PLAT NO. S/D 74-19 MAP NO. 5846

NAME PARKLANE ADDITION

LOCATION: Between Lincoln and Harry, on the east side of Oliver

ENGINEER Oblinger-Smith Corporation

OWNER Builders, Inc.

APPLICATION FILED 2-11-74

SKETCH PLAT FILED

PRELIMINARY FILED 2-11-74

S/D ACTION 2-21-74 approved

FINAL FILED 5/6/74

S/D ACTION 5/16/74 App. sub. to conditions

MAPC ACTION 5.23.74 approved

BCC ACTION 9-10-74 Approved

RECORDED September 13, 1974

REMARKS

ACTION

		DATE
SID COMMITTEE	(Prelim) approved	2.21.74
" "	(final) app.	5-16-74
M.A.P.C.	approved	5-23-74
B.C.C./~~B.C.O.C.~~	Approved	9-10-74

S/D 74-19 - PARKLANE ADDITION -
Between Lincoln and Harry, on the
east side of Oliver, Builders, In

19

Map No. 5846
Sec. No. 25
Twp. No. 27
Range

Subdivision Report and Progress

S/D No.: 74-19

Name: PARKLANE ADDITION

General Location: Between Lincoln and Harry, on the east side of Oliver

Owner: Builders, Inc.
Address: 300 W. Douglas Phone: 261-5221
Subdivider: Builders, Inc. c/o ~~Loren Snyder~~ Chuck Drace
Address: 300 W. Douglas Phone: 261-5221
Engineer/Surveyor: Oblinger-Smith Corporation
Address: 625 First Nat'l Bank Phone: 262-0451

Application Received 2-11-74
Conf. with Applicant none
Sketch Plat Received none submitted
Present Zoning LC & B
* Proposed Zoning LC & B
Letter of Intent none

PREL. PLAT RECEIVED 2-11-74
S/D Comm. Action 2-21-74 approved

Dept. Report on Prel. 2-22-74

TRACING PROGRESS:
Received 9/4/74
Released
Received
Released

FINAL PLAT RECEIVED 5.6.74
S/D Comm. Action 5-16-74
Approved sub to conditions
Dept. Report on Final 5-17-74
M.A.P.C. ACTION 5.23.74 Approved
Dept. Report on Final 5-24-74
~~Letter on Irons Received~~ N/A
Title/Taxes Rec'd & Reviewed 8-26-74 - title 9-24-74 - taxes
Final Review 9-4-74
Referral to B.C.C. 9-5-74

B.C.C. ACTION 9-10-74 Approved

Recorded September 19, 1974

Comments:

Assoc Zone Case Z-1585 B to LC

Points for Flood Cont. 9-5-74

9/5/74 contacted Gene Perth relative to access control language in the plat's text — he indicates it is satisfactory.

T9-302 (2)

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

B
9-23-74

PARKLANE ADDITION was

filed for record on SEPT. 19, 1974.

John Hale

Register Of Deeds

T9-328

July 25, 1983

Larry Henry, Right-of-way and Estimating Engineer

Arthur D. Chambers, Senior Planner

Contingent Dedication for Street R-O-W at the southeast corner of Lincoln and Oliver.

Attached for your information is a copy of a recorded contingent dedication for street right-of-way on the southeast corner of Lincoln and Oliver. It reaffirms that the dedication will be effective upon the removal of the existing building, plus the 16'X30' addition. The previous dedication was made in conjunction with the Parklane Addition which was approved by the B.C.C. on September 9, 1974.

If you have any questions, please call.

ADC

Arthur D. Chambers, AICP
Senior Planner

ADC:el

Attachment

cc: Robert B. Feldner, Superintendent of Central Inspection

CONTINGENT DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owner of a tract of real estate hereinafter described in a community unit plan of Parklane Addition, Wichita, Sedgwick County, Kansas, to-wit:

> Beginning at the N.W. Corner of Lot 1, Block 1, Parklane Addition, Wichita, Kansas; thence east 280 feet; thence south 24.5 feet; thence southwesterly 70.76 feet to a point 35 feet south of the north line of Lot 1; thence west 175 feet; thence south 175 feet; thence southwesterly 101.09 feet to a point on the west line of said Lot and 310 feet south of the north line of said Lot; thence north 190 feet; thence west 20 feet; thence north 120 feet to beginning.

DOES HEREBY MAKE DEDICATION for public street purposes of the above described tract for additional right-of-way as indicated in said plan. CONTINGENT, HOWEVER, that said dedication shall become effective IN THE EVENT the existing service station improvements located thereon and adjacent thereto and those to be located thereon or adjacent thereto as permitted by the attached Exhibit A are removed or substantially destroyed.

Dated this 24th day of June, 1983.

MICROFILMED OF RECORD

STATE OF KANSAS } SS
SEDGWICK COUNTY
FILED FOR RECORD AT
3:30 P M
JUL 13 1983
NO. 6 41172
BETTE F. McCART
REGISTER OF DEEDS
Pat Kettler Deputy

BUILDERS, INC.

By Alexander L. Dean
Alexander L. Dean
Executive Vice President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 24th day of June, 1983, before me, the undersigned, a Notary Public in and for the State and County aforesaid, came Alexander L. Dean, Executive Vice President of Builders, Inc., to me personally known to be the person who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

MARYON L. TAYLOR NOTARY PUBLIC SEDGWICK COUNTY, KANSAS

Maryon L. Taylor
Maryon L. Taylor, Notary Public

My Appointment Expires:

February 11, 1984

Lawrence Wells, 254 Laura, Suite 205

67211

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE June 21, 1983

TO Robert B. Feldner, Superintendent of Central Inspection

FROM Robert A. Lakin, Director of Planning

SUBJECT DP-60 - Parklane Shopping Center Commercial C.U.P.
Request for Administrative Adjustment.

Attached is a copy of a letter from Lawrence Wells requesting an administrative adjustment to permit the expansion of the service station at the southeast corner of Lincoln and Oliver. An adjustment is needed because the service station is located in front of the building setback lines along Lincoln and Oliver. Mr. Wells states that a 16' X 30' addition is planned, which would be a 35% increase in size. The remodeled building is to be used for car "tune-ups" instead of as a service station and, as a result, the canopy and gasoline pumps have been removed.

COPY

The main concern that I have with allowing the building to expand is, "What will happen to the contingent dedication for street right-of-way on Lincoln and Oliver?" While General Provision 10a seems to indicate that the removal of the canopy and pumps would trigger the dedication, the recorded dedication is worded in such a manner that the existing building would need to be removed before the dedication would become effective. In order to insure that the City will receive the dedications, I feel that a document reaffirming the contingent dedication should be recorded prior to the issuance of any permits except for foundation work.

After reviewing the construction plans for the remodeled building, I do not feel that it would be a substantial deviation from the intent and purpose of the C.U.P. provisions to permit a 35% expansion of an existing nonconforming building. My opinion is subject to no additional expansions without amending the C.U.P. and to prohibiting pumps, canopies or other appurtenants in the contingent dedication area shown on the C.U.P.

Your signature of approval will indicate that you concur that the request to expand the existing building by 35% is not a substantial deviation from the intent and purpose of the C.U.P. provisions. Your signature will also indicate that Mr. Wells' request is approved subject to the following:

Page Two
Robert B. Feldner
June 21, 1983

1. The existing service station may be expanded by 35% (one 16' X 30' bay) only and that any further expansion will require an amendment to the C.U.P.

2. No pumps, canopies, or other appurtenants shall be placed in the contingent dedication area as shown on the C.U.P.

3. A copy of the recorded document reaffirming that the contingent dedication is still in effect, and will become effective upon the removal or destruction of the existing building, plus the new addition, shall be submitted to the Planning Department prior to the issuance of any building permits except for foundation work.

4. Submission of four site plans showing the existing building, new addition and circulation aisles and parking, to the Planning Department.

By copy of this memorandum, Mr. Wells will be notified of our joint action approving his request subject to the above listed conditions. If you have any questions, please call.

Robert A. Lakin
Director of Planning

APPROVED:

Robert B. Feldner
Superintendent of Central Inspection

RAL:ADC:el

Attachment

cc: ✓ Lawrence E. Wells, 254 Laura, Suite 205, Wichita 67211

BUILDERS, INC.

1000 PARKLANE / WICHITA, KANSAS 67218

February 15, 1977

PARKLANE COMMUNITY UNIT PLAN (DEVELOPMENT PLAN - 60)

PROVISION NUMBER & BRIEF DESCRIPTION	ACTION IN PROGRESS	COMPLIED WITH	NO ACTION REQUIRED - (TO BE COMPLIED WITH WHEN & IF PERMIT REQUESTED)
1. Curb Cuts	X		
2. Underground Utilities			X
3. Set backs			X
4. Drainage guarantees		X	
5. Advertising signs			X
6. Parking ratio			X
7. Screening & Landscaping			X
8. Landscape plan			X
9. Fire Lanes			X
10. Contingent dedications		X	
11. Third Lane on Oliver (Contingent on #10)			X
12. Guarantees		X	
13. Number of buildings			X
Total each category	1	3	9

2/15/77 FMB:fja

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE February 16, 1977

take time to be safe

TO Paul Graves, Traffic Engineer

FROM R.W. Linn, City Engineer

SUBJECT Street Improvements - Parklane Addition

Several street improvements were required in connection with the C.U.P. and platting of Parklane Addition. The improvements were guaranteed by a Letter of Credit which was later replaced with petitions for the improvements. Listed below are the projects as petitioned:

(1) BLECKLEY STREET, from Harry Street to the east line of Lot 4, Block 2, Parklane Aidition; and Reconstruction of the Intersection of Bleckley and Boston Street.

(2) Acel-decel Lane on the north side of Harry Street @ Bleckley.

(3) Decel Lane on the south side of Lincoln Street @ Glendale Avenue.

(4) Decel Lane on the east side of Oliver Street, from Harry to Glendale Avenue.

(5) Acel-decel Lane on the east side of Oliver, from 1090 ft. south of the north line of Lot 1, Block 1, Parklane Addition to 540 ft. south of the north line of Lot 1. (Main entrance to Parklane on Oliver)

The construction plans and specifications are completed on the Bleckley Street and Harry Street projects. These projects will be advertised for bids in March, 1977 with construction anticipated in late spring or early summer.

The Engineering Division Staff is working with Parklane representatives on the Oliver and Lincoln improvements. These projects require modification due to the vacation of Glendale Street and separate guarantees for entrance modifications approved after the Parklane C.U.P. and replat.

If additional information is necessary, please contact me.

R.W. Linn, City Engineer

RWL:gd

CC: R.W. Bruggeman, Director of Public Works

Side
Bletchley - H
Hamm Ultra Bletchley [after]

BREAK FOR LUNCH - The Commission will break for lunch at approximately 11:30 a.m. and will resume their meeting at 1:00 p.m.

* * * * * *

REMOVAL OF PARKING FROM WASHINGTON - MOSLEY

A public hearing will be held at 1:00 p.m. to consider the removal of parking from Washington - Mosley, Washington from Central to Murdock and Mosley from Murdock to 18th Street North. Affected businesses and residents along this segment of Washington - Mosley have been notified of the public hearing.

* * * * * *

PRESENTATION ON MC LEAN BOULEVARD

The extension of McLean Blvd. from 29th Street South to MacArthur Road will be discussed. Mike Thompson of Poe and Associates, R. W. Linn, City Engineer and representatives of the Kansas Department of Transportation will be present.

* * * * * *

SCHOOL SPEED LIMITS AND TRAFFIC SIGNALS

At the January 19, 1977 Traffic Commission meeting, this subject was discussed and referred back to the CPO's and the Administrative Committee for Traffic Safety Coordination for more input. The Traffic Commission Chairman is a member of the committee. Due to previous commitments in February and March, Wayne King was chosen to act in his place. An informal discussion was held January 26 with part of the Traffic Commission and the Traffic Engineering staff to formulate a list of options regarding school speed limits and traffic signals. Action requested today is to adopt or revise the list of options and forward them to the CPO's and the Committee for their input.

* * * * * *

PROPOSED ORDINANCE REGARDING OFF-STREET PARKING FACILITIES OWNED AND MAINTAINED BY THE CITY

This pertains to the parking lots owned and maintained by the City of Wichita at 1411 East 21st Street and on the northeast corner of 21st and Market.

* * * * * *

RESIDENTIAL STREET PARKING POLICY

A revised residential street parking policy will be presented to the Traffic Commission for their comments and approval.

* * * * * *

Paul B. Graves

Paul B. Graves, Secretary
Wichita Traffic Commission

TRAFFIC COMMISSION AGENDA

February 16, 1977

9:15 a.m.

The Wichita Traffic Commission will meet in the City Commission meeting room on the first floor of City Hall, 455 North Main. The meeting will begin at 9:15 a.m. (Please note the earlier time)

ROLL CALL

APPROVE MINUTES OF JANUARY 19, 1977

* * * * * *

OPEN MEETINGS - EXECUTIVE SESSIONS

This is in regard to a memo from John Dekker, Director of Law, summarizing the provisions of the open meeting statutes and City ordinances pertaining thereto.

* * * * * *

DISCUSSION OF MASS TRANSIT

This item will begin at 9:30 a.m. Representatives from the Metropolitan Transit Authority, Metropolitan Area Planning Department, Department of Public Works and Traffic Engineering Division staff will be present to discuss this item.

* * * * * *

CONTINUATION OF DISCUSSION ON REQUEST FOR SIGNALIZED CROSSING ON BLECKLEY NORTH OF HARRY

(This item will begin approximately 10:30 a.m.)

After discussion of this request at the January Traffic Commission meeting, it was decided to invite representatives from the Metropolitan Area Planning Department, the Director of Public Works' office, and Builders, Inc., to attend the February Traffic Commission meeting for further discussion.

* * * * * *

PETITION TO RESTRICT PARKING ON LONGFORD LANE

A petition has been received requesting no parking from 8 a.m. to 12 noon on the 500 and 600 blocks of Longford Lane. This request is related to the use of the 500 and 600 blocks by Kapaun-Mt. Carmel students for parking.

* * * * * *

October 27, 1976

Mr. Lawrence Wells
254 Laura, Suite 205
Wichita, Kansas 67211

Subject: Willow Walk/Dry Creek

Dear Mr. Wells:

Reference is made to our meeting yesterday regarding plans for a proposed Willow Walk along Dry Creek between Lincoln and Harry. The purpose of this letter is to give you my written recommendation that no further improvement or beautification along the area between Lincoln and Boston be approved or permitted until the channel improvement work between Boston and Harry is completed which was agreed to as a condition of platting of Parklane Addition. Not only the appearance but the lack of channel capacity is of concern to us and residents of the area.

Yours truly,

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

MSM/glm

cc: G. H. Wilton
Jack Galbraith
Parklane Addn. Plat File
Dry Creek Stream File

Attach. - Dry Creek Topo (1 sheet)
Storm Water Drain No. 23 (3 sheets)

August 12, 1975

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

S/D 74-19 - Parklane Addition.
(irrevocable letters of credit)

We have received notification from Darrell Brewer of the Engineering Department that valid petitions have been submitted and approved for the following improvements on Parklane Addition:

1. Reconstruction of the intersection of Bleckley at Boston and Bleckley at Battin.

2. Widen Bleckley from Battin south to Harry.

3. Construction of a deceleration lane on Harry east of Bleckley.

4. Construction of a deceleration lane on Harry west of Bleckley to the existing curb cut.

5. Construction of deceleration lane on Oliver from Glendale south to Harry.

6. Construction of an accel-decel lane on the east side of Oliver at the major entrance, and improve the major entrance to major approach standards.

7. Construction of a deceleration lane on Lincoln west of Glendale.

8. Relocate fire hydrants.

9. Construction of sidewalks adjacent to the east side of Oliver, the south side of Glendale, the north side of Harry, and both sides of Bleckley and Boston.

10. Increase the size of the existing storm water sewer on Block 1, or in lieu thereof provide an additional sewer.

11. Construction of a storm water sewer serving the intersection of Bleckley and Zimmerly.

12. Construction of a storm water sewer serving the intersection of Bleckley and Battin.

13. Construction of a box culvert from south line of Boston to the south line of Lot 2, Block 2.

14. Construction of an earth channel from the south line of Block 2 to the north line of Harry.

15. Sanitary Sewer Improvements in Block 2.

Two irrevocable letters of credit in amounts of $203,500 and $176,450 were originally submitted to guarantee the above listed improvements. The letters of credit are being held by your office and may now be released upon the request of the applicant. It is our understanding that release of the irrevocable letters of credit requires no action by the Board of City Commissioners.

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

Jack H. Galbraith, Chief Planner

JHG:JR:rme

cc: Builders, Inc., 300 W. Douglas, 67202
Fourth Financial Center, 100 N. Broadway, 67202

LEARNED, CRAIG AND FOLEY, P.A.
LAW OFFICES
SUITE 350, R. H. GARVEY BUILDING
300 WEST DOUGLAS
WICHITA, KANSAS 67202

EDMUND R. LEARNED
JERI B. CRAIG
D. EMMETT FOLEY
JOHN W. JORDAN

261-5271
AREA CODE 316

November 25, 1974

Mr. Robert A. Lakin
Secretary
Wichita--Sedgwick County Metropolitan
Area Planning Commission
Fourth Floor--Wichita City Annex
Wichita, Kansas

Re: Parklane Addition
to the city of
Wichita, Kansas

Dear Mr. Lakin:

Mr. M. S. Mitchell of the Wichita Flood Control office has called to my attention as General Counsel of Builders, Inc. that there is an error in a distance shown on the above plat.

Commencing at the Northwest Corner of Lot 2, Block 2 a distance of 69.61 feet is shown going southerly on the east side of Glendale. Mr. Mitchell advises me that this distance should be 69.16 feet and I have verified this with the Baughman Company. In checking this with Baughman Company they suggested that it could be cleared by refiling a corrected plat.

Mr. Mitchell thought there might be some simple way which you could have this corrected. I would appreciate being advised if this can be done and if so what would be necessary to have done.

Sincerely yours,

LEARNED, CRAIG AND FOLEY, P.A.

Edmund R. Learned

Edmund R. Learned

mms

cc: Joel Pollack
M. S. Mitchell

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE December 18, 1974

ZERO IN ON SAFETY PHASE II

TO Jack Galbraith, Chief Planner

FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT David's - Parklane Shopping Center

With regard to your letter to Mr. Edmund R. Learned stating the concern of the Metropolitan Area Planning Commission for traffic circulation around the proposed Davids site, I would like to state my concern for adequate traffic flow. As I related to you verbally, I was in on the beginning planning stages of the proposed Davids Store in Parklane. At that time, I worked closely with Gary Wiley of Oblinger-Smith. All of the proposed site development plan submitted by Mr. Wiley for my approval indicated direct flow off of Glendale to the front door of the Davids site. Various minor changes in these proposed site plans were approved subsequent to final construction letting.

To my utter amazement, I now find there is an additional set of plans which have been approved by this Division. Also, it is quite interesting that the original set of Central Inspection's plans which were approved on this site have been tentatively lost from the City of Wichita files.

I believe that the developer in this case has sought to minimize construction costs at the detriment of traffic flow. Since this matter has probably gone beyond the correction state, I will make every attempt possible to plug the apparent errors in our reviewing process, and would also further request that you advise us of any Planning Commission matters with regard to traffic circulation. As you know, I was available on this date for another item which was struck from your agenda. Possibly a five-minute recess or smoking break for your Planning Commission could have clarified some of the problems which are now apparent.

It still is beyond me that the Davids Store would accept a traffic circulation plan as proposed by the architect.

William G. McKinley
William G. McKinley
Assistant Traffic Engineer

WGM/gl
cc:R. W. Bruggeman, Director of Public Works

RECEIVED
DEC 19 1974
METROPOLITAN PLANNING

ZERO ON SAFETY PHASE II

THE CITY OF WICHITA

OFFICE OF R. B. Feldner, Superintendent
Central Inspection Division

DATE November 6, 1974

TO M. S. Mitchell, Assistant Superintendent of Public Works Maintenance Division

FROM John J. Riddel, Building Plans Examiner

SUBJECT Revised site plan for David's, 1410 S. Glendale. Part of Lots 2 & 5, Block 2, Parklane Addition & Part of Lots 23 thru 27, Block 3, Replat of Builder's 4th Addition.

The Uniform Building Code requires that roof drainage water from a building shall not be permitted to flow over public property. (Section 3207 (e)). The code further requires that "all drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the Building Official and/or other appropriate jurisdiction as a safe place to deposit such waters. If drainage facilities discharge onto natural ground, riprap may be required." (Section 7012 (d)).

Please examine the site plan of subject project for conformance with Flood Control requirements. If there are no platting requirements for this site, please indicate where Maintenance Division prefers that such waters be deposited onto public property.

John J. Riddel

Nov. 6, 1974

RECEIVED NOV 7 1974 METROPOLITAN PLANNING

TO: John Riddel, Bldg. Plans Ex.

FROM: M. S. Mitchell

Subject: See above

I have reviewed the Revised Site Plan dated 10-30-74 and call to your attention the plan does not provide for construction of a reinforced concrete box culvert within the 75' drainage easement as guaranteed by the Subdivision Plat. In conference with the architect I approved deletion of the reinforced concrete box culvert construction only if the full 120' drainage dedication with access easement and utility easements granted parallel and outside thereof is returned to the City either by replat or separate instrument.

In checking with the Metropolitan Area Planning staff, I find that neither a replat or a drainage dedication has been presented.

I request that you withhold further approvals until this matter is resolved.

M. S. Mitchell

M. S. Mitchell,
Asst. Superintendent of Public Works
Maintenance

MSM/glm

Received NOV 6 1974 Central Insp.

cc: G. H. Wilton
Jack Galbraith
Dick Linn
Eldon Swensson, 1000 Parklane
Parklane Addn. Plat File
Builder's 4th Addn.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 74-49 Name PARKLANE ADDITION
Application & Sketch Filed: 2-11-74
Preliminary Plat Filed: 2-11-74 Approved by S/D: 2-21-74
Final Plat Filed: 5-6-74 Approved by S/D: 5-16-74
Approved by Metropolitan Area Planning Commission: 5-23-74

DESCRIPTION

General Location: Between Lincoln and Harry, on the east side of Oliver

Surveyor or Engineer: Baughman Company
Owner: Builders, Inc.
Address: 300 West Douglas 67202

1. Gross Acreage of Plat 36.3
2. Number of Lots:
   Residential 2
   Commercial 5
   Industrial
   Other
   Total Number of Lots: 7
3. Minimum Lot Area: 0.35 Acres
4. Existing Zoning "B" & "LC"
5. Special Problems Discussed
6. Access Control
   St. Oliver No. Openings 8
   St. Lincoln No. Openings 3
   St. Harry No. Openings 1
7. Req'd Improvements
   St. Paving X Water X
   Sidewalk X Drainage X
   Sewer X Other Accel-decel lane

Irrevocable letters of credit have been submitted guaranteeing the construction of accel-decel lanes, street pavement, storm sewers, sidewalks, drainage improvements and relocation of fire hydrants and reconstruction of street intersections, required by this replat.

Planning Commission Recommendation:
That this plat be approved subject to:
A. The applicant shall submit by separate instruments contingent dedications for the portions of Oliver and of Lincoln being contingently dedicated on the plat.
B. The applicant shall submit by separate instrument a 20-foot drainage easement.
C. Recording of the plat within 30 days after approval by the City Commission.

Kamen moved, Hill seconded and it carried unanimously. (Blakey, Gragert and Hopper absent.)

NOTE: The associated Commercial Community Unit Plan, DP-60, and zone case Z-1585, "B" to "LC", were approved by the Board of City Commissioners on January 29, 1974, subject to replatting.

An associated vacation case, V-0695, appears on this same agenda.

ACTION: Receive and file the irrevocable letters of credit, accept the contingent dedications and easement, instruct the City Clerk to file the dedications and easement with the Register of Deeds, the 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.

THE CITY OF WICHITA

OFFICE OF R. B. Feldner, Superintendent
Central Inspection Division

DATE April 29, 1975

ZERO IN ON SAFETY PHASE II

TO M. S. Mitchell, Assistant Superintendent of Public Works Maintenance Division

FROM John J. Riddel, Building Plans Examiner

SUBJECT Revised site plan for David's Parklane
Part of Lots 2 & 5, Block 2, Parklane Add'n.
Part of Lots 23 thru 27, Block 3, Replat
of Builders 4th Add'n.

The Uniform Building Code requires that roof drainage water from a building shall not be permitted to flow over public property. (Section 3207 (e)). The code further requires that "all drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the Building Official and/or other appropriate jurisdiction as a safe place to deposit such waters. If drainage facilities discharge onto natural ground, riprap may be required." (Section 7012 (d)).

Please examine the site plan of subject project for conformance with Flood Control requirements. If there are no platting requirements for this site, please indicate where Maintenance Division prefers that such waters be deposited onto public property.

John J. Riddel

April 29, 1975

TO: John Riddel, Bldg. Plans Ex.

FROM: M. S. Mitchell

Subject: See above

I have reviewed Revised Site Plan dated 4-28-75 and it is approved.

M. S. Mitchell

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

MSM/glm

cc: G. H. Wilton
Jack Galbraith, MAPD w/ exh.
Parklane Addn. Plat File w/exh.
Central Insp. PW File

RECEIVED
APR 30 1975
METROPOLITAN PLANNING

April 8, 1975

Mr. Edmund R. Learned
Learned Craig & Foley P.A.
Suite 350 - Garvey Building
300 West Douglas
Wichita, Kansas

RE: Petitions for Parklane Addition

Dear Mr. Learned:

Enclosed are the necessary petitions for subject plats.

Please have all petitions executed and attach copy of title opinion to each pavement and storm sewer petition.

Thank you for your cooperation in the preparation of the petitions.

If additional information is desired, please contact this office.

Very truly yours,

Darrell R. Brewer
Darrell R. Brewer
Right-of-Way and Estimating Engineer

DRB:tn

Enclosures

cc: Curtis Newby

December 2, 1974

Mr. William L. Korber
Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-19 - PARKLANE ADDITION.

Dear Mr. Korber:

As you are aware, when a change or correction needs to be made in a plat already filed of record, the normal procedure is to go through a resubmission of the plat to the Subdivision Committee, Planning Commission and City Commission. However, based on past advise of our legal council concerning minor errors made in transposing a number, minor dimensional errors, etc., the appropriate correction may be made on the plat and the plat refiled provided the appropriate correction certificate has been entered upon the face of the plat. Therefore, you are hereby authorized to make the interior dimension correction on the plat specified by M. S. Mitchell of the Maintenance-Flood Control Office and entering the correction certificate on the plat.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:CLN:rme

cc: Edmund R. Learned, Attorney
Suite 350, R. H. Garvey Building, 67202

Builders, Inc.
300 West Douglas, 67202

IRREVOCABLE LETTER OF CREDIT

Fourth National Bank & Trust Co., Wichita
(Name of bank)

Date: September 4, 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 $ 203,500.00 for the account of Builders, Inc., 300 W. Douglas, Wichita, Kansas 67202 (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 September 10, 1975.

1. Those set forth on the attached Exhibit A.
2. N/A
3. N/A

in Parklane 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 Fourth National Bank & Trust Co., Wichita (Name of bank), Credit No. CLC 123, dated 9/4/74.

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 September 10, 1975.

Very truly yours,

(CORPORATE SEAL)

Fourth National Bank & Trust Co., Wichita
(Name of bank)

By: [illegible]

FROM: Fourth National Bank & Trust Company, Wichita
Wichita, Kansas

EXHIBIT A
ATTACHMENT TO CLC #123
FOR BUILDERS, INC.
TO CITY OF WICHITA
DATED SEPTEMBER 4, 1974

1. Reconstruction of the intersection of Bleckley at Boston and Bleckley at Battin.

2. Widen Bleckley from Battin south to Harry.

3. Construction of a deceleration lane on Harry east of Bleckley.

4. Construction of a deceleration lane on Harry west of Bleckley to the existing curb cut.

5. Construction of deceleration lane on Oliver from Glendale south to Harry.

6. Construction of an accel-decel lane on the east side of Oliver at the major entrance, and improve the major entrance to major approach standards.

7. Construction of a deceleration lane on Lincoln west of Glendale.

8. Relocate fire hydrants.

9. Construction of sidewalks adjacent to the east side of Oliver, the south side of Glendale, the north side of Harry, and both sides of Bleckley and Boston.

IRREVOCABLE LETTER OF CREDIT

Fourth National Bank & Trust Co., Wichita
(Name of bank)

Date: September 4, 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 $ 176,450.00 for the account of Builders, Inc., 300 W. Douglas, Wichita, Kansas 67202 (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 September 10, 1975

1. Those set forth on the attached Exhibit A.
2. N/A
3. N/A

in Parklane 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 Fourth National Bank & Trust Co., Wichita (Name of bank), Credit No. CLC 122, dated 9/ 4/74.

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 September 10, 1975.

Very truly yours,

(CORPORATE SEAL)

Fourth National Bank & Trust Co., Wichita
(Name of bank)

By: [illegible]
(Authorized signature)

FROM: Fourth Nat[illegible]al Bank & Trust Company, Wichi[illegible]
Wichita, Kansas

EXHIBIT A
ATTACHMENT TO CLC #122
FOR BUILDERS, INC.
TO CITY OF WICHITA
DATED SEPTEMBER 4, 1974

1. Increase the size of the existing storm water sewer on Block 1, or in lieu thereof provide an additional sewer.

2. Construction of a storm water sewer serving the intersection of Bleckley and Zimmerly.

3. Construction of a storm water sewer serving the intersection of Bleckley and Battin.

4. Construction of a box culvert from south line of Boston to the south line of Lot 2, Block 2.

5. Construction of an earth channel from the south line of Block 2 to the north line of Harry.

6. Sanitary Sewer Improvements in Block 2.

CONTINGENT DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owner of a tract of real estate hereinafter described in a community unit plan of Parklane Addition, Wichita, Sedgwick County, Kansas, to-wit:

> Beginning at the Southwest Corner of Lot One (1), Block One (1), Parklane Addition, Wichita, Kansas; thence North 125 feet; thence East 20 feet; thence South 125 feet; thence West 20 feet to place of beginning,

DOES HEREBY MAKE DEDICATION for public street purposes of the above described tract for additional right-of-way as indicated in said plan. CONTINGENT, HOWEVER, that said dedication shall become effective ONLY AFTER THE EXPIRATION OF THE CURRENT LEASE THAT EXPIRES JANUARY 11, 1992, AND IN THE EVENT the existing bank improvements located thereon are removed or substantially destroyed.

Dated this 4th day of September, 1974.

BUILDERS, INC.

By Joel M. Pollack Vice President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 4th day of September, 1974, before me, the undersigned, a Notary Public in and for the State and County aforesaid, came Joel M. Pollack Vice Pres. of Builders, Inc. to me personally known to be the person who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Vicky Lynn Miller
Notary Public

VICKY LYNN MILLER STATE OF KANSAS NOTARY PUBLIC SEDGWICK CO.

My Commission Expires:
Aug. 10, 1975

C O N T I N G E N T D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owner of a tract of real estate hereinafter described in a community unit plan of Parklane Addition, Wichita, Sedgwick County, Kansas, to-wit:

> Beginning at the N.W. Corner of Lot 1, Block 1, Parklane Addition, Wichita, Kansas; thence east 280 feet; thence south 24.5 feet; thence southwesterly 70.76 feet to a point 35 feet south of the north line of Lot 1; thence west 175 feet; thence south 175 feet; thence southwesterly 101.09 feet to a point on the west line of said Lot and 310 feet south of the north line of said Lot; thence north 190 feet; thence west 20 feet; thence north 120 feet to beginning.

DOES HEREBY MAKE DEDICATION for public street purposes of the above described tract for additional right-of-way as indicated in said plan. CONTINGENT, HOWEVER, that said dedication shall become effective IN THE EVENT the existing service station improvements located thereon and adjacent thereto are removed or substantially destroyed.

Dated this 4th day of September, 1974.

BUILDERS, INC.

By Joel M Pollack, Vice President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 4th day of September, 1974, before me, the undersigned, a Notary Public in and for the State and County aforesaid, came JOEL M. POLLACK, VICE PRESIDENT OF BUILDERS, INC. to me personally known to be the person who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Vicky Lynn Miller
Notary Public

VICKY LYNN MILLER
STATE OF KANSAS
NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS

My Commission Expires:
July 10, 1975

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That for good and valuable consideration, the undersigned being the owner of the real estate hereinafter described and located in Sedgwick County, Kansas.

DOES HEREBY GRANT:

A 20 foot drainage easement lying 10 feet on both sides of the line common to Lots 23 and 24, Block 3 in replat of part of Builders Fourth Addition to Wichita, Kansas; and also,

A 20 foot drainage easement, being the north 20 feet of the south 29 feet of Lots 24 and 25, Block 3, in said replat of part of Builders Fourth Addition to Wichita, Kansas.

Dated this 4TH day of SEPTEMBER, 1974.

BUILDERS, INC.

By Joel M. Pollack Vice President

STATE OF KANSAS)
SEDGWICK COUNTY) ss.

Be it remembered that on this 4TH day of SEPTEMBER, 1974, before me, the undersigned, a notary public in and for the State and County aforesaid, came JOEL M. POLLACK, VICE PRESIDENT OF BUILDERS, INC., to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Vicky Lynn Miller
Notary Public

My Commission Expires:
Aug. 10, 1975

VICKY LYNN MILLER
STATE
NOTARY
PUBLIC
SEDGWICK CO. KAN.

LEARNED, CRAIG AND FOLEY, P.A.
LAW OFFICES
SUITE 350, R. H. GARVEY BUILDING
300 WEST DOUGLAS
WICHITA, KANSAS 67202

EDMUND R. LEARNED
JERI B. CRAIG
D. EMMETT FOLEY
JOHN W. JORDAN

261-5271
AREA CODE 316

September 3, 1974

TO WHOM IT MAY CONCERN:

Re: Block 1 and Block 2 (and vacated Bayley Street) and Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 49 in Block 3, in replat of part of Builders Fourth Addition; Lot 13, of Block 5 in Builders Fourth Addition; Lot 1, Warr's No. 2 Addition; Lot 1 and Lot 5, in Block 1 and Lots 7, 8, 9, 10, 11, 12, 13, and 14, in Block 2, in replat of Reserve 'C', Builders Fourth Addition; all in Wichita, Sedgwick County, Kansas.

Dear Sir:

As general counsel for Builders, Inc., we have reviewed the abstracts of title on which our title opinion of August 5, 1974 was based and also reviewed the records of the company including paid tax receipts and based on this review, it is our opinion that all real estate taxes on the above described property for the year 1973 and prior years have been paid.

Sincerely yours,

LEARNED, CRAIG AND FOLEY, P.A.

Edmund R. Learned

Edmund R. Learned

rhw

August 30, 1974

Ray Bruggeman, Director of Public Works

Jack H. Galbraith, Chief Planner

Status of S/D 74-19 - Park Lane Addition

I thought we should keep you advised that conditions associated with the approval of the above-captioned plat, including the vacation of Boston, on which the new Davids Store is under construction, still have not been complied with so that the plat can be forwarded on to the City Commission. We were advised this week that Loren Snyder, who was the agent for Builders, is no longer with them, and that Chuck Drace will be trying to complete the remaining items so that possibly this plat may be forwarded to the City Commission for consideration on September 10, 1974.

Although I realize certain conditions were agreed to so that construction could be started prior to the completion of the plat, I hope it can be completed soon before comparisons are made to the Board of Education ripping up 12th Street prior to approval of the vacation by the City and County.

This plat, including the vacation of Boston, was approved by the Planning Commission on May 23, 1974, and if you can think of any way to help move them to completing the plat, please advise.

RAL:ber

cc: Robert Feldner,
Supt. of Central Inspection

LEARNED, CRAIG AND FOLEY, P.A.
LAW OFFICES
SUITE 350, R. H. GARVEY BUILDING
300 WEST DOUGLAS
WICHITA, KANSAS 67202
AREA CODE 316 ~~267-3227~~ 261-5271

MEMORANDUM

MAPD Received 8-26-74

Subject Proposed Parklane Addition-Title Opinion

To Joel Pollack
✓Loren Snyder

Date August 8, 1974 DEF/vm

Submitted herewith is original and three (3) copies of Title Opinion based on Abstracts of Title and Supplements thereto, covering property included in proposed Parklane Addition showing that title thereto is vested in BUILDERS, INC., subject to certain mortgages and easements noted therein. As I understand this is required for submission to the City of Wichita, or Planning Commission in connection with proposed plat of Parklane Addition.

As requested the following is a list of mortgage holders of property lying within the area of proposed Parklane Addition, to-wit:

New York Life Insurance Company
Jefferson Standard Life Insurance Company
Northwestern Mutual Life Insurance Company
First Federal Savings and Loan Assn. of Newton, Ks.
Garvey Foundation
Garvey Industries, Inc.
Amortibanc Investment Company, Inc. (on leasehold interest)

Believe all other immediate data requested of me has been heretofore submitted. Please advise in this regard.

Signed D. Emmett Foley

LEARNED, CRAIG AND FOLEY, P.A.
LAW OFFICES
SUITE 350, R. H. GARVEY BUILDING
300 WEST DOUGLAS
WICHITA, KANSAS 67202

EDMUND R. LEARNED
JERI B. CRAIG
D. EMMETT FOLEY
JOHN W. JORDAN

261-5271
AREA CODE 316

August 5, 1974

To Whom It May Concern:

Re: Proposed Parklane Addition (a replat of part of Builders Fourth Addition and Warr's No. 2 Addition, Wichita, Sedgwick County, Kansas) Consisting of all of Block 1 and Block 2 (and vacated Bayley Street) and Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 16, 17, 18, 19, 20, 21, 22 and 49 in Block 3, in replat of part of Builders Fourth Addition; Lot 13, of Block 5 in Builders Fourth Addition; Lot 1, Warr's No. 2 Addition; Lot 1 and Lot 5, in Block 1 and Lots 7, 8, 9, 10, 11, 12, 13, and 14, in Block 2, in replat of Reserve 'C', Builders Fourth Addition; all in Wichita, Sedgwick County, Kansas.

Dear Sir:

I have recorded the assignments of second mortgages, and examined them and the following Abstracts of Title and Supplements thereto, covering the above described property, to-wit:

BASE ABSTRACTS:

(a) Lot 4, in Block 3, in replat of part of Builders Fourth Addition to Wichita, Kansas, certified by the Fidelity Title Company from the U. S. Government to October 23, 1952 at 7:00 a.m.

(b) Lot 5, in Block 3, in replat of part of Builders Fourth Addition to Wichita, Kansas, certified by Fidelity Title Company from the U. S. Government to September 16, 1952 at 7:00 a.m.

(c) Lot 8, in Block 3, in replat of part of Builders Fourth Addition to Wichita, Kansas, certified by Fidelity Title Company from the U. S. Government to October 10, 1952 at 7:00 a.m.

(d) Lot 9, in Block 3, in replat of part of Builders Fourth Addition to Wichita, Kansas, certified by Fidelity Title Company from the U. S. Government to October 10, 1952, at 7:00 a.m.

(e) Lot 14, in Block 3, in replat of part of Builders Fourth Addition to Wichita, Kansas, certified by Fidelity Title Company from U. S. Government to October 17, 1952, at 7:00 a.m.

(f) Lot 22, in Block 3, in replat of part of Builders Fourth Addition to Wichita, Kansas, certified by Fidelity Title Company from U. S. Government to September 15, 1952, at 3:05 p.m.

(g) Lots 13 and 14, in block 5, in Builders Fourth Addition to Wichita, Kansas, certified by Fidelity Title Company from the U. S. Government to May 3, 1952, at 7:00 a.m.

(h) Lot 1, except the East 12 feet, in Block 1, in replat of reserve 'C', Builders Fourth Addition to Wichita, Kansas certified by Fidelity Title Company from the U. S. Government to April 17, 1952, at 7:00 a.m.

(i) Lot 5 in Block 1 in replat of reserve 'C', Builders Fourth Addition to Wichita, Kansas certified by Fidelity Title Company from the U. S. Government to April 17, 1952 at 7:00 a.m.

(j) Lot 8 in Block 2 in replat of reserve 'C', Builders Fourth Addition to Wichita, Kansas, certified by Fidelity Title Company from the U. S. Government to April 17, 1952 at 7:00 a.m.

(k) Lot 9, in Block 2 in replat of Reserve 'C', Builders Fourth Addition to Wichita, Kansas certified by Fidelity Title Company from the U. S. Government to January 30, 1952 at 7:00 a.m.

(l) Lot 10, in Block 2 in replat of Reserve 'C', Builders Fourth Addition to Wichita, Kansas certified by Fidelity Title Company from the U. S. Government to January 29, 1952 at 4:35 p.m.

(m) Lot 11, in Block 2 in replat of Reserve 'C', Builders Fourth Addition to Wichita, Kansas certified by Fidelity Title Company from the U. S. Government to January 29, 1952, at 4:35 p.m.

(n) Lot 12, in Block 2 in replat of Reserve 'C', Builders Fourth Addition to Wichita, Kansas certified by Fidelity Title Company from the U. S. Government to January 29, 1952, at 4:35 p.m.

(o) Lot 13, in Block 2, in the replat of Reserve 'C', Builders Fourth Addition to Wichita, Kansas certified by Fidelity Title Company from the U. S. Government to February 16, 1952 at 7:00 a.m.

(p) Lot 14 in Block 2 in replat of Reserve 'C', Builders Fourth Addition to Wichita, Kansas certified by Fidelity Title Company from the U. S. Government to February 26, 1952 at 7:00 a.m.

(q) Block 1 and 2 and Lot 49 in Block 3 in replat of Builders Fourth Addition, Wichita, Kansas certified by Fidelity Title Company from the U. S. Government to May 10, 1954 at 7:00 a.m.

(r) A portion of Block 2 in replat of part of Builders Fourth Addition, Wichita, Kansas certified by Fidelity Title Company from U. S. Government to March 13, 1967 at 7:00 a.m.

SUPPLEMENTAL ABSTRACTS

(1) Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22, Block 3, replat of part of Builders Fourth Addition to Wichita, Kansas and Lot 13, Block 5 in Builders Fourth Addition to Wichita, Kansas from various dates and last certified by Fidelity Title Company on May 30, 1974 at 7:00 a.m.

(2) Lot 1, in Warr's No. 2 Addition, Wichita, Kansas from August 11, 1950, 4:30 p.m. to the date last certified by Fidelity Title Company, Inc., May 30, 1974, at 7:00 a.m.

(3) Lot 1 and 5, Block 1, replat of Reserve 'C', in Builders Fourth Addition to Wichita, Kansas and Lots 7, 8, 9, 10, 11, 12, 13 and 14, Block 2 in Replat of Reserve 'C' in Builders Fourth Addition to Wichita, Kansas from various dates to the date last certified by the Fidelity Title Company, on May 30, 1974 at 7:00 a.m.

(4) All of Block 1 and part of Block 2, in replat of part of Builders Fourth Addition, Wichita, Kansas certified by Fidelity Title Company from May 10, 1954 at 7:00 a.m. to March 11, 1958 at 9:06 a.m.

(5) All of Block 1 and part of Block 2 in replat of part of Builders Fourth Addition, Wichita, Kansas certified by Fidelity Title Company from March 11, 1958 at 9:06 a.m. to March 1, 1961 at 10:05 a.m.

(6) All of Block 1 and a part of Block 2 in replat of part of Builders Fourth Addition, Wichita, Kansas certified by Fidelity Title Company from January 14, 1957 at 4:05 p.m. to March 1, 1961 at 10:00 a.m.

(7) All of Block 1 and a part of Block 2 in replat of part of Builders Fourth Addition, Wichita, Kansas certified by Fidelity Title Company from March 1, 1961 at 10:05 a.m. to March 13, 1967 at 7:00 a.m.

(8) All of Block 1 and 2 and vacated Bayley Street and Lot 49 in Block 3 in replat of part of Builders Fourth Addition to Wichita Kansas, certified by Fidelity Title Company from May 10, 1954 as to Lot 49 in Block 3 and from March 13, 1967 at 7:00 a.m. as to Block 1 and 2 and vacated Bayley Street to May 30, 1974 at 7:00 a.m.

Based on the examination, it is my opinion that fee title to the above property is in:

BUILDERS, INC.

Subject to:

I. At Entry No. 64 of the Supplemental Abstract described in (1) above appears a mortgage from Parkwood Village, Inc. to New York Life Insurance Company securing a mortgage note in the principal amount of $4,260,000, dated December 1, 1967. This same mortgage appears as Entry No. 62 of the Supplemental Abstract described in (3) above. This mortgage is a first mortgage upon Lots 2, 3, 4, 5, 8, 9, 14, and 22, in Block 3, of replat of part of Builders Fourth Addition, Wichita, Kansas; Lot 13, in Block 5, of Builders Fourth Addition, Wichita, Kansas, Lots 7, 8, 9, 10, 11, 12, 13, and 14, in Block 2,' of replat of Reserve 'C', Wichita, Kansas; and Lot 1 and 5 in Block 1 of the replat of Reserve 'C', Builders Fourth Addition, Wichita, Kansas and other property.

II. At Entry No. 66 of the Supplemental Abstract described in (1) above, there appears a second mortgage granted by Parkwood Village, Inc. to Garvey Foundation which affects Lots 2, 3, 4, 5, 8, 9, 14 and 22 in Block 3 of the replat of part of Builders Fourth Addition, Wichita, Kansas and Lot 13 in Block 5 of Builders Fourth Addition and other property. This mortgage was granted to secure a mortgage obligation in the principal amount of $1,367,164.40. This same mortgage appears as Entry No. 63 of the Supplemental Abstract described in (3) above and affects Lots 7, 8, 9, 10, 11, 12, 13 and 14 in Block 2 of the replat of Reserve 'C' of Builders Fourth Addition, Wichita, Kansas and Lots 1 and 5, in Block 1, of the replat of Reserve 'C', of Builders Fourth Addition, Wichita, Kansas and other property.

III. At Entry No. 12 of the Supplemental Abstract described in (3) above, appears a second mortgage granted by Parkwood Village, Inc. to Jean K. Garvey, Conservator of the Estate of Emily J. Garvey, securing a debt in the principal amount of $23,306.43. An assignment of this mortgage by Emily J. Garvey to Garvey Industries, Inc. has now been recorded. This second mortgage affecting the East 12 feet of Lot1 Block 1, replat of Reserve 'C', Builders Fourth Addition and other property.

IV. At Entry No. 38 of the Supplemental Abstract described in (3) above appears a second mortgage granted by Parkwood Village, Inc. to Jean K. Garvey, Conservator of the Estate of James W. Garvey, This affects Lot 7, Block 2, replat of Reserve 'C', Builders Fourth Addition. An assignment of this mortgage by James W. Garvey has now been recorded in favor of Garvey Industries, Inc. This is a second mortgage on the property involved and was granted to secure a debt in the principal amount of $26,676.23.

6. At Entry No. 55 of the Supplemental Abstract described in (3) above, appears a second mortgage granted by Parkwood Village, Inc. to Jean K. Garvey to secure a debt in the principal amount of $[illegible].00. An assignment of this mortgage by Jean K. Garvey has been recorded in favor of Gervey Industries, Inc. This is a second mortgage affecting Lot 12, Block 2, replat of Reserve "C" Builders Fourth Addition, Wichita, Kansas.

7. At Entry No. 4 of Supplemental Abstract described in (5) above, there is shown of record a corrected mortgage and assignment given by Fairlane, Inc. to the Ameribank Investment Company, dated March 13, 1958, and recorded April 2, 1958 in Book 1280 at Page 50, of Mortgage Records. (to correct a mortgage given December 18, 1956, and recorded January 24, 1957 in Book [illegible] at Page [illegible], to secure a note in the original amount of $[illegible].00 and covering a tract of land composed of all of Block 1 and a part of Block 2, replat of part of Builders Fourth Addition, to Wichita, Sedgwick County, Kansas, lands and points described in the mortgage, more particularly described in (4) - 3. Executor of said mortgage is Ameribank Investment Company, Kansas City, Kansas, and the amount of the mortgage [illegible] $[illegible].00 [illegible]

V. At Entry No. 55 of the Supplemental Abstract described in (3) above, appears a second mortgage granted by Parkwood Village, Inc. to Jean K. Garvey to secure a debt in the principal amount of $36,125.88. An assignment of this mortgage by Jean K. Garvey has been recorded in favor of Garvey Industries, Inc. This is a second mortgage affecting Lot 12, Block 2, replat of Reserve 'C' Builders Fourth Addition, Wichita, Kansas.

VI. At Entry No. 4 of Supplemental Abstract described in (5) above, there is shown of record a corrected mortgage and assignment given by Parklane, Inc. to the Amortibanc Investment Company, dated March 13, 1958, and recorded April 2, 1958 in Book 1280 at Pages 201-207 of Mortgage Records (to correct a mortgage given December 26, 1956 and recorded January 14, 1957 in Book 1228 at Page 584, to secure a note in the original amount of $1,500,000.00 and covering a tract of land composed of all of Block 1 and a part of Block 2 in replat of part of Builders Fourth Addition to Wichita, Sedgwick County, Kansas (metes and bounds description as indicated above and described in (1-2)). Endorsed on said mortgage is an assignment to Jefferson Standard Life Insurance Company dated March 13, 1958 as shown in Book 1280 at Page 207 of Mortgage Records.

VII. At Entry Nos. 7 and 10 of the Supplemental Abstract described in (8) there is shown of record a mortgage and correction mortgage given by Builders, Inc. to Amortibanc Investment Company, covering a tract in Lot 49, Block 3 (see metes and bounds description), dated July 3, 1964 and recorded July 7, 1964 in Book 1500 at Page 434 and the correction mortgage dated July 13, 1964 and recorded August 6, 1964 in Book 1503 at Page 468 to secure a note in the principal amount of $55,000.00. This mortgage and correction mortgage was assigned to New York Life Insurance Company as shown at Entries Nos. 8 and 11, of the Supplemental Abstract. No release of this mortgage is shown of record.

VIII. At Entry No. 18 of the Supplemental Abstract described in (8) above, there is shown of record a mortgage given by Builders, Inc. to Northwestern Mutual Life Insurance Company dated February 29, 1968 and recorded March 12, 1968 in Book 1623 at Page 527, to secure a note in the original principal amount of $2,000,000.00 covering Tracts 1, being Block 1 and portions of Block 2 in replat of Builders Fourth Addition (and other property in the Southwest Industrial Addition); said mortgage provides for assignment of rental leases not heretofore assigned.

IX. At Entry 12 of the Supplemental Abstract described in (2) above is a mortgage granted by Bonnie North, Inc. to Amortibanc Investment Company, Inc. in the principal amount of $30,000.00 and which is a first mortgage on Lot 1, Warr's No. 2 Addition, Wichita, Kansas. At Entry 13 of this same abstract, appears an assignment of this mortgage by Amortibanc Investment Company, Inc. to First Federal Savings and Loan Association of Newton.

X. At Entries 50 to and including 53 of the Supplemental Abstract described in (1) above appears financing statement, leasehold mortgage, conditional assignment of lease and a conditional assignment of rights dealing with a secured interest granted to the Amortibanc Investment Company, Inc. by Colombian Properties Corporation and Builders, Inc., covering leasehold rights on a lease affecting Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 49, Block 3, in Replat of part of Builders Fourth Addition, Wichita, Kansas and Lot 5, Block 1, Replat of Reserve 'C' of Builders Fourth Addition, Wichita, Kansas. These same documents appear as Entries 18 to 21 inclusive of the supplemental abstract described in (3) above and Entries 23 to 25 inclusive of the supplemental abstract described in (8) above.

XI. At Entry No. 11 of the Supplemental Abstract described in (2) above, there is an affidavit describing a buried electrical line affecting Lot 1, Warr's No. 2 Addition.

XII. At Entry No. 32 of the Supplemental Abstract described in (1) above, appears a Declaration of Restrictive Covenants which affect Lots 1, 6, 7, 10, 11, 12, 13, 17 and 18 of Block 3, in the Replat of part of Builders Fourth, Wichita, Kansas. These were granted by Fort Riley Apts., Inc. and Parklane Towers, Inc. on July 21, 1961. These require the improvement and construction of the drainage right-of-way adjacent to these lots in accordance with a specified plan as development on each of these lots is commenced. This entry is not found in the Supplemental Abstract described in (2) above, but would affect Lot 1, Warr's No. 2 Addition, Wichita, Kansas, since this was formerly Lot 1, Block 3, Replat of part of Builders Fourth Addition.

XIII. At Entry No. 36 of the Supplemental Abstract described in (1) above, a right-of-way is granted to the Kansas Gas and Electric Company for utility purposes. This affects the North 5 feet of Lot 8, the South 5 feet of Lot 9, the East 5 feet of Lot 14, the East 5 feet of Lot 21 and the West 5 feet of Lot 22, in Block 3, Replat of part of Builders Fourth Addition, Wichita, Kansas.

XIV. At Entry No. 54 of the Supplemental Abstract described in (1) above, appears a street dedication by Builders, Inc. dated July 15, 1963 and affecting a part of Lot 18, Block 3, Replat of part of Builders Fourth Addition, Wichita, Kansas.

XV. At Entry No. 45 of the Base Abstract described in (g) above, appears protective covenants which were filed on April 26, 1951 and which affect Lot 13, Block 5, Builders Fourth Addition, Wichita, Kansas and other property.

XVI. At Entry No. 46 of the Base Abstract described in (g) above appears an easement granted by Builders, Inc. on April 25, 1952 providing for an easement and alleyway along the rear 8 feet of Lot 13, Block 5, Builders Fourth Addition, Wichita, Kansas and other property for public vehicular ingress and egress.

XVII. At Entry No. 48 of the abstract described in (q) above, Construction, Inc., then owner, by instrument dated March 25, 1953, and recorded September 14, 1953, in Book 309, Page 403, of Miscellaneous Records, dedicated the following described land as a service road or street to or for the use of public, to-wit:

A strip of land 26 feet wide, running north and south thru Blocks 1 and 2 in replat of part of Builders 4th Addition to Wichita, Sedgwick County, Kansas, located approximately as follows:

Beginning at a point on the East line of Oliver Street, 120 feet south of the South line of Lincoln Street; thence East 26 feet; thence south parallel with East line of Oliver Street and intersecting and across Bailey Street to the North line of Glendale Avenue, a distance of 1811 feet, more or less; thence West 26 feet to East line of Oliver Street; thence north along East line of Oliver Street 1811 feet, more or less, to the point of beginning.

XVIII. An easement for construction and maintenance of all public utilities over a tract in Block 2, described as follows:

Beginning at a point on the east line of Oliver Avenue, 120 feet south of the northwest corner of said Block 2, thence north along said east line of Oliver Avenue, a distance of 60 feet; thence east of right angle to said east line of Oliver Avenue to the west line of Glendale Avenue; thence southwesterly along said west line of Glendale Avenue, a distance of 62 feet, more or less; thence west parallel to the above described east-west line; to the point of beginning, is shown at Entry No. 1-A of the Supplemental Abstract described in (4) above.

XIX. A ten foot drainage easement just south of Glendale in the North part of Lot 49 in Block 3 is shown at Entry No. 4 of the Supplemental Abstract described in (3) above and subject to easements heretofore shown.

XX. On June 21, 1954, the Board of County Commissioners entered a proper Order vacating the following:

All that PART OF BUILDERS FOURTH ADDITION to Wichita, Sedgwick County, Kansas, lying South of Lincoln Street; North of Harry Street; West of Bleckley Drive, and East of Oliver Avenue, together with all streets, alleys, and easements dedicated therein, as shown by the recorded plat thereof. Said area was replatted into Replat of Part of BUILDERS FOURTH ADDITION.

BAYLEY STREET lying between Oliver Avenue and Glendale Avenue being in and as shown in REPLAT OF PART OF BUILDERS FOURTH ADDITION, to Wichita, Sedgwick County, Kansas, as is shown at Entry No. 50 and Exhibit D of Abstract of Title No. 35443.

On September 18, 1961, the Board of County Commissioners entered an Order vacating portion of the Service Road above described, to-wit:

The Service Road or Street 26 feet in width along the East side of Oliver Avenue from the North side of Glendale Avenue to a point 125 feet north of the north side of Glendale Avenue in Block 2, a replat of part of Builders Fourth Addition to Wichita, Sedgwick County, Kansas,

and said portion of said Service Road was to revert to the owners of the real estate immediately abutting thereon, all as shown at Entry No. 55 and Exhibit E of Base Abstract described in (r) above.

The foregoing opinion is subject to the correctness of the Base Abstracts of Title and Supplements thereto, and recorded instruments submitted therewith.

Respectfully yours,

LEARNED, CRAIG AND FOLEY, P.A.

By R. Emmett Foley

rhw

ZERO in ON SAFETY PHASE II

THE CITY OF WICHITA

OFFICE OF R. B. Feldner, Superintendent
Central Inspection Division

DATE May 29, 1974

TO M. S. Mitchell, Assistant Superintendent of Public Works Maintenance

FROM John J. Riddel, Building Plans Examiner

SUBJECT David's Department Store
Lot 2, Block 2, Parklane Addition

The contractor has requested a grading permit for subject project. The project involves 5,000 cubic yards of fill. Please review the site grading and drainage plan for conformance with Flood Control requirements.

John J. Riddel

June 3, 1974

TO: John J. Riddel, Bldg. Plans Ex.

FROM: M. S. Mitchell

Subject: Parklane Addn. -
David's Dept. Store, Lot 2

I reviewed Sheet 2 of Shelley-Wilson's Plans titled "Storm Drain System and Site Clearing" several weeks ago in conjunction with the Engineering Division review. At that time several changes were suggested and additional information requested. None of this work has yet been submitted; however, I see no reason to delay a grading permit.

M. S. Mitchell

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

RECEIVED
JUN 3 1974
METROPOLITAN PLANNING

MSM/glm

cc: G. H. Wilton
Dick Linn
Curt Newby
Parklane Addn. Plat File
Central Insp. PW File

Received MAY 30 1974

May 24, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-19 - Final Plat of
PARKLANE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 23, 1974, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of May 17, 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.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1973 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: Builders, Inc., c/o Loren Snyder, 300 West Douglas 67202
Dean Sellers, Assistant City Engineer

THE CITY OF WICHITA

DEPARTMENT OF PUBLIC WORKS
TRAFFIC ENGINEERING DIVISION
262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN — WICHITA, KAN. 67202

May 17, 1974

Mr. Lawrence Snyder, Project Manager
BUILDERS, INC.
Suite 150, R. H Garvey Building
300 West Douglas
Wichita, Kansas 67202

Dear Mr. Snyder:

With regard to Item F which appeared on the SubDivision Committee Agenda, this letter is to further clarify our discussion.

We are of the understanding that it is Builder's, Inc. desire that Harry Street be improved at Bleckley to provide for left turn storage to accommodate traffic eastbound on Harry Street designated for David's Discount Center. We also understand that the deceleration/acceleration lane along the north portion of Harry Street from east of Bleckley to Oliver will be constructed. This is similar to the drawing which we have on file labeled "Harry and Oliver".

Sincerely,

William G. McKinley

William G. McKinley, P. E.
Assistant Traffic Engineer

WGM/gl
cc:R. W. Bruggeman, Director of Public Works
Jack Galbraith, Chief Planner
Dick Linn, City Engineer

May 17, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-19 - Final Plat of
PARKLANE ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 16, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

A. No portion of expanded Lot 3, Block 2, shall be included in the "LC" Light Commercial zone change associated with subject plat.

B. Access controls on Harry Street shall be amended to read "access control except for one opening" to Lot 6 and "complete access control" to Lot 5.

C. The applicant shall submit by separate instrument the contingent dedications for the portions of Oliver and of Lincoln indicated on the plat as being contingently dedicated.

D. Any abandonment or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant.

E. The applicant shall contact the Engineering Division of the Department of Public Works relative to the relocation or adjustment of the sanitary sewer located in the drainage right-of-way on Block 2.

F. The applicant's engineer shall contact the Wichita Fire Department relative to assuring adequate fire protection for subject property.

G. The labeling of the "contingent dedications" indicated on the plat shall be expanded to read "contingent street dedications".

G. The applicant shall make satisfactory arrangements and guarantees with the Engineering Division of the Department of Public Works for the following improvements:

letter of credit

1) Reconstruction of the intersections of Bleckley at Boston and Bleckley at Battin.

2) Widen Bleckley from Battin south to Harry.

3) Construction of a deceleration lane on Harry east of Bleckley.

4) Construction of a deceleration lane on Harry west of Bleckley to the existing curb cut.

5) Construction of deceleration lane on Oliver from Glendale south to Harry.

6) Construction of an accel-decel lane on the east side of Oliver at the major entrance, and improve the major entrance to major approach standards.

7) Construction of a deceleration lane on Lincoln west of Glendale.

letter of credit

H. The guarantees for the accel-decel lanes shall also include cost estimates for relocation of water lines.

letter of credit

I. The applicant shall install or guarantee the construction of sidewalks adjacent to the east side of Oliver, the south side of Glendale, the north side of Harry, and both sides of Bleckley and Boston.

J. The access control notations along the west side of Bleckley Drive shall be extended to the east line of Lot 2, Block 2.

K. The access control notations along Bleckley Drive adjacent to Lot 3, Block 2, shall be amended to permit one access point to Bleckley from said Lots.

L. The applicant shall grant by separate instrument a 20-foot drainage easement from the intersection of Zimmerly and Bleckley west to the existing north-south drainage right-of-way. The properly executed instrument shall be submitted to the Planning Department.

M. The applicant shall be advised that any portion of the screening wall required by the associated CUP on Lot 2, Block 2, which is to be located in a utility or drainage easement, will

require review and approval of the wall location by the City Engineer and all utility companies involved. Letters from said companies and the City Engineer approving the wall location shall be submitted to the Planning Department.

O. The applicant shall submit a guarantee for the necessary increase in size of the existing storm water sewer on Block 1, or in lieu thereof provide a guarantee for an additional sewer.

P. The applicant shall guarantee the construction of a storm water sewer serving the intersection of Bleckley and Zimmerly.

Q. The applicant shall guarantee the construction of a storm water sewer serving the intersection of Bleckley and Battin.

R. The applicant shall guarantee the box culvert from the south line of Boston to the south line of Lot 2, Block 2.

S. The applicant shall construct an earth channel from the south line of Block 2 to the north line of Harry.

letter of credit

T. The existing KG&E easement (Misc. Book 321, Page 186) shall be indicated on the plat.

U. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 23, 1974, 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: Builders, Inc., c/o Loren Snyder
300 West Douglas, 67202
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-19 Name PARKLANE ADDITION
Date Application Rec'd. 2-11-74 Preliminary Approval 2-21-74
Scheduled S/D Meeting 5-16-74

DESCRIPTION

General Location Between Lincoln and Harry, on the east side of Oliver.
Owner Builders, Inc.
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

1. Gross Acreage of Plat 36.3
2. Number of Lots:
   Residential 2
   Commercial 5
   Industrial
   Other
   Total Number of Lots 7
3. Minimum Lot Frontage 86 ft.
4. Minimum Lot Area 15,500 sq. ft.
5. Existing Zoning LC & B
6. Proposed Zoning LC & B
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? yes X no

9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita X : Three-Mile Area

STAFF COMMENTS:

A. Access controls on Harry Street shall be amended to read "access control except for 1 opening" to Lot 6 and "complete access control" to Lot 5.

B. The applicant shall submit by separate instrument the contingent dedications for the portions of Oliver and of Lincoln indicated on the plat as being contingently dedicated.

C. Any abandonment or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant.

D. The applicant shall contact the Engineering Division of the Department of Public Works relative to the relocation or adjustment of the sanitary sewer located in the drainage right-of-way on Block 2.

E. The applicant's engineer shall contact the Wichita Fire Department relative to assuring adequate fire protection for subject property.

F. The applicant's engineer shall contact Bill McKinley relative to design geometrics and possible additional right-of-way needed for an accel-decel lane east of Bleckley on Harry; and possible left turn provisions from Harry on to Bleckley.

G. The labeling of the "contingent dedications" indicated on the plat shall be expanded to read "contingent street dedication".

H. The applicant shall make satisfactory arrangements and guarantees with the Engineering Divisions of the Department of Public Works for the following improvements:

   1) Reconstruction of the intersections of Bleckley at Boston and Bleckley at Battin.

   2) Widen Bleckley from Battin south to Harry.

(OVER)

T9-303

3) Construction of a deceleration lane on Harry east of Bleckley.

4) Construction of a deceleration lane on Harry west of Bleckley to the existing curb cut.

5) Construction of deceleration lane on Oliver from Glendale south to Harry.

6) Construction of an accel-decel lane on the east side of Oliver at the major entrance, and improve the major entrance to major approach standards.

7) Construction of a deceleration lane on Lincoln west of Glendale.

I. The applicant shall install or guarantee the construction of sidewalks adjacent to the east side of Oliver, the south side of Glendale, the north side of Harry, and both sides of Bleckley and Boston.

J. The applicant shall be advised that the construction of the sidewalk will be required at the time of final building inspection when said sidewalk has been required as a condition of plat approval.

K. The applicant shall submit a guarantee for the necessary increase in size of the existing storm water sewer on Block 1 or in lieu thereof provide a guarantee for an additional sewer.

L. The applicant shall guarantee the construction of a storm water sewer serving the intersection of Bleckley and Zimmerly.

M. The applicant shall guarantee the construction of a storm water sewer serving the intersection of Bleckley and Battin.

N. The applicant shall guarantee the box culvert from the south line of Boston to the south line of Lot 2, Block 2.

O. The applicant shall construct an earth channel from the south line of Block 2 to the north line of Harry.

P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

New by

THE GAS SERVICE COMPANY

General Office • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64106

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

February 15, 1974

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Attention: Mr. Robert Lakin

Re: Parklane Addition

Dear Sir:

Reference is made to the proposed plat of Parklane Addition. This plat will vacate Bleckley Avenue from Battin to Boston.

The Gas Service Company has a 2" main in Bleckley Avenue. The design of the system is such that it will be necessary to provide an adequate easement so the existing main can be maintained in the present location or make arrangements for the relocation of the main.

Yours very truly,
THE GAS SERVICE COMPANY

Harold R. Wilcox

Harold R. Wilcox
General Superintendent

GWE:cw

RECEIVED
FEB 20 1974
METROPOLITAN PLANNING

Distributor of Natural Gas in the Heart of the Nation.

February 25, 1974

Oblinger-Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

Re: S/D 74-19 - Preliminary Plat of PARKLANE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 21, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

A. The access controls and building setbacks approved on the associated C.U.P., shall be indicated on the final plat.

B. The street name "Loafer Lane" shall be deleted from the plat.

C. The right-of-way for the east half of Oliver indicated on the plat may be reduced to 60 feet in width.

D. The applicant shall submit by separate instrument the contingent dedications for the portions of Oliver and of Lincoln indicated on the plat as being contingently dedicated.

E. The plat proposes to vacate portions of existing platted lots, easements and streets. Therefore, any abandonment or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant.

F. Appropriate wording indicating the vacation of certain lots, easements and streets by this replat, shall be included in the engineers certificate on the final plat.

G. The applicant shall make satisfactory arrangements and guarantees with the Engineering Divisions of the Department of Public Works for the following improvements:

1) Reconstruction of the intersections of Bleckley at Boston and Bleckley at Battin.

2) Widen Bleckley from Battin south to Harry.

3) Construction of a deceleration lane on Harry east of Bleckley.

4) Construction of a deceleration lane on Harry west of Bleckley to the existing curb cut.

5) Construction of deceleration lane on Oliver from Glendale south to Harry.

6) Construction of an accel-decel lane on the east side of Oliver at the major entrance, and improve the major entrance to major approach standards.

7) Construction of a deceleration lane on Lincoln west of Glendale.

The applicant shall install or guarantee the construction of sidewalks adjacent to the east side of Oliver, the south side of Glendale, the north side of Harry, and both sides of Bleckley and Boston; the total estimated construction cost to be determined upon submission of the final plat.

I. The applicant's engineer shall contact Bill McKinley relative to design geometrics and possible additional right-of-way needed for an accel-decel lane east of Bleckley on Harry; and possible left turn provisions from Harry on to Bleckley.

J. The plat shall, if necessary be expanded to include the additional right-of-way for the accel-decel lane east of Bleckley.

K. The applicant shall contact the Engineering Division of the Department of Public Works relative to the relocation or adjustment of the sanitary sewer located in the drainage right-of-way on Block 2.

L. The applicant's engineer shall contact the Wichita Fire Department relative to assuring adequate fire protection for subject property.

M. A 30 foot utility easement shall be indicated on the east 30 feet of that portion of Bleckley being vacated by this plat.

N. The applicant shall guarantee the box culvert from the south line of Boston to the south line of Lot 2, Block 2.

O. The applicant shall construct an earth channel from the south line of Block 2 to the north line of Harry.

P. The applicant shall guarantee a storm water sewer easement from Oliver to Glendale between the buildings in Block 1.

Q. The applicant shall submit a guarantee for the necessary increase in size of the existing storm water sewer on Block 1 or in lieu thereof provide a guarantee for an additional sewer.

R. The applicant shall guarantee the construction of a storm water sewer serving the intersection of Bleckley and Zimmerly.

S. The applicant shall guarantee the construction of a storm water sewer serving the intersection of Bleckley and Battin.

T. The existing east-west storm sewer easement on the south side of Glendale between Lots 1 and 2, Block 2 shall be increased to 20 feet in width.

U. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

V. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Mr. Loren Snyder, Builders, Inc., 300 West Douglas, 67202
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-19 Name PARKLANE ADDITION
Date Application Rec'd. 2-11-74 Preliminary Approval
Scheduled S/D Meeting 2-21-74

DESCRIPTION

General Location Between Lincoln and Harry, on the east side of Oliver
Owner Builders, Inc.
Surveyor/Engineer Oblinger-Smith Corporation
Address 625 First National Bank Building Phone 262-0451

1. Gross Acreage of Plat 36.3
2. Number of Lots:
   Residential 2
   Commercial 5
   Industrial
   Other
   Total Number of Lots 7
3. Minimum Lot Frontage 86 ft.
4. Minimum Lot Area 15,500 sq. ft.
5. Existing Zoning LC & B
6. Proposed Zoning LC & B
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? yes X no

9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita X : Three-Mile Area

STAFF COMMENTS:

A. Associated cases DP-60, Commercial C.U.P. and Z-1585, "B" to "LC" have been approved by the Board of City Commissioners subject to platting.

B. The applicant shall submit by separate instrument the contingent dedications for the portions of Oliver and of Lincoln indicated on the plat as being contingently dedicated.

C. The plat proposes to vacate portions of existing platted lots, easements and streets. Therefore, any abandonment or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant.

D. Appropriate wording indicating the vacation of certain lots, easements and streets by this replat, shall be included in the engineers certificate on the final plat.

E. The applicant shall make satisfactory arrangements and guarantees with the Engineering Divisions of the Department of Public Works for the following improvements:

1) Reconstruction of the intersections of Bleckley at Boston and Bleckley at Battin.

2) Widen Bleckley from Battin south to Harry.

3) Construction of a deceleration lane on Harry east of Bleckley.

4) Construction of a deceleration lane on Harry west of Bleckley to the existing curb cut.

5) Construction of deceleration lane on Oliver from Glendale south to Harry.

6) Construction of an accel-decel lane on the east side of Oliver at the major entrance, and improve the major entrance to major approach standards.

T9-303

(OVER)

7) Construction of a deceleration lane on Lincoln west of Glendale.

F. The applicant shall contact M. S. Mitchell of the Flood Control-Maintenance Office relative to guaranteeing the installation of a concrete box culvert and associated channel improvements.

G. The applicant shall install or guarantee the construction of sidewalks adjacent to the east side of Oliver, the south side of Glendale, the north side of Harry, and both sides of Bleckley and Boston; the total estimated construction cost to be determined upon submission of the final plat.

H. Appropriate dedication for the construction of the deceleration lane on Harry, east of Bleckley will be discussed at the Subdivision Committee meeting.

I. Access control on Lincoln for the area 170 feet west of Glendale shall be indicated on the final plat.

J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5846
Section No.: 25
Twp. No.: 27
Range:

S/D No. 74-19

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Preliminary Plat
Parklane Addition

General Location: Between Harry and Lincoln, East of Oliver

Name of Property Owner: Builders, Inc.
Address: 300 West Douglas 02 Phone: 261-5221
Name of Subdivider: Builders, Inc. c/o Loren Snyder
Address: 300 West Douglas Phone: 261-5221
Name of Agent/Surveyor: Oblinger - Smith Corporation - Gary Wiley
Address: 625 First National Bldg. Phone: 262-0451
Date of Application: February 8, 1974

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 36.3 Acres
2. Number of Lots:
   - Residential 2
   - Commercial 5
   - Industrial 0
   - Other 0
   - Total Number of Lots 7
3. Minimum Lot Frontage 86 ft.
4. Minimum Lot Area 15,500 Sq. ft.
5. Existing Zoning LC & B
6. Proposed Zoning LC & B
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? yes NO no
9. Public Water Supply (Yes-No), Name City of Wichita
10. Public Sanitary Sewers (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Builders Inc
Joel M. Pollack, Vice President

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

Received by Gene Mosley
Date 2-11-74
Fee Submitted $68.00

T9-301B
(2-71)

All Required Improvements By Petition To The City of Wichita.

FORM 223.021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer	$66.00	

DESCRIPTION	AMOUNT
Sub Division Review	

Name

Address

Type: RA-4-07102

Due Date

Comments:

Date: 2-1-74

By