant's preliminary plat reflects most of the changes recommended in the sketch plat review and subsequent correspondence and meetings with the applicants. There are however, some unresolved questions concerning opening and improvements of interior streets, sidewalk requirements, setbacks, etc., which will need to be discussed at the Subdivision Committee meeting.
3. The labeling of the Interstate highway on the face of the plat shall be corrected as follows: "Interstate Highway I-35W."
4. The applicant shall install or guarantee the construction of a sidewalk on the east side of Hydraulic; the total estimated construction cost to be in the amount of \$1,310.
5. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
6. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	104 ⁰⁰ Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>4/10 Copy #104⁰⁰</i>	
<i>Santa Fe Midland</i>	

Name *Santa Fe Land Improvement Co.*

Address *220 Jackson - Topeka*

Type *AA-407103* Due Date

Comments:

PAID

NOV 12 1971

Date *11-12-71* By *[Signature]* CITY OF WICHITA

Santa Fe Land Improvement Company

W. C. MERRITT,
Land and Tax Agent

Room 500
900 Polk Street
AMARILLO, TEXAS 79101

November 9, 1971

K-07-3-Dev.

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 S. Main Street
Wichita, Kansas 67202

Gentlemen:

Reference my letter of November 4 concerning preliminary plat of our proposed
Santa Fe - Midland Industrial District.

Enclosed is our Voucher Audit No. 1171-5 in the amount of \$104.00 to cover
filing fee.

Yours truly,

W. C. Merritt
W. C. Merritt

Encl.



Santa Fe Land Improvement Company

W. C. MERRITT,
Land and Tax Agent

Room 500
900 Polk Street
AMARILLO, TEXAS 79101

November 4, 1971

K-07-3-Dev.

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 S. Main Street
Wichita, Kansas 67202

Gentlemen:

Enclosed for your consideration are the following items required to preliminary plat our proposed Santa Fe Midland Industrial District:

1. Twenty-nine (29) copies of preliminary plat.
2. Completed Application for Subdivision Approval.
3. List of proposed deed restrictions.
4. Statement of the general nature and type of improvements proposed for the subdivision and in what manner we will provide for their installation and financing.

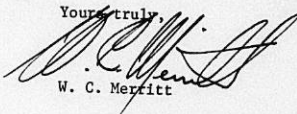
Our check for \$104.00 to cover the filing fee is being processed and should reach you in the near future.

It is my understanding that you require at least two weeks to study our proposed plat before the formal hearing date.

Please advise the date of the formal hearing so that we might have a representative at the meeting.

Thank you for your kind consideration.

Yours truly,


W. C. Merritt

Encls.

List of Proposed Deed Restrictions
to be incorporated in deeds
conveying property in

Santa Fe Midland Industrial District
Wichita, Kansas

1. Building set back lines
 - A. 35 feet from interior streets
 - B. 40 feet from Hydraulic Avenue
 - C. 70 feet from Hydraulic in the event a truck dock faces Hydraulic
2. Type of structure
 - A. No closed building shall be constructed other than of masonry type construction
 - B. All plans to be approved by developer as to building location, property levels, exterior architectural design and appearance
3. Use of property
 - A. Building to be completed within two years from date of land conveyance
 - B. For a period of twenty-one years property to be used solely for industrial purposes and not for commercial or any other purpose
 - C. Should it be determined that any unimproved portion of the property conveyed is not required by the grantee for its operations and grantee should decide to sell that portion, the developer shall have a first refusal right to repurchase the property

Statement of the General Nature
and Type of Improvements Proposed For
Santa Fe Midland Industrial District,
Wichita, Kansas,
and the Type of Financing and Manner
of Providing for Such Improvements.

As shown on our preliminary plot, there now exists in the subdivision a 36 inch sanitary sewer line in Tulsa Street extended, a 42 inch storm sewer adjacent to the district in Industrial Avenue, and a 12 inch water line in Hydraulic Avenue.

It is our intention to extend Madison Avenue southerly from Industrial Avenue and extend Tulsa Street easterly from Hydraulic to intersect Madison. These streets will be 70 feet rights-of-way with minimum required pavement widths for this type of subdivision. Storm sewers in these streets will be constructed as necessary to provide adequate drainage. We plan to petition the City of Wichita to allow the formation of a benefit district to provide for the street and storm sewer installation.

We intend to construct a water line of at least 8 inches in diameter in the right-of-way of the two proposed streets. We propose to have this line constructed under the City's Water Main Extension Policy - Plan A.

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
<i>11/14/91</i>	
<i>11/14/91</i>	

Name

Address

Type

Due Date

Comments:

Date

By

MEMORANDUM OF SETTLEMENT

TO BE DETACHED AND RETAINED BY PAYEE

DESCRIPTION	AMOUNT
In payment of filing fee for preliminary plat of Santa Fe Midland Industrial District	
18 lots @ \$3.00 = \$50.00	
Total = 54.00	
\$104.00	\$104.00

SANTA FE LAND IMPROVEMENT COMPANY Amarillo, Texas, Oct. 28, 1971

VOUCHER AUDIT NO. 1171-5

Map No.: 5643-5644

S/D No. 70-75

Section No.: Three

Twp. No.: Twenty-eight South

Range: One East

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Santa Fe Midland Industrial District

General Location: Between Hydraulic Avenue and Interstate Highway 35 South of Industrial Avenue

Name of Property Owner: Santa Fe Land Improvement Company

Address: 900 Polk Street, Amarillo, Texas 79101 Phone: AC 806 376-5131

Name of Subdivider: Santa Fe Land Improvement Company

Address: 900 Polk Street, Amarillo, Texas 79101 Phone: AC 806 376-5131

Name of Agent/Surveyor: C. L. Holman

Address: 920 Jackson Street, Topeka, Kansas 66612 Phone: AC 913 234-0481

Date of Application: November 2, 1971

BAUGHMAN COMPANY, LOCAL SURVEYOR, WICHITA, KANSAS

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 47.27 acres
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial Nineteen
 - Other _____
3. Minimum Lot Frontage 200 ft.
4. Minimum Lot Area 45,738 sq. ft.
5. Existing Zoning Light Industrial
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. 70 ft. R/W 1830 ft.
 - b. 70 ft. R/W 831 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 2661 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision 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: By [Signature]
SANTA FE LAND IMPROVEMENT COMPANY
Its Land & Tax Agent

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

Received by [Signature]
Date 11-5-71
Fee Submitted _____

T9-301B (10-68)



April 23, 1971

W. C. Merritt, Land and Tax Agent
Santa Fe Land Improvement Company
900 Polk Street
Amarillo, Texas 79101

Subject: S/D 70-75 - Sketch Plat
of Santa Fe Midland Industrial
District, generally located on the
east side of Hydraulic in an area
between Industrial and I-35W.

Dear Mr. Merritt:

In regard to the above captioned sketch plat and our previous letter containing comments of our review thereof, this letter is to particularly address those counter questions raised by your correspondence dated February 4, 1971. The first item in order is to express my apologies for not answering you at a much earlier date, and admit because of absenteeism of our Community Development Division I did not get to this answer when first received. It was your letter of April 14, 1971 reminding me of your correspondence of February 4, that now brings me to this answer. For some reason or another your referred to correspondence of March 23, was not received which is unfortunate as I would have tried to reply sooner.

As you have done, let me refer to your enumerated items in the letter dated February 4, 1971, as follows:

1. It is unfortunate that the name Santa Fe Midland Industrial District has been designated for the area within this plat, because of the similarity to other recorded plats as we expressed in our previous correspondence. We realize the problems which this would present for you to now totally change the name since it has already been utilized in your advertising and industrial brochure. While to change the name of the plat is one of the least significant items which we had recommended, we do realize the possible confusion of two separate sections of town in future reference of recorded plat materials and associated items by administrative staff, Court House personnel, and others dealing in land

development, real estate, and abstract research and records. This perhaps is an item which others will not feel is critical, and we withdraw the name change as a requirement preparatory to your preliminary plat, but we still encourage any expansion or elaboration of this name which would still be compatible with your advertising brochures and yet help to further distinguish it from the names Santa Fe Midland Industries Addition and Santa Fe Midland Industries Second Addition as much as possible. It should be understood that at the time your preliminary plat is reviewed by the Subdivision Committee and Utility Advisory Committees of the Planning Commission, perhaps representatives on those Committees will raise the issue of similarity in plat names.

2. In regard to platting building setback lines from street rights-of-way, it appears that your only concern is for those setbacks from the east line of Hydraulic. Let me repeat myself regarding the 60 foot building setbacks which have already been established on the plats of Industrial Addition and Western Lithograph Addition to the north. A 60 foot setback from Hydraulic would be in conformance with the setback complied by the Western Lithograph structure to the north. These setbacks whether they be 60 or 35 feet are not designated in the Zoning Ordinance or in the Subdivision Regulations, but 35 feet has been a long standing recommendation and practice for industrial plats. The recommendation for 60 feet in this case was intended to be in keeping with the character already established within this industrial area. I feel that your counter proposal of a 40 foot setback from Hydraulic would only introduce a setback which is inconsistent with those normally acquired or those already established in this area, and that if 60 feet is not established from Hydraulic that 35 foot setbacks should be uniform within the entire Addition. We suggest that you further consider the possibility of a 60 foot setback and if you feel that you would like to further discuss this during the platting process, then leave this setback off the plat and it is a matter that can be discussed in a Subdivision Committee's review and consideration of the preliminary plat.
3. You are probably correct relative to the nonexistence of sidewalks on Hydraulic south of Industrial Avenue. Our mentioning of you installing or guaranteeing the installation of a sidewalk on the east side of Hydraulic is an application of a required improvement by the Subdivision Regulations. We would further point out that any waiver of required

improvements or guarantees of installation may be made only by the governing body (Board of City Commissioners) on a showing that such improvement is technically not feasible. In addition to the Subdivision Regulations the City of Wichita has adopted a sidewalk policy. Such policy calls for sidewalks to be constructed on both sides of all major traffic streets, but further provides that those streets adjacent to large nonpedestrian generating land uses such as lots totally within an industrial area, local streets along sand pits and cemeteries, or streets along parks that are developed with walks and trails, etc., be areas excepted from the sidewalk requirements. The thing that is important to remember here is that Hydraulic is an arterial, and that while it is on the perimeter adjacent to light industrial zoning, the street itself is not totally within an industrial area. While the Planning Commission may make recommendations as to required improvements, any waivers thereof may be made only by the Board of City Commissioners.

4. In regard to the size of the openings or curb cuts along Hydraulic Avenue, this is a matter which will not be controlled or regulated by the plat itself. This is established and determined at the time the landowner or developer obtains building and curb cut permits, but there is a City Ordinance regulating the width and spacing of driveways which are applied by the various divisions of the City's Department of Public Works in their review of building plans, site plans and parking layouts at the time that permits are requested. It is my information that the maximum width of curb cuts is 30 feet at the property line, and any variance to that maximum width is made only at the discretion and approval of the City Engineer and the City Traffic Engineer. If necessary, this would be a matter of the developer to concern himself with at the Department of Public Works level when development is contemplated or about to begin.
5. You apparently are already aware of the general policy of the City to not improve or maintain streets on inadequate rights-of-way. Yours and my previous comments concerning the problem of Madison Avenue extending immediately south of Industrial Avenue is a matter which we are ourselves can not resolve at this time. Items such as design for street improvements, street improvements themselves and the maintenance thereof do involve the Traffic Engineering Division, Engineering Division and Maintenance Division all of the Department of Public Works. While it was our original intent to convey or express on to you the general policy of the City in this regard, you may desire to discuss this further with

Page 4
April 23, 1971

the Department of Public Works as it relates to your plat and Madison Avenue, either prior to the submission of the preliminary plat or during its processing before the Subdivision Committee.

6. You indicated that Santa Fe was exploring the possibility of installing improvements under a benefit district and was desirous of any printed information that the City had relative to the installing and financing of improvements under this procedure. We have been advised by Mr. Nelson E. Hall, the City's Industrial Development Officer, that he has already compiled such information and has furnished it to your company. Basically this method would involve petitioning for improvements such as sidewalks, paving of streets and sanitary sewer, all of which would require working with the Department of Public Works. As far as the installation or extension of water lines to serve the area, you should deal directly with the Wichita Water Department.

We acknowledge your expression of appreciation for our previously prompt attention to your originally submitted sketch plat. May I again express my apologies for my not so prompt attention to your counter proposals and questions. If I can be of any further assistance, please let me know, and there may be items which you may personally want to discuss with certain divisions of the Department of Public Works and the Water Department.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

cc: Mr. Nelson E. Hall, Industrial Development Officer

Santa Fe Land Improvement Company

W. C. MERRITT,
Land and Tax Agent

Room 500
900 Polk Street
AMARILLO, TEXAS 79101

April 14, 1971

K-07-3-Dev

Mr. John D. Gist
Senior Planner
Wichita-Sedgwick County
Metropolitan Area Planning Dept.
City Building Annex
104 S. Main St.
Wichita, Kansas 67202

Dear Mr. Gist:

On February 4, 1971, we addressed you suggesting several counter proposals and questioning several requirements of the Planning Department with regard to S/D 70-75, platting of Santa Fe Midland Industrial District, generally located on the east side of Hydraulic in an area between Industrial and I-35W. We wrote you again on March 23 asking if any decisions had been reached by the Planning Department on our counter proposals.

Are you now in a position to reply? We are quite anxious to move forward on this matter and would appreciate hearing from you at your earliest convenience.

Very truly yours,

W. C. Merritt

W. C. Merritt

cc: Mr. Nelson E. Hall
Industrial Development Officer
The City of Wichita
Department of Administration
City Building
204 S. Main St.
Wichita, Kansas 67202



Santa Fe Land Improvement Company

W. C. MERRITT,
Land and Tax Agent

Room 500
900 Polk Street
AMARILLO, TEXAS 79101

February 4, 1971

K-07-3-Dev

Mr. John D. Gist
Senior Planner
Wichita-Sedgwick County
Metropolitan Area Planning Dept.
City Building Annex
104 S. Main St.
Wichita, Kansas 67202



Re: S/D 70-75, Platting of Santa Fe
Midland Industrial District, generally
located on the east side of Hydraulic
in an area between Industrial and I-35W.

Dear Mr. Gist:

In regard to your January 13 letter, by which you returned a "marked" engineer's copy of our sketch plat, we feel there are a few points which deserve some clarification and further discussion. Perhaps it would be more simple if I were simply to enumerate the items which we should review:

- ✓ 1. It was our understanding that the general area in which our property is located is commonly known as the Midland Industrial District and for that reason we call our district Santa Fe Midland Industrial District. It may have been premature on our part but all of our advertising and industrial brochures have referred to this property as Santa Fe Midland Industrial District and in presentations to industries in the east we have also used this name. Now, to go back and change the name of the district would be rather awkward for us, not to speak of the cost involved. It would be our request that we continue with the name Santa Fe Midland Industrial District.
- ✓ 2. We are agreeable to a 35-foot building set-back line on all interior streets, however, along Hydraulic we feel that 60-feet is perhaps more than we would want to designate. May we counter-propose 40 feet, keeping in mind that as we sell the property our deeds will contain a covenant running with the land that in the event there is a truck dock facing Hydraulic Avenue the minimum set-back required will be 70 feet.
- ✓ 3. If our memory serves us correctly, we have not noticed any sidewalks south of Industrial Avenue along Hydraulic either on the east or the

west side of the street. It would be our opinion that sidewalks on our property along the east side of Hydraulic would be unnecessary. We would be pleased if you would give this item further consideration.

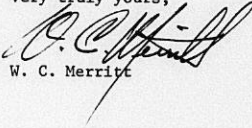
✓ 4. We are generally agreeable to access control as it would pertain to lots facing Hydraulic and we note that you have requested "access control except one opening per lot". What would be the regulations in regard to the size of the opening per lot?

✓ 5. We generally understand the policy of the City in not improving or maintaining streets until all the right of way has been dedicated, however, in the case of Madison Avenue where it would intersect Hydraulic you are, of course, aware that the owners of the property in the southwest corner of that proposed intersection were not agreeable to joining us in platting the property and as a result one-half of the right of way for a short distance is not available to us or to the City. We would appreciate receiving any thoughts or suggestions you may have in this regard.

✓ 6. We are exploring the possibility of installing improvements under a benefit district and if there are any pamphlets or other printed information in regard to City requirements and procedures under a benefit district we would appreciate receiving this information.

We appreciate the prompt attention you have given our sketch plat and we are looking forward to working with you in bringing another industrial district to the fine city of Wichita.

Very truly yours,


W. C. Merritt

cc: Mr. Nelson E. Hall
Industrial Development Officer
The City of Wichita
Department of Administration
City Building
204 S. Main St.
Wichita, Kansas 67202

The Atchison, Topeka and Santa Fe Railway Company

REAL ESTATE AND INDUSTRIAL DEVELOPMENT DEPARTMENT
9TH & JACKSON, TOPEKA, KANSAS 66612

P. A. SHAUGHNESSY,
Industrial Representative

JOE S. CLARK,
Manager Industrial Development

TELEPHONE: (913) 234-0481

C - 115-293-4

January 20, 1971

Mr. Jack H. Galbraith, Chief Planner
Wichita-Sedgwick County Metropolitan
Area Planning Department
City Building Annex
104 South Main
Wichita, Kansas 67202

Dear Mr. Galbraith:

In behalf of Messrs. Davis, Scott and myself, we wish to express our sincere appreciation to you for attending our luncheon last week in Wichita for the purpose of introducing the new Wichita industrial brochure. Your presence added a great deal to our affair.

We are hopeful that the introduction of our brochure this month will play a small part in encouraging new industrial development to the fine City of Wichita. Kindest personal regards.

Very truly yours,

J. S. Clark



January 13, 1971

W. C. Merritt, Land and Tax Agent
Santa Fe Land Improvement Company
900 Polk Street
Amarillo, Texas 79101

Subject: S/D 70-75 - Sketch Plat
of Santa Fe Midland Industrial
District, generally located on the
east side of Hydraulic in an area
between Industrial and I-35W.

Dear Mr. Merritt:

We have reviewed the sketch plat of Santa Fe Midland Industrial District and find that in general the design of the plat is acceptable. In our review of the plat, however, we were advised by the Engineering Division of the Department of Public Works, that before they could make a complete evaluation of the proposed street and lot arrangement, and make any determination as to how to serve the plat with sanitary sewer, the applicant's engineer would need to furnish a topographical survey and a drainage plan for subject property. The Engineering Division also requested that complete access control be indicated adjacent to the east side of Hydraulic from the southwest corner of the plat, northward, to within 30 feet of the north line of the southernmost lot in the proposed plat. The purpose of this access control at this location is to protect the ramp and approach from the I-35W Highway to Hydraulic.

It should also be pointed out that Hydraulic is a major street and is designated as an arterial on the transportation element of the Comprehensive Plan. It has been the policy to encourage developers to back or side lots into a major street where the developer is planning an interior street system so that the lots will have their primary access to an interior street. With the exception of the south two lots, we note that your sketch plat reflects this concept, and we feel to further insure control of the access from the lots to Hydraulic, that access control to Hydraulic on all of the lots adjoining said street should be reflected on the plat as not having more than one access point per lot.

While reviewing the sketch plat, we found that subject property was, at one time, part of a preliminary plat called Industrial Addition which was processed by our office in 1951. However, only the portion of this preliminary plat lying north of Industrial Avenue and east of Hydraulic was finalized out and recorded. On this preliminary plat of Industrial Addition, front building setbacks of 60 feet and side building setbacks of 30 feet from all streets, were established. These setbacks are also reflected on the Western Lithograph Addition immediately to the northwest of subject property. We would therefore recommend that a 60 foot building setback line from Hydraulic be indicated on the plat. We do feel, however, that a setback of 35 feet from all other streets would be adequate instead of 60 feet.

In addition to the preceding comments, it should be noted that the Traffic Engineering Division of the Department of Public Works advises that the geometrics of the intersecting rights-of-way for the new north-south and east-west streets needs to provide a curve instead of a 90° right angle intersection. There also appears to be an error in the alignment shown for the I-35W right-of-way at the northeast corner of the plat.

In view of the foregoing comments we would authorize the preparation and submission of a preliminary plat, based on the following conditions and comments:

1. There are already recorded plats by the name of Santa Fe Midland Industries Addition and Santa Fe Midland Industries 2nd Addition, and to avoid possible confusion therewith we recommend that a different name be selected for this plat.
2. *now 40' from Hydraulic*
Indicating a 60 foot building setback line from Hydraulic and a 35 foot building setback line from all interior streets, on the face of the preliminary plat.
3. Indicating "complete access control" adjacent to the east side of Hydraulic from the southwest corner of the plat, northward to within 30 feet of the north line of the southern most lot on the plat.
4. Indicating "access control except one opening per lot" adjacent to the east line of Hydraulic on the balance of the lots adjacent to said street.
5. The applicant's engineer checking a possible error in the alignment shown for the I-35W right-of-way at the northeast corner of the plat, correcting same if need be, and making such changes on the preliminary plat.

- edh* The condemnation case number for the I-35W right-of-way should be indicated on the preliminary plat.
- AK* The applicant's engineer should redesign the right-of-way geometrics for the intersection of the new north-south and east-west street to provide for a curve having a minimum radius of 50 feet.
- AK* Either prior to, or at the time of the submission of the preliminary plat, the applicant's engineer should furnish a topographical survey and a site drainage plan for subject property to be reviewed by the Department of Public Works. (Note that a preliminary plat requires topography to be shown thereon.)
9. The applicant should be advised regarding the proposed new north-south street, that it is the policy of the City not to open, improve or maintain such streets until all of the street right-of-way has been dedicated. The applicant may wish to discuss this matter further with the Planning Department and the Engineering Division of the Department of Public Works.
- AK* 10. Indicate on the preliminary plat the street names as shown on the enclosed sketch.
11. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
12. Requirements for a preliminary plat of the Subdivision Regulation. (See Article 5.)

It should be pointed out that sidewalks are to be provided adjacent to both sides of major traffic streets, and therefore the installation or guarantee of a sidewalk on the east side of Hydraulic will be required. We also assume that you have a copy of the MAPC Subdivision Regulations, and although we are not aware of who prepared your sketch plat, we want to point out that the preliminary and final plats are to be prepared by a professional engineer or a surveyor licensed by the State of Kansas or licensed to practice in the State of Kansas.

Page 4
January 13, 1971

If you have any questions concerning these matters, please contact our office. Enclosed for your information and files is a "marked" engineers copy of the sketch plat.

Sincerely,

John D. Gist
Senior Planner

JDG:CLN:rme

Enclosure

cc: Nelson E. Hall, Industrial Development

bcc: Ralph Wulz, City Manager
Don E. Anderson, Director of Administration
Jack Galbraith, Chief Planner-Community Development of
Metropolitan Area Planning Department

January 12, 1971

Mr. Joe S. Clark, Manager
Industrial Development
The Atchison, Topeka, & Santa Fe Railway Company
920 Jackson Street
Topeka, Kansas 66612

Dear Joe:

On behalf of Ralph Wulz, Don Anderson, and myself, I would like to extend a most genuine thank you for the very well handled reception and luncheon which you hosted yesterday at the Holiday Inn Plaza.

I am sure your comments, as well as those of Mr. Scott and Mr. Davis, were very well received by all those in attendance. It's certainly a pleasure to know that we in Wichita are able to count the Santa Fe organization as a full member of the Wichita community's Industrial Development Team.

You and your staff are to be complimented on the excellent job you have done on the Wichita Brochure, and I look forward to working with you and Carl Merritt on the completion of the plats for the industrial sites indicated.

I must add one note relative to Mr. Scott's comments regarding city policies and regulations pertaining to the development of industrial properties. Certainly he had been well briefed by someone quite familiar with the city's "Subdivision Regulations", etc., and his remarks were assuredly not overlooked by Mr. Jack Galbraith, who was there representing Bob Lakin for the Planning Department, or by me. Hopefully, we can find some areas of compromise in solving a few of the difficulties to which I am sure Mr. Scott was eluding. Since this is a thank you note, I won't pursue this subject further.

I am happy to report that Mr. Galbraith has indicated that the Midland plat is being processed and that he plans to personally see to it that it is handled as expeditiously as possible.




Mr. Joe S. Clark
January 12, 1971

Page 2

Again, thanks for yesterday, and even more, for your total program to assist in the advancement in the Wichita industrial climate.

Best personal regards.

Cordially,


Nelson E. Hall
Industrial Development Officer

NEH:aw

1-11-71

Comments on Sketch Plat of Santa Fe Midland Industrial District

- ✓ 1. Perhaps a different name should be chosen for this plat as there is an existing recorded plat called Santa Fe Midland Industries Add.
- ✓ 2. The existing streets rights-of-way for Hydraulic (50' half) and Industrial (40' half) are adequate for this plat and no additional right-of-way for these two streets is needed from this plat.
- ✓ 3. The applicant should attempt to have the west half, or undedicated portion of the proposed new north-south street, dedicated by the owner of subject property. This new street would not be opened or maintained until ~~full~~ all of the street right-of-way ~~has~~ has been dedicated.
- ✓ 4. At the intersection of the new north-south and east-west streets the ~~geometric~~ geometrics should be changed for the street rights-of-way to reflect a curve having a radius of 50'.
- ✓ 5. There is ~~an~~ appears to be an error in the alignment for the I-35W right-of-way at the northeast corner of the plat. This should be checked by the applicant's engineer. Also the condemnation case number for the I-35W right-of-way should be indicated on the face of the plat.

6. The assistant City Engineer, Dick Linn, has indicated that access control should be established on this plat adjacent to Hydraulic beginning at the southwest corner of the plat and extending north to a point which would ~~intersect~~ intersect ~~at~~ the north line of El Monte Street if extended to the east.
7. Dick Linn also indicated that a map showing topo information and an overall drainage plan will be required from the applicants engineer before the City Engineering Division can make any recommendation regarding sewer line locations, ~~street~~ interior street alignments and site drainage.
8. The applicant should be advised that, while the overall design of the plat appears to be ~~at this time~~ acceptable at this time, there may be changes required in lotting arrangement and interior street alignments based on what the topography information and drainage plan will show.
9. The plat should indicate access control except 1 opening on all lots adjacent to Hillside.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE
January 4, 1971

TO Paul Graves, Traffic Engineer
FROM John D. Gist, Senior Planner *Gist*
SUBJECT Sketch Plat - Santa Fe Midland Industrial District
(east of Hydraulic, south of Industrial and west of
Highway I-35W.)

Attached for your information and files is a copy of the above captioned sketch plat, received by mail in our office on December 31, 1970. We would appreciate you reviewing this plat and giving us your comments so that we might include these in our reply to the applicant.

JDG:rme

cc: Nelson Hall, Industrial Development

1-4-71

Bill McManley, Asst. T.E.

has only two comments:

- 1- questions existing access control to Hydraulic @ SW corner of plat & whether said control would affect usability of two southern lots as proposed.
- 2- "L" shaped street extending between Madison & Hydraulic should have R-O-W rounded off with adequate radius at the 90° turn. *Gist*

January 4, 1971

Dick Linn, Design Chief Engineer

*also: - Paul GRAVES
- M.S. MITCHELL*

John D. Gist, Senior Planner

Sketch Plat - Santa Fe Midland Industrial District
(east of Hydraulic, south of Industrial and west of
Highway I-35W.)

Attached for your information and files is a copy of the above
captioned sketch plat, received by mail in our office on
December 31, 1970. We would appreciate you reviewing this plat
and giving us your comments so that we might include these in our
reply to the applicant.

JDG:rme

cc: Nelson Hall, Industrial Development

Map No.: 5643 & 5644
Section No.: 3 and 10
Twp. No.: 28 South
Range: 1 East

S/D No. 70-75

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Santa Fe Midland Industrial District
General Location: SW/4 of Section 3, Township 28S, Range 1E, bounded on the north by Industrial Avenue, East by I-35, and on the West by Hydraulic Avenue and NW/4 of Sect. 10 E. Hydraulic & W. I-35W.
Name of Property Owner: SANTA FE LAND IMPROVEMENT COMPANY Phone: 376-5131 (806)
Address: 900 Polk Street, Amarillo, Texas 79101
Name of Subdivider: SANTA FE LAND IMPROVEMENT COMPANY Phone: 376-5131 (806)
Address: 900 Polk Street, Amarillo, Texas 79101
Name of Agent/Surveyor: W. C. Merritt Phone: _____
Address: _____
Date of Application: _____

SUBDIVISION INFORMATION:

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>84 ± acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>2400</u> ft. |
| Residential _____ | b. <u>70</u> R/W <u>970</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>31</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>31</u> | TOTAL <u>12,170</u> ft. |
| 3. Minimum Lot Frontage <u>144.4</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>45,847</u> sq. ft. | |
| 5. Existing Zoning <u>Light Industrial</u> | |
| 6. Proposed Zoning <u>(same)</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita within <u>Three-mile area</u> | |

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: W.C. Merritt
W. C. Merritt
Land and Tax Agent

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

Received by Mail
Date 12-31-70
Fee Submitted None

Six Fine Areas for Industrial Development in

WICHITA



WICHITA...bustling...growing metro *largest city in the sunflower*

*L*ocated only 161 miles southeast of the exact center of the continental United States at the junction of the Arkansas and Little Arkansas Rivers.

The growth of Wichita is constant, sound and diversified. It is the center of the mid-continent oil, and headquarters for Kansas and northern Oklahoma oil production...important grain market and one of the largest grain milling centers...largest broomcorn market in the world and an outstanding thresher and implement market. In addition, over 65% of all business and private aircraft are produced here. Companies large and small have found Wichita a thriving and progressive area in which to build and grow.

After reviewing the facts and maps in this folder, let our Industrial Development Department develop specific information to help you give proper appraisal to Wichita for your plant or warehouse.

POPULATION...Corporate limits population is 282,000; Metropolitan area (Sedgwick and Butler Counties) 393,000. Wichita is a fast-growing area as evidenced by a 50% increase in population in each of the last two decades.

INDUSTRY...The Wichita area is the largest manufacturing center in Kansas and a major retail and distribution center. Manufacturing, wholesaling, retailing, financial and medical facilities make up the economy of the area. In addition, Wichita is known as the Air Capital of the World

producing between 65% to 70% of all the general aviation aircraft manufactured in the world. Wichita is also the 12th largest processor of meat animals in the country and the home of one of the world's largest manufacturers of recreational and camping equipment. Fabricators and processors of metal and plastic products round out the scope of manufacturing operations in and around Wichita.

GOVERNMENT...Wichita has a Commission-Manager form of government. The five-member Board of Commissioners, elected at large for four-year terms, establishes general policies and conducts all legislative functions for the city. The City Manager is responsible for all administrative affairs and the enforcement of all ordinances and laws of the city. He is appointed by, and holds office at the pleasure of the City Commission.

TRANSPORTATION...Santa Fe is the only railroad in Wichita offering both passenger and freight service. There are three other rail freight lines and a terminal switching line. One major bus line and 24 major truck lines, including Santa Fe Trail Transportation Company, serve Wichita. The municipal airport is served by four major air lines and eight freight lines.

POWER...Kansas Gas & Electric Company serves Wichita. The company's generating capacity totals 1,168,000 kwh with four of its five generating plants located in the metropolitan

opolis... r state



area. Twelve interconnections with other electric utilities augment the company's ability to meet any emergency that might cause service interruption. Service continuity is further provided through duplicate transmission facilities to all major distribution points within the area.

FUEL...Natural gas is supplied through the Gas Service Company. Fuel oil and coal are available in abundance from nearby sources.

WATER...Primary sources of water are an area 25 miles northwest of Wichita containing natural aquiferous wells and Cheney Reservoir. The City has authority to draw up to sixty million gallons per day from Cheney Reservoir and the 55 natural aquiferous wells, operating at an average depth of 200 feet, sustain a yield capacity of 125 million gallons per day. The City-owned treating facilities have a capacity of 120 million gallons per day with current use averaging 30 million gallons per day.

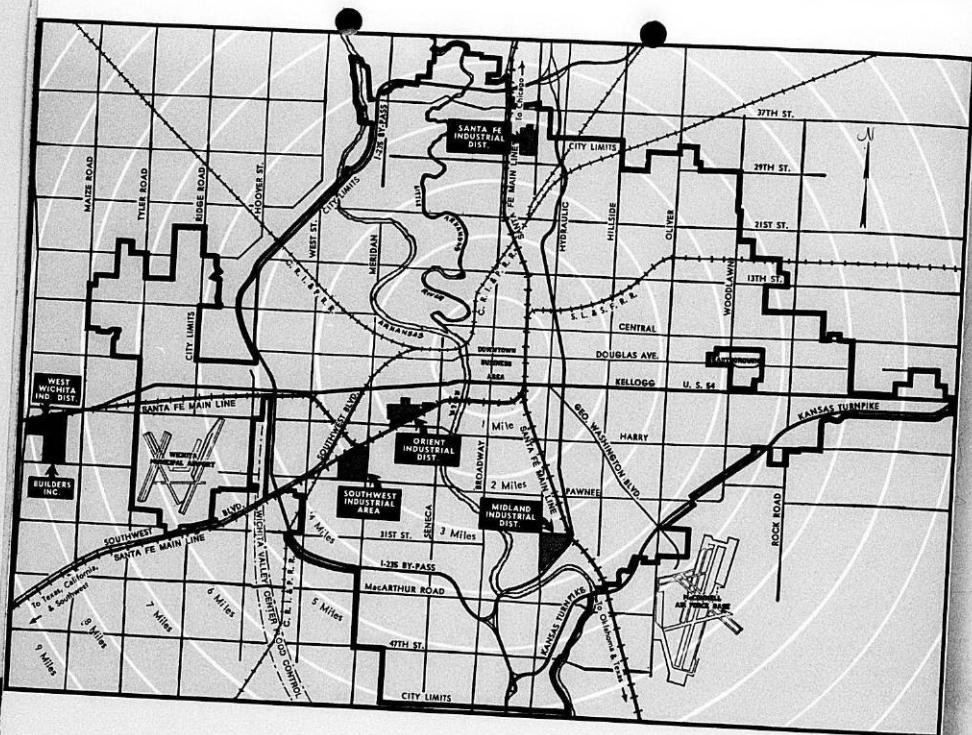
COMMUNITY FACILITIES...Wichita has six accredited hospitals, a county hospital, Veterans Administration and McConnell Air Force Base hospital, plus the Institute of Logopedics, the largest residential center for the communicatively handicapped in the world. Educational facilities include 107 elementary, 15 junior high and 10 senior high schools, as well as Wichita State University, Friends University, Sacred Heart College and Wichita Area Vocational-Technical School. There are 401 churches, representing 87

denominations in the Wichita metropolitan area. Wichita also supports two symphony orchestras of almost ninety, two youth orchestras of one hundred ten each...Wichita Art Association... Art Museum... Artist Guild... Civic Concert Series... Community Theatre... Historical Museum... Public Library with five branches... Children's Theatre and the Wichita Choral Society.

RECREATIONAL FACILITIES...These include a new 15 million dollar civic and cultural center, 19 theatres, 54 parks containing a total of 2,004 acres of park and recreation land, four municipal golf courses, 120 recreation courts (22 lighted), 13 swimming pools, 20 bowling alleys, ice skating, soccer, polo and four full-time recreation centers with program for grade school children, teenagers and adults.

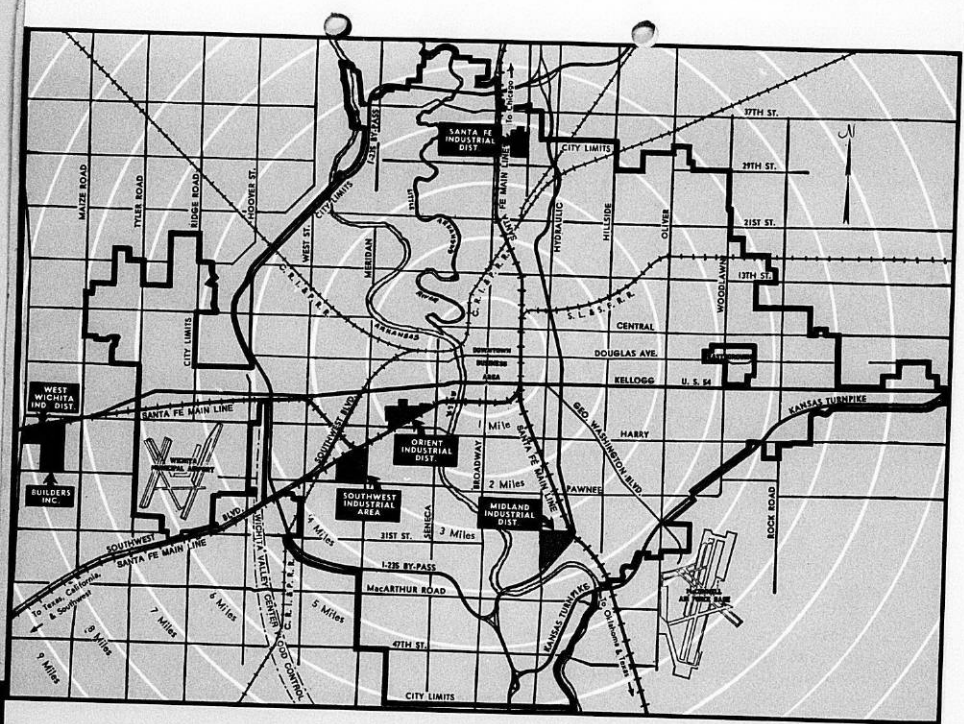
WEATHER...Wichita averages 68 percent of the maximum possible sunshine. The elevation of Wichita is 1300 feet, and the average annual precipitation is 29.98 inches. The average growing season is 202 days and the minimum and maximum (average) temperature in the summer is 71-80, winter 31-65.

Santa Fe will be honored to prepare a custom survey to help you choose the best location for your plant in Wichita. Call or write your nearest Santa Fe freight traffic representative or Manager, Industrial Development, 9th & Jackson Streets, telephone (913) 234-0481, Topeka, Kansas 66612.



Let Santa Fe show you the advantage of locating in these industrial districts. The radius map above shows how Santa Fe tracks and highway routes cross the city and serve the six industrial districts described in this folder. Each district is featured with a map and brief text. In addition, there are other properties along our railroad in Wichita offering advantages for industrial development and information on them is available on request.

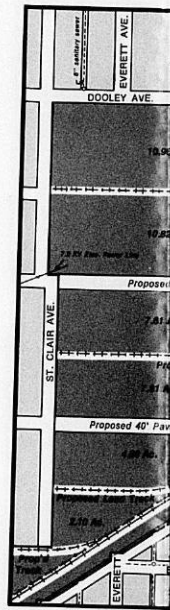
SIX CHOICE INDUSTRIAL DISTRICTS

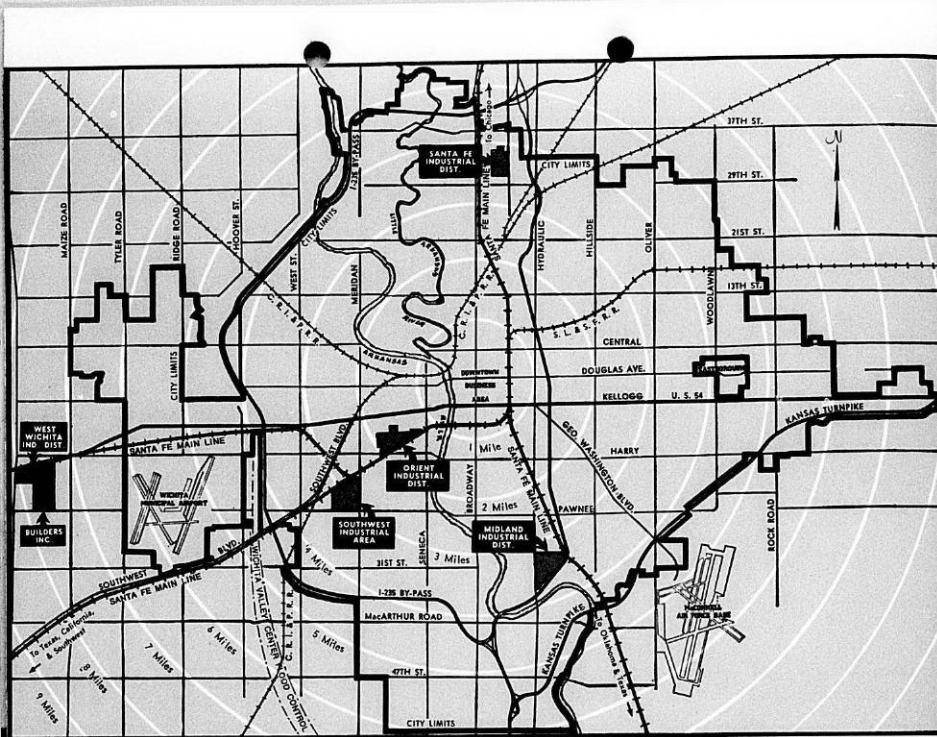


SIX CHOICE INDUSTRIAL DISTRICTS

Let Santa Fe show you the advantage of locating in these industrial districts. The radius map above shows how Santa Fe tracks and highway routes cross the city and serve the six industrial districts described in this folder. Each district is featured with a map and brief text. In addition, there are other properties along our railroad in Wichita offering advantages for industrial development and information on them is available on request.

- 1 **Santa Fe Orient**
warehousing, distribution town Wichita adjacent runs diagonally along south artery connecting
- 2 **Santa Fe West**
line, 7 1/2 miles from downtown type industries. The
- 3 **Builders, Inc. Industrial**
manufacturing. The Santa Fe for this district. Utilities
- 4 **Santa Fe Midland**
miles southeast from the light manufacturing. Extension on Industrial Boulevard Highway K-15.

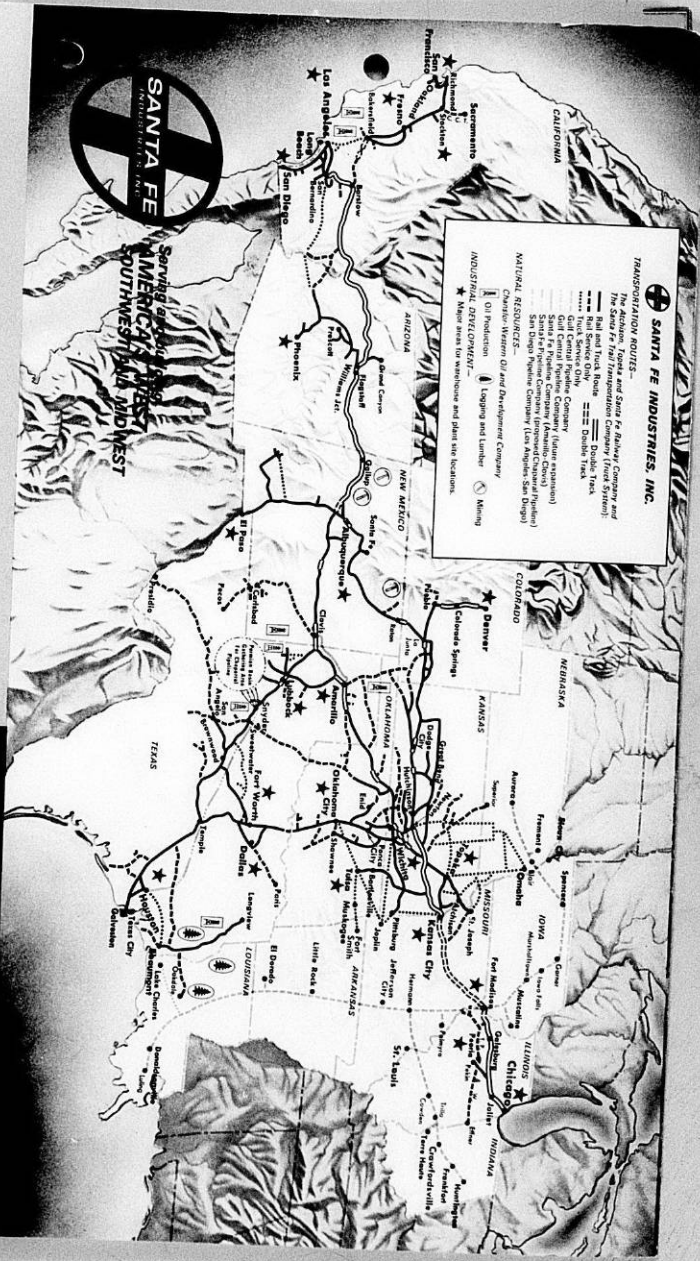




Let Santa Fe show you the advantage

of locating in these industrial districts. The radius map above shows how Santa Fe tracks and highway routes cross the city and serve the six industrial districts described in this folder. Each district is featured with a map and brief text. In addition, there are other properties along our railroad in Wichita offering advantages for industrial development and information on them is available on request.

SIX CHOICE INDUSTRIAL DISTRICTS



Let Santa Fe's Real Estate and Industrial Development staff assist you —

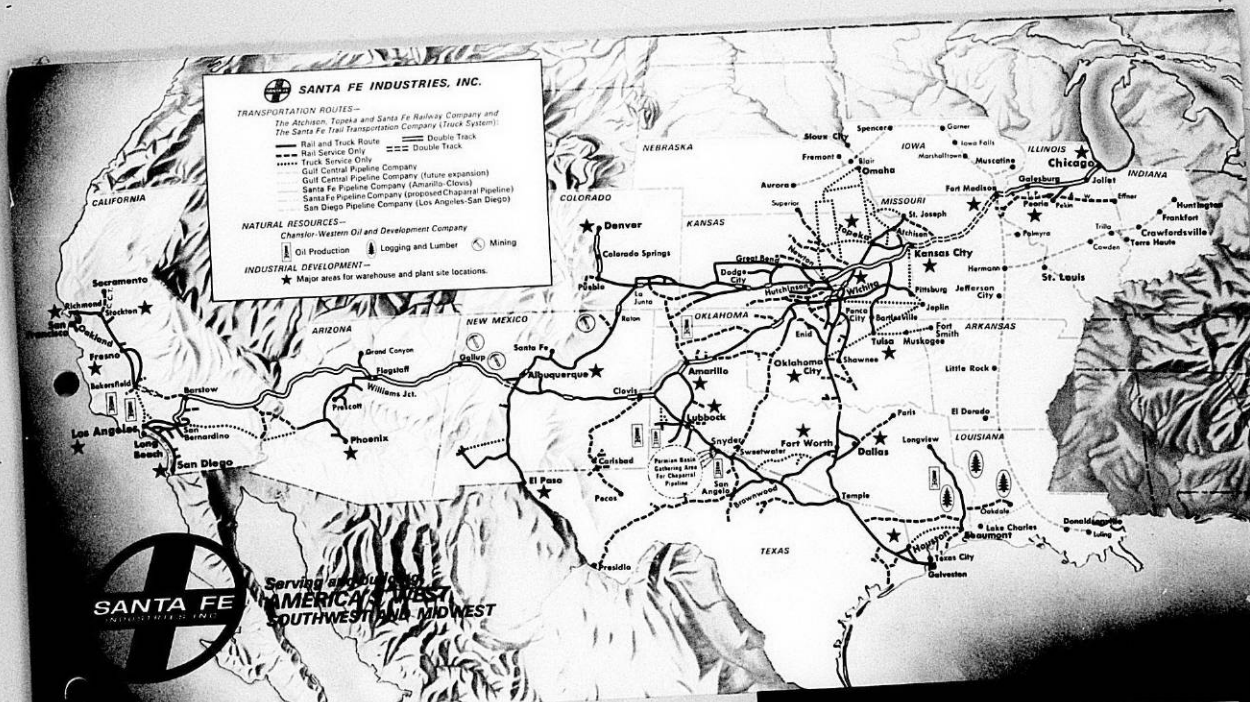
To help industries select the most advantageous locations for plant sites, warehouses or other facilities, Santa Fe has a staff of industrial specialists to provide up-to-the-minute information and personalized surveys.

We are also interested in discussing lease, sale and joint development of all commercial and residential real estate along the Santa Fe.

For industrial or commercial development, call or write our Real Estate and Industrial Development Department at 80 East Jackson Boulevard, Chicago, Illinois 60604. Phone (312) 429-4900. Offices are also located at Los Angeles, San Francisco, Phoenix, Albuquerque, Amarillo, Dallas, Houston and Topeka.

To secure additional information about Wichita industrial locations, call or write:

Manager, Industrial Development, Santa Fe Building, 9th and Jackson Streets, Topeka, Kansas 66612. Telephone (913) 234-0481, or your nearest Santa Fe Traffic Office.



Let Santa Fe's Real Estate and Industrial Development staff assist you —

To help industries select the most advantageous locations for plant sites, warehouses or other facilities, Santa Fe has a staff of industrial specialists to provide up-to-the-minute information and personalized surveys.

We are also interested in discussing lease, sale and joint development of all commercial and residential real estate along the Santa Fe.

For industrial or commercial development, call or write our Real Estate and Industrial Development Department at 80 East Jackson Boulevard, Chicago, Illinois 60604. Phone (312) 429-4900. Offices are also located at Los Angeles, San Francisco, Phoenix, Albuquerque, Amarillo, Dallas, Houston and Topeka.

To secure additional information about Wichita industrial locations, call or write:

Manager, Industrial Development, Santa Fe Building, 9th and Jackson Streets, Topeka, Kansas 66612, Telephone (913) 234-0481, or your nearest Santa Fe Traffic Office.