

PLAT NO. S/D 74-33 MAP NO. 5350

NAME DONER-SMITH 1st ADDITION

LOCATION: On the west side of Amidon in an area north  
of 26th St.

ENGINEER Professional Engineering Consultants

OWNER John C. Bevelhymmer, et. al.

APPLICATION FILED 3-25-74

SKETCH PLAT FILED N/A

PRELIMINARY FILED N/A

S/D ACTION N/A

FINAL FILED 3-25-74

S/D ACTION 4-4-74 Approved

MAPC ACTION 4-11-74 App.

BCC ACTION 7-2-74 Defers 2 weeks

RECORDED ~~7-16-74~~ 7-9-74 Approved

REMARKS \_\_\_\_\_

S/D 74-33 - DONER-SMITH 1st ADD.  
On the west side of Amidon in an  
area north of 26th St. PEC

B.C.C. / ~~\_\_\_\_\_~~ 1-2-74  
9  
7-13-74  
BCC \_\_\_\_\_

Map No. 5350  
Sec. No. 6  
Twp. No. 27S  
Range 1E

Subdivision Report and Progress  
S/D No.: 74-33

Name: DONER-SMITH 1st ADDITION

General Location: On the west side of Amidon in an area north of 26th St.

Owner: John C. Bevelhymer, et. al.  
Address: 1841 W. 27th St. Phone: \_\_\_\_\_  
Subdivider: Development Management, Inc.  
Address: 6133 E. 13th St. Phone: 684-0151  
Engineer/Surveyor: Professional Engineering Consultants  
Address: 1440 E. English Phone: 262-2691

Application Received 3-25-74  
Conf. with Applicant none  
Sketch Plat Received \_\_\_\_\_  
Present Zoning AA  
Proposed Zoning R-6  
Letter of Intent \_\_\_\_\_

PREL. PLAT RECEIVED N/A  
S/D Comm. Action N/A  
Dept. Report on Prel. n/a

TRACING PROGRESS:  
Received 6-5-74  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

FINAL PLAT RECEIVED 3-25-74  
S/D Comm. Action 4-4-74 Approved  
Dept. Report on Final 4-5-74  
M.A.P.C. ACTION 4-11-74 Appr.  
Dept. Report on Final 4-12-74  
Letter on Irons Received N/A  
Title/Taxes Rec'd & Reviewed 4/11/74  
Final Review 6-27-74  
Referral to B.C.C. 6-27-74

B.C.C. ACTION 7-2-74 Refer 2 more.  
7-26-74 Approved  
Recorded July 27, 1974 Approved

Comments:

4/10/74 print for M-FC  
7/30/74 released plat tracing to Eldon Swenson  
to make prints and get recorded

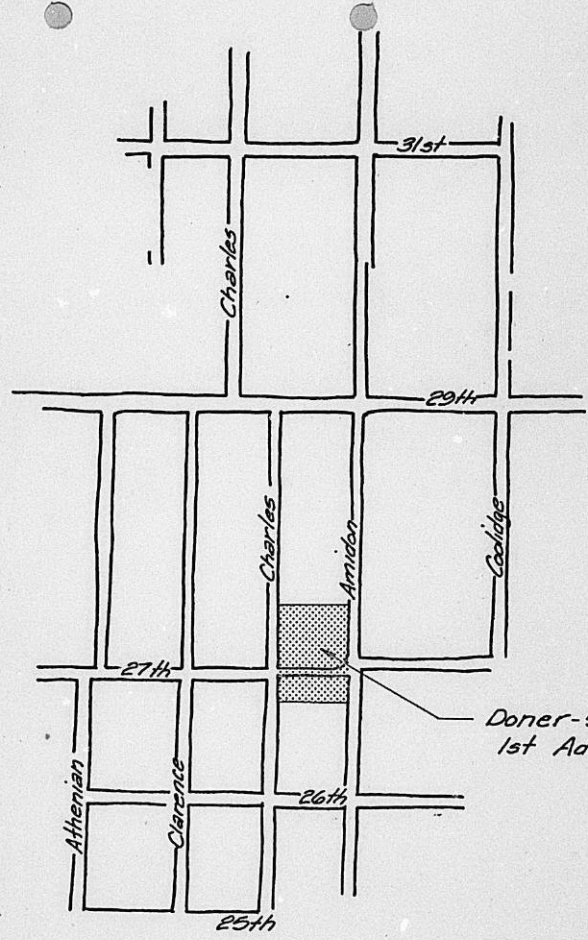
REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

*F*  
*7-18-74*

DONER-SMITH ADDITION was  
filed for record on JULY 9, 1974.

*John Hale*  
Register Of Deeds

T9-328



Doner-Smith  
1st Add.

Location Map for  
Doner-Smith 1st Add.

**SD 74-53**

PROFESSIONAL ENGINEERING CONSULTANTS

1440 E. ENGLISH

WICHITA, KANSAS 67211

December 22, 1977

Ray Bruggeman, Director of Public Works

Jack H. Galbraith, Chief Planner

House located in Street Right-of-way in Doner-Smith First Addition

Please refer to my memo to John Dekker dated December 6, 1977 concerning the location of the single family home in 27th Street North, as platted in the above addition.

Attached is the response from H. R. Kuhn who agreed with #3, which was to do nothing about the house at this time, and have Central Inspection post their maps to the effect that no building permits are to be issued on any part of this plat until the house is removed. Please note that he suggests that we can require the house to be removed when it is desired to pave the street, and further suggests that this can be accomplished by a mandatory-injunction type action.

I will see that the official zoning maps are posted that no building permits are to be issued on subject plat and will rely on your seeing that other maps are posted as all of you deem appropriate.

Jack H. Galbraith  
Chief Planner

JHG:el  
Attachment

cc: George Wilton, Supt. of Public Works-Maintenance  
Robert Feldner, Superintendent of Central Inspection

THE CITY OF WICHITA

OFFICE OF Department of Law

DATE December 20, 1977

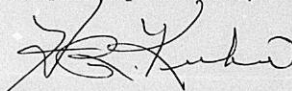
TO Jack H. Galbraith, Chief Planner

FROM H. R. Kuhn, Assistant City Attorney

SUBJECT House located in Street  
Right-of-way in Doner-Smith  
First Addition.

I have been requested to review your memo of December 6, 1977 and respond. I concur in the thoughts expressed by you and it would be my recommendation that the procedure suggested in your alternative No. 3 be followed. There is no reason why the City should do anything at this time. Your alternate No. 4 can be pursued if and when the City ever decided to open the street and this could be accomplished by a mandatory-injunction type action.

Respectfully submitted,



H. R. Kuhn  
Assistant City Attorney

Hrk:ir



December 6, 1977

John Dekker, Director of Law

Jack H. Galbraith, Chief Planner

House located in Street Right-of-way in Doner-Smith First Addition

Thought you and those receiving a copy of this letter should be aware of something brought to my attention last week. The above captioned plat was considered as a final plat only and recorded in July of 1974. It was associated with a request for "R-6" zoning and is located on the west side of Amidon and south of 27th Street North as dedicated on this one lot plat.

Last week, Steve Clark, a realtor, called and asked if I knew that a single family home was in the dedicated street right-of-way for 27th Street. He said he was interested in buying the lot but wondered about the house in the street right-of-way that was being sold with the lot. I checked the case files and nothing was ever reflected in the record that a house was located on the property. The minutes of the zone case reflect that, at the time the application was filed, we had a half street right-of-way for 27th Street; that Traffic Engineering had suggested that the applicant consider vacating 27th on the south and dedicating it as a full street right-of-way on the north. Nothing was ever submitted as a sketch plat or preliminary plat showing that a house was located on the property and I am not sure now any of us were aware of the house on the property.

I have received the plat with the Engineer, Charles Jeffries of P.E.C., and he remembers the house, but he thought it was to be removed. He was surprised the plat was ever recorded, as the people who apparently were going to buy the property, at that time, had some financial problems and he didn't think the plat was ever recorded.

Clark has asked what, if anything, the City plans on doing about the house. Here are my thoughts and if you don't agree please advise.

1. The City has no obligation to file a vacation case, that if the abutting owners file to vacate the portion of the street the building is on, we might support the request and require a contingent dedication that we have the right-of-way whenever the building is removed; or we can oppose the vacation on the grounds that we assumed we had

Page 2  
John Dekker, Director of Law  
December 6, 1977

the right-of-way when the plat was recorded and the owner should proceed to remove the house.

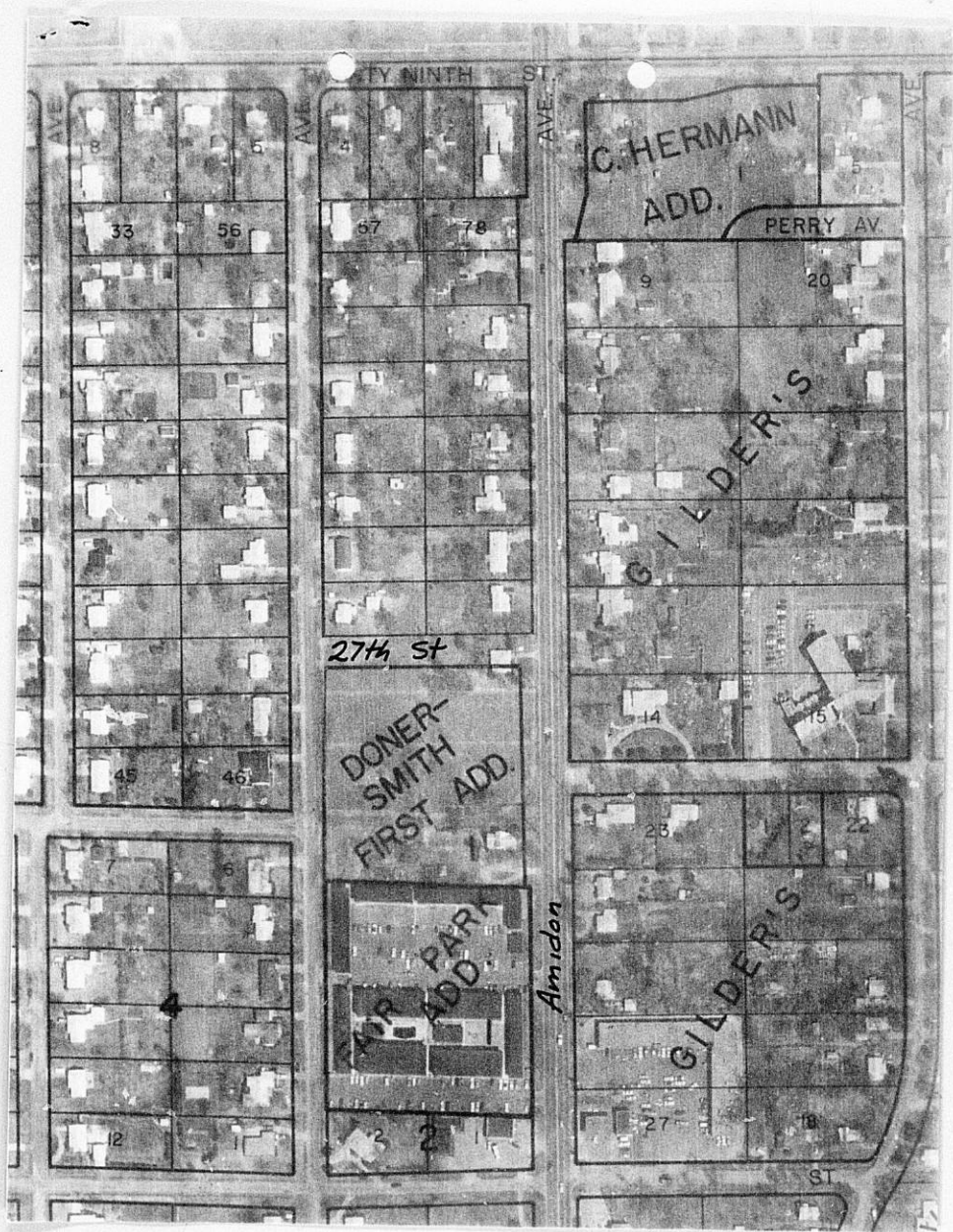
2. Public Works should contact the owner and require a minor street privilege for the home occupying public right-of-way.
3. Do nothing about the house at this time, and have Central Inspection post their maps to the effect that no building permits are to be issued on any part of this one lot plat until the structure is removed.
4. Require the house to be removed from street right-of-way now. (This is the one I have no feeling on as I am not familiar with how you would accomplish requiring the immediate removal).

Attached is a copy of the 200 scale maps on the aerial. If you have any suggestion on what should be done, would appreciate your thoughts.

Jack H. Galbraith  
Chief Planner

JHG:el  
Attachment

cc: Ray Bruggeman, Director of Public Works  
George Wilton, Supt. Public Works-Maintenance  
Robert Feldner, Superintendent of Central Inspection  
Robert A. Lakin, Director of Planning



July 3, 1974

Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Subject: S/D 74-33 - Doner-Smith  
1st Addition and E-1579  
Zone change from "AA" to  
"E-6"

Gentlemen:

Earlier today we mailed you a letter advising that the above captioned plat was deferred at yesterday's Board of City Commission meeting and was to be reconsidered at their regular meeting of July 16, 1974. I was just advised that the owner of the property has made arrangements to have 27th Street paved at his cost and has requested that the City Manager place this matter on the City Commission agenda for July 9, 1974. Please disregard our earlier letter and if you, or any of those receiving copies of this letter, have further interest in this matter please attend the Board of City Commission meeting of July 9, 1974. This meeting will be held in the City Building, Room 301 and will begin at 9:00 a.m.

Sincerely,

Jack H. Galbraith  
Chief Planner

JMS:js  
cc: Robert H. Nelson, 200 W. Douglas, Suite 630, 67202  
John C. Bevelhymar, 1841 W. 27th St. North, 67204  
Mildred M. Sprinkel, 2735 Amidon, 67204  
Development Management, Inc., 6133 E. 13th St. 67204  
Sara Reed, 2914 N. Charles, 67204  
Laura Jones, 2817 N. Charles, 67204  
Dick Linn, City Engineer

July 3, 1974

Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Subject: S/D 74-33 - Doner-Smith  
1st Addition and Z-1579  
Zone change from "AA" to  
"R-6"

Gentlemen:

The above captioned plat was considered by the Board of City Commissioners at their regular meeting of July 2, 1974. Several persons were present in opposition to the anticipated benefit district as it relates to the paving of relocated 27th Street. As a result of apparently short notice to interested persons in this block, the action of the City Commission was to defer this plat for two weeks to their regular meeting of July 16, 1974.

Prior to that meeting I would recommend that either you or the attorney representing the applicant review the questions raised on the benefit district and assessments with the City Engineer.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:js

cc: Robert H. Nelson, 200 W. Douglas, Suite 630, 67202  
John C. Bevelhymar, 1841 W. 27th St. No., 67204  
Mildred M. Sprinkel, 2735 Amidon, 67204  
Development Management, Inc., 6133 E. 13th St., 67204  
Sara Reed, 2914 N. Charles, 67204  
Laura Jones, 2817 N. Charles 67204  
Dick Linn, City Engineer

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 74-33 Name DONER-SMITH 1ST ADDITION  
 Application & Sketch Filed: 3-25-74  
 Preliminary Plat Filed: N/A Approved by S/D: N/A  
 Final Plat Filed: 3-25-74 Approved by S/D: 4-4-74  
 Approved by Metropolitan Area Planning Commission: 4-11-74

DESCRIPTION

General Location: West side of Amidon in an area  
north of 26th Street

Surveyor or Engineer: Professional Engineering Consultants  
 Owner: John C. Bevelhymmer, et al.  
 Address: 1841 West 27th Street 67204

- |   |                       |                       |
|---|-----------------------|-----------------------|
| 1. Gross Acreage of Plat <u>4.15</u>      | 6. Access Control     |                       |
| 2. Number of Lots:                        | St. <u>Amidon</u>     | No. Openings <u>2</u> |
| Residential <u>1</u>                      | St. _____             | No. Openings _____    |
| Commercial _____                          | St. _____             | No. Openings _____    |
| Industrial _____                          | 7. Req'd Improvements |                       |
| Other _____                               | St. Paving _____      | Water _____           |
| Total Number of Lots: <u>1</u>            | Sidewalk _____        | Drainage _____        |
| 3. Minimum Lot Area: <u>4.15</u> Acres    | Sewer _____           | Other _____           |
| 4. Existing Zoning <u>"R-6"</u>           |                       |                       |
| 5. Special Problems Discussed <u>None</u> |                       |                       |

Valid petitions have been submitted guaranteeing the paving of 27th Street North and the installation of sidewalks adjacent to the south side of 27th Street North, the east side of Charles and the west side of Amidon. A certificate has also been submitted certifying the petition.

Planning Commission Recommendation:

That this plat be approved subject to:

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

Gragert moved, Kamen seconded and it carried unanimously.  
(Arnholz, Blakey, Gardenhire and Rising absent.)

NOTE: The associated zone case Z-1579 from "AA" to "R-6" was approved by the Board of City Commissioners on November 27, 1974 subject to replatting.

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant, and approve the plat as approved by the Metropolitan Area Planning Commission, and authorize the Mayor to sign.

CERTIFICATE

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

I, John Charles Bevelhymmer, owner and plat-  
tor of Doner-Smith First Addition, do hereby  
certify that petitions for the following improvements have been  
submitted to the Board of Commissioners of the City of Wichita,  
Kansas:

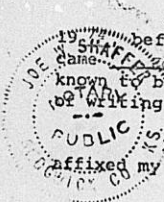
1. Street - 27th Street North, E/L Charles to W/L Amidon
2. Sidewalk - S/S 27th Street North, Charles to Amidon
3. Sidewalk - E/S Charles, 27th Street North to 390'+ South
4. Sidewalk - W/S Amidon, 27th Street North to 403.6+ South
- 5.
- 6.
- 7.

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

Signed this 10th day of May, 19 74.

John Charles Bevelhymmer  
John Charles Bevelhymmer

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



Be it remembered that on this 10th day of May,  
before me, a notary public in and for said County and State,  
I saw John Charles Bevelhymmer, 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.

Joe W. Shaffer  
Notary Public Joe W. Shaffer

My Commission Expires:  
1/29/75

**Lawyers Title Insurance Corporation**  
A Stock Company  
Home Office ~ Richmond, Virginia  
**INTERIM TITLE INSURANCE BINDER**

Case No. GTCO 15088

TO COMMERCE SAVINGS & LOAN ASSOCIATION

No.

LAWYERS TITLE INSURANCE CORPORATION, herein called the Company, hereby insures:  
That the title to the land described in Schedule A hereof, was on June 7, 1974,  
at 7:00 o'clock A. M., vested in fee simple in

JOHN CHARLES BEVELL MUMER

subject only to the defects, objections, liens and encumbrances, as shown in Schedule B hereof.

That upon compliance with and/or satisfaction of the requirements set forth under Section 1 of Schedule B of this Binder, and upon payment of its premium for title insurance, this Company will issue to you, as the insured, its policy of title insurance, on the usual form, in the sum of \$~~to be determined~~, showing under Schedule B thereof only such exceptions as appear in Section 2, of Schedule B of this Binder and such liens, encumbrances or objections attaching to the title subsequent to the date hereof and prior to the issuance of the policy which are not satisfied and/or removed.

This Binder is delivered and accepted upon the understanding that you have no personal knowledge or intimation of any defect, objection, lien or encumbrance affecting said premises other than those shown under Schedule B hereof, and your failure to disclose any such personal information shall render this Binder and any policy issued based thereon, null and void as to such defect, objection, lien or encumbrance.

Nothing herein contained shall be construed as a guarantee against the consequences of the exercise and enforcement or attempted enforcement of governmental "police power" over the property described herein.

This Company shall be liable under this Interim Title Insurance Binder only for actual loss or damage incurred by reliance upon the insuring provisions hereof.

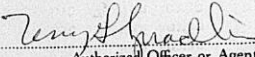
This Interim Title Insurance Binder is subject to the terms, provisions and Conditions and Stipulations of the form of policy applied for.

This Binder is preliminary to the issuance of the policy of title insurance and shall become null and void, unless policy is issued, and the premium therefor paid, within six (6) months from the date hereof, and shall not be binding until it shall have been countersigned by an authorized Officer or Agent of the Company.

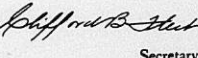
IN WITNESS WHEREOF the Company has caused this binder to be executed pursuant to its by-laws at Wichita, Kansas on June 11, 1974.

Countersigned:

**Lawyers Title Insurance Corporation**

  
Authorized Officer or Agent

  
President.

  
Secretary.

**Schedule A**

Legal description of the land referred to in this Binder.

(SEE RIDER ATTACHED)

(Simultaneous issuance of Owner's in the amount of \$106,000.00).

Title Insurance - \$ 434.00.

**Schedule B—Section 1**  
**Requirements**

Showing requirements to be complied with; defects and objections to be removed or eliminated, and liens and encumbrances to be satisfied and discharged of record before policy of title insurance will be issued without exception thereto.

Item (a) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. Deed from John Charles Bevelhymmer a/k/a John C. Bevelhymmer, showing marital status and joined by spouse, if any, vesting fee simple title in The Homestead Corporation.
2. Mortgage from The Homestead Corporation securing your loan, together with a corporate resolution from the Homestead Corporation authorizing its Officers to Mortgage the property described herein.

Item (b) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (c) Lien Affidavit and Statement executed by Sellers and contractors, if any, stating that all bills are paid for labor and/or material which might form the basis for a materialman's or mechanic's lien.

Item (d) Satisfaction and release of record of the Mortgage in favor of Farmers & Merchants State Bank, dated May 28, 1969 and recorded June 5, 1969 in Mortgage Book 1664, Page 271 in the original amount of \$12,000.00.

NOTE: Taxes for the year 1973 and prior years paid.

Lot 70, Van Acres	Key No. A 13881
Lot 65, Van Acres	Key No. A 13876
Lot 66, Van Acres	Key No. A 13877
Lot 67, Van Acres	Key No. A 13878
Lot 68, Van Acres	Key No. A 13879
Lot 69, Van Acres	Key No. A 13880
Tract 189' X 100'	Key No. A 193-1-UP
1841 W. 27th	Key No. A 193-UP

**Schedule B—Section 2**  
**Exceptions**

Showing defects, objections, liens and encumbrances, if any, to be shown as exceptions under Schedule B of the policy (such as easements, restrictive covenants, leases, unpaid taxes and assessments maturing subsequent to date hereof, prior lien or liens assumed).

1. General taxes for the year 1974 and subsequent years together with special assessments due and payable therewith.
2. Title to that part taken for Amidon Street and 27th Street.
3. Easements as will be shown in Plat and Dedication.
4. Any state of facts which would be disclosed by an accurate survey and inspection of the premises.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

RIDER ATTACHED HERETO AND MADE A PART OF BINDER. GICO No. 15088

A Tract of land in the Northwest Quarter (NW/4) of Section 6, Township 27 South, Range 1 East of the 6th P.M., more particularly described as:

Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section 6, Township 27 South, Range 1 East of the 6th P.M.; thence along the East line of said Southeast Quarter of the Northwest Quarter bearing South 0 degrees 01' East a distance of 100.14 feet to the North line extended of Fair Park Addition, to Wichita, Sedgwick County, Kansas; thence along the North line extended and the North line of said Fair Park Addition bearing North 87 degrees 50' 00" West a distance of 423.46 feet to the Northwest corner of said Fair Park Addition; thence along the West line extended of said Fair Park Addition, the same being the East line of Charles Avenue, bearing North 0 degrees 03' 02" West a distance of 99.98 feet to the North line of said Southeast Quarter of the Northwest Quarter; thence continuing along said East line of Charles Avenue bearing North 0 degrees 02' 47" East a distance of 350.36 feet to the Northwest corner of Lot 65 in aforesaid Van Acres Addition to Sedgwick County, Kansas; thence along the North line of Lots 65 and 70 of said Van Acres Addition bearing South 89 degrees 51' 55" East a distance of 387.93 feet to the Northeast corner of said Lot 70, said point being on the West line of Amidon; thence along the West line and the West line extended of Amidon bearing South 0 degrees 00' East a distance of 363.99 feet to the North line of the aforesaid Southeast Quarter of the Northwest Quarter; thence along said North line bearing South 87 degrees 51' 18" East a distance of 35.02 feet to the point of beginning. (to be platted as Donner-Smith Addition.)

(The above description includes part of Amidon Street, 27th Street and Lots 65, 66, 67, 68, 69 and 70 in Van Acres Addition.)



ON SAFETY  
PHASE II

**THE CITY OF WICHITA**

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

**DATE** April 19, 1974

**TO** Jack Galbraith, Chief Planner, MAPD

**FROM** M. S. Mitchell

**SUBJECT** - Doner-Smith First Addn.  
SD 74-33

Reference is made to my request before the Subdivision Committee for a Lot Grading Plan for subject Addition. Please be advised that on April 18, 1974, a Drainage Plan was submitted by Bill Keltner of PEC which is satisfactory.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

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

MSM/elm

cc: G. H. Wilton  
Bill Keltner, PEC  
Doner-Smith First Addn. Plat File  
John Riddel, Central Inspec. w/exh.



April 12, 1974

Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: S/D 74-33 - Final Plat of  
DONER-SMITH 1ST ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 11, 1974, 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 April 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.
- ✓ Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ✓ Certification by an attorney that fee title is vested in the platlor.
- ✓ 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: John C. Bevelhymmer, et al. 1841 W. 27th St. No. 67204  
Development Management, Inc., 6133 East 13th St. 67208  
Mildred M. Sprinkel, 2735 Amidon 67204  
Dean Sellers, Assistant City Engineer

April 8, 1974

Professional Engineering  
Consultants  
1440 East English  
Wichita, Kansas 67211

Re: S/D 74-33 - Final Plat of  
DONER-SMITH 1ST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 4, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- X. The street name indicated on this plat as 28th Street shall be relabeled as "27th Street North".
- B. The 20-foot east-west utility easement indicated on the plat shall be extended west to Charles.
- E. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- B. The applicant shall be advised that no parking will be permitted within the building setbacks adjacent to streets.
- E. *red petitions returned from city*  
The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of 27th Street North, the east side of Charles and the west side of Amidon.
- F. *red petition returned from city*  
The applicant shall guarantee the paving of 27th Street North.
- G. The plat's text shall be amended to read "...platted into a lot and streets...".
- X. Any abandonment or relocation of existing utilities necessitated by this plat shall be at the sole expense of the applicant.
- X. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Final Plat of DONER-SMITH  
1ST ADDITION  
April 8, 1974  
Page 2

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, April 11, 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: John C. Bevelhymmer, et. al.  
1841 West 27th Street, 67204

Development Management, Inc.  
6133 East 13th Street, 67208

Dean Sellers, Assistant City Engineer

Ms. Mildred M. Sprinkel  
2735 Amidon, 67204

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 74-33 Name DONER-SMITH 1ST ADDITION  
Date Application Rec'd. 3-25-74 Preliminary Approval N/A  
Scheduled S/D Meeting 4-4-74

DESCRIPTION

General Location On the west side of Amidon in an area  
north of 26th Street

Owner John C. Bevelhymmer, et. al.  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

- |   |                                 |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>4.15±</u>                                       | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. <u>60</u> R/W <u>372</u> ft. |
| Residential <u>1</u>  | b. <u>50</u> R/W <u>100</u> ft. |
| Commercial _____  | c. <u>15</u> R/W <u>304</u> ft. |
| Industrial _____  | d. _____ R/W _____ ft.          |
| Other _____   | e. _____ R/W _____ ft.          |
| Total Number of Lots <u>1</u>   | TOTAL <u>776</u> ft.            |
| 3. Minimum Lot Frontage _____ ft.   | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area <u>180,774</u> sq. ft.                                  | streets? <u>X</u> yes _____ no  |
| 5. Existing Zoning <u>R-6</u>   |                                 |
| 6. Proposed Zoning <u>R-6</u>   |                                 |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |                                 |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                 |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |                                 |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |                                 |

STAFF COMMENTS:

- A. The associated zone case Z-1579 from "AA" to "R-6" has been approved by the Board of City Commissioners subject to platting.
- B. 64 feet of street right-of-way shall be indicated for 28th Street North.
- C. Access controls to Amidon shall be discussed at the Subdivision Committee meeting.
- D. The applicant shall be advised that no parking will be permitted within the building setbacks.
- E. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of 28th Street North, the east side of Charles and the west side of Amidon.
- F. The applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.
- G. The applicant shall guarantee the paving of 28th Street North.
- H. The plat's text shall be amended to read "...platted into a lot and streets..."
- I. The labeling of 28th Street shall be expanded to read as "28th Street North".
- J. Any abandonment or relocation of existing utilities necessitated by this plat shall be at the sole expense of the applicant.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

(OVER)

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.: 5350  
Section No.: 6  
Twp. No.: 27S  
Range: 1E

S/D No. 74-33

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Doner-Smith 1st Addition

General Location: Northwest Corner of 27th & Amidon

Name of Property Owner: John C. Bevelhymmer 1841 W. 27th St. Wichita, Ks. and  
Address: Mildred M. Sprinkel 2735 Amidon Wichita, Ks. ct Phone: \_\_\_\_\_  
Name of Subdivider: Development Management, Inc.  
Address: 6133 E. 13th Street Wichita, Ks. Phone: 684-0151  
Name of Agent/Surveyor: Professional Engineering Consultants, P.A.  
Address: 1440 East English Phone: 262-2691  
Date of Application: March 25, 1974

SUBDIVISION INFORMATION:

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>4.15±</u>   | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. <u>60</u> R/W <u>372</u> ft.   |
| Residential <u>1</u>  | b. <u>50</u> R/W <u>100</u> ft.   |
| Commercial _____  | c. <u>15</u> R/W <u>304</u> ft.   |
| Industrial _____  | d. _____ R/W _____ ft.  |
| Other _____   | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>1</u>   | TOTAL _____ ft.   |
| 3. Minimum Lot Frontage _____ ft.   | 8. Sidewalk adjacent to all streets? <input checked="" type="checkbox"/> yes _____ no |
| 4. Minimum Lot Area <u>180,774</u> sq. ft.  |   |
| 5. Existing Zoning <u>R-6</u>   |   |
| 6. Proposed Zoning <u>R-6</u>   |   |
| 9. Public Water Supply <input checked="" type="checkbox"/> (Yes- <del>NO</del> ), Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <input checked="" type="checkbox"/> (Yes- <del>NO</del> ), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)  |   |
| 12. City of Wichita <del>XXXXXXXXXXXX</del>   |   |

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: John C. Bevelhymmer \*  
Mildred Sprinkel

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

Received by AS  
Date 3/25/74  
Fee Submitted \$50

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.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
2 Cond. 1 <sup>ST</sup>	1.50

Name \_\_\_\_\_

Address \_\_\_\_\_

Type \_\_\_\_\_ Due Date \_\_\_\_\_

Comments: \_\_\_\_\_

Date 3/20/74 By J.P. Holt