

PLAT NO. S/D 71-81 MAP NO. 5547
NAME FOURTH FINANCIAL REPLAT
LOCATION In an area between Broadway and Topeka and
between Douglas and First Streets
ENGINEER R. S. Delamater & Associates
OWNER 4th National Bank & Trust & Southwestern Bell Tel.
APPLICATION FILED 11-8-71
SKETCH PLAT FILED 11-8-71 (vicinity map)
PRELIMINARY FILED none submitted
S/D ACTION N/A
FINAL FILED 11-8-71
S/D ACTION 11-18-71 Approve
MAPC ACTION 11-29-71 Approve
BCC ACTION 1-25-72 Approve
RECORDED 3-9-72
REMARKS _____

S/D 71-81 - FOURTH FINANCIAL
REPLAT - In an area between
Broadway & Topeka and between
Douglas and First-R. S. Delamater

ACTION

DATE

s/o COMMITTEE (final) Approve 11-18-71

M.A.P.C. Approve 11-29-71

B.C.C. ~~11-29-71~~ Approve 1-25-72

Map No. 5547
Sec. No. 21
Twp. No. 27 S
Range 1 E

Subdivision Report and Progress

S/D No.: 71-81

Name: FOURTH FINANCIAL REPLAT

General Location: In an area between Broadway and Topeka and between Douglas and First Streets

Owner: 4th National Bank & Trust Co.
Address: 200 East Douglas 67202 Phone: 268-4000
Subdivider: and Southwestern Bell Tel.
Address: 154 North Broadway 67202 Phone: 268-4000
Engineer/Surveyor: R. S. Delamater (Wilmer Freund)
Address: 512 Century Plaza 67202 Phone: 262-8293

Application Received 11-8-71
Conf. with Applicant ✓
Sketch Plat Received 11-8-71
Present Zoning "D"
Proposed Zoning "D"
Letter of Intent none

PREL. PLAT RECEIVED NONE submitted
S/D Comm. Action N/A

Dept. Report on Prel. N/A

TRACING PROGRESS:
Received 12-29-71
Released 1-28-72
Received _____
Released _____

FINAL PLAT RECEIVED 11-8-71
S/D Comm. Action 11-18-71 Approve
Dept. Report on Final 11-19-71
M.A.P.C. ACTION 11-29-71 Approve
Dept. Report on Final 11-30-71
~~Letter on Irons Received~~ N/A
Title/Taxes Rec'd & Reviewed 12-17-71
Final Review 1-15-72 12-22-71
Referral to B.C.C. 1-20-72

B.C.C. ACTION 1-25-72 Approve

Recorded 3-9-72

Comments:

1-28-72 - Called Wilmer Freund of R.S. Delamater to pick up tracing for recording.

THE CITY OF WICHITA, KANSAS
Requisition to the Purchasing Manager

REQUISITION NO 31405

DATE	INVOICE	PURCHASE ORDER	VENDOR CODE	FUND	DEPT./DIV.	CODE	AMOUNT
5-30-74				KA	MA	261500	\$16,437
Fourth National Bank & Trust Company c/o Phillip S. Frick, Attorney Suite 600, 4th National Bank Building Wichita, Kansas 67202							
SHIP TO:					PLEASE CHARGE TO:		
					Metro Area Planning		

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Release of deposit submitted as a guarantee for the paving of a new east-west alley and the relocation of existing sanitary sewer lines as required in the approval of S/D 71-81, Fourth Financial Replat		\$ 16,437

FORM 000-011 DIVISION HEAD DEPARTMENT HEAD

278
2-15-72

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

FOURTH FINANCIAL REPLAT ADDITION was
 filed for record on March 9, 1972
 S-2 2-17
 80
 vh

John Hal
 Register of Deeds

T9-328

THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE May 24, 1974



TO Curtis L. Newby, Junior Planner

FROM R. W. Bruggeman, Director of Public Works

SUBJECT S/D 71-81 - Fourth Financial Replat

The letter guarantee submitted by Robert E. Furman, Buildings and Supplies Superintendent of the Southwestern Bell Telephone Company, is an adequate guarantee that they will comply with closing the alleys specified on plat S/D 71-81 - Fourth Financial Replat.

A handwritten signature in cursive script that reads "RWB Bruggeman".

R. W. Bruggeman
Director of Public Works

RWB:ggr

May 23, 1974

Ray Bruggeman, Director of Public Works

Curtis L. Newby, Junior Planner

S/D 71-81 - Fourth Financial Replat.

Please find attached a letter from Jack Galbraith dated April 26, 1974 concerning the status of the guarantees for the above mentioned plat. We would appreciate your keeping us advised as to the acceptability of the letter of guarantee from Robert Furman of Southwestern Bell Telephone Company, a copy of which you will also find attached.

CLN:JR:rme
Attachment

April 26, 1974

Phillip S. Frick
Suite 600
Fourth Nat'l Bank Bldg
Wichita, KS 67202

Subject: S/D 71-81 Fourth
Financial Replat, in an area
between Broadway & Topeka
and Douglas & First.

Dear Mr. Frick:

On December 22, 1971, a cashiers check from the Fourth National Bank & Trust Company in the amount of \$16,437.00 was submitted guaranteeing the paving of a new east/west alley, the relocation of existing sanitary sewer lines and the closing of existing alleys for the above-mentioned plat. Inspections in the field reveal all improvements satisfactorily completed with the exception of closing the north/south alley curb return to First Street. At such time as this curb return has been closed to City specifications or in the event you submit a new guarantee for just the closing of the alley, we will be in a position to release the cash amount cited above.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:vn

cc: Fourth National Bank & Trust Co. 200 E. Douglas, Wichita, KS 67202
S.W. Bell Telephone, 154 N. Broadway, Wichita, KS 67202
Douglas M. Geck, J.C. Penny Co., 130 N. Broadway, Wichita, KS 67202
Dick Linn, City Engineer



Southwestern Bell

220 East Sixth Street
Topeka, Kansas 66603
Phone (913) 357-2425

Robert E. Furman
Buildings and Supplies Superintendent

Topeka, May 16, 1974

Mr. Jack H. Galbraith
Chief Planner, WSC
Metro Area Planning Department
104 S. Main Street
Wichita, Kansas 67202

Dear Mr. Galbraith,

Please accept this letter as our guarantee that we will comply with closing the alleys specified on plat S/D 71-81 Fourth Financial Replat in an area between Broadway and Topeka and Douglas and First at the time appropriate in connection with the construction work now in progress.

Yours truly,



WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

January 19, 1972

TO The Files
FROM Robert A. Lakin, Director of Planning
SUBJECT Fourth Financial Replat

This morning I discussed with R. S. Delamater the question of the heretofore differences in opinion as to the dimension shown on the drawing of the plat and the survey statement contained in the text of the plat. The apparent point of contention is that the north line (on the west side) of Lot 1 as drawn on the plat was not Lot 10 except the north 3 feet thereof, but a point farther south of that to where the existing building line of the J. C. Penney Building existed. The point being that the drawing on the face of the plat was not the same area as described in the surveyor's statement. This thought was based on information in the hands of the staff concerning the proration of excess footage in this block.

In discussing this with R. S. Delamater he stated that in his judgment the north line on the west side of Lot 1 is indeed what he considers to be Lot 10 except the north 3 feet thereof. He stated further that this is based on their research and as to information obtained by them on previous leases on land where the J. C. Penney Building is located (Lots 16, 14, 12 and part of Lot 10, J. R. Mead's Addition to the Town of Wichita), which indicated that the lease was for those lots and that surplusage south of those lots. Thus, the surplusage has been prorated primarily to the J. C. Penney site almost in its entirety. Based on this statement, I find no conflict between the plat's text and the drawing and thus consider the matter closed.

Delamater indicated that he had been in contact with the land owner of the exception to this plat and that they are in all probability going to replat their lots so that the exception will then match and precisely fit into the Fourth Financial Replat.

RAL:ber

cc: John Dekker, Director of Law
Dick Linn, City Engineer
M. S. Mitchell, Asst. Supt. Public Works Maintenance
and Flood Control Supervisor
R. S. Delamater, 512 Century Plaza Building

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	71-81	Name	FOURTH FINANCIAL REPLAT
Application Filed:	11-8-71	Sketch Filed:	11-8-71
Preliminary Plat Filed:	None	Approved by S/D:	N/A
Final Plat Filed:	11-8-71	Approved by S/D:	11-18-71
Approved by Metropolitan Area Planning Commission:			11-29-71

DESCRIPTION

General Location: In an area between Broadway and Topeka and between Douglas and First Street

Surveyor or Engineer: R. S. Delamater & Associates
Owner: 4th Nat'l Bank & Trust & Southwest Tell Telephone
Address: 200 East Douglas 67202

- 1. Gross Acreage of Plat 3.34
- 2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total Number of Lots: 2
- 3. Minimum Lot Frontage: 212 ft.
- 4. Minimum Lot Area 67,527 sq.ft.
- 5. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL None ft.
- 6. Existing Zoning: "p"

A Cashier's check has been submitted guaranteeing the relocation of a sanitary sewer line, closing of existing alleys and paving of a new alley.

Planning Commission Recommendation:

HENNESSY moved and TAYLOR seconded that the Planning Commission recommend to the City Commission that this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners.

Vote of Planning Commission: Unanimous.

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

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	71-81	Name	FOURTH FINANCIAL REPLAT
Application Filed:	11-8-71	Sketch Filed:	11-8-71
Preliminary Plat Filed:	None	Approved by S/D:	N/A
Final Plat Filed:	11-8-71	Approved by S/D:	11-18-71
Approved by Metropolitan Area Planning Commission:			11-29-71

DESCRIPTION

General Location: In an area between Broadway and Topeka and between Douglas and First Street

Surveyor or Engineer: R. S. Delamater & Associates
Owner: 4th Nat'l Bank & Trust & Southwest Tell Telephone
Address: 200 East Douglas 67202

- | | | |
|--------------------------|---------------|--------------------------------|
| 1. Gross Acreage of Plat | 3.84 | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. _____ R/W _____ ft. |
| Residential _____ | | b. _____ R/W _____ ft. |
| Commercial _____ | | c. _____ R/W _____ ft. |
| Industrial _____ | | d. _____ R/W _____ ft. |
| Other _____ 2 | | e. _____ R/W _____ ft. |
| Total Number of Lots: | 2 | TOTAL None ft. |
| 3. Minimum Lot Frontage: | 212 ft. | 6. Existing Zoning: "D" |
| 4. Minimum Lot Area | 67,527 sq.ft. | |

A Cashier's check has been submitted guaranteeing the relocation of a sanitary sewer line, closing of existing alleys and paving of a new alley.

Planning Commission Recommendation:

HENNESSY moved and TAYLOR seconded that the Planning Commission recommend to the City Commission that this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners.

Vote of Planning Commission: Unanimous.

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



ARKANSAS LOUISIANA GAS COMPANY

502 Maple, Wichita, Kansas 67213

January 12, 1972

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

RE: S/D 71-81 Flat of
FOURTH FINANCIAL REPLAT


Gentlemen:

This letter is to confirm that all arrangements have been satisfactorily taken care of on the abandonment of our gas main in the above captioned reference. (The block bounded by Douglas, Broadway, First and Topeka.)

There was no money to be paid to us or by us in the abandonment of this main. It was abandoned because we no longer have any customers on this line South of Penney's. (See letter dated November 15, 1971.)

If there are any questions, contact our engineering department - 502 Maple - phone 263-7914.

Respectfully yours,


Fred Guy
Distb. Engr.

CC: Phillip S. Frick
of FOULSTON, SIEFKIN, POWERS & EBERHARDT



Gasite,




THE GAS SERVICE COMPANY

General Offices - 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
WICHITA, KANSAS 67201

January 14, 1972

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

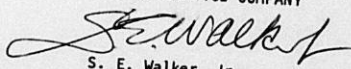
Attention: Mr. Robert Lakin

Gentlemen:

Reference is made to the vacating of the north-south alley between
Broadway Avenue and Topeka Avenue south from First Street.

Satisfactory arrangements have been made with the Southwestern Bell
Telephone Company for the granting of an easement for our facilities
in the 20 ft. north-south alley extending south from First Street
between Broadway Avenue and Topeka Avenue.

Yours very truly,
THE GAS SERVICE COMPANY



S. E. Walker, Jr.
General Superintendent

SEW:ch



Distributor of Natural Gas in the Heart of the Nation.

**R. S. DELAMATER
& ASSOCIATES**

CONSULTING ENGINEERS

TELEPHONE (316) 262-8293 512 CENTURY PLAZA WICHITA, KANSAS 67202

December 29, 1971

Mr. John Gist
Principal Planner
Metropolitan Area Planning Department
City Building Annex
Wichita, Kansas 67202

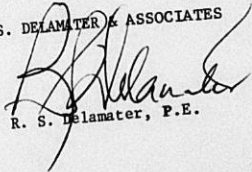
Dear Mr. Gist:

We are handing you herewith the completed and signed mylar for the Fourth Financial Replat.

We understand that the owner's attorney has already submitted to you the certificates of ownership and payment of taxes together with a certified check covering the cost of sewer relocation and alley pavement.

Very truly yours,

R. S. DELAMATER & ASSOCIATES

By 
R. S. Delamater, P.E.

RSD/rr
Enclosure

P.S. We hand you also traverse closure computations for the exterior boundary. We have available complete coordinate point computations, in case anyone wishes to check those.

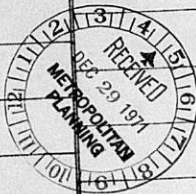


R. S. DELAMATER, CONSULTING ENGINEER
 TRAVERSE COMPUTATION SHEET (COMPUTER)
 TRAVERSE: PERIMETER TRAVERSE

CLIENT: FOURTH NATIONAL BANK
 PROJECT: FOURTH FINANCIAL REPLAT

Proj. No. 264 - B
 Sheet of 1
 Date 12/29/71 by T.P.
 ck'd 2/1/72 by A.P.G.

STA.	DEFLECTION INTERIOR ANGLE	UNADJUSTED BEARING	MEASURED DISTANCE	POSITION		ADJUSTED BEARING	ADJUSTED DISTANCE	
				LATITUDE NORTH	LONGITUDE EAST			
1	S.W. COR.			10,000.00	50,000.00	N0°0'0"E	293.15	1
2	①			10,293.15	50,000.00	N0°0'0"E	98.26	2
3	②			10,391.41	50,000.00	N0°0'0"E	212.50	3
4	N.W. COR.			10,603.91	50,000.00	N89°52'02"E	149.79	4
5	③			10,604.26	50,149.79	N89°52'02"E	149.85	5
6	N.E. COR.			10,604.60	50,299.64	S0°0'21"W	213.02	6
7	④			10,391.58	50,299.62	S0°0'21"W	97.64	7
8	⑤			10,293.94	50,299.61	S0°0'21"W	293.27	8
9	S.E. COR.			10,000.67	50,299.58	S89°52'22"W	149.78	9
10	⑥			10,000.34	50,149.80	S89°52'22"W	149.79	10
11	S.W. COR.			10,000.00	50,000.00			11
12								12
13								13



WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

December 23, 1971

TO The File
 FROM Curtis L. Newby, Planning Analyst
 SUBJECT S/D 71-81 - Fourth Financial Replat

On December 22, 1971, a cashiers check from the Fourth National Bank & Trust Company, in the amount of \$16,437.00 was submitted by Phillip S. Frick, Attorney, guaranteeing the paving of a new east-west alley and the relocation of existing sanitary sewer lines as required in the approval of Fourth Financial Replat. Said cashiers check guarantees that the afore-mentioned improvements will be completed within two years from the date of approval of the plat by the Planning Commission (on or before November 29, 1973).

The cashiers check has been cashed and placed in a guaranteed trust account (KAMA261500). Attached herewith is the original receipt.

CLN:rme

Cash <input type="checkbox"/>		Date		Mo. Day Year	
Check <input checked="" type="checkbox"/>		Date		Mo. Day Year	
Fund No.	Account No.	Invoice No.	Amount		
71PMA 261500			16,437.00		
TOTAL					

Received of 4th Natl Bank & Trust Co
 The sum of Sixteen thousand four hundred thirty seven and 00/100
 Being for Alley paving & re-location of S.S.
 Department approved on the approval of the Metl Commissioner
 Phillip S. Frick

Wichita, Kansas 12-22-1971

The City of Wichita No. 115459

\$ 16,437.00

Collector

GEORGE S. POWERS
JOHN F. EBERHARDT
STUART R. CARTER
ROBERT C. FOULSTON
MALCOLM MILLER
ROBERT H. PARTRIDGE
ROBERT H. SIEFKIN
RICHARD C. HARRIS
GERALD SAWATSKY
DONALD L. CORDS
ROBERT L. HOWARD
CHARLES J. WOODIN
MIRIEL L. STOUT
BENJAMIN C. LANDEL
JERRY G. ELLIOTT
WILLIAM H. DYE
PHILLIP S. FRICK
JOHN E. FOULSTON
STANLEY G. ANDEL

FREDERICK L. HAAG
RICHARD G. EBY
DAVID G. CROCKETT
DARRELL L. WARTA
ROBERT R. HATTEB

LAW OFFICES

FOULSTON, SIEFKIN, POWERS & EBERHARDT

SUITE 600 FOURTH NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

TELEPHONE 267-6371, AC 316

ROBERT C. FOULSTON (1888-1947)
GEORGE SIEFKIN (1885-1984)

PAUL H. WHITE
OF COUNSEL

December 20, 1971

TITLE OPINION

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA
PLANNING COMMISSION:

This is to certify that we have examined the following described instruments covering the following described property, and report upon title herein as follows:

PROPERTY:

Lots A, B, 2, 4, 6, 8, 10, 12, 14, 16, 18, and 20 on Douglas Avenue; Lots 2, 4, 6, 8 and 10 except the north 3 feet thereof, on Broadway; and Lots 2, 4 and 6 on Topeka Avenue, all in J. R. Mead's Addition to Wichita, Sedgwick County, Kansas

INSTRUMENTS EXAMINED:

Abstracts to above captioned property, covering the period of time from inception to last date as certified, and abstracting records from said last date to the date hereof.

FEE SIMPLE TITLE:

From our examination of the above instruments, we are of the opinion that on the date of the last certificate of the

*Planning Dept
Received 12-22-70
C.L.H.*

Wichita-Sedgwick County Metropolitan
Area Planning Commission
December 20, 1971
Page Two

abstracter the fee simple title to the captioned property was
vested in:

THE FOURTH NATIONAL BANK AND TRUST COMPANY,
WICHITA, a national banking association

LIENS AND ENCUMBRANCES:

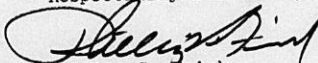
None

TAXES:

The taxes for the year 1971 and prior years are paid.

Title is satisfactory for platting.

Respectfully submitted,



Phillip S. Prick
of FOULSTON, SIEFKIN, POWERS & EBERHARDT

PSF/jc


THE GAS SERVICE COMPANY
General Offices • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
WICHITA, KANSAS 67201

December 21, 1971

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67208

Attention: Mr. Robert Lakin

Re: Plat of Fourth Financial Replat

Gentlemen:


Reference is made to our letter of November 18, 1971, regarding the Fourth Financial Replat which vacates the east-west alley north of Douglas Avenue and a portion of the north-south alley between Broadway Avenue and Topeka Avenue.

Arrangements have been made by The Fourth National Bank and Trust Company, Wichita for the relocation of our 8" main in the east-west alley north of Douglas Avenue. Item 2 Subdivision Committee Recommendation of November 18, 1971.

We are still negotiating with Southwestern Bell Telephone Company for the substitute easement in lieu of the north-south 20-foot utility easement, which coincides with the existing north-south alley, now shown on the plat. Item 3 Subdivision Committee Recommendation of November 18, 1971.

To date arrangements have not been completed for our facilities in the north-south alley between Broadway Avenue and Topeka Avenue.

Yours very truly,
THE GAS SERVICE COMPANY



S. E. Walker, Jr.
General Superintendent

GWE:ch



Distributor of Natural Gas in the Heart of the Nation.

LAW OFFICES OF
LOUIS W. CATES
PHONE (316) 264-6363
COLLEGE BUILDING
209 NORTH BROADWAY
WICHITA, KANSAS 67202

December 16, 1971

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

PRELIMINARY AND FINAL OPINION

Re: Examination of Lot 2, Block A,
Fourth Financial Replat, Wichita,
Sedgwick County, Kansas

Attention: Jack H. Galbraith,
Chief Planner

Dear Mr. Galbraith:

This is to certify that on this date the under-
signed examined title to the above described real property
located in the City of Wichita, Sedgwick County, Kansas.
Based upon such examination, it is the opinion of the under-
signed that the title to said property is vested in SOUTH-
WESTERN BELL TELEPHONE COMPANY, A MISSOURI CORPORATION, sub-
ject to the following comments and requirements:

1. TAXES: Taxes for the year 1971 and prior years are paid.
2. LIENS & ENCUMBRANCES: There appear to be no liens or encumbrances affecting title to the captioned property.

of no problem - lease holder has been granted the right to sign on behalf of lease
COMMENT: We note that as to said lots 24 and 26 in the former J. R. Mead's Addition leasehold title only, is as shown in the Southwestern Bell Telephone Company pursuant to a written lease for the term of 99 years, dated February 1, 1954, expiring on the 31st day of January, 2,053.

4. Title is satisfactory for platting.

This opinion is given for the benefit of the addressee only.

Yours very truly,

Louis W. Cates
Louis W. Cates

LWC:sw



LAW OFFICES OF
LOUIS W. CATES
PHONE (316) 264-6363
COLLEGE BUILDING
209 NORTH BROADWAY
WICHITA, KANSAS 67202

December 13, 1971

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

Re: S/D 71-81 - Final Plat of
Fourth Financial Replat

Attention: Mr. Jack H. Galbraith,
Chief Planner

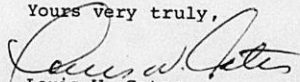
Dear Mr. Galbraith:

Please be advised that the undersigned represents the Southwestern Bell Telephone Company and I have been authorized to inform you that, pursuant to MAPC requirements, the Fourth Financial Corporation has made satisfactory financial arrangements to relocate three underground telephone conduits now located in Block 1 of the proposed Fourth Financial Replat.

These cables presently are located in the vacated East/West lots adjacent to the now existing Self Service Drug Store, and approximately 146' North of the Southeast corner of Broadway and Douglas.

Our Engineering Department has found that an estimated relocation in said amount has been approved by the Fourth Financial Corporation.

Yours very truly,


Louis W. Cates

LWC:sw

OK as to arrangements with SWB only



LAW OFFICES OF
LOUIS W. CATES
PHONE (316) 264-6363
COLLEGE BUILDING
209 NORTH BROADWAY
WICHITA, KANSAS 67202

December 1, 1971

Gas Service Company
127 North Market
Wichita, Kansas 67202

Attention: Mr. S. E. Walker, Jr.

In re: Fourth Financial Replat

Dear Mr. Walker:

Please be advised that the undersigned represents Southwestern Bell Telephone Company regarding the Fourth Financial Replat bounded by Douglas and First Streets on the North and South and Broadway and Topeka Avenue on the East and West.

Please be further advised that I am authorized to and do hereby commit to your company on behalf of my client the following insofar as it pertains to easements and relocation of Gas Service Company's gas lines now affected by the above replat:

1. We have agreed to vacate the 20' north-south alley subject however to a 20' Gas Service Company easement extending from the north property line of Southwestern Bell Telephone south to the north line of the proposed alley cul-de-sac.

2. In addition thereto, it is agreed that when it becomes necessary for Southwestern Bell Telephone Company to completely close the north-south alley for expansion purposes, Southwestern Bell Telephone will pay the cost of relocation and hookup of those lines contained in the easement and Gas Service Company will agree to abandon its easement upon receipt of monies for relocation and hookup.

Very truly yours,

Louis W. Cates
Louis W. Cates

LWC/lw
cc: Jack H. Galbraith
Phil Frick



C
O
P
Y

November 30, 1971

R. S. Delamater & Associates
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 71-81 - Final Plat of
FOURTH FINANCIAL REPLAT

Dear Mr. Delamater:

At the regular meeting of the Metropolitan Area Planning Commission on November 29, 1971, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Sub-division Committee, subject to the conditions stated in our letter of November 19, 1971.

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

1. Compliance with the requirements of the Metropolitan Area Planning Commission.

have rec'd. on 12-29-71
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

see memo from Rubin to file dated 1-19-72
3. Certification by an attorney that fee title is vested in the platlor.

4. Certification that all taxes due and payable for 1971 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: 4th National Bank & Trust Co., 200 East Douglas 67202
Southwestern Bell Telephone Co., 154 North Broadway 67202
Douglas M. Geck, J. C. Penny Company, 130 North Broadway 67202
Louis Cates, 209 North Broadway 67202
Phillip S. Frick, 4th National Bank Building 67202

November 19, 1971

R. S. Delamater & Associates
512 Century Plaza Building
Wichita, Kansas 67202

Subject: S/D 71-81 - Final Plat
of FOURTH FINANCIAL REPLAT

Gentlemen:

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 recommend that this plat be approved, subject to:

1. There are existing alley curb returns and utility facilities which are affected by the proposed alley vacations in this replat. Therefore, any relocation, abandonment or closing of such facilities necessitated by the vacation, shall be at the sole expense of the applicants without cost to the City, County or any affected utility companies.

OK for relocation of sewer - included in cost guarantee submitted for alley paving

OK for relocation of 51V Bell cables on lot 1 - see table

The applicants shall contact the appropriate parties involved, including the Engineering Division of the Department of Public Works, the Arkla Gas Company and the Gas Service Company, relative to making satisfactory arrangements for relocation, abandonment and/or closing of the facilities affected by this replat. Letters shall be furnished to the Planning Department from said parties indicating that these arrangements have been completed.

OK The applicant shall contact the Gas Service Company and make satisfactory substitute easement arrangements in lieu of the north-south 20-foot utility easement now shown on the plat.

When approaches reconstructed
Southbound crossing replace
sections - raise south side,
northbound replace sections.
Replace sections.
Asphalt between plank & pavement
O.K.
Crossing okay; sewer contracto
covered end of culvert.
O.K.
Crossing okay; sidewalk
needs to be repaired.
Smooth with asphalt.
Smooth crossing with asphalt.
City to furnish plan for re-
construction of pavement through
abandoned track removing sharp
approach. Railroad will pay for
easement through track area on

November 19, 1971

R. S. Delamater & Associates
512 Century Plaza Building
Wichita, Kansas 67202

Subject: S/D 71-81 - Final Plat
of FOURTH FINANCIAL REPLAT

Gentlemen:

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 recommend that this plat be approved, subject to:

1. There are existing alley which are affected by the replat. Therefore, any of such facilities necessary at the sole expense of the City, County or any affected party. The applicants shall contract with the City of Wichita, Public Works, the Arkla Gas Company, relative to making satisfactory arrangements for abandonment and/or closing of the alley. Letters shall be submitted from said parties indicating when the work will be completed.

OK for relocation of sewer - included in cash guarantee for alley paving

2. The applicant shall contract with the City of Wichita, Public Works, to substitute a north-south 20-foot utility

NOTE:

- Applicant's engineers also needs to resolve dimensions on the plat

PC: - Surplus in block vs. that originally platted

- Creation of RE in relation to south line of Penny's Building dimensions vs. text

Page 2
November 19, 1971

4. The applicant shall contact the Engineering and Maintenance Divisions of the Department of Public Works and make satisfactory substitute easement arrangements in lieu of the north-south 20-foot utility easement now shown on the plat.
5. The applicant shall install or guarantee the paving of the east-west alley being dedicated in accordance with the standards and specifications of the City Engineer.
6. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 Monday, November 29, 1971, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: 4th National Bank & Trust Co., 200 East Douglas, 67202
Southwestern Bell Telephone Co., 154 North Broadway, 67202
Douglas M. Geck, Store Manager, J. C. Penny Company
130 North Broadway, 67202
Louis Cates, 209 North Broadway, 67202
Phillip S. Frick, 4th National Bank Bldg., 67202



THE GAS SERVICE COMPANY

General Offices • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
WICHITA, KANSAS 67201

November 18, 1971

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Attention: Mr. Robert Lakin

Re: Plat of Fourth Financial Replat

Gentlemen:

Reference is made to the final plat of Fourth Financial Replat which vacates the east-west alley north of Douglas Avenue and a portion of the north-south alley between Broadway Avenue and Topeka Avenue.

The Gas Service Company has an 8" low pressure feeder main in the east-west alley north of Douglas Avenue and a 6" low pressure main in the north-south alley between Broadway Avenue and Topeka Avenue. The design of the system serving this area is such that it will be necessary for the Fourth Financial Corporation to make arrangements for the relocation of the 8" low pressure feeder main at a location where the existing 6" main in the north-south alley can be tied into it.

Yours very truly,
THE GAS SERVICE COMPANY

S. E. Walker, Jr.
General Superintendent

GWE:ss

MAPD
rev'd. on
11/18/71 / JS



ARKANSAS LOUISIANA GAS COMPANY

502 Maple, Wichita, Kansas 67213

November 15, 1971

Metropolitan Area Planning Commission
City Building Annex
10 1/2 South Main
Wichita, Kansas 67202

Gentlemen:

Concerning Arkansas Louisiana Gas Company's gas main in the alley East of Broadway and South of First Street. Fourth National Bank Building Project.

This gas main is to be killed and abandoned from approximately the South side of the J. C. Penney Co's. building on South as soon as all customers on this line are gone and the main is no longer needed here. This includes the East and West gas mains in the "T" alley south of Fenney's.

If there are any questions, contact our engineering department - phone 263-7914.

Respectfully yours,

Fred Guy
Distb. Engr.

cc; J. McDaniel



Castle,

November 15, 1971

Douglas M. Geck, Store Manager
J. C. Penny Company
130 North Broadway
Wichita, Kansas 67202

Subject: S/D 71-81 - Final Plat
of FOURTH FINANCIAL REPLAT,
generally located in an area bounded
by Douglas Avenue, 1st Street,
Broadway Avenue and Topeka Avenue.

Dear Mr. Geck:

The purpose of this notice is to advise that the above referred to plat proposes to vacate the north-south and east-west alleys within the block bounded by Douglas Avenue on the south, 1st Street on the north, Broadway Avenue on the west and Topeka Avenue on the east. The plat also proposes to dedicate a new east-west alley at approximately mid-block which would extend from Topeka Avenue west to the east line of the property occupied by the J. C. Penny Store.

On Thursday, November 18, 1971 at 2:00 p.m., the Subdivision Committee of the Metropolitan Area Planning Commission will consider this final plat of Fourth Financial Replat. The meeting will be held in Room 401 of the City Building Annex, 104 South Main, Wichita, Kansas, 67202. You may attend this meeting if you so desire, to discuss with the members of the Committee your feelings concerning this plat as they relate to the vacation of said alleys.

Sincerely,

Curtis L. Newby
Planning Analyst

CLN:rme

cc: Wilmer Freund, Engineer
512 Century Plaza, 67202

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 71-81 Name FOURTH FINANCIAL REPLAT
Date Application Rec'd. 11-8-71 Preliminary Approval N/A
Scheduled S/D Meeting 11-18-71

DESCRIPTION

General Location In an area between Broadway and Topeka and between Douglas and First Streets
Owner 4th National Bank & Trust Co.
Surveyor/Engineer R. S. Delamater
Address 152 Century Plaza Phone 262-8293

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>3.84</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> <u>2</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>2</u> | TOTAL <u> </u> None <u> </u> ft. |
| 3. Minimum Lot Frontage <u>212</u> ft. | 8. Sidewalk adjacent to all streets? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no |
| 4. Minimum Lot Area <u>67,527</u> sq. ft. | |
| 5. Existing Zoning <u>D</u> | |
| 6. Proposed Zoning <u>D</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> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

1. It is the understanding of the Planning Department that four (4) existing utility facilities are affected by the proposed alley vacations in this replat. The applicants shall contact the appropriate parties involved and make satisfactory arrangements for their abandonment and/or relocation, and shall furnish to the Planning Department letters from said parties indicating that these arrangements have been completed.
2. The applicant shall install or guarantee the paving of the east-west alley being dedicated on this plat.
3. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

**R. S. DELAMATER
& ASSOCIATES**

CONSULTING ENGINEERS TELEPHONE (316) 262-8293 512 CENTURY PLAZA WICHITA, KANSAS 67202

November 8, 1971

4th Financial Replat

Mr. Robert A. Lakin
Director, M.A.P.D.
City Building Annex
Wichita, Kansas 67202

Dear Mr. Lakin:

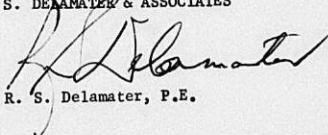
We are submitting herewith an application for subdivision approval together with twenty-nine prints of 4th Financial Replat, 15 prints of the Vicinity Map and a draft for \$53 to cover the application fee.

We request that this plat be placed on the agenda for the next meeting of the Subdivision Committee.

Very truly yours,

R. S. DELAMATER & ASSOCIATES

By


R. S. Delamater, P.E.

RSD/rr
Enclosures

cc: 4th Financial
Southwestern Bell

Map No.: 5547
Section No.: 21
Twp. No.: 27S
Range: 1E

S/D No. 71-81

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Fourth Financial Replat

General Location: Downtown - Between Broadway - Topeka Avenues and Douglas and First Street

Name of Property Owner: 4th Nat'l. Bank & Trust Co., and Southwestern Bell Telephone Co.

Address: 200 E. Douglas and 154 N. Broadway Phone: 268-4000

Name of Subdivider: Same as above Phone: 268-4000

Name of Agent/Surveyor: R. S. Delamater and Associates

Address: 512 Century Plaza, Wichita Phone: 262-8293

Date of Application: November 5, 1971

SUBDIVISION INFORMATION:

- | | | | |
|--|-----------------------|--|--|
| 1. Gross Acreage of Plat | <u>3.84</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. _____ R/W _____ ft. | |
| Residential _____ | <u>--</u> | b. _____ R/W _____ ft. | |
| Commercial _____ | <u>--</u> | c. _____ R/W _____ ft. | |
| Industrial _____ | <u>--</u> | d. _____ R/W _____ ft. | |
| Other "p" _____ | <u>Two</u> | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>Two</u> | TOTAL <u>None</u> ft. | |
| 3. Minimum Lot Frontage | <u>212</u> ft. | 8. Sidewalk adjacent to all streets? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no | |
| 4. Minimum Lot Area | <u>67,527</u> sq. ft. | | |
| 5. Existing Zoning | <u>"p"</u> | | |
| 6. Proposed Zoning | <u>Same</u> | | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Wichita Water Department</u> | | | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | | | |
| 12. City of Wichita <input checked="" type="checkbox"/> 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.

The Fourth National Bank and Trust Company, Wichita

Owner's Signature: [Signature]

Chairman of the Board

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

Received by [Signature]
Date 11/8/71
Fee Submitted 53/00

T9-301B (10-68)

264-B



Form 273-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
<i>411 1/2</i>	<i>10.00</i>
<i>South 9th & ...</i>	

Name *Robert B. ...*

Address *411 1/2 ...*

Type *40-467103*

Due Date

Comments:

Date *11-8-71*

By *[Signature]*