

PLAT NO. S/D 73-139 MAP NO. 4947

NAME FIRST PLACE WEST ADDITION

LOCATION: South of Central and East of Tyler Road

ENGINEER Moehring and Associates

OWNER First National Bank in Wichita

APPLICATION FILED 11-26-73

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 11-26-73

S/D ACTION 12-6-73 *Approved, subj. to conditions*

MAPC ACTION ²⁻⁷⁻⁷⁴ 12-13-73 *Approved* *Approved, subj. to conditions*

BCC ACTION ²⁻¹⁴⁻⁷⁴ *Agman* *Approved, subj. to street dedication*

RECORDED April 18, 1974

REMARKS Expired L of C for sanitary sewer and sidewalks on Central.

S/D 73-139 - FIRST PLACE WEST ADDN
South of Central and East of Tyler
Rd. - 1st Nat'l Bk. by Moehring &
Associates

ACTION

	DATE
S/D COMMITTEE (final) Approved	12.6.73
S/D	12.7.73
M.A.P.C.	12.13.73
Ma PC	2-14-74
B.C.C./B. CO. O.	4-2-74

Subj. to conditions approved
approved. subj. to conditions approved
approved subj. to cond 2-14-74

4-73

Map No. 4947
Sec. No. 21
Twp. No. 27S
Range 1W

Subdivision Report and Progress
S/D No.: 73-139

Name: FIRST PLACE WEST ADDITION

General Location: South of Central and East of Tyler Road

Owner: First National Bank in Wichita
Address: 105 N. Main 67202 Phone: 263-5711
Subdivider: _____
Address: _____ Phone: _____
Engineer/Surveyor: Moehring and Associates
Address: 314 Brown Building 67202 Phone: 263-6781

Application Received 11-26-73
Conf. with Applicant _____
Sketch Plat Received _____
Present Zoning "TC"
Proposed Zoning "TC"
Letter of Intent _____

PREL. PLAT RECEIVED _____
S/D Comm. Action _____
Dept. Report on Prel. _____

TRACING PROGRESS:
Received _____
Released 4/5/74
Received _____
Released _____

FINAL PLAT RECEIVED 11-26-73
S/D Comm. Action 12-6-73
Approved subj. to conditions
Dept. Report on Final 12-10-73
M.A.P.C. ACTION 12-17-73 Approved.
Dept. Report on Final Subj. to
Letter on Irons Received Conds.
Title/Taxes Rec'd & Reviewed 12-13-73
Final Review _____
Referral to B.C.C. _____

B.C.C. ACTION Approved - 4-2-74

Recorded _____

S/D final approved 2-7-74
mapc approved, subj. 2-14-74
to street dedication

Comments:

3/19/74 print for M-FC - OK
Released plat tracing 4/5/74 to Moehring for
subdividing.

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

B
6-4-74
John Hale

FIRST PLACE WEST ADDITION was
filed for record on April 18, 1974.

JOHN HALE
Register Of Deeds

T9-328



ON SAFETY
PHASE II

THE CITY OF WICHITA

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

DATE Sept. 13, 1974

TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - First Place West

Reference is made to my memo of March 28th approving a Lot Grading Plan for subject plat. The approved plan included pumping storm water from a sump to Central Avenue. The engineer, Mr. Don C. Moehring II, has submitted a REVISED LOT GRADING PLAN which provides for gravity drainage to Tyler Road thru a concrete flume. The revised plan is approved.

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

MSM/glm

cc: G. H. Wilton
Moehring & Associates
Central Inspection
First Place West Adn. Plat File



April 3, 1974

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-19 - Request for Administrative Adjustment
on West Center Community Unit Plan.

We have reviewed the letter and attached drawing from R. A. Bumgardner, First National Bank in Wichita, requesting an adjustment to permit the north-south building setback lines to be moved westerly 35 feet; and to establish a 30 foot building setback line from the south property line of their ownership. One of the conditions of approval of the C.U.P. was as follows:

The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and City Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

It should be pointed out that the property in question has been replatted as First Place West Addition and subject plat was approved by the Board of City Commissioners at yesterday's City Commission meeting. The plat as approved dedicates 35 feet of half street right-of-way on the east therefore justifying the moving of the previously approved 35 foot setback to the west an equal distance in order to have the same amount of buildable area. It should also be noted that the plat proposes a 30 foot setback from the south and consequently such setback should also be indicated on the C.U.P.

Our concurrence to this request is therefore subject to the recording of the plat with the Register of Deeds.

Upon your review of this memo, your signature of approval will indicate that you concur that this proposal is in keeping with the purpose and intent of the Community Unit Plan provisions, and is not a substantial deviation of the plan.


JHG:rme
Attachment

Mr. Robert Feldner
April 3, 1974
Page 2

APPROVED:


Jack H. Galbraith, Chief Planner

APPROVED:


Robert Feldner, Superintendent
of Central Inspection

cc: R. A. Bumgardner, Vice President
First National Bank in Wichita
105 North Main
Wichita, Kansas 67202

John D. Gist
Oblinger & Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 73-139 Name FIRST PLACE WEST ADDITION
Application & Sketch Filed: 11-26-73
Preliminary Plat Filed: N/A Approved by S/D: N/A
Final Plat Filed: 11-26-73 Approved by S/D: 12-6-73
Approved by Metropolitan Area Planning Commission: 12-13-73

DESCRIPTION

General Location: South side of Central and
east of Tyler Road

Surveyor or Engineer: Moehring & Associates
Owner: First National Bank in Wichita
Address: 105 North Main 67202

1. Gross Acreage of Plat <u>2.40</u>	6. Access Control	
2. Number of Lots:	St. <u>Central</u>	No. Openings <u>2</u>
Residential _____	St. _____	No. Openings _____
Commercial <u>1</u>	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving _____	Water _____
Total Number of Lots: <u>1</u>	Sidewalk <u>X</u>	Drainage _____
3. Minimum Lot Area: <u>2.40</u> Acres	Sewer _____	Other _____
4. Existing Zoning <u>"rc"</u>		
5. Special Problems Discussed _____		

A valid petition has been submitted guaranteeing the installation of a sidewalk on the west side of Robin Road. A letter of credit in the amount of \$300 has been submitted guaranteeing construction of a sidewalk on the south side of Central and another in the amount of \$9,000 guaranteeing the extension of sanitary sewer. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to:

- (a) Adjustment of the associated CUP (DP-19) to change the building setback lines to coincide with those indicated on this plat.
- (b) Recording of the plat within 30 days after approval by the Board of City Commissioners.

Blakey moved, Hopper seconded and it carried unanimously.
(Taylor, Hill and Rising absent.)

ACTION: Receive and file the irrevocable letters of credit and approve the petition, instruct the Director of Law to prepare the necessary resolution, and 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, authorize the Mayor to sign, and instruct the Planning Department to withhold release of the plat tracing for recording until the associated CUP has been appropriately amended.

THE CITY OF WICHITA

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

DATE March 28, 1974



TO Jack Galbriath, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT First Place West Addn.

Reference is made to my request before the Subdivision Committee for a Lot Grading plan. Please be advised that the engineer, Mr. Moehring, has furnished this office a plan which proposes to grade the north portion to drain to Central, the south portion to drain to a sump which will be pumped to the street right-of-way along the east side of the plat. From the discharge point drainage will be to Central by gravity. This plan is satisfactory.

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

MSM/glm

cc: G. H. Wilton,
John Riddel, Central Insp.
Oblinger & Smith
Moehring Consulting Civil Engrs.
First Place West Addn. Plat File

CERTIFICATE

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

I, First National Bank in Wichita, owner and plat-
tor of First Place West 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. A sidewalk four (4) feet wide on the West side of Robin Road from Central Avenue to 325 feet South of Central Avenue.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

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



Signed this 8th day of March, 1974.

R. A. Bumgardner
R. A. Bumgardner
Vice President

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

Be it remembered that on this 3rd day of MARCH,
1974, before me, a notary public in and for said County and State,
came R. A. Bumgardner, 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.

Regan J. Wesley
Notary Public

My Commission Expires
Jan. 25, 1975

March 12, 1974

Mr. R. A. Bungardner
Vice President of the
First National Bank
105 North Main
Wichita, Kansas 67202

Re: S/D 73-139 - First Place West
DP-19 West Center Community
Unit Plan

Dear Mr. Bungardner:

Yesterday I had an opportunity to review your letter of March 6, 1974, with Ray Bruggeman, Director of Public Works. Inasmuch as your letter is quite specific that Items 2, 3 and 4 will be accomplished, and inasmuch as the governing body makes these final decisions, I thought I should advise you of my understanding on these matters.

In regard to Items 2 and 3, that you be granted a minor street privilege and that the annual fee will be waived, Mr. Bruggeman advised that he and Mr. Graves had previously met and discussed the procedure to accomplish a minor street privilege with you. The first step is to submit a letter requesting the minor street privilege accompanied by plans showing how the right-of-way is proposed to be used. The letter should also request that the annual fee be waived, and I believe it is necessary to also submit some type of insurance to protect the City. Upon receipt of the letter of request, and providing that the plans are acceptable, Mr. Bruggeman advised that he will be in a position to favorably support your request for the use of the right-of-way and the waiver of the fee.

Mr. R. A. Bungardner
March 12, 1974
Page Two

Regarding Item 4, I can only advise that if it is later determined that subject location is not the appropriate place for a north-south street, and providing that all abutting property owners are agreeable to vacation, we will support the application to vacate the street right-of-way. Please be advised, however, that this would only be the Planning Department recommendation and that we cannot assure you what the recommendation would be of the Planning Commission or the final action that the City Commission would take.

Please be advised that, at this time, I do not see any problems in the statements as listed in your letter, however, these decisions will finally be determined by the Board of City Commissioners. If you have any questions regarding my remarks, please call our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:js

cc: Mr. Ralph Wuls,
City Manager

Mr. R. W. Bruggeman
Director of Public Works

Mr. Paul Graves
Traffic Engineer



WICHITA, KANSAS F I R S T N A T I O N A L B A N K I N W I C H I T A

March 6, 1974

Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Commission
104 S. Main
Wichita, Kansas 67202



Re: S/D 73-139 - Plat of First
Place West
and
DP-19 - West Center Community
Unit Plan

Dear Mr. Galbraith:

As you are aware, in MAPC's letter to Moehring and Associates of February 8, 1974, one of the conditions of approval of the above referenced plat was:

"The 35-foot contingent street dedication as appears on the east line of this final plat shall be changed to reflect a 35-foot outright street dedication."

The First National Bank in Wichita desired a contingent street dedication as opposed to an outright dedication as set out in the Bank's letter to you dated January 28, 1974. However, since the Subdivision Committee could not bring itself to approve such a plan, an alternate approach has become necessary. It is now the Bank's understanding with the City of Wichita and the appropriate Departments and Commissions that the following procedure will be followed:

1. The Bank will make a 35-foot outright street dedication along the east side of the plat.
2. The Bank will apply for and be granted a minor street privilege over said 35-foot street, which privilege will allow the Bank to use the dedicated street in conjunction with the Bank's west banking facility. The contemplated use would include, among other things, paving all or a portion of said 35-foot half street, making necessary curb cuts and connecting drives, and possibly landscaping a portion of said street.

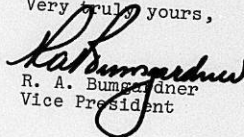
Mr. Jack H. Galbraith
March 6, 1974
Page 2

3. The City will waive the annual fee for the minor street privilege.

4. If, at some future point in time, it appears that the dedicated street is not going to be opened, the Bank or the then owners of the land adjoining the street on the west will be allowed to vacate the street.

The purpose of this letter is to make certain that the Bank and the City have a clear understanding of the procedure which is now to be followed.

Very truly yours,


R. A. Bumgardner
Vice President

RAB:ec

cc: Mr. R. W. Bruggeman
Director of Public Works

Mr. Paul B. Graves
Traffic Engineer

Mr. Bob Lakin
Planning Director

Mr. Ralph Wulz
City Manager

March 11, 1974

Mr. Vern I. Lambertz
812 North Waco
Wichita, Kansas 67203

Re: DP-19 - West Center C.U.P.
Generally located at the
southeast corner of Central
and Tyler Road.

Dear Mr. Lambertz:

This is to advise you that we have received another request for an administrative adjustment on the building setbacks originally approved on the West Center C.U.P. in 1966. Specifically, Jerry Don Andrews, Andrews-Wood Construction/Realty Company, has requested an adjustment in the 35 foot setback on the east and south sides of Parcel 2 (Lot 2) down to the 8 foot utility easement line. It is their feeling that the traffic flow would not be hindered by providing the adjustment as other buildings are required to set back from their property line a distance of 165 feet. Their desire is to build an "L" shaped building to within 8 feet of their east and south property line.

We would appreciate any comments you might have on this request. If we do not hear from you by March 20, we will assume that you have no objection to their request. Attached is a reduced zerox copy of their proposed plans.

Please call if you have any questions on this matter.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme
Attachment

March 11, 1974

Letters also sent to: The First National Bank in Wichita
Attn: R. A. Bumgardner
105 North Main
Wichita, Kansas 67202

Robert Hawkins
Box 458, R.R. #3
Springfield, Missouri 65804

Kansas Developers, Inc.
5900 East Central
Wichita, Kansas 67208

William P. Higgins, Attorney
313 First National Bank Building
Wichita, Kansas 67202

Eldon A. Terrel
9112 Bekemeyer
Wichita, Kansas 67212

March 4, 1974

Jack Galbraith, Chief Planner

Robert A. Lakin, Director of Planning

DP-19 - West Center CUP - Southeast
corner of Central and Tyler Road

Under the provisions of K.S.A. 1972 Supp. 75-4301 et seq. and in order to eliminate any possible conflict of interest in the above proceedings, it should be known that I do bank with the First National Bank of Wichita and have an automobile bank loan with said bank. And further that said bank is one of the applicants requesting administrative determinations in the above CUP. In order to avoid any possible charges of conflict of interest, I withdraw from any further consideration or proceedings in this case, and hereby direct you to make such determinations as are otherwise designated by the City ordinances to be within my prerogative as Director of Planning insofar as it applies to the zoning, Community Unit Plan or subdivisions and lot splits on the parcels of land comprising this CUP.

RAL:ber

cc: John Dekker, Director of Law
H. R. Kuhn, Assistant City Attorney

February 15, 1974

Mr. John D. Gist
c/o Ohlinger-Smith Corporation
625 1st National Bank Building
Wichita, Kansas 67202

Re: S/D 73-139 - Final Plat of
FIRST PLACE WEST ADDITION

Dear Mr. Gist:

At the regular meeting of the Metropolitan Area Planning Commission on February 14, 1973, the above-captioned plat was considered. After considerable discussion relative to whether or not the dedication for a street on the east should be an outright dedication or contingent, it was the action of the Planning Commission to require the outright dedication. The action of the Commission was to recommend the approval of the plat subject to the conditions as recommended by the Subdivision Committee and as shown in our letter to Moehring and Associates dated February 8, 1974.

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

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Moehring & Associates, 314 Brown Building 67202
First National Bank in Wichita, 105 North Main 67202
Dean Sellers, Assistant City Engineer

February 8, 1974

Moehring and Associates
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 73-139 - Final Plat of
FIRST PLACE WEST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 7, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The 35-foot contingent street dedication as appears on the east line of this final plat shall be changed to reflect a 35-foot outright street dedication.
- B. The applicant shall contact Bob Vinson of the Department of Public Works relative to indicating an appropriate name for the street on the east line of the plat. } ROBIN ROAD
- C. Approval of this plat is subject to approval of the adjustment to the associated CUP (DP-19) to change the building setbacks to coincide with those shown on this revised final plat.
- D. ^{letter of credit} The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- E. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to dimensions indicated on the plat.
- F. The applicant shall submit to M. S. Mitchell a lot grading plan. A letter from MR. Mitchell approving said plan shall be submitted to the Planning Department.

Final Plat of FIRST PLACE WEST ADDITION
February 8, 1974

Page 2

- petition - needs to be returned from Eng.*
- G. The applicant shall guarantee the construction of a sidewalk adjacent to the west line of the new street and the reconstruction of the sidewalk on Central where the adjustment is made in the right-of-way. *letter credit*
 - H. All approval dates referencing 1973 shall be changed to 1974.
 - I. The Chairman of the Planning Commission and the County Commission shall be changed to read as "Marjorie L. Taylor" and "Tom Scott" respectively.
 - J. Recording of the plat within 30 days after approval by the City Commission.

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, February 14, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rne
Enclosure

cc: First National Bank in Wichita
103 North Main, 67202

John D. Gist
Oblinger & Smith Corporation
625 1st National Bank Building, 67202

Dean Sellers, Assistant City Engineer

February 1, 1974

Mr. Vern L. Lambertz
812 North Waco
Wichita, Kansas 67203

Re: DP-19, West Center C.U.P.
Generally located at the
southeast corner of Central
and Tyler Road.

Dear Mr. Lambertz:

This is to advise you that we have received a request for an administrative adjustment on the building setbacks originally approved on the West Center C.U.P. which was approved in 1966. Specifically, Mr. R. A. Bumgardner, Vice President for the First National Bank in Wichita has requested that we administrative adjust the building setback to the west by a distance of 35 feet and to the north of their south property line a distance of 30 feet. The proposed adjustment is on plans in our office which we will be happy to review at your convenience. We would appreciate any comments you might have on this matter.

Also, we have received a revised final plat on the property owned by the Bank known as First Place West Addition. This plat is scheduled for the Subdivision Committee meeting of February 7, 1974, at 1:00 p.m., in Room 401, City Building Annex, 104 South Main, Wichita, Kansas.

If you have any questions on either the proposed setback adjustment or the revised final plat, please call either Curtis Newby or me.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme

February 1, 1974

Letters also sent to: The First National Bank in Wichita
Attn: R. A. Bumgardner
105 North Main
Wichita, Kansas 67202

Robert Hawkins
Box 458, R.R. #3
Springfield, Missouri 65804

Kansas Developers, Inc.
5900 East Central
Wichita, Kansas 67208

William P. Higgins, Attorney
313 First National Bank Building
Wichita, Kansas 67202

Eldon A. Terrel
9112 Bekemeyer
Wichita, Kansas 67212

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-139 Name FIRST PLACE WEST ADDITION
Date Application Rec'd. 11-26-73 Preliminary Approval N/A
Final Plat Approval 12-6-73
Scheduled S/D Meeting 2-7-74

DESCRIPTION

General Location South of Central and east of Tyler Road

Owner First National Bank in Wichita
Surveyor/Engineer Moehring and Associates
Address 314 Brown Building Phone 263-6781

1. Gross Acreage of Plat 2.40
2. Number of Lots: Residential _____
Commercial 1
Industrial _____
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 350 ft.
4. Minimum Lot Area 104,375 sq.ft.
5. Existing Zoning LC
6. Proposed Zoning LC
7. 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.
8. Sidewalk adjacent to all streets? X yes _____ no
9. Public Water Supply Yes (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) _____
12. City of Wichita X : Three-Mile Area N/A (Yes-No)

STAFF COMMENTS:

- A. It should be noted that this plat has been previously considered and approved by the M.A.P.C., however, is now being brought back before the Subdivision Committee in final form at the applicant's request to consider the contingent dedication of the street right-of-way along the east line of the plat. Said dedication would be contingent upon the City's need for the street.
- B. Approval of this plat is subject to approval of the adjustment to the associated C.U.P. (DP-19) to change the building setbacks to coincide with those shown on this revised final plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- D. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to dimensions indicated on the plat.
- E. The applicant shall submit to M. S. Mitchell a lot grading plan. A letter from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- F. The applicant shall guarantee the construction of a sidewalk adjacent to the west line of the new street and the reconstruction of the sidewalk on Central where the adjustment is made in the right-of-way.
- G. All approval dates referencing 1973 shall be changed to 1974.
- H. The chairmen of the Planning Commission and the County Commission shall be changed to read as "Marjorie L. Taylor" and "Tom Scott" respectively.
- I. Recording of the plat within 30 days after approval thereof by the City Commission.



WICHITA, KANSAS FIRST NATIONAL BANK IN WICHITA
January 28, 1974

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

RE: S/D 73-139 - Final Plat of First Place West
and
DP-19 - West Center Community Unit Plan

Dear Mr. Galbraith:

You are aware of our recently acquired ownership, generally located at the southeast corner of Central Avenue and Tyler Road. This property is in the process of being replatted known as First Place West, your file number S/D 73-139. Further, the property is a portion of Parcel No. 1 of the approved West Center Community Unit Plan, DP-19.

At its regular meeting on December 13, 1973, the Planning Commission approved our replat as recommended by the Subdivision Committee, the conditions of approval being set forth in correspondence from your office dated December 10 and December 14, 1973. The First National Bank in Wichita is agreeable to all of these conditions, except for "A" and "C" of the letter dated December 10 from Curtis L. Newby. Based on meetings among ourselves and our representatives with the Planning Department, the City Engineer, the Assistant City Traffic Engineer, and property owners and/or their representatives of all other properties included in DP-19, it is our desire, and we hereby request, that the final plat of First Place West be returned to the Subdivision Committee for reconsideration at their regularly scheduled meeting on Thursday, February 7, 1974.

In regard to condition "C" relative to a 35-foot half street dedication along the east side of our plat, it is our hope that we be permitted to provide for said 35 feet in the form of a "contingent dedication." The contingency requested is that the right-of-way become effective at such time as the City of Wichita needs the right-of-way for a north-south street at that location. From the meetings referred to above, it is felt that if the right-of-way is permitted to be contingently dedicated it will allow the bank to make their proposed improvements, protect the City and adjacent properties if a street is ever needed to be constructed at that location, and in the interim will not penalize our property if in fact a street is never needed or other rights-of-way from other adjacent properties are never obtained or provided.

Mr. Jack H. Galbraith
January 28, 1974
Page 2

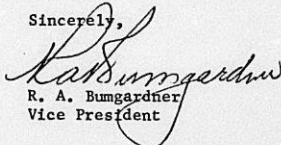
Condition "A" required that the building setbacks be indicated on the final plat to coincide with the setbacks on the approved C.U.P., DP-19. Because condition "D" requires that a 35-foot building setback be indicated from the possible new street along the east side of the plat, it is our request that we be permitted to adjust our westerly setback a corresponding distance of 35 feet to the west so as to maintain the same east-west buildable dimension as provided for on the approved C.U.P.

In our opinion, the request for a 35-foot setback adjustment to the west is a result of conditions on our final plat; and further, that such a 35-foot adjustment is not a substantial deviation of the approved C.U.P. It is for these reasons that the First National Bank in Wichita hereby further requests that the Director of Planning and the Superintendent of Central Inspection review the matter of setback adjustment, and for their favorable consideration and finding that same is permitted as a minor deviation, not constituting a major change of the C.U.P. In support of this setback adjustment on the C.U.P., the Bank is agreeable to showing the new setbacks on our final plat of First Place West, including a 30-foot setback from our south property line to insure a 30-foot rear yard or service area required on commercial C.U.P.'s.

Twenty-nine (29) copies of our final plat are being submitted for scheduling before the Subdivision Committee on February 7. We are enclosing a drawing to assist in your review of our request for setback adjustments to the C.U.P. This drawing shows the existing setback requirements, our acquired ownership, and new setbacks requested as applied to our property. In addition, please find attached a listing of the other property owners within the confines of the C.U.P., DP-19.

We thank you for your attention to this matter, and if you have any questions please do not hesitate to call.

Sincerely,


R. A. Bungardner
Vice President

RAB:csc

Enclosures

cc: Mr. Robert Feldner
Superintendent of Central Inspection
City Building Annex
104 South Main

Mr. Dick Linn, City Engineer

Mr. Bill McKinley, Asst. City Traffic Engineer

Oblinger-Smith Corporation
Attn: John D. Gist

PROPERTY OWNERS WITHIN THE "WEST CENTER COMMUNITY UNIT PLAN, DP-19"

JANUARY 1974

1. The First National Bank in Wichita
Attn: R. A. Bumgardner
105 North Main
Wichita, Kansas 67202
2. Robert Hawkins
Box 458 R.R. 3
Springfield, Missouri 65804

Agent:
Vern L. Lambertz
812 North Waco
Wichita, Kansas
3. Kansas Developers, Inc.; and
William P. Higgins
5900 East Central
Wichita, Kansas

Agent:
William P. Higgins, Attorney
313 First National Bank Building
Wichita, Kansas 67202
4. Eldon A. Terrel
9112 Bekemeyer
Wichita, Kansas 67212

December 14, 1973

Moehring and Associates
314 Brown Building
Wichita, Kansas 67202

Re: S/D 73-139 - Final Plat of
FIRST PLACE WEST

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 13, 1973, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of December 10, 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:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: First National Bank in Wichita, 105 North Main 67202
Dean Sellers, Assistant City Engineer

LAW OFFICES OF
WEIGAND, CURFMAN, BRAINERD, HARRIS & KAUFMAN

SUITE 830 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

263-9111

AREA CODE 316

LAWRENCE WEIGAND
COUNSEL

LAWRENCE E. CURFMAN
BYRON BRAINERD
CHARLES W. HARRIS
ORVAL J. KAUFMAN
DONALD A. BELL
J. L. WEIGAND, JR.
SPENCER L. DEFEW
PAUL M. BUCHANAN
JOHN R. STALLINGS
BRIAN G. GRACE
WINDELL S. SNOW
WINTON M. HINKLE
TOM G. JOHNSON
JACK SCOTT MINTTEER
DENNIS L. GILLEN
VAN R. DELNOTAL
JOHN E. CATON

December 12, 1973

WICHITA - SEDGWICK COUNTY
Metropolitan Area Planning Commission
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: S/D 73-139 - Final Plat of
First Place West, an Addition
to Wichita

Gentlemen:

At the request of First National Bank in Wichita, we are enclosing herewith our title opinion regarding the above captioned matter. Should you need anything further in the way of title evidence concerning this final plat, please contact the undersigned.

Very truly yours,


of WEIGAND CURFMAN BRAINERD HARRIS & KAUFMAN

JRS:ec

cc: Mr. Don C. Moehring
Mr. Phil Miller



LAW OFFICES OF
WEIGAND, CURFMAN, BRAINERD, HARRIS & KAUFMAN

SUITE 830 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202
263-9111
AREA CODE 316

LAWRENCE WEIGAND
COUNSEL

LAWRENCE E. CURFMAN
BYRON BRAINERD
CHARLES W. HARRIS
ORVAL J. KAUFMAN
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WINTON M. HINKLE
TOM G. JOHNSON
JACK SCOTT MINTTEER
DENNIS L. GILLEN
VAN R. DELHOTAL
JOHN E. CATON

September 15, 1973



WICHITA - SEDGWICK COUNTY
Metropolitan Area Planning Commission
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: S/D 73-139 - Final Plat of
First Place West, an Addition
to Wichita

Gentlemen:

THIS IS TO CERTIFY that we have examined the attached Chicago Title Insurance Company Policy No. 17 035 04 12395 covering the following described real property, to wit:

Lot 1, Block A, West Center Addition to Wichita, Sedgwick County, Kansas, except beginning at the Southwest Corner of Lot 1; thence East 255 feet; thence North 350 feet; thence West 230 feet; thence South 100 feet; thence West 25 feet; thence South 250 feet to the place of beginning, except the South 225 feet of the East 295 feet.

Based upon our examination, we find title to be insured in:

FIRST NATIONAL BANK IN WICHITA

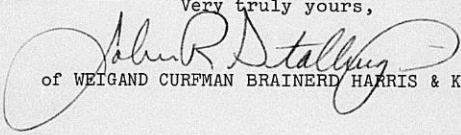
subject, however, to the following:

1. Taxes for the year 1973 and all prior years appear to be paid.
2. The said title insurance policy indicates that there are easements on the south 8 feet, the east 8 feet, and the west 8 feet of the north 175 feet of the captioned property for the construction of all public utilities.
3. The said title insurance policy also indicates that abutter's rights of access have been granted to the City of Wichita with regard to all access to or from Central Avenue and Tyler Road, over and across the north and west lines of said Block A, except said Lot 1 shall have access to Central Avenue at two locations, and access to Tyler Road at two locations.

Wichita - Sedgwick County
Metropolitan Area Planning Commission
December 12, 1973
Page 2

4. The said title insurance policy further indicates building setback lines of 35 feet on the south, 35 feet on the east, and 100 feet on the north.

Very truly yours,


of WEIGAND CURFMAN BRAINERD HARRIS & KAUFMAN

JRS:ec

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY FORM B-1970
(Amended 10-17-70)

17 035. 04 12395

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested otherwise than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Lack of a right of access to and from the land; or
4. Unmarketability of such title.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of the date of policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

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

CHICAGO TITLE INSURANCE COMPANY

By:

Alvin W. Long

President.



ATTEST:

Chester C. McCullough

Secretary.

IMPORTANT

This policy necessarily relates solely to the title as of the date of the policy. In order that a purchaser of the real estate described herein may be insured against defects, liens or encumbrances, this policy should be reissued in the name of such purchaser.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy:

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

CONDITIONS AND STIPULATIONS

1. Definition of Terms

The following terms when used in this policy mean:

(a) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company may have had against the named insured, those who succeed to the interest of such insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors.

(b) "insured claimant": an insured claiming loss or damage hereunder.

(c) "knowledge": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of any public records.

(d) "land": the land described, specifically or by reference in Schedule A, and improvements affixed thereto which by law constitute real property; provided, however, the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.

(e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(f) "public records": those records which by law impart constructive notice of matters relating to said land.

2. Continuation of Insurance after Conveyance of Title

The coverage of this policy shall continue in force as of Date of Policy in favor of an insured so long as such insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from such insured, or so long as such insured shall have liability by reason of covenants of warranty made by such insured in any transfer or conveyance of such estate or interest; provided, however, this policy shall not continue in force in favor of any purchaser from such insured of either said estates or interest or the indebtedness secured by a purchase money mortgage given to such insured.

3. Defense and Prosecution of Actions—Notice of Claim to be given by an Insured Claimant

(a) The Company, at its own cost and without undue delay, shall provide for the defense of an insured in all litigation consisting of actions or proceedings commenced against such insured, or a defense interposed against an insured in an action to enforce a contract for a sale of the estate or interest in said land, to the extent that such litigation is founded upon an alleged defect, lien, encumbrance, or other matter insured against by this policy.

(b) The insured shall notify the Company promptly in writing (i) in case any action or proceeding is begun or defense is interposed as set forth in (a) above, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest, as insured, is rejected as unmarketable. If such prompt notice shall not be given to the Company, then as to such insured all liability of the Company shall cease and terminate in regard to the matter or matters for which such prompt notice is required; provided, however, that failure to notify shall in no case prejudice the rights of any such insured under this policy unless the Company shall be prejudiced by such failure and then only to the extent of such prejudice.

(c) The Company shall have the right at its own cost to institute and without undue delay prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as insured, and the Company may take any appropriate action under the terms of this policy, whether or not it shall be liable thereunder, and shall not thereby concede liability or waive any provision of this policy.

(d) Whenever the Company shall have brought any action or interposed a defense as required or permitted by the provisions of this

policy, the Company may pursue any such litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(e) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, the insured hereunder shall secure to the Company the right to so prosecute or provide defense in such action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such insured for such purpose. Whenever requested by the Company, such insured shall give the Company all reasonable aid in any such action or proceeding, in effecting settlement, securing evidence, obtaining witnesses, or prosecuting or defending such action or proceeding, and the Company shall reimburse such insured for any expense so incurred.

4. Notice of Loss—Limitation of Action

In addition to the notices required under paragraph 3(b) of these Conditions and Stipulations, a statement in writing of any loss or damage for which it is claimed the Company is liable under this policy shall be furnished to the Company within 90 days after such loss or damage shall have been determined and no right of action shall accrue to an insured claimant until 30 days after such statement shall have been furnished. Failure to furnish such statement of loss or damage shall terminate any liability of the Company under this policy as to such loss or damage.

5. Options to Pay or Otherwise Settle Claims

The Company shall have the option to pay or otherwise settle for or in the name of an insured claimant any claim insured against or to terminate all liability and obligations of the Company hereunder by paying or tendering payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred up to the time of such payment or tender of payment, by the insured claimant and authorized by the Company.

6. Determination and Payment of Loss

(a) The liability of the Company under this policy shall in no case exceed the least of:

(i) the actual loss of the insured claimant; or

(ii) the amount of insurance stated in Schedule A.

(b) The Company will pay, in addition to any loss insured against by this policy, all costs imposed upon an insured in litigation carried on by the Company for such insured, and all costs, attorneys' fees and expenses in litigation carried on by such insured with the written authorization of the Company.

(c) When liability has been definitely fixed in accordance with the conditions of this policy, the loss or damage shall be payable within 30 days thereafter.

7. Limitation of Liability

No claim shall arise or be maintainable under this policy (a) if the Company, after having received notice of an alleged defect, lien or encumbrance insured against hereunder, by litigation or otherwise, removes such defect, lien or encumbrance or establishes the title, as insured, within a reasonable time after receipt of such notice; (b) in the event of litigation until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as insured, as provided in paragraph 3 hereof; or (c) for liability voluntarily assumed by an insured in settling any claim or suit without prior written consent of the Company.

8. Reduction of Liability

All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of the insurance pro tanto. No payment shall be made without producing this policy for endorsement of such payment unless the policy be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company.

9. Liability Noncumulative

It is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under

CONDITIONS AND STIPULATIONS (Continued)

any policy insuring either (a) a mortgage shown or referred to in Schedule B hereof which is a lien on the estate or interest covered by this policy, or (b) a mortgage hereafter executed by an insured which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy. The Company shall have the option to apply to the payment of any such mortgages any amount that otherwise would be payable hereunder to the insured owner of the estate or interest covered by this policy and the amount so paid shall be deemed a payment under this policy to said insured owner.

10. Apportionment

If the land described in Schedule A consists of two or more parcels which are not used as a single site, and a loss is established affecting one or more of said parcels but not all, the loss shall be computed and settled on a pro rata basis as if the amount of insurance under this policy was divided pro rata as to the value on Date of Policy of each separate parcel to the whole, exclusive of any improvements made subsequent to Date of Policy, unless a liability or value has otherwise been agreed upon as to each such parcel by the Company and the insured at the time of the issuance of this policy and shown by an express statement herein or by an endorsement attached hereto.

11. Subrogation Upon Payment or Settlement

Whenever the Company shall have settled a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which such insured claimant would have had against any person or property in respect to such claim had this policy not been issued, and if requested by the Company, such insured claimant shall transfer to the Company all rights

and remedies against any person or property necessary in order to perfect such right of subrogation and shall permit the Company to use the name of such insured claimant in any transaction or litigation involving such rights or remedies. If the payment does not cover the loss of such insured claimant, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss. If loss should result from any act of such insured claimant, such act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against hereunder which shall exceed the amount, if any, lost to the Company by reason of the impairment of the right of subrogation.

12. Liability Limited to this Policy

This instrument together with all endorsements and other instruments, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company.

Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest covered hereby or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this policy.

No amendment of or endorsement to this policy can be made except by writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. Notices, Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to its principal office at 111 West Washington Street, Chicago, Illinois 60602, or at any branch office of the Company.

American Land Title Association
Owner's Policy Form B-1970
(Amended 10-17-70)

POLICY
OF
TITLE
INSURANCE



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

CHICAGO
TITLE INSURANCE
COMPANY
111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

OWNERS FORM

FORM 3523

SCHEDULE A

Number
17 035 04 12395

Date of Policy
9-15-73 @ 7:00 A.M.

Amount of Insurance
\$157,500.00

1. Name of Insured:

First National Bank in Wichita

2. The estate or interest in the land described herein and which is covered by this policy is:

Fee simple

3. The estate or interest referred to herein is at Date of Policy vested in the insured.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

None

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this policy is described as follows:

Lot 1, Block A, West Center Addition to Wichita, Sedgwick County, Kansas, except beginning at the Southwest Corner of Lot 1; thence East 255 feet; thence North 350 feet; thence West 230 feet; thence South 100 feet; thence West 25 feet; thence South 250 feet to the place of beginning, except the South 225 feet of the East 295 feet.

This policy valid only if Schedule B is attached.

OWNERS FORM

SCHEDULE B

FORM 3824

Policy Number 17 035 04 12395
Owners

This policy does not insure against loss or damage by reason of the following exceptions:

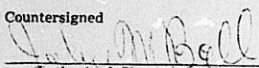
General Exceptions:

- (1) Rights or claims of parties in possession not shown by the public records.
- (2) Encroachments, overlaps, boundary line disputes, and any other 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.

Special Exceptions: The mortgage, if any, referred to in Item 4 of Schedule A.

6. Taxes or special assessments which have not been certified to the Office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
7. Building setback lines: 35 feet on the South; 35 feet on the East 100 feet on North.
8. Easements on the South 8 feet, the East 8 feet, and the West 8 feet of the North 175 feet of captioned property for the construction and maintenance of all public utilities.
9. Legal effects and consequences of all abutters rights of access to or from Central Avenue and Tyler Road, over and across the North and West lines of Block A, as granted to the City of Wichita; provided, however, that Lot 1 shall have access to Central Avenue at 2 locations, and access to Tyler Road at 2 locations.

Countersigned


Authorized Signatory

tft.

Schedule B of this Policy consists of 1 pages.

MECHANIC'S LIEN AFFIDAVIT

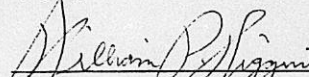
STATE OF KANSAS }
SEDGWICK COUNTY } SS

Lindy Andeel, President of Kansas Developers, Inc., and William P. Higgins, a single man
of lawful age, being first duly sworn, on oath says that they are the owner of the real
property described herein which they are selling to _____
First National Bank in Wichita, to-wit:

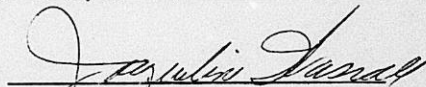
Lot 1, Block A, West Center Addition to Wichita, Sedgwick County,
Kansas, EXCEPT beginning at the Southwest Corner of Lot 1; thence
East 255 feet; thence North 350 feet; thence West 230 feet; thence South
100 feet; thence West 25 feet; thence South 250 feet to beginning, and
EXCEPT the South 225 feet of the East 295 feet.

Affiant further states that there are no outstanding bills for labor or material furnished
on or to said real property by a contractor or sub-contractor within the last four months and
there are no mechanics liens filed against said property.


Lindy Andeel


William P. Higgins

Subscribed and sworn to before me this 13th day of September, 19 73.


Notary Public
Jacqueline Wassall

My commission expires:
November 23, 1976

December 10, 1973

Moehring and Associates
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 73-139 - Final Plat
of FIRST PLACE WEST

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 6, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The building setback line indicated on the plat shall be changed to coincide with the building setback line on the associated and approved Commercial Community Unit Plan DP-19.
- B. The right-of-way line for Central Avenue shall be changed as shown on the engineer's marked copy of the final plat.
- C. A 35 foot 1/2 street dedication shall be shown on the east line of the plat. The applicant shall contact Bob Vinson of the Department of Public Works relative to an appropriate street name for said street.
- D. A 35-foot building setback from the new street shall be indicated on the plat.
- E. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- F. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to dimensions indicated on the plat.
- G. The applicant shall submit to M. S. Mitchell a lot grading plan. A letter from Mr. Mitchell approving said plan shall be submitted to the Planning Department.

Final Plat of FIRST PLACE WEST
December 10, 1973
Page 2

- H. The applicant shall guarantee the construction of a sidewalk adjacent to the west line of the new street and the re-construction of the sidewalk on Central where the adjustment is made in the right-of-way.
- I. Recording of the plat within 30 days after approval thereof by the City Commission.

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, December 13, 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: First National Bank in Wichita
105 North Main, 67202

Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-139 Name FIRST PLACE WEST
Date Application Rec'd. 11-26-73 Preliminary Approval N/A
Scheduled S/D Meeting 12-6-73

DESCRIPTION

General Location South of Central and east of Tyler Road

Owner First National Bank in Wichita
Surveyor/Engineer Moehring and Associates
Address 314 Brown Building Phone 263-6781

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>2.40</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> 1 </u> | c. <u> </u> R/W <u> </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> 1 </u> | TOTAL <u> </u> None <u> </u> ft. |
| 3. Minimum Lot Frontage <u> 350 </u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u> 104,375 </u> sq. ft. | streets? <u> X </u> yes <u> </u> no |
| 5. Existing Zoning <u> LC </u> | |
| 6. Proposed Zoning <u> LC </u> | |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u> </u> | |
| 10. Public Sanitary Sewers <u>No (Yes-No)</u> , Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u> </u> N/A <u> </u> (Yes-No) | |
| 12. City of Wichita <u> X </u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

NOTE: Subject plat involves a portion of Lot 1, Block A, West Center Addition. The Planning Department has been advised other portions of said Lot 1 have been sold or are being sold in such a manner as to create a tract without access to a public street if this final plat is approved as drawn.

- A. The applicant and/or his engineer shall be prepared to discuss redesign or modification of the plat to assure access to a possible separate ownership adjuoining the south line of the plat.
- B. The building setback line indicated on the plat shall be changed to coincide with the building setback line on the associated and approved Commercial Community Unit Plan DP-19.
- C. 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.

Map No.: 4947
Section No.: 21
Twp. No.: 27S
Range: 1W

S/D No. 73-139

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: First Place West
General Location: South of Central and East of Tyler Road
Name of Property Owner: First National Bank in Wichita Phone: 263-5711
Address: 105 N. Main
Name of Subdivider: _____ Phone: _____
Address: _____
Name of Agent/Surveyor: Moehring and Associates Phone: 263-6781
Address: 314 Brown Building
Date of Application: November 26, 1973

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2.40
2. Number of Lots:
Residential _____
Commercial 1
Industrial _____
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 350 ft.
4. Minimum Lot Area 104,375 ft.
5. Existing Zoning L.C.
6. Proposed Zoning L.C.
7. 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 0 ft.
8. Sidewalk adjacent to all streets? x yes no
9. Public Water Supply Yes (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) NA (Yes-No)
12. City of Wichita x Three-Mile Area

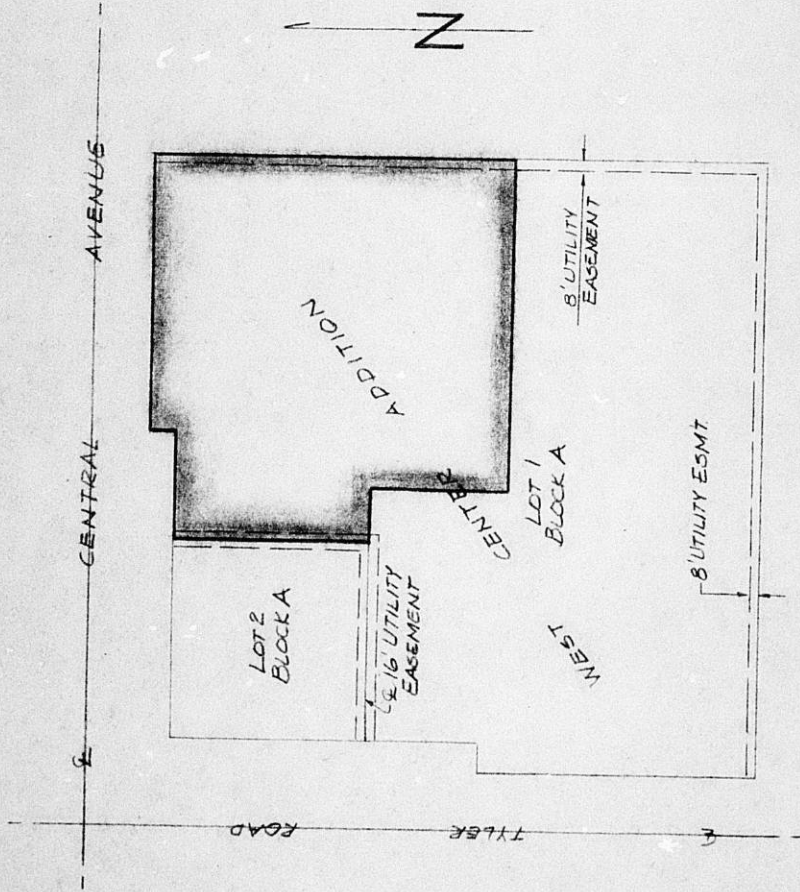
The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives 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: Phillip J Miller

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

Received by Pert Hardy
Date 11-26-73
Fee Submitted 50.00

VICINITY MAP FOR
FIRST PLACE WEST



FORM 223-001

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		

150.00

DESCRIPTION	AMOUNT
<i>Asphalt Paving</i>	
<i>105 N. 11th</i>	

Name _____

Address _____

Type _____ Due Date _____

Comments: _____

Date _____ By *Carl Hawley*