

PLAT NO. S/D 73-26 MAP NO. 5047

NAME WILLO-ESQUE SECOND ADDITION

LOCATION On the East side of Ridge Road North of Maple

ENGINEER Delamater, Freund & Scherer

OWNER L. C. Investment, Inc.

APPLICATION FILED 3-5-73

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 3-5-73

S/D ACTION 3-15-73 Approved subj to conditions

MAPC ACTION 3-22-73 Approved as recommended

BCC ACTION 4-3-73 Approved as recommended

RECORDED APRIL 27, 1973

REMARKS See Willo - Esque First case file
for overall preliminary s/d 71-84

S/D 73-26 WILLO-ESQUE SECOND ADDI-
TION - On the East side of Ridge
Road in an area North of Maple
L. C. Investment, Inc. Delamater

ACTION

	DATE
S/D COMMITTEE (final) Approved <i>only to conditions</i>	3.15.73
M.A.P.C. Approved <i>as sec- Commended</i>	3.22.73
B.C.C./ B.C.C. Approved <i>as Recommended</i>	4-3-73

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

5-1-73

WILLO-ESQUE SECOND

ADDITION was

filed for record on April 27, 1973

S-3 3-12

82
ZIP
-wh
ALWAYS USE



John H. Hark

Register of Deeds

T9-328

February 29, 1984

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Release of letter of credit associated with the platting
of Willo-esque Second Addition

L. C. Investment, Inc., has complied with the platting require-
ment which caused the City to hold the above-referenced letter
of credit. The letter of credit should be released and the
original returned to the bank with their copy of this memorandum.

Forrest L. Nagley
Junior Planner

FLN:hh

cc: L.C. Investment, Inc., 2458 S. Minneapolis, 67216
Fidelity Savings and Loan, Attention: Lon McCurdy,
229 S. Market, 67202

March 23, 1977

Bob Monroe
Reserve Savings & Loan Ass'n.
425 North Broadway
Wichita, Ks 67202

Dear Mr. Monroe:

We are returning herewith four irrevocable letters per request of Ron Lane, L. C. Investment, Inc., which were issued on the following projects:

- DAKS573028 - Willo Esque Drive, NL Willo-Esque First Addition to NL Douglas Circle; Douglas Circle, from EL Willo-Esque Drive to EL Willo-Esque 2nd Addition; Douglas Circle, from WL Willo-Esque Drive to and including Cul-de-sac, in amount \$70,000.
- DAKS573030 - Tarabury Lane, from WL Lot 15, Block B, Willo-Esque Second Addition to EL Ridge Road; Summitlawn Circle, from NL Tarabury Lane to and including cul-de-sac; Summitlawn Circle, from SL Tarabury Lane to and including cul-de-sac, in amount of \$64,200.
- DAKS573031 - Tarabury Lane, from EL Lot 20, Block B, Willo-Esque 2nd Addition to WL Lot 15, Block B, Willo-Esque 2nd Addition; Vantage View Circle, from NL Tarabury Lane to and including cul-de-sac; and on Vantage View Circle from SL Tarabury Lane to and including cul-de-sac, in amount of \$36,600.
- ✓ Sidewalks - All of Willo-Esque Second Addition, in the amount of \$19,000.

Yours very truly,

Donald C. Gisick

City Clerk

Enc: 4

cc: Darrel Brewer, Engineering
Lon McCurdy, Fidelity Savings & Loan
Ron Lane, L. C. Investment, Inc.

DCG:cj

THE CITY OF WICHITA

OFFICE OF City Clerk

DATE March 22, 1977



TO John Dekker, Director of Law
FROM Donald C. Gisick, City Clerk

SUBJECT Irrevocable Letters of Credit

L. C. Investment, Inc., Developer, has submitted four Irrevocable Letters of Credit in the account of Fidelity Savings Association of Kansas, and is asking for the release of four letters of credit now on file which are held in the account of Reserve Savings and Loan Association. The amount of the new bonds is the same as the ones on file. Projects are listed below.

Please approve as to form and return to the City Clerk's Office.

- DAKC573028 - Willow Esque Drive, NL Willo-Esque First Addition to NL Douglas Circle; Douglas Circle, from EL Willo-Esque Drive to EL Willo-Esque 2nd Addition; Douglas Circle, from WL Willo-Esque Drive to and including cul-de-sac, in the amount of \$70,000.
- DAKS573030 - Tarabury Lane, from WL Lot 15, Block B, Willo-Esque Second Addition to EL Ridge Road; Summitlawn Circle, from NL Tarabury Lane to and including cul-de-sac; Summitlawn Circle, from SL Tarabury Lane to and including cul-de-sac, in the amount of \$64,000.
- DAKS573031 - Tarabury Lane, from EL Lot 20, Block B, Willo-Esque 2nd Addition to WL Lot 15, Block B, Willo-Esque 2nd Addition; Vantage View Circle, from NL Tarabury Lane to and including cul-de-sac; and on Vantage View Circle from SL Tarabury Lane to and including cul-de-sac, in the amount of \$36,600.
- ✓ Sidewalks - All of Willo-Esque Second Addition, in the amount of \$19,000.

Donald C. Gisick
Donald C. Gisick
City Clerk

DCG:cj

Enc. 4

cc: Darrel Brewer

Ronnie Lane

943-2313

His bank wants this
\$19,000⁰⁰ letter of credit
released. Lane said
the walks are in.

I told him you would
check and would
release the letter
of credit if possible.
If it cannot be
released, call him
to discuss.

L.O.
2-9-84

March 28, 1975

Ralph Wulz, City Manager

Curtis L. Newby, Junior Planner

S/D 73-26 - Willo-Esque 2nd Addition
(letter of credit)

The attached irrevocable letter of credit has been recently submitted to our office to guarantee the installation of a private sidewalk system for Willo-Esque 2nd Addition. Said sidewalk shall be constructed as was the sidewalk for Willo-Esque First Addition and shall be subject to the inspection and approval of the City Engineer. As a condition of the approval of the Willo-Esque 2nd Addition in 1973, the applicant submitted a letter agreeing to construct the private sidewalks as required. The applicant is now requesting that the attached letter of credit be accepted to replace the original letter of agreement since this will be a more valid guarantee and the applicant wants to assure the City that the sidewalk requirement will be fulfilled. The letter of credit should be scheduled for consideration before the Board of City Commissioners for formal approval. The action of the Board should be as follows: "Receive and file the irrevocable letter of credit, the filing costs of which shall be billed to the applicant".

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

Curtis L. Newby, Junior Planner

CLN:JR:rme
Attachment

cc: L. C. Investments, Inc., 6827 East Harry, 67207
Reserve Savings & Loan, 425 North Broadway, 67202

IRREVOCABLE LETTER OF CREDIT

RESERVE SAVINGS AND LOAN ASSOCIATION
(Name of bank)

Date: August 8, 1974

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 19,000.00 for the account of L. C. Investment, Inc. (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before August 8, 1976.
(Insert date two years from MAPC approval of plat)

1. Sidewalk: All of Willo-Esque Second Addition.
- 2.
- 3.

in Willo-Esque Second Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Reserve Savings and Loan Association, Credit No. R-1282, dated August 8, 1974.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before August 8, 1974.

Very truly yours,

RESERVE SAVINGS AND LOAN ASSOCIATION
(Name of bank)

By: G. R. Monroe
(Authorized signature) G. R. Monroe,

(CORPORATE SEAL)

1881007

James

August 17, 1973

L. C. Investment, Inc.
6827 East Harry
Wichita, Kansas 67207

SUBJECT: Past Due Account - Invoice No. 26609,
dated May 11, 1973 - Amt. of \$164.66

Gentlemen:

I am enclosing a copy of the Willo-Esque 2nd Addition Agenda Item indicating at the bottom the action taken by the City Commission whereupon the filing cost for the certificate accompanying the petition and the publication cost for all of the resolutions covering the paving of streets, accel-decel lane, and installation of sidewalks were to be billed to the applicant.

This account is still unpaid even though the Auditing and Accounts Division, upon two occasions by letter, has notified you. It is requested that in the event this invoice should be paid by the developer or someone other than your company, that you please forward the invoices to those individuals, or if your company is to pay these costs, please remit promptly.

Yours very truly,

R
Ralph C. Eberly
City Clerk

RCE:mln
Enclosure

cc: Lyle D. Botkin, Controller
Jack Galbraith, Chief Planner ✓



from: JLD date: _____

admin. adv. plans com. dev. social graphics

- | | | | | |
|----------------------------------|-------------------------------------|---|-----------------------------------|----------------------------------|
| <input type="checkbox"/> latal | <input type="checkbox"/> stockwell | <input type="checkbox"/> galbraith | <input type="checkbox"/> mitchell | <input type="checkbox"/> pierce |
| <input type="checkbox"/> dotson | <input type="checkbox"/> looney | <input type="checkbox"/> lytle | <input type="checkbox"/> forinash | <input type="checkbox"/> barber |
| <input type="checkbox"/> patka | <input type="checkbox"/> young, don | <input type="checkbox"/> young, bob | <input type="checkbox"/> calo | <input type="checkbox"/> garland |
| <input type="checkbox"/> dubinks | <input type="checkbox"/> shon | <input type="checkbox"/> | <input type="checkbox"/> kaither | <input type="checkbox"/> king |
| <input type="checkbox"/> laliter | <input type="checkbox"/> coloman | <input type="checkbox"/> shirkey | <input type="checkbox"/> gibson | <input type="checkbox"/> pale |
| <input type="checkbox"/> wagner | <input type="checkbox"/> hawthorn | <input checked="" type="checkbox"/> bowby | <input type="checkbox"/> smith | <input type="checkbox"/> brown |
| <input type="checkbox"/> azim | <input type="checkbox"/> darrow | <input type="checkbox"/> richter | <input type="checkbox"/> flzner | <input type="checkbox"/> crook |
| <input type="checkbox"/> | <input type="checkbox"/> houston | <input type="checkbox"/> mc murry | <input type="checkbox"/> | <input type="checkbox"/> livosay |
| <input type="checkbox"/> | <input type="checkbox"/> curfman | <input type="checkbox"/> johanson | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> mathews | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> pales | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> lynch | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> walsh | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> all staff | <input type="checkbox"/> information |
| <input type="checkbox"/> comment | <input type="checkbox"/> files |
| <input type="checkbox"/> note & return | <input type="checkbox"/> signature |
| <input type="checkbox"/> handle | <input type="checkbox"/> library |

11-16-77
Auditing no longer has all outstanding

remarks: Please take in the Willo Esque file and remember about the Third Add. is not to be processed until this has been paid. JLD

4/3

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 73-26 WILLO-ESQUE SECOND ADDITION
 Application Filed: 3-5-73 Sketch Filed:
 Preliminary Plat Filed: Approved by S/D:
 Final plat Filed: 3-5-73 Approved by S/D: 3-15-73
 Approved by Metropolitan Area Planning Commission: 3-22-73

DESCRIPTION

General Location: East side of Ridge Road north of Maple

Surveyor or Engineer: Delamater, Freund & Scherer
 Owner: L. C. Investment, Inc.
 Address: 6827 East Harry 67207

- | | | |
|--------------------------|--------------|--------------------------------|
| 1. Gross Acreage of Plat | 68.5 | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. 35 R/W 340 ft. |
| Residential | 122 | b. 64 R/W 4,500 ft. |
| Commercial | | c. 70 R/W 710 ft. |
| Industrial | | d. R/W ft. |
| Other | | e. R/W ft. |
| Total Number of Lots: | 122 | TOTAL 5,550 ft. |
| 3. Minimum Lot Frontage: | 60 ft. | 6. Existing Zoning: "AA" |
| 4. Minimum Lot Area | 6,000 sq.ft. | |

Valid petitions have been submitted guaranteeing the paving of all interior streets, the installation of an accel-decel lane on the east side of Ridge Road, the installation of public sidewalks on the north side of Maple and the east side of Ridge Road, and the extension of sanitary sewer to serve the Addition. A certificate has also been submitted certifying the petitions.

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. Kamen moved, Jackson seconded and it carried unanimously.

Certificate recording fee - Willo - Esque Second Addition 3.00
Resolutions published in the Daily Record 5-8-73

75 808	- 51	8.01
75 809	- 55	8.17
75 816	- 101	10.27
75 817	- 82	10.00
75 818	- 82	10.00
75 820	- 82	10.00
75 821	- 82	10.00
75 824	- 73	10.00
75 825	- 73	10.00
75 826	- 73	10.00
75 827	- 73	10.00
75 828	- 73	10.00
75 829	- 73	10.00
75 830	- 73	10.00
75 831	- 73	10.00
75 832	- 73	10.00
75 833	- 73	10.00
75 834	- 73	10.00
75 835	- 73	10.00
75 836	- 73	10.00
75 837	- 73	10.00
75 838	- 73	10.00
75 839	- 73	10.00
75 840	- 73	10.00
75 841	- 73	10.00
75 842	- 73	10.00
75 843	- 73	10.00
75 844	- 73	10.00
75 845	- 73	10.00
75 846	- 73	10.00
75 847	- 73	10.00
75 848	- 73	10.00
75 849	- 73	10.00
75 850	- 73	10.00
75 851	- 73	10.00
75 852	- 73	10.00
75 853	- 73	10.00
75 854	- 73	10.00
75 855	- 73	10.00
75 856	- 73	10.00
75 857	- 73	10.00
75 858	- 73	10.00
75 859	- 73	10.00
75 860	- 73	10.00
75 861	- 73	10.00
75 862	- 73	10.00
75 863	- 73	10.00
75 864	- 73	10.00
75 865	- 73	10.00
75 866	- 73	10.00
75 867	- 73	10.00
75 868	- 73	10.00
75 869	- 73	10.00
75 870	- 73	10.00
75 871	- 73	10.00
75 872	- 73	10.00
75 873	- 73	10.00
75 874	- 73	10.00
75 875	- 73	10.00
75 876	- 73	10.00
75 877	- 73	10.00
75 878	- 73	10.00
75 879	- 73	10.00
75 880	- 73	10.00
75 881	- 73	10.00
75 882	- 73	10.00
75 883	- 73	10.00
75 884	- 73	10.00
75 885	- 73	10.00
75 886	- 73	10.00
75 887	- 73	10.00
75 888	- 73	10.00
75 889	- 73	10.00
75 890	- 73	10.00
75 891	- 73	10.00
75 892	- 73	10.00
75 893	- 73	10.00
75 894	- 73	10.00
75 895	- 73	10.00
75 896	- 73	10.00
75 897	- 73	10.00
75 898	- 73	10.00
75 899	- 73	10.00
75 900	- 73	10.00

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs 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.

April 12, 1973

Ralph C. Eberly, City Clerk

Jack H. Galbraith, Chief Planner

S/D 73-26 - Willo-Esque Second Addition

Attached herewith are petitions and a certificate for same, which are associated with the above referred to plat. The plat was approved by the Board of City Commissioners on April 3, 1973, subject to the submission of the petitions guaranteeing the various required improvements on the plat. These petitions may now be placed on your agenda for the City Commission meeting of April 17, 1973.

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

JHG:rme

Attachments

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

We, L. C. Investment Co., owner and plat-
tor of Wichita-Eggen Second Add. Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

1. Street paving
2. Sidewalks
3. Sanitary sewers
4. Water
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for im-
provements, lots within Wichita-Eggen Second Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 2 day of April, 1923.

Ronald L. Lane Not.
Archie D. Conduff Sec.

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 2 day of April,
1923, before me, a notary public in and for said County and State,
came Archie D. Conduff, to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Elmer H. Carpenter
Notary Public

My Commission Expires:
April 19, 1925

THE CITY OF WICHITA
OFFICE OF Water Department

DATE April 6, 1973



TO Jack H. Galbraith, Chief Planner

FROM Bill H. Otten, Design & Planning Supt.

SUBJECT Timber Lakes Estates Addition

The plattors of Wilco-Esque Second Addition have submitted a valid petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.

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

cc: John D. Wynkoop, Operations Chief Engineer

BHC/le

THE CITY OF WICHITA
OFFICE OF ENGINEERING

DATE April 5, 1973



TO Curtis Newby, Junior Planner
FROM Darrell R. Brewer, Right-of-Way and Estimating Engineer
SUBJECT Willo-Esque 2nd Addition

This is with reference to Item "N" of your letters dated March 19, 1973, on subject plat.

Installation of private sidewalk in accordance with the sidewalk plan requires approximately 7500 lineal feet @ \$2.00 per lineal foot for \$15,000.

All petitions have been requested and are being prepared at this time.

A handwritten signature in dark ink, appearing to read "DRB", with a long horizontal flourish extending to the right.

/tn



DELAMATER, FREUND & SCHERER, P. A.
SUCCESSORS TO

**R. S. DELAMATER
& ASSOCIATES**

CONSULTING ENGINEERS

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

March 28, 1973

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Department
Fourth Floor
City Building Annex
104 South Main
Wichita, Kansas 67202

Attention: Curtis L. Newby, Junior Planner
Gentlemen:

Subject: 73-26 - WILLOWESQUE SECOND

We have transmitted to you under separate cover the completed tracing of the above captioned subdivision along with a copy of the title opinion, traverse closure computations and copies of 1972 tax receipts showing all taxes paid in full.

We have heretofore submitted a print of the plat to date along with a copy of the traverse closure computations to M. S. Mitchell for his file. We have previously discussed the matter of petitions for improvements concerning the subdivision and are certain that this matter will be resolved to everyone's satisfaction.

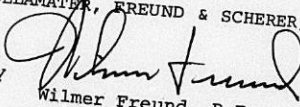
We trust this completes the requirements as outlined in your letters under date March 19 and March 23, 1973.

We trust that this matter can now be placed on the city commission agenda for approval next Tuesday, April 3, 1973. Should you have any questions concerning this subdivision, please do not hesitate to call.

Sincerely,

DELAMATER, FREUND & SCHERER, P.A.

By


Wilmer Freund, P.E.

cc: Ronnie Lane
Archie Conduff
Dick Foot

237-D

PLEASE RETURN ALL COPIES OF THIS STATEMENT, DUE NOV. 1, 1972
FIRST HALF DELINQUENT DEC. 31, 1972 SECOND HALF DELINQUENT
JUNE 21, 1973 WITH INTEREST AT 10% PER ANNUM

1972 REAL ESTATE TAX

SEDGWICK COUNTY
WICHITA, KANSAS 67203

Ronald G. Miller COUNTY TREASURER
Marie Warden COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
7220	801.06		400.53	400.53	801.06

D-417-1P
L-C INVESTMENT INC.

CORRECTED STATEMENT

RONALD G. MILLER
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST

MAKE CHECKS PAYABLE TO
RONALD G. MILLER
COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

INTEREST PAID RECEIPT NO.
400.53 353390

CA 16053
CK

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

4

PLEASE RETURN ALL COPIES OF THIS STATEMENT, DUE NOV. 1, 1972
FIRST HALF DELINQUENT DEC. 31, 1972 SECOND HALF DELINQUENT
JUNE 21, 1973 WITH INTEREST AT 10% PER ANNUM

1972 REAL ESTATE TAX

SEDGWICK COUNTY
WICHITA, KANSAS 67203

Ronald G. Miller COUNTY TREASURER
Marie Warden COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
5950	660.15		330.08	330.07	660.15

D-417-1P 40
L-C INVESTMENT INC.

CORRECTED STATEMENT

RONALD G. MILLER
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST

MAKE CHECKS PAYABLE TO
RONALD G. MILLER
COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

INTEREST PAID RECEIPT NO.
660.15 214140

CA 10608
CK

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

2

PLEASE RETURN ALL COPIES OF THIS STATEMENT, DUE NOV. 1, 1972
FIRST HALF DELINQUENT DEC. 31, 1972 SECOND HALF DELINQUENT
JUNE 21, 1973 WITH INTEREST AT 10% PER ANNUM

1972 REAL ESTATE TAX

SEDGWICK COUNTY
WICHITA, KANSAS 67203

Ronald G. Miller COUNTY TREASURER
Marie Warden COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
7220	801.06		400.53	400.53	801.06

D-417-1P
L-C INVESTMENT INC.

CORRECTED STATEMENT

RONALD G. MILLER
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST

MAKE CHECKS PAYABLE TO
RONALD G. MILLER
COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

INTEREST PAID RECEIPT NO.
400.53 214139

CA
CK

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

2

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 73-26 WILLOW BLVD SECOND ADDITION
Application Filed: 3-5-73 Sketch Filed:
Preliminary Plat Filed: Approved by S/D:
Final Plat Filed: 3-5-73 Approved by S/D: 3-15-73
Approved by Metropolitan Area Planning Commission: 3-22-73

DESCRIPTION

General Location: East side of Ridge Road
north of Maple

Surveyor or Engineer: Delamater, Freund & Scherer
Owner: L. C. Investment, Inc.
Address: 6827 East Harry 67207

1. Gross Acreage of Plat	<u>68.5</u>	5. Lineal Feet of New Streets:	
2. Number of Lots:		a. <u>35</u> R/W <u>340</u> ft.	
Residential	<u>122</u>	b. <u>64</u> R/W <u>4,500</u> ft.	
Commercial		c. <u>70</u> R/W <u>710</u> ft.	
Industrial		d. _____ R/W _____ ft.	
Other		e. _____ R/W _____ ft.	
Total Number of Lots:	<u>122</u>	TOTAL	<u>5,550</u> ft.
3. Minimum Lot Frontage:	<u>60</u> ft.	6. Existing Zoning:	<u>"AA"</u>
4. Minimum Lot Area	<u>6,000</u> sq.ft.		

Valid petitions have been submitted guaranteeing the paving of all interior streets, the installation of an accel-decel lane on the east side of Ridge Road, the installation of public sidewalks on the north side of Maple and the east side of Ridge Road, and the extension of sanitary sewer to serve the Addition. A certificate has also been submitted certifying the petitions.
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.
Kamen moved, Jackson seconded and it carried unanimously.

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs 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.

LAW OFFICES OF
BLAIR, MATLACK, ROGG, FOOTE & SCOTT, P.A.

301 NORTH MARKET
WICHITA, KANSAS 67202

March 26, 1973

AREA CODE 316
263-7536

JOHN R. BLAIR
DON MATLACK
RONALD H. ROGG
RICHARD V. FOOTE
GERALD W. SCOTT
ROBERT V. MULCH
ALAN JOSEPH

The City of Wichita
City Hall
Wichita, Kansas 67202

RE: Beginning at the Southwest Corner of the Southwest Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., thence North on the West line of said Southwest Quarter a distance of 2640.99 feet to the Northwest Corner of said Southwest Quarter; thence East on the North line of said Southwest Quarter a distance of 387.00 feet to a first point; thence South parallel to the West line of said Southwest Quarter a distance of 295.00 feet to a second point; thence East-Southeasterly with a deflection angle to the left of 68° 24' 58" a distance of 489.31 feet to a third point; thence Southeasterly with a deflection angle to the right of 16° 44' 09" a distance of 654.36 feet to a fourth point; thence East-Southeasterly with a deflection angle to the left of 17° 36' 31" a distance of 526.36 feet to a fifth point which point is 1057.84 feet South and 804.21 feet West of the Northeast Corner of said Southwest Quarter; thence South parallel to the East line of said Southwest Quarter a distance of 1575.98 feet to a sixth point on the South line of said Southwest Quarter which point is 804.21 feet West of the Southeast corner of said Southwest Quarter; thence West on the South line of said Southwest Quarter a distance of 1842.68 feet to the point of beginning, except Willo-Esque First and except Willo-Esque Center, all in the Southwest Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas.

Gentlemen:

We have examined an owner's policy of title insurance commitment No. 176645a, issued by Chicago Title Insurance Company, which covers a period of time from the United States

Patent to March 8, 1973, at 7:00 o'clock a.m., and from such examination, we are of the opinion that the fee title to the captioned property is vested in:

L. C. INVESTMENT, INC.

There is a mortgage dated March 31, 1971, executed by L. C. Investment, Inc., a Kansas corporation, to Reserve Savings & Loan Association, Wichita, Kansas, filed March 31, 1972, in Book 1712, at Page 93, to secure a note of \$230,000.00.

From such examination, we find the taxes for the first half of 1972 and all prior years are paid. The taxes for the last half of 1972 on a portion of the captioned property are unpaid.

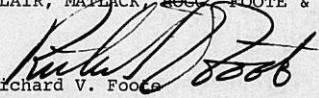
There is an easement to Sedgwick County, Kansas for public road and highway purposes over the East 10 feet of the West 40 feet of the captioned property as evidenced by an instrument dated December 26, 1957, filed January 22, 1958, in Book Miscellaneous 412, at Page 193.

There is shown an easement to the public authority authorized by law to own and operate public-owned airports in Sedgwick County, Kansas, for a permanent avigational easement over the captioned property, created by an instrument dated February 23, 1972, filed March 13, 1972, in Book 7, Page 1431.

In giving this opinion, we rely upon the provisions of the title insurance policy commitment above mentioned.

Yours very truly,

BLAIR, MATELACK, BOCC, FOOTE & SCOTT, P.A.


Richard V. Foote

RVF:ch

THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE March 27, 1973



TO Jack Galbraith, Chief Planner

FROM R. W. Bruggeman, Director of Public Works

SUBJECT Willo-Esque Second Addition

Necessary petitions for public improvements are being prepared by the City Engineer to be submitted in connection with the Willo-Esque Second Addition Plat. We do not expect these petitions to be ready for execution by the applicant until Friday, March 30, 1973.

We have talked with the applicant's engineer and he has assured us that the petitions will be submitted just as soon as they can be prepared and signed by the applicant.

At this time, as far as the Public Works Department is concerned, the plat may be forwarded to the City Commission for approval.

A handwritten signature in cursive script that reads 'R. W. Bruggeman'.

R. W. Bruggeman
Director of Public Works

RWB:gg



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

CLIENT: L.C. INVESTMENT

Proj. No. 237-D

TRAVERSE: WILLO-ESQUE 2ND ADD.

PROJECT:

Sheet 1 of 2
Date 8-25-78 by J.G.
ck'd by

STA.	-DEFLECTION- INTERIOR ANGLE	UNADJUSTED BEARING	MEASURED DISTANCE	POSITION		ADJUSTED BEARING	ADJUSTED DISTANCE
				LATITUDE NORTH	LONGITUDE EAST		
1	S. 64° 47' 18" W. Side Willo-Esque Lot 1	N 90° 00' 00" W	437.68'	10,000.00	59,000.00		1
2	Lot 1 S.E. Cor	N 0° 06' 29" W	600.00'	10,000.00	49,562.32		2
3	Lot 2 S.W. Cor	N 90° 00' 00" W	500.00'	10,600.00	49,561.19		3
4	Lot 2 N.W. C.	N 0° 06' 29" W	2040.99'	10,600.00	49,061.19		4
5	Sec. 22 E 2450'	S 89° 51' 01" E	387.00'	12,640.99	49,057.34		5
6	Res. B	S 0° 06' 29" E	295.00'	12,639.98	49,444.34		6
7	Body Res. B	S 68° 31' 27" E	489.31'	12,344.98	49,444.90		7
8	Body Res. B	S 51° 47' 18" E	654.36'	12,165.84	49,900.24		8
9	NE Cor Res. C	S 69° 23' 49" E	526.36'	11,761.07	50,414.39		9
10	SE Cor Res. D	S 0° 05' 05" W	743.62'	11,575.85	50,907.08		10
11	SE Cor Lot 38 Block D	N 64° 53' 01" W	232.15'	10,832.23	50,905.98		11
12	S.W. Cor Lot 38 Block D	N 77° 23' 35" W	67.86'	10,930.77	50,695.78		12
13	LINE Lot 37 Block B	S 74° 00' 00" W	268.00'	10,945.58	50,629.56		13
				10,871.71	50,371.94		

March 23, 1973

Delamater, Freund & Scherer
512 Century Plaza
Wichita, Kansas 67202

Re: S/D 73-26 - Final Plat of
WILLOW-ESQUE SECOND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 22, 1973, the above-captioned plat was considered. It was the action of the Commission to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of March 19, 1973.

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 platior, *for need last 2 of 12 taxes paid.*
- OK* Certification that all taxes due and payable for 1972 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: Ronnie Lane and Arch Conduff, 6827 East Harry 67207
Dean Sellers, Assistant City Engineer

Delamater, Freund & Scherer
512 Century Plaza
Wichita, Kansas 67202

March 19, 1973

Subject: S/D 73-26 - Final Plat of
WILLO-ESQUE SECOND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 15, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- ① Indicating on the final plat additional utility easements as shown on the engineer's "marked copy" of the plat.
- ② If the applicant's engineer still prefers to have all of the plat on one sheet, then the scale of the drawing shall be changed to 1 inch equals 150 feet.
- ③ The street "Willo Esque" indicated on the plat shall be labeled Willo Esque Drive.
- ④ ^{revision} The applicant shall install or guarantee the paving of all interior streets.
- ⑤ ^{revision} The applicant shall install or guarantee the extension of sanitary sewers to serve all lots being platted.
- ⑥ The applicant shall be advised that Lots 22 through 25, and 51 and 56, Block B, and Lots 1 and 2, Block C, cannot be served at present with sanitary sewer. In addition, drainage of the streets to be paved so as to drain to the west may not be able to be accomplished as there is no storm sewer system in Ridge Road.
- ⑦ The applicant and/or his engineer shall contact Bob Vinson of the Department of Public Works relative to some of the street names indicated on the plat.

- ck* The applicant shall consult with Guy Moorefield of the Soil Conservation Service relative to taking proper precautions to prevent erosion from wind and water on subject property.
- /* I. At the time of development of Lots 1 and 2, Block A, each needed utility shall be contacted relative to the placement of their respective facilities and the necessary easements for said facilities shall be prepared and recorded with the Register of Deeds.
- /* J. Prior to issuance of any building permits on Lots 1 and 2, Block A, the Fire Department shall be contacted relative to granting appropriate fire lane easements on said lots.
covered by agreement on Willo-Esque Add.
- /* The applicant shall prepare and submit a Homes Association Agreement for review and approval by the Planning Department. Said agreement shall provide for the installation and maintenance of the common open area reserves, private drives, parking, private sidewalks, etc.
- /* *covered on Willo-Esque Add.*
The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.
- M. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to some of the dimensions indicated on the plat.
- ck* *repetition*
The applicant shall install or guarantee the construction of public sidewalks adjacent to the east side of Ridge Road and the north side of Maple and the installation of the private sidewalks in accordance with the applicant's sidewalk plan.
- /* *repetition*
The applicant shall guarantee the construction of an acceleration-deceleration lane on the east side of Ridge Road adjacent to Lot 2, Block 1.
- /* *re memo to come*
The applicant shall contact the Water Department and make satisfactory arrangements for the extension of City water to serve all lots being platted.
- /* O. 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.

Page 3 - Final Plat of WILLO-ESQUE
SECOND ADDITION
March 19, 1973

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 22, 1973, 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: Ronnie Lane & Arch Conduff
6827 East Harry
Wichita, Kansas 67207

Dean Sellers, City Engineering

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-26 Name WILLO-ESQUE SECOND ADDITION
Date Application Rec'd. 3-5-73 Preliminary Approval _____
Scheduled S/D Meeting 3-15-73

DESCRIPTION

General Location On the east side of Ridge Road north of Maple

Owner L. C. Investment, Inc.
Surveyor/Engineer Delamater, Freund & Scherer
Address 512 Century Plaza Phone 262-8293

- | | | | |
|--------------------------|----------------------|--|-----------------|
| 1. Gross Acreage of Plat | <u>68.5</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>35</u> R/W <u>340</u> ft. | |
| Residential | <u>122</u> | b. <u>64</u> R/W <u>4500</u> ft. | |
| Commercial | _____ | c. <u>70</u> R/W <u>710</u> ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>122</u> | TOTAL | <u>5550</u> ft. |
| 3. Minimum Lot Frontage | <u>60</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>6,000</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>AA</u> | | |
9. Public Water Supply Yes (Yes-No), Name Wichita Water Department
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. This final plat involves a portion of a previously approved overall preliminary called Willo Esque Addition of which one portion called Willo Esque First Addition has been previously finalized and recorded.
- B. Additional utility easements if needed will be discussed at the Subdivision Committee meeting.
- C. The street "Willo Esque" indicated on the plat shall be labeled Willo Esque Drive.
- D. The applicant shall install or guarantee the paving of all interior streets.
- E. The applicant shall install or guarantee the extension of sanitary sewers to serve all lots being platted.
- F. At the time of development of Lots 1 and 2, Block A, each needed utility shall be contacted relative to the placement of their respective facilities and the necessary easements for said facilities shall be prepared and recorded with the Register of Deeds.
- G. Since access into Lots 1 and 2, Block A, which are proposed for townhouse and apartment development respectively, will be by private drive, said private drives shall be indicated on the plat as firelane easements.
- H. The applicant shall prepare and submit a Homes Association Agreement for review and approval by the Planning Department. Said agreement shall provide for the installation and maintenance of the common open area reserves, private drives, parking, private sidewalks, etc.
- I. The applicant shall submit an Avigational Easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.

DELAMATER, FREUND & SCHERER, P. A.
SUCCESSORS TO

R. S. DELAMATER
& ASSOCIATES

CONSULTING ENGINEERS TELEPHONE (316) 262-8293 512 CENTURY PLAZA WICHITA, KANSAS 67203

March 5, 1973

Robert A. Lakin, Director
Metropolitan Area Planning Department
Fourth Floor
City Building Annex
201 South Main
Wichita, Kansas 67202

Attention: Jack Galbraith, Chief Planner

Gentlemen:

We are transmitting herewith the application for the final plat of Willo-Esque Second, along with 29 prints of same.

This portion of the plat comprises all of Parcel 1, part of Parcel 2 and the remainder of Parcel 4 not heretofore platted.

We will appreciate this plat being placed on the subdivision committee agenda for Thursday, March 15, 1973. Should you have any question pertaining to the subject plat, please do not hesitate to call.

Sincerely,

DELAMATER, FREUND & SCHERER, P.A.

By

Wilmer Freund
Wilmer Freund, P.E.

cc: Archie Conduff
Ronnie Lane

237-D

*Revised
we have
to set up new
case file for
this plat
DWF*

Map No.: _____
Section No.: 22
Twp. No.: 27S
Range: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Willo-Esque Second

General Location: North of Maple Street and East of Ridge Road in
SW $\frac{1}{4}$ Section 22, T27S, R1W

Name of Property Owner: L C Investment, Inc.
Address: 6827 East Harry Phone: 684-8349 or
Name of Subdivider: Ronnie Lane and Arch Conduff 265-9979
Address: 6827 East Harry Phone: 684-8349 or
Name of Agent/Surveyor: Delamater, Freund & Scherer, P.A. 265-9979
Address: 512 Century Plaza Phone: 262-8293
Date of Application: March 5, 1973

SUBDIVISION INFORMATION:

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>68.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>35'</u> R/W <u>340</u> ft. |
| Residential <u>122</u> | b. <u>64'</u> R/W <u>4500</u> ft. |
| Commercial <u>-</u> | c. <u>70'</u> R/W <u>710</u> ft. |
| Industrial <u>-</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>122</u> | TOTAL <u>5550</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6,000</u> sq.ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning _____ | |
| 6. Proposed Zoning _____ | |
| 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 <u>X</u> 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: Charles H. Conduff

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

Received by _____
Date _____
Fee Submitted _____

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-26 Name WILLO-ESQUE SECOND ADDITION
Date Application Rec'd. 3-5-73 Preliminary Approval _____
Scheduled S/D Meeting 3-15-73

DESCRIPTION

General Location On the east side of Ridge Road north of Maple

Owner L. C. Investment, Inc.
Surveyor/Engineer Delamater, Freund & Scherer
Address 512 Century Plaza Phone 262-8293

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>68.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>35</u> R/W <u>340</u> ft. |
| Residential <u>122</u> | b. <u>64</u> R/W <u>4500</u> ft. |
| Commercial _____ | c. <u>70</u> R/W <u>710</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>122</u> | TOTAL <u>5550</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>6,000</u> sq. ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</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) _____ | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ (Yes-No) | |

STAFF COMMENTS:

- A. This final plat involves a portion of a previously approved overall preliminary called Willo Esque Addition of which one portion called Willo Esque First Addition has been previously finalized and recorded.
- B. Additional utility easements if needed will be discussed at the Subdivision Committee meeting.
- C. The street "Willo Esque" indicated on the plat shall be labeled Willo Esque Drive.
- D. The applicant shall install or guarantee the paving of all interior streets.
- E. The applicant shall install or guarantee the extension of sanitary sewers to serve all lots being platted.
- F. At the time of development of Lots 1 and 2, Block A, each needed utility shall be contacted relative to the placement of their respective facilities and the necessary easements for said facilities shall be prepared and recorded with the Register of Deeds.
- G. Since access into Lots 1 and 2, Block A, which are proposed for townhouse and apartment development respectively, will be by private drive, said private drives shall be indicated on the plat as firelane easements.
- H. The applicant shall prepare and submit a Homes Association Agreement for review and approval by the Planning Department. Said agreement shall provide for the installation and maintenance of the common open area reserves, private drives, parking, private sidewalks, etc.
- I. The applicant shall submit an Avigational Easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.

- J. The applicant shall install or guarantee the construction of public sidewalks adjacent to the east side of Ridge Road and the north side of Maple and the installation of the private sidewalks in accordance with the applicant's sidewalk plan.
- K. The applicant shall guarantee the construction of an acceleration-deceleration lane on the east side of Ridge Road adjacent to Lot 2.
- L. The applicant shall contact the Water Department and make satisfactory arrangements for the extension of City water to serve all lots being platted.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.