

PLAT NO. S/D 72-44 MAP NO. 5950
C-9-D

NAME HINKLE'S ADDITION

LOCATION On the east side of Woodlawn in an area 1/2
mile north of 21st Street North

ENGINEER Professional Engineering Consultants

OWNER Jack B. Hinkle, Trustee

APPLICATION FILED 4-28-72

SKETCH PLAT FILED 4-28-72

PRELIMINARY FILED 5-8-72

S/D ACTION 5-11-72

FINAL FILED 5-18-72

S/D ACTION 5-18-72 approve.

MAPC ACTION 5-25-72 approve

BCC ACTION 8-8-72 approve

RECORDED 8-28-72

REMARKS Expinal guarantee for S.S.
extension.

ACTING

S/D (Prelim) 5-18-72
 " (Final) approve 5-18-72
 " M.A.P.C. approve 5-25-72
 " ~~B.C.C.~~ Approve 5-5-72

S/D 72-44 - HINKLE'S ADDITION - On the east side of Woodlawn in an area 1/2 mile north of 21st Street North Professional Eng. Consul

5950
Map No. C-9-D
Sec. No. NW 1/4 6
Twp. No. 27-26 S
Range 2 E

Subdivision Report and Progress

S/D No.: 72-44

Name: HINKLE'S ADDITION

General Location: On the east side of Woodlawn in an area 1/2 Mile north of 21st Street North

Owner: Jack B. Hinkle, Trustee
Address: Union National Building 67202 Phone: 2670231
Subdivider: % Herb Kopper, City
Address: Olive W. Carver Bldg. Phone: 262-6466
Engineer/Surveyor: Professional Engineering Consultants
Address: 1440 East English 67211 Phone: 262-2691

Application Received 4-28-72
Conf. with Applicant NONE
Sketch Plat Received 4-28-72
Present Zoning "R-1"
* Proposed Zoning "BB"
Letter of Intent 5-5-72

PREL. PLAT RECEIVED 5-8-72
S/D Comm. Action 5-18-72

Dept. Report on Prel. 5-19-72

TRACING PROGRESS:
Received 6-1-72
Released 8-15-72
Received _____
Released _____

FINAL PLAT RECEIVED 5-8-72
S/D Comm. Action 5-18-72 approve

Dept. Report on Final 5-19-72
M.A.P.C. ACTION 5-25-72 approve
Dept. Report on Final 5-26-72
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 6-12-72
Final Review 8-3-72
Referral to B.C.C. 8-3-72

B.C.C. ACTION 8-8-72 approve
Recorded Aug. 28, 1972

Comments:

* Associated County zone case: 502-0286

Send Plat to:
HINKLE'S ADDITION
Mr. Earl Fulk, Trustee
Minneha Township
14228 East 13th Street
Wichita, Kansas 67230

8-15-72 Called Herb Kopper to pick up tracing for recording

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

B
9-6-72

HINKLE _____ ADDITION was

filed for record on August 28, 1972

S-2 6-10
81
vh

John Hall
Register Of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	72-44	Name	HINKLE'S ADDITION	
Application Filed:	4-28-72	Sketch Filed:	4-28-72	
Preliminary Plat Filed:	5-8-72	Approved by S/D:	5-18-72	
Final Plat Filed:	5-8-72	Approved by S/D:	5-18-72	
Approved by Metropolitan Area Planning Commission:			5-25-72	

DESCRIPTION

General Location: East side of Woodlawn in an area 1/2
mile north of 21st Street North

Surveyor or Engineer: Professional Engineering Consultants
Owner: Jack B. Hinkle, Trustee
Address: Union National Building

- | | | | |
|--------------------------|------------|--------------------------------|----------------|
| 1. Gross Acreage of Plat | 40 | 5. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. 50 R/W | 1320 ft. |
| Residential | | b. R/W | ft. |
| Commercial | | c. R/W | ft. |
| Industrial | | d. R/W | ft. |
| Other | 1 | e. R/W | ft. |
| Total Number of Lots: | 1 | | TOTAL 1320 ft. |
| 3. Minimum Lot Frontage: | 1320 ft. | 6. Existing Zoning: | "R-1" |
| 4. Minimum Lot Area | N/A sq.ft. | | |

An irrevocable letter of credit in the amount of \$55,000 has been submitted guaranteeing the extension of City of Wichita sanitary sewer to serve the Addition and a valid petition has been submitted to the Water Department guaranteeing the extension of City water to serve the Addition.

Planning Commission Recommendation:

KAMEN moved and RISING 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.

NOTE: The associated County zoning Case SCZ-0286, "R-1" to "BB" was approved by the Board of County Commissioners on June 7, 1972, subject to platting.

Vote of Planning Commission: Unanimous.

ACTION: Receive and file the irrevocable letter of credit, approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

IRREVOCABLE
COMMERCIAL
LETTER OF CREDIT



THE CHASE MANHATTAN BANK N.A.

INTERNATIONAL OPERATIONS DIVISION
Post Office Box 6024, New York, N. Y. 10016

CABLE ADDRESS:
CHAMANBANK

US\$55,000.00

July 24, 1972

DRAFTS DRAWN HEREUNDER MUST BE MARKED:
"DRAWN UNDER THE CHASE MANHATTAN BANK, N.A., NEW YORK,
CREDIT NO. 216965 " AND INDICATE THE DATE HEREOF.

The City of Wichita,
Wichita, Kansas

VIA AIR MAIL

GENTLEMEN:

WE HEREBY AUTHORIZE YOU TO DRAW ON The Chase Manhattan Bank, N.A., New York, N.Y.

BY ORDER OF THE CHASE MANHATTAN BANK, N.A., BRANCH NO. 2
(Metropolitan Branch)

AND FOR ACCOUNT OF Metropolitan Life Insurance Company,
One Madison Avenue, New York, New York 10010
UP TO AN AGGREGATE AMOUNT OF FIFTY FIVE THOUSAND U.S. DOLLARS.

AVAILABLE BY YOUR DRAFTS AT sight
ACCOMPANIED BY

-Your Signed Statement, certifying that the amount of your drawing represents the amount due to you because of default or failure to perform by Metropolitan Life Insurance Company, of the improvement of a Construction of Sewer, on or before May 18, 1974 in Hinkle Addition, a subdivision of the City of Wichita, Kansas.

presented at our office

DRAFTS MUST BE DRAWN AND ~~REMITTED~~ NOT LATER THAN August 18, 1974

THE AMOUNTS THEREOF MUST BE ENDORSED ON THIS LETTER OF CREDIT.
WE HEREBY AGREE WITH THE DRAWERS, ENDORSERS, AND BONA FIDE HOLDERS OF ALL DRAFTS DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS CREDIT, THAT SUCH DRAFTS WILL BE DULY HONORED UPON PRESENTATION TO THE DRAWEE.

THIS CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS (1962 REVISION), INTERNATIONAL CHAMBER OF COMMERCE BROCHURE NO. 222.
CH/clg

YOURS VERY TRULY,


ASSISTANT TREASURER PER PROCURATION

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE July 27, 1972



**ON SAFETY
PHASE II**

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Design & Planning Supt.

SUBJECT Hinkel's Addition

The plattors of Hinkel's Addition have submitted a valid petition for a water main extension to serve this plat. Therefore, all of our requirements for water service to this area have been fulfilled.

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

BHO:bg

cc: John D. Wynkoop, Operations Chief Engineer



Law Offices of
HOPPER, FOSTER & FUQUA
420 OLIVE W. GARVEY BUILDING
200 WEST DOUGLAS
WICHITA, KANSAS
67202

HERBERT H. HOPPER
BENJAMIN FOSTER
ROBERT S. FUQUA

July 28, 1972

AREA CODE 316
262-6466
264-4348

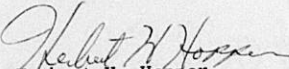
Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas

Re: Hinkle's Addition, S/D 72-44

Gentlemen:

This is to certify that I have examined evidence of title and tax receipts and find that the taxes on the Hinkle Addition are paid for the year 1971 and prior years.

Yours very truly,


Herbert H. Hopper

HHH/nr

 **Security**
ABSTRACT AND TITLE CO., INC.
434 NORTH MAIN
Phone 267-8371

Bob:

Herb Hopper asked that we deliver one copy of this commitment to you.

Roger



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. McCallough
Secretary.

Sign d. Self
Authorized Signatory



A.L.T.A. COMMITMENT

SCHEDULE A

FORM 3261

Number
189884a

Effective Date
June 6, 1972 at 7:00 A. M.

1. Policy or Policies to be issued:

OWNER'S: ALTA Fm B 1970 § To Be Determined

Proposed Insured:

Metropolitan Life Insurance Company

LOAN:

§

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple, and title thereto is at the effective date hereof vested in:
Jack B. Hinkle in his capacity as Trustee of the Eva J. Hinkle Living Trust dated the 18th day of July, 1968.
3. The land referred to in the Commitment is described in Schedule C.

SCHEDULE B — Section 1

The following are the requirements to be complied with:

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:
- (a) **File Trustee's Deed from Jack B. Hinkle as Trustee of the Eva J. Hinkle Living Trust dated July 18, 1968 to Metropolitan Life Insurance Company.**

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. **
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.
- **The taxes on captioned property are presently assessed under Key No. MI-29 which also includes additional property all of which is described as the "NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of 6-27-2E". The last half of the year 1971 is unpaid on this description in the amount of \$194.09 and is not delinquent until June 21, 1972.

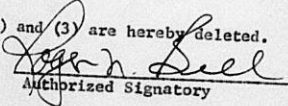
SCHEDULE B — continued

Number
189884a

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. Special taxes and assessments now assessed or levied but payable in future installments, to-wit: NONE.
4. Right of way for road purposes over the West 50 feet of captioned property as shown by the survey of Charles M. Jeffries, Registered Land Surveyor dated May 30, 1972.
5. Standard Exceptions (2) and (3) are hereby deleted.


Authorized Signatory

A.L.T.A. COMMITMENT

SCHEDULE C

FORM 3363

Number
189884a

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

Government Lot 5 in Section 6, Township 27 South, Range 2 East of the 6th P. M., Sedgwick County, Kansas, more particularly described as beginning at the W $\frac{1}{4}$ corner of said Section 6, thence Bearing N 0°00' E along the West line of said Section 6 a distance of 1329.19 feet, thence Bearing S 89°56'53" E a distance of 1139.70 feet, thence Bearing S 0°11'47" E a distance of 1329.58 feet, thence Bearing N 89°55'45" W a distance of 1144.26 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.

MEMO



TO: JOHN GIST
PRINCIPAL PLANNER
M.S.P.C.

PROJECT NO. 30-12090
PROJECT: HINKLES SDD.

COPIES TO:

ATTN:

DATE: JUNE 7TH, 1972

FROM: E. SANCHEZ

REFERENCE:

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

DELIVERED TODAY, TO YOUR OFFICE BY MR:
RON FLETCHER, THE FINAL PLST OF
HINKLES SDD. AS REQUESTED BY M.S.P.C.
LETTER OF MAY 26, 1972

E. Sanchez



May 26, 1972

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 72-44 - Final Plat of
HINKLE'S ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 1972, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of May 19, 1972.

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:

- OK* Compliance with the requirements of the Metropolitan Area Planning Commission.
- OK* Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- OK* Certification by an attorney that fee title is vested in the platlor.
- OK* *Offer made last 1/2 of 1971 taxes paid*
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: Jack B. Hinkle, Trustee, Union National Building 67202
Herbert Hopper, Attorney, Olive W. Garvey Building 67202

May 19, 1972

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Subject: S/D 72-44 - Final Plat
of HINKLE'S ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 18, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

A. Approval of the plat is subject to the approval of the associated County zone Case SCZ-0286, "R-1" to "BB".

OK B. The plat shall be amended so as to only include Government Lot 5, with that portion east of the east line of said lot being deleted. The appropriate changes regarding descriptions, dimensions, easements, etc. shall be made on the face of the plat and within the engineer's certificate and platlor's text.

OK C. The applicant shall make satisfactory arrangements and guarantee for extension of sanitary sewer to serve subject property. *Eng. verified \$5000 amount is correct.*

OK D. The applicant shall make satisfactory arrangements with the water Department for the extension of City water to serve subject property. *letter of credit for \$5,000.*

E. Recording of the plat within 30 days after approval by the Board of City Commissioners. *see memo from Otten dated 7-27-72*

It was pointed out at the meeting that the applicant would need to obtain easements across other private properties to permit extension of sanitary sewer to serve subject property.

Page 2 - Final Plat of HINKLE'S ADDITION
May 19, 1972

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, May 25, 1972 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: Jack B. Hinkle, Trustee, Union National Building, 67202
Herb Hopper, Attorney, Olive W. Garvey Bldg., 67202

PRELIMINARY AND FINAL PL
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-44 Name HINKLE'S ADDITION
Date Application Rec'd. 4-28-72 Preliminary Approval _____
Scheduled S/D Meeting 5-18-72

DESCRIPTION

General Location On the east side of Woodlawn in an area 1/2 mile north of 21st Street North
Owner Jack B. Hinkle, Trustee
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

1. Gross Acreage of Plat 40±
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other 1
 - Total Number of Lots 1
3. Minimum Lot Frontage 1320 ft.
4. Minimum Lot Area N/A ft.
5. Existing Zoning R-1
6. Proposed Zoning BB
7. Lineal Feet of New Streets:
 - a. 50 R/W 1320 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 1320 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) No (Yes-No)
12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the associated County case SCZ-0286, "R-1" to "BB".
- B. The applicant shall make satisfactory arrangements and guarantee for extension of sanitary sewer to serve subject property.
- C. The applicant shall make satisfactory arrangements with the Water Department for the extension of City water to serve subject property.
- D. 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.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Form 22-021

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.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
-------------	--------

<i>51/2</i>	<i>60</i>
<i>1/2</i>	<i>100</i>

Name

City of Wichita

Address

1441 E. Douglas

Type

24-407103

Due Date

Comments:

Date

5-9-72

By

[Signature]

May 5, 1972

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Subject: S/D 72-44 - Sketch Plat
of Hinkle's Addition, generally
located on the east side of
Woodlawn in an area 1/2 mile north
of 21st Street.

Gentlemen:

We have reviewed the above captioned sketch plat in light of its associated request for change in zoning, SCZ-0286 "R-1" to "BB", and have also looked at the area in the field. We foresee no significant problems with the property and therefore hereby approve the sketch plat, subject to the following comments and conditions:

- Submission of the required filing fee for a one lot plat of \$50.
- Requirements for submission of a preliminary and final plat of the MAPC Subdivision Regulations.
- Correcting the references on the plat drawings relative to the legal tie and the legal description to refer to "Township 27 South".
- Providing on the plat for the dedication of 50 feet of right-of-way for the east half of Woodlawn in accordance with the standards of the Subdivision Regulations for an arterial street.
- Indicating a 25-foot building setback line from the east line of Woodlawn in accordance with the requirements of the Sedgwick County Zoning Resolution.

ck The applicant and his engineer reviewing the proposed development plans for subject property, and determining appropriate access controls along Woodlawn to be indicated and granted on the plat. For a single lot or use, or at least under the single control over the 40 acres, it would appear two or three points of access on Woodlawn should be sufficient.

7. Approval of the plat being subject to the approval of zone case SCZ-0286.
8. The applicant shall make satisfactory arrangements and guarantee for the extension of water and sanitary sewer to serve subject property. The Water Department and the Engineering Division of the Department of Public Works should be contacted regarding these matters.
9. It is anticipated that representatives of the Utility Advisory Committee will need and request a minimum of a 10-foot utility easement along the north, east and south sides of subject property.

It is our understanding that the applicant desires to pursue this plat and the associated zone case within the shortest time possible. Because of this and that there appears to be no significant problems with the plat, it recommended that a preliminary and a final plat be submitted together for simultaneous consideration by the Subdivision Committee and Planning Commission. Attached for your information please find a possible sequence of events relative to the processing of the zoning request and the plat. The dates are the most optimistic and shortest time possible under the statutes and assumes that all things related and required to be done by the applicant would be completed and available for appropriate closing dates and preparation of agendas. I would suggest that the applicant begin immediately relative to formalizing petitions or other guarantees for sewer and water, and for the required title and tax opinions, etc.

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

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Page 3 - Sketch Plat of Hinkle's Addition
May 5, 1972

Enclosure

cc: Jack B. Hinkle, Trustee, Union National Bldg., 67202
Herb Hopper, Attorney, Olive W. Garvey Bldg., 67202

WICHITA, SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 1, 1972

TO Earl Rush, Chairman, Board of County Commissioners

FROM Robert A. Lakin, Director of planning *mm*

SUBJECT Zoning and Platting - Hinkle Tract
East side of Woodlawn approximately
1/2 mile north of 21st Street

We have received in our office both an application for zoning and a sketch plat for platting of the 40 acre tract on the ~~west~~ ^{east} side of Woodlawn approximately 1/2 mile north of 21st Street. Because of the interest in this tract and the need for all parties concerned to be aware of the time schedule, we have developed a sequence of events concerning zoning and platting. I would comment that these dates are the most optimistic and shortest time possible under the statutes. we did assume that all things required to be done as a condition of platting or of zoning would proceed within the schedule and be available in time for the appropriate agendas and closing dates. This would include the title and tax opinions, petitions for sewer and water, etc.

Please note that the schedule for the platting of the land includes the submission of both a preliminary and a final plat together at the same time for consideration by the Subdivision Committee and Planning Commission at their same meetings. This is a procedure that is not used often, but can be when we feel that there are no significant problems to the plat.

If there are any questions concerning this time schedule, please contact either Jack Galbraith or myself.

JHG:ber

Attachment

cc: Elmer Peters, County Commissioner
Tom Scott, County Commissioner
Grey Dresie, County Counselor
Ralph Wulz, City Manager
Don Anderson, Director of Administration
xJack Galbraith, Chief Planner, MAPD
Gary Richert, Industrial Development Officer
Fred Wendt, Chamber of Commerce
Herb Hopper, Attorney

HINKLE TRACT

COUNTY ZONE CASE:

MAPC ----- May 25
COUNTY COMMISSION ----- June 7

PLAT:

(Preliminary and final submitted together)

CLOSING DATE ----- May 8
(No later than 5-10)

SUBDIVISION COMMITTEE ----- May 18

MAPC ----- May 25

CITY COMMISSION ----- May 30 OR
June 6
(Probably June 6 since zoning not heard
until June 7)

RECORD PLAT ----- June 2-9

ZONING RESOLUTION PUBLISHED - Approximately June 12

ISSUE PERMITS ----- June 13

Map No.: C-9D
Section No.: 6
Twp. No.: 26S-27
Range: 2E

S/D No. 72-44

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Hinkle's Addition to Sedgwick County, Kansas
General Location: SW $\frac{1}{4}$, NW $\frac{1}{4}$, Sec. 6, T26S, R2E
on the E side of Woodlawn 1/2 mi. N of 21st
Name of Property Owner: Jack B. Hinkle, Trustee Phone: 267-0231
Address: Union National Building, Wichita, Ks. 67202
Name of Subdivider: Same Phone: _____
Address: _____
Name of Agent/Surveyor: Professional Engineering Consultants Phone: 262-2691
Address: 1440 E. English, Wichita, Ks. 67211
Date of Application: April 27, 1972

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 40+
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 1320 ft.?
4. Minimum Lot Area 43,560 Sq. ft.
5. Existing Zoning R-1
6. Proposed Zoning BB
7. Lineal Feet of New Streets:
 - a. 50' R/W 1320 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 1320 ft.
8. Sidewalk adjacent to all streets? yes x no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Y (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (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 with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. 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: Jack B. Hinkle Trustee

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

Received by MAJ
Date 4-28-72
Fee Submitted None
SKETCH PLOT