

MAP NO. S/D75-50 MAP NO. 4745

NAME MILES COUNTRY WAY CENTER ADDITION

LOCATION: South side of U.S. 54 in an area west of  
Maize Road.

ENGINEER K. O. Taylor

OWNER Gene Miles

APPLICATION FILED 6-9-75

SKETCH PLAT FILED 6-9-75

PRELIMINARY FILED

S/D ACTION

FINAL FILED 6-9-75

S/D ACTION 6-19-75 *defunct 7-3-75* *Approved*

MAPC ACTION 7-10-75 *Approved subject to amended*

BCC ACTION 10/21/75 *Approved*

RECORDED 3-8-76

REMARKS

S/D 75-50 - MILES COUNTRY WAY  
CENTER ADDITION - South side of  
U.S. 54 in an area west of Maize  
Road.

*POSTED  
6-13-75*

ACTION

	DATE
S/D COMMITTEE <i>final defend</i>	<i>6-12-75</i>
M.A.P.C.	<i>Approved 7-3-75</i>
B.C.C./B.C.C.	<i>Approved subject 1-10-75 to amended conditions</i>
	<i>10-21-75</i>

Map No. 4745  
Sec. No. 31  
Twp. No. 27  
Range 1W

Subdivision Report and Progress

S/D No.: 75-50

Name: MILES COUNTRY WAY CENTER ADDITION

General Location: South side of U.S. 54 in an area west of Maize Road

Owner: Gene Miles  
Address: 10711 W. Kellogg Phone: 722-6630  
Subdivider: Phone:  
Address: Phone:  
Engineer/Surveyor: K. O. Taylor  
Address: 1542 S. St. Francis Phone: 264-4072

Application Received 6-9-75  
Conf. with Applicant MATHE  
Sketch Plat Received 6-9-75  
Present Zoning LC  
Proposed Zoning LC  
Letter of Intent none

PREL. PLAT RECEIVED none submitted  
S/D Comm. Action N/A  
Dept. Report on Prel. N/A

TRACING PROGRESS:  
Received 8-7-75  
Released  
Received  
Released

FINAL PLAT RECEIVED 6-9-75  
S/D Comm. Action 6-19-75 Approved  
2-3-75 Approved  
Dept. Report on Final 7-4-75  
M.A.P.C. ACTION 7-10-75 Approved  
Dept. Report on Final 7-11-75  
Letter on irons Received N/A  
Title/Taxes Rec'd & Reviewed 9/10/75  
Final Review 10-16-75  
Referral to B.C.C. 10-16-75

B.C.C. ACTION 10-21-75 Approved  
Recorded 3-8-76

Comments:

MILES COUNTRY WAY CENTER  
Delano Township  
Sedg. Co. Electrical Coop.  
U.S.D. #265

2/7/75 print from MFC

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

MILES COUNTRY WAY CENTER ADDITION was  
filed for record on March 8, 1976

Barbara J. McCall  
Register Of Deeds

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

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

<i>Makes boundary survey</i>	
------------------------------	--

Name

*Green Plains Survey Co.*

Address

*10714 W. Hilltop*

Type

*AN 4*

Due Date

Comments:

Date

*4/3/72*

By

*Hick*

CERTIFICATE

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

I, Gene Miles, owner and plat-  
tor of Miles Country Way Center 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. Sanitary sewer to serve the Addition when available.
2. N/A
3. N/A
4. N/A
5. N/A
6. N/A
7. N/A

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

Signed this 5 day of Nov., 1975

Gene Miles  
\_\_\_\_\_

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

Be it remembered that on this 5th day of November,  
1975, before me, a notary public in and for said County and State,  
came Gene Miles, 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.

Barbara L. Johns  
Notary Public

My Commission Expires:  
March 13, 1979

BARBARA L. JOHNS  
NOTARY PUBLIC  
Sedgwick County, Kansas  
My Comm. Exp. Mar. 13, 1979

November 3, 1975

Mr. Gene Miles  
10711 West Kellogg  
Wichita, Kansas 67209

Re: S/D 75-50 - MILES COUNTRY  
WAY CENTER ADDITION.

Dear Mr. Miles:

Attached herewith is a new certificate form which goes with the sanitary sewer petition you submitted on the above captioned plat. Apparently the City Clerk cannot find the original. We would therefore appreciate your signing this certificate and returning it to our office when you pick up the plat tracing from us which is ready for recording.

Sincerely,

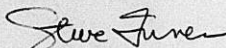
Curtis L. Newby  
Junior Planner

CLN:rme  
Attachment

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH  
OFFICE OF Environmental Health      DATE October 13, 1975

TO      Curtis Newby, Junior Planner  
FROM     Steve Innes, Environmental Health Engineer  
SUBJECT S/D 75-50 - Miles  
          Country Way Center Ad.

It has been confirmed with Darrell Brewer, City Engineer's Office, that Mr. Gene Miles has signed the sanitary sewer petition for subject property. The platting of this addition is therefore approvable based upon eventual extension of sanitary sewers and an appropriate septic tank-lateral line-overflow tank system as an interim facility.

  
Steve Innes  
Environmental Health Engineer

Slipp

cc    Gene Miles



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 75-50 Name MILES COUNTRY WAY CENTER  
 Application & Sketch Filed: 6-3-75  
 Preliminary Plat Filed: -- Approved by S/D: --  
 Final Plat Filed: 6-9-75 Approved by S/D: 7-3-75  
 Approved by Metropolitan Area Planning Commission: 7-10-75

DESCRIPTION

General Location: South side of U. S. 54 in an area west of Maize Road

Surveyor or Engineer: K. O. Taylor  
 Owner: Gene Miles  
 Address: 10711 West Kellogg 67209

- |   |                       |  |
|---|-----------------------|--|
| 1. Gross Acreage of Plat <u>1.15</u>      | 6. Access Control     | St. <u>U.S. Highway 54</u> No. Openings <u>1</u> |
| 2. Number of Lots:                        |                       | St. _____ No. Openings _____                     |
| Residential _____                         |                       | St. _____ No. Openings _____                     |
| Commercial <u>1</u>                       | 7. Req'd Improvements |  |
| Industrial _____                          | St. Paving _____      | Water _____                                      |
| Other _____                               | Sidewalk _____        | Drainage _____                                   |
| Total Number of Lots: <u>1</u>            | Sewer <u>X</u>        | Other _____                                      |
| 3. Minimum Lot Area: <u>1.1</u> Acres     |                       |  |
| 4. Existing Zoning <u>"RC"</u>            |                       |  |
| 5. Special Problems Discussed <u>None</u> |                       |  |

A valid petition has been submitted guaranteeing the extension of sanitary sewer to serve subject property. A certificate has been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant shall provide by separate instrument a private access easement across his ownership to the west for the benefit of subject plat.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Hopper moved, Savina seconded and it carried unanimously.  
Taylor was absent.

ACTION: Accept the easement, approve the petitions and instruct the Director of Law to prepare the necessary resolution, instruct the City Clerk to file the certificate and easement 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.

INGRESS AND EGRESS EASEMENT

THIS INGRESS AND EGRESS EASEMENT made and created this 21<sup>st</sup> day of August, 1975, by GENE MILES and MARIE MILES, husband and wife, of Sedgwick County, Kansas, hereinafter referred to as the "Grantors".

WHEREAS, the Grantors are the owners of the following two tracts of property, to-wit:

Tract I:

Beginning at the NW corner of Lot 1, Block 1, Miles Country Way Center, an Addition to Sedgwick County, Kansas, said NW corner being a point on the south right of way line of U. S. Highway 54 as condemned in Case A-38302; thence west on said south right of way line, 214 feet; thence south parallel to the west line of said Miles Country Way, 24 feet; thence east parallel to and 24 feet south of said south right of way line, 214 feet; thence north 24 feet to the point of beginning, and

Tract II:

Beginning 83.8 feet south and 508.3 feet west of the NE corner of Section 31, Township 27 South, Range 1 West of the 6th P.M. in Sedgwick County, Kansas; thence westerly 752.7 feet along the south edge of the Highway; thence south 287 feet, more or less, to the north line of the A.T. & S.F. Railroad right of way; thence northeasterly along said right of way a distance of 772.5 feet; thence north 116.1 feet to the point of beginning,

and such tracts will hereinafter be referred to by the tract numbers as above designated, and

WHEREAS, it is the desire and the intention of the Grantors to create an ingress and egress easement over and across Tract I for the use and benefit of the owners and their successors and assigns of the real property described as Tract II.

WITNESSETH IT THEN that the Grantors do hereby create, grant and dedicate to the owners of Tract II and to their successors and assigns an easement for the purposes of ingress and egress to the property which they own, that is Tract II, such ingress and egress easement to be over and across the real property above described as Tract I.

Such ingress and egress easement shall endure for as long as the same is the sole practical means of ingress and egress to the real property described as Tract II or any part thereof. At such time as this ingress and egress easement is no longer necessary as above set out to provide ingress and egress for the benefit of Tract II, then such easement shall be considered terminated and of no further force and effect.

Dated this 21<sup>st</sup> day of August, 1975.

Gene Miles  
Gene Miles

Marie Miles  
Marie Miles

STATE OF KANSAS, SEDGWICK COUNTY, ss:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of August, 1975, by Gene Miles and Marie Miles, husband and wife.

BARBARA L. JOHNS  
NOTARY PUBLIC  
Sedgwick County, Kansas  
My Comm. Exp. Mar. 13, 1979

Barbara L. Johns  
Notary Public

My Commission Expires:

March 13, 1979

September 26, 1975

Mr. Gene Miles  
10711 West Kellogg  
Wichita, Kansas 67209

Re: S/D 75-50 - MILES COUNTRY  
WAY CENTER ADDITION.

Dear Mr. Miles:

This is to advise you that contrary to what I told you early this week, the above referred to plat has not been scheduled for the City Commission hearing of September 30th. The reason the plat was not scheduled was that the matter of satisfying the Health Department's requirements for approval for septic tank use on subject property have not been completed. After our phone conversation I received a call from the Health Department relative to your plat and they advised that they are in a position to write a letter approving the subject property for septic tank and private water well use at such time as you have submitted a petition to the City of Wichita for sanitary sewer when it becomes available. They advised me that they had discussed this with you some months ago, but as yet have not received a reply concerning the requirement of the petition.

I have contacted the City Engineer's Office and Mr. Darrell Brewer of that office, advises that if you would contact him, he will prepare a sanitary sewer petition for sewer service at such time as sanitary sewer becomes available. Once you have executed this petition it will be possible then to forward the plat to the City Commission for their final approval.

I should point out that the sewer petition you will be signing at this point would be held in the City Engineer's files and would not be exercised until such time as a sanitary sewer lateral is available to serve your site. I would further suggest that as quickly as you have signed the sanitary sewer petition that you so advise Mr. Steve Innes of the Environmental Health Office, so that he might in turn provide us with the letter stating approval of your site for the septic tank use.

Mr. Gene Miles  
September 26, 1975  
Page 2

If you have any questions concerning this matter, please  
contact me at your earliest convenience.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rms

cc: Steve Innes, Environmental Health Department  
Darrell Brewer, City Engineering

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

*Alvin W. Long*  
President.

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

ATTEST:

*Jeelud M Bell*  
Authorized Signatory



*Chester C. McCullough*  
Secretary.

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

DELIVER TO:

KENNETH O. TAYLOR  
1542 S. St. Francis

*Miles Country  
Way Center*

#### STANDARD EXCEPTIONS FOR OWNER'S POLICY

The owner's policy will be subject to the mortgage, if any, noted under item one of Section 1 of Schedule B hereof and to the following exceptions: (1) rights or claims of parties in possession not shown by the public records; (2) encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises; (3) easements, or claims of easements, not shown by the public records; (4) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (5) taxes or special assessments which are not shown as existing liens by the public records.

#### CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusions from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

**A.L.T.A. COMMITMENT**

FORM 3361

**SCHEDULE A**

Effective Date

August 4, 1975, at 7:00 A.M.

Number

227493

1. Policy or Policies to be issued:

OWNER'S: ALTA Fm B 1970 \$

Proposed Insured:

THE CITY OF WICHITA

LOAN: \$

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple, and title thereto is at the effective date herof vested in:

Gene Miles

3. The land referred to in the Commitment is described in Schedule C.

**SCHEDULE B — Section 1**

The following are the requirements to be complied with:

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:

N O N E

"When sending instruments for filing please include the above referenced commitment number"

2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable. None Due. 1974 Tax \$33,12 paid in full. Key #DE-373-4  
1974 Tax \$813,06 paid in full. Key #DE-373-4c.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

## SCHEDULE B — continued

Number  
227493

## SCHEDULE B — Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.
3. Taxes or special assessments which have not been certified to the Office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
4. Right-of-Way Easement to Kansas Gas and Electric Company, for guy and anchor extending in a Southerly direction approximately 30 feet from a pole located 1 foot West of the Northeast corner of captioned property, and 90 feet South of said Northeast corner, as created in instrument dated April 9, 1954, filed May 21, 1954, in Book Misc. 320, Page 319.
5. Right-of-Way Easement to Kansas Gas and Electric Company, being the South 10 feet of the North 173 feet of the West 358 feet of the following described tract:  
Beginning at a point 508.3' West and 83.8' South of the NE corner of Sec. 31-27S-1W;  
thence West 752.7'; thence South 286.1' to the North line of railroad right-of-way;  
thence Northeast parallel to railroad r/w to a point South of beginning; thence  
North 116.1' to point of beginning, as created in instrument dated July 18, 1966,  
filed July 29, 1966, in Book Misc. 583, Page 433.

**A.L.T.A. COMMITMENT**

FORM 3363

**SCHEDULE C**

**Number**

227493

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

A tract in the Northeast Quarter of Section 31, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point on the South line of U.S. Highway 54 as condemned in Case A-38302, said point being 508.3 feet West and 83.8 feet South of the NE corner of said Northeast Quarter; thence West on said South line of said Highway, 413.7 feet; thence South parallel to the East line of said Northeast Quarter, 209.64 feet to the North right of way line of the A.T. & S.F. Railway; thence Northeasterly along said right of way line, 424.16 feet to a point 508.3 feet West of the East line of said Northeast Quarter; thence North 116.10 feet to the point of beginning.

July 11, 1975

Mr. Kenneth O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 75-50 - Final Plat of  
MILES COUNTRY WAY CENTER  
ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 1975, the above-captioned plat was considered. It was the action of the Commission to recommend approval of the plat subject to conditions as recommended by the Subdivision Committee and as shown in our letter of July 8, 1975, except that Condition C. was changed to read as follows:

The plat shall reflect a private access easement across the frontage for the benefit of access to U. S. 54 for adjacent properties. By separate instrument, the applicant shall also provide a private access easement across his ownership to the west for the benefit of subject plat.

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 platator.
4. Certification that all taxes due and payable for 1974 and prior years have been paid.

Page 2 - Mr. Kenneth O. Taylor  
July 11, 1975

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Gene Miles, 10711 West Kellogg 67209  
Dean Sellers, Assistant City Engineer

July 8, 1975

Mr. Kenneth O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 75-50 - Final Plat of  
MILES COUNTRY WAY CENTER  
ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 3, 1975, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall contact the Wichita-Sedgwick County Environmental Health Division relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private water and septic tank systems can be permitted on subject property. A letter shall be obtained from said Division setting forth approval of such systems, which shall be submitted to the Planning Department.
- ~~B.~~ Subject property is located within the designated "urban growth area" and shall therefore be served by sanitary sewer and City water at such time as they are available.
- ~~C.~~ An additional 5 feet of right-of-way shall be provided for the south half of U. S. Highway 54 and 50 feet of right-of-way shall be provided adjacent to the south of the highway for Kellogg Drive. The applicant shall submit an appropriate guarantee for the construction of the frontage road.
- ~~D.~~ The appropriate access control language shall be included in the plat's text.
- ~~E.~~ Recording of the plat within 30 days after approval by the Board of City Commissioners.

Page 2 - Mr. Kenneth O. Taylor  
July 8, 1975

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, July 10, 1975 at 1:30 p.m. in Room 401 City Building Annex, 104 South Main.

If you have any questions, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:ber

Enclosure

cc: Gene Miles, 10711 West Kellogg 67209  
Dean Sellers, Assistant City Engineer

**State Highway Commission of Kansas**

L. W. Newcomer, Acting

~~XXXXXXXXXX~~ Director of Highways  
JOHN IVAN, Assistant State Highway Director  
JOHN D. McNEAL, State Highway Engineer

STATE OFFICE BUILDING  
TOPEKA, KANSAS 66612

*RB*  
~~XXXXXXXXXXXX~~ Governor  
ROBERT F. BENNETT



STATE HIGHWAY COMMISSIONERS  
KEN PHELPS, Manhattan  
CLARENCE L. KING, JR., Salina  
RICHARD M. DRISCOLL, Russell  
KARL A. BRUECK, Paola  
NESTOR R. WEIGAND, JR., Wichita  
LOUIS KAMPSCHROEDER, Garden City

June 18, 1975

Final Plat of Miles Country  
Way Center - South Side of  
US Highway 54 in an area  
west of Maise Road

Mr. Robert A. Lakin  
Director of Planning  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Dear Mr. Lakin:

Thank you for your letter of June 12, 1975 regarding the above referenced plat. We have reviewed the material furnished in connection with a recently completed location and design concepts study report for US-54 west of Seville Road. On the basis of the recommended location (slightly north of the existing roadway) the proposed frontage road would not be needed. No construction project is currently programmed for this section of US-54; however, we cannot at this time recommend the need for any additional right-of-way on the south side of the existing roadway.

We do appreciate having the opportunity to review and comment.

Very truly yours,

John D. McNeal, P. E.  
State Highway Engineer

W. H. Ogan, P. E.  
Assistant State Highway Engineer

WHO:JLM:cb

cc: Mr. K. V. Spear, Assistant Engineer of Urban Highways



June 23, 1975

Kenneth O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 75-50 - Final plat of  
MILES COUNTRY WAY CENTER  
ADDITION.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 19, 1975, the above captioned plat was considered. The action of the Committee was to defer consideration of this case for two weeks to allow time for the State Highway Department to respond to the matter of additional right-of-way needs for U. S. 54 Highway, and to allow the applicant's engineer to contact the Flood Control Office relative to extensive drainage problems associated with subject property. In addition, the applicant shall be advised that the Environmental Health Division has indicated they would consider approval of a temporary sewage treatment system on subject property provided the applicant will petition the City of Wichita for sanitary sewer service and agree to connect to sanitary sewer when it becomes available.

This case will be rescheduled for consideration by the Committee at their regular meeting of July 3, 1975. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Gene Miles, 10711 W. Kellogg, 67209  
Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-50 Name MILES COUNTRY WAY CENTER  
Date Application Rec'd. 6-9-75 Preliminary Approval N/A  
Scheduled S/D Meeting 6-19-75

DESCRIPTION

General Location South side of U. S. 54 in an area west of  
Maize Road.  
Owner Gene Miles  
Surveyor/Engineer Kenneth O. Taylor  
Address 1542 South St. Francis Phone 264-4072

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>1.15</u>   | 7. Lineal Feet of New Streets:                 |
| 2. Number of Lots:   | a. <u>        </u> R/W <u>        </u> ft.     |
| Residential <u>        </u>  | b. <u>        </u> R/W <u>        </u> ft.     |
| Commercial <u>1</u>  | c. <u>        </u> R/W <u>        </u> ft.     |
| Industrial <u>        </u>   | d. <u>        </u> R/W <u>        </u> ft.     |
| Other <u>        </u>  | e. <u>        </u> R/W <u>        </u> ft.     |
| Total Number of Lots <u>1</u>  | TOTAL <u>        </u> None <u>        </u> ft. |
| 3. Minimum Lot Frontage <u>327.7</u> ft.   | 8. Sidewalk adjacent to all                    |
| 4. Minimum Lot Area <u>50,184</u> sq. ft.  | streets? <u>        </u> yes <u>X</u> no       |
| 5. Existing Zoning <u>LC</u>   |  |
| 6. Proposed Zoning <u>LC</u>   |  |
| 9. Public Water Supply No (Yes-No), Name <u>        </u>                                       |  |
| 10. Public Sanitary Sewers No (Yes-No), Name <u>        </u>                                   |  |
| 11. Health Department Approval (where applicable) <u>        </u> Yes <u>        </u> (Yes-No) |  |
| 12. City of Wichita <u>        </u> : Three-Mile Area <u>        </u> X <u>        </u>        |  |

STAFF COMMENTS:

- A. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private water and septic tank systems can be permitted on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- B. Subject property is located within the designated "urban growth area" and shall therefore be served by sanitary sewer and City water at such time as they are available.
- C. An additional 5 feet of right-of-way shall be provided for the south half of U. S. Highway 54 and 50 feet of right-of-way shall be provided adjacent to the south of the highway for Kellogg Drive.
- D. Approval of this plat is subject to the review of further right-of-way needs by the State Highway Department for the reimprovement of U. S. Highway 54.
- E. The appropriate access control language shall be included within the plat's text.
- F. It should be pointed out that the maximum width curb opening is 30 feet.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

June 13, 1975

Ron Pletcher  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Subject: S/D 75-50 - Miles Country Way  
Center - So. side of U.S. 54  
in an area west of Maize Road

Dear Mr. Pletcher:

We neglected to copy you in on our letter sent to John McNeal advising him of the above captioned plat and requesting comments as to whether or not additional frontage road should be required. Attached is a copy of the letter to him, plus a copy of the preliminary plat and our comments. We would appreciate you reviewing this matter and your opinion as to whether or not we should require an approximate additional 55 feet for future frontage road purposes. I realize the future interchange at Maize Road and Highway 54 has been suggested to be constructed north of Highway 54 and we are, therefore, interested in knowing if a frontage road on subject property can tie into the future improvements.

This plat is scheduled for next Thursday and if you have any comments we would appreciate a call from you prior to that meeting.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:js  
Attachments

Map No.: 4745  
Section No.: 21  
Twp. No.: 27  
Range: 1W

S/D No. 75.50

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Miles Country Way Center

General Location: South side U.S. 554 - West of Maize Road 508 feet

Name of Property Owner: Gene Miles  
Address: 10711 West Kellogg 09 Phone: 722-6630

Name of Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

Name of Agent/Surveyor: R.O. Taylor  
Address: 1542 S. St Francis Phone: 264-4072

Date of Application: 6-29-75

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 1.15
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 1
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 1
3. Minimum Lot Frontage \_\_\_\_\_ ft.
4. Minimum Lot Area 50,84 ft.
5. Existing Zoning LC
6. Proposed Zoning LC
7. Lineal Feet of New Streets:
  - a. None 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  no
9. Public Water Supply No (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers No (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) Yes (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: Gene Miles

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

Received by Wichita  
Date 6/30/75  
Fee Submitted \$50

June 12, 1975

Mr. John D. McNeal  
State Highway Engineer  
State Highway Department  
State Office Building  
Topeka, Kansas 66612

Re: Final Plat of Miles Country  
Way Center - South side of  
U. S. Highway 54 in an area  
west of Maize Road

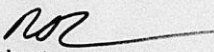
Dear Mr. McNeal:

Enclosed for your information and review is a commercial plat entitled Miles Country Way Center. Said plat is scheduled for hearing in final form before the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 19, 1975. One of our concerns is whether or not we should require additional right of way for future construction of a frontage road on this plat. Although there is a large service station to the west of this plat that would prohibit a frontage road from being extended through that site, there is a frontage road further to the west. We are of the opinion that we should require this applicant to dedicate approximately 55 feet of additional right of way for a future frontage road, at least from his west property line to the east side of the medial break in front of this property.

Attached is a copy of the preliminary and final plats as well as an aerial outlining this property.

We would appreciate your reviewing this matter and any comments you have on additional right-of-way needs. If you have any comments, please call either Jack Galbraith or me.

Sincerely,

  
Robert A. Lakin  
Director of Planning

RAL:JHG:ber  
Enclosure

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

PHONE 262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

June 12, 1975

Mr. John D. McNeal  
State Highway Engineer  
State Highway Department  
State Office Building  
Topeka, Kansas 66612

Re: Final Plat of Miles Country  
Way Center - South side of  
U. S. Highway 54 in an area  
west of Maize Road

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We would appreciate your reviewing this matter and any comments you have on additional right-of-way needs. If you have any comments, please call either Jack Galbraith or me.

Sincerely,

  
Robert A. Lakin  
Director of Planning

RAL:JHG:ber  
Enclosure