

FLAT NO. S/D 75-105 MAP NO. 5147 *g. Cantrell*

NAME CANTRELL ADDITION

LOCATION: Southwest corner of Central and Anna

ENGINEER Baughman Company

OWNER O. B. Cantrell

APPLICATION FILED 10-24-75

SKETCH PLAT FILED 10-24-75

PRELIMINARY FILED none

S/D ACTION N/A

FINAL FILED 10-24-75

S/D ACTION 11-6-75 approve

MAPC ACTION 11-13-75 Approved

SCC ACTION 1-27-76 Approved

RECORDED 2-13-76

REMARKS _____

S/D 75-105 - CANTRELL ADDITION -
Southwest corner of Central and
Anna, by Baughman Company

Map No. 5147
Sec. No. 23
Twp. No. 27
Range 1W

Subdivision Report and Progress
S/D No.: 75-105

Name: CANTRELL ADDITION

General Location: Southwest corner of Central and Anna

Owner: O. B. Cantrell
Address: 601 N. Anna Phone: _____
Subdivider: Same % Gene Coombs
Address: 421 E. 3rd, Box 405 Phone: 263-2261
Engineer/Surveyor: Baughman Company
Address: 330 Laura Phone: 262-7271

Application Received 10-24-75
Conf. with Applicant none
Sketch Plat Received 10-24-75
Present Zoning AA
Proposed Zoning BB & LC
Letter of Intent none

FINAL PLAT RECEIVED 10-24-75
S/D Comm. Action 11-6-75 approve

PREL. PLAT RECEIVED None submitted
S/D Comm. Action N/A

Dept. Report on Final 11-7-75
M.A.P.C. ACTION 11-13-75 Approved
Dept. Report on Final 11-14-75
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 1/2/76
Final Review 1-2-76
Referral to B.C.C. 1-22-76

Dept. Report on Prel. N/A

B.C.C. ACTION 1-27-76 Approved

TRACING PROGRESS:
Received 12-17-75
Released _____
Received _____
Released _____

Recorded 2-13-76

Comments:

12/17/75 print for M.F.C
* Assoc. zone case Z-1644, AA to BB & LC
2-9-76 Called Baughman Co to pick up plat for recording

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

CANTRELL ADDITION was
filed for record on February 13, 1976

Boyd J. Roberts
Register Of Deeds

J-183
-4125
J-95

IMPORTANT MESSAGE

FOR _____
DATE _____ TIME _____ A.M.
P.M.

WHILE YOU WERE AWAY

Mr. Cantrell

OF _____

PHONE No. *943-4362*

TELEPHONED	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE

*3-22-79 Mike Richardson said
one (south) driveway still being
used on Alva for house. Not sure
if all driveway on Central was*

*SIGNED: cleared on sat New one was
built. Central Inspector said what
approach has NOT been cleared.*

FORM 000-017

November 27, 1979

Dean Sellers, Acting City Engineer
Louise Olivarez, Senior Planner

Letter of Credit-Cantrell Addition

On file in the City Clerk's office is a \$1,200.00 letter of credit submitted by O. B. Cantrell as guarantee that a driveway would be closed and a sewer line would be terminated prior to November 13, 1979, on property known as Lot 1, Cantrell Addition, located at the southwest corner of Central and Anna. The sewer line has not been terminated but a new building has been allowed to connect to this line and therefore, according to Darrell Brewer, Superintendent of Sewer Maintenance, the line will have to remain, but is now considered a private line to be maintained by the property owner.

The closing of the narrow, existing driveway at the northwest corner of Lot 1 has also not yet been accomplished. It is still necessary that this driveway be closed because the plat granted access control to Central except for one opening and a new, commercial-width driveway has been constructed further east on the lot.

I have been in contact with Mr. Cantrell and his attorney on several occasions regarding this matter and they have now told me to proceed to collect on that portion of the letter of credit which is needed to close the old driveway.

I have attached a copy of the letter of credit and a copy of the site sketch plan which shows the old driveway location. You will note that the City, acting through the City Engineer, must negotiate with the National Bank of Wichita for collection of this letter of credit prior to January 13, 1981.

Mr. Cantrell is no longer the owner of Lot 1, Cantrell Addition. It has been purchased by Wilton R. Anderson who has been kept advised of our contacts with Mr. Cantrell concerning this letter of credit.

Please proceed to collect on this letter of credit and to initiate a project for closing the old driveway opening. If any additional information is required, please advise.

Sincerely yours,

Louise Olivarez
Senior Planner

LO:bh

*City Engineering collected on
the letter of credit.
Then Mr. Cantrell hired
someone to close the driveway.
City Engineering told City
Treasurer to refund Mr.
Cantrell's money.*

Dean Sellers - Page 2
11-27-79

cc: Donald C. Gisick, City Clerk
O.B. Cantrell, 601 N. Anna, 67212
Eugene Coombs, Attorney, P.O. Box 405, 67201
Wilton R. Anderson, 4805 W. Central, 67212
Jim E. Loomis, National Bank of Wichita, P.O. Box 516, 67201

Mr. Cantrell called
 11-13-79 to say he had
 been out of town several
 weeks and had just
 gotten my letter this week.
 He said he was willing
 to pay the cost of closing
 the driveway if that
 was what had to be
 done. He said his attorney
 was supposed to call
 Dr. Anderson's attorney
 today and perhaps I
 would be getting a call
 from one of them.

I advised Mr. Cantrell
 that I would wait until
 the end of the week before
 contacting the City Engineer
 about collecting on the letter
 of credit. Then, if necessary,
 the City would collect from
 the bank the amount
 needed to close the
 driveway.

IMPORTANT MESSAGE		
FOR <u>Home</u>		
DATE	<u>11-13-79</u>	TIME <u>3:12</u> <small>A.M.</small> <small>P.M.</small>
WHILE YOU WERE AWAY		
<u>Chris Stanley</u>		
OF <u>Coombs office</u>		
PHONE No. <u>263-2261</u>		
TELEPHONED	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	RETURNED YOUR CALL	<input type="checkbox"/>
MESSAGE <u>600⁰⁰</u>		
<u>11-26-79 Stanley said to go ahead</u> <u>and let City Engineer</u>		
SIGNED <u>collect on the driveway</u> <u>portion of the letter of credit.</u>		

November 5, 1979

Mr. O. B. Cantrell
601 North Anna
Wichita, Ks. 67212

Re: Letter of credit associated with Cantrell Addition-
Southwest corner of Central and Anna

Dear Mr. Cantrell:

I am sure you will remember our previous telephone conversations regarding your letter of credit guarantee that certain work would be completed on the Cantrell Addition property prior to November 13, 1979. The work which was to have been completed involved the permanent closing of the narrow driveway opening at the northwest corner of the site and termination of a sanitary sewer line.

Since the new building which was recently constructed on this site tapped into the sewer line which was supposed to have been abandoned, we do not expect you to abandon this line now. Dr. Wilton Anderson, the new property owner, has been unwilling to grant an easement to cover this sewer line and therefore, according to the superintendent of sewer maintenance for the City of Wichita, the entire sewer line located within the boundaries of Cantrell Addition has become a private line. Any maintenance or repairs which may ever be needed will be at the expense of the property owner, not the City.

The narrow residential-width driveway opening on the northwest corner of the property does still need to be closed, because, when the property was platted, you granted access control to Central except for one opening. A wider, commercial driveway from this property to Central now exists, thus giving two access points to Central.

I realize that you no longer own this property, however, the letter of credit guarantee which the City still has, is issued in your name. Prior to November 13, 1979, you must proceed

Mr. O. B. Cantrell
November 5, 1979
Page 2

to have the excess driveway opening closed or we will have to contact Mr. Jim Loomis at the National Bank of Wichita and collect on this letter of credit.

Please call me at 268-4421 to advise us as to when we can expect this driveway curb cut to be permanently closed.

Sincerely,

Louise Olivarez
Senior Planner

LO:hh

cc: Mr. Eugene G. Coombs, Attorney-at-Law, P.O.Box 405, 67201
Mr. Jim E. Loomis, National Bank of Wichita, P.O.Box 516
67201

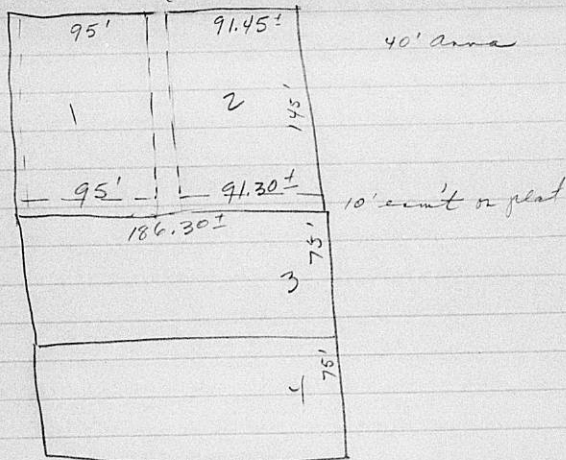
10-12-79 Cantrell called me to ask if Anderson had ever returned the ^{signed} easement. I told him no Cantrell said the driveway was still open.

10-16-79 Darrell Brewer said that if Anderson will not grant the public easement to cover the un-abandoned line, that it will become a private line with no city maintenance. I will write him a letter explaining all this if the easement is not granted.

5' ~~sect~~ ^{of} ~~plat~~

10' ~~sect~~ ^{of} ~~plat~~

40' Controll



5' or near all other lots

92' W of the

Beginning at ~~the~~ NE corner Lot 6 Controll Addition, thence 51' ^{parallel to the E line of Lot 1} 139'; thence west parallel to the north line of Lot 1 99.26' to the west line of Controll lot 1; thence north ~~parallel~~ ^{along} the north line 20'; thence east parallel with the north line Lot 1 79.26'; thence north parallel with the east line Lot 1, 119' to north line Lot 1; Thence east to p.o.b.

191.26
 92
 99.26

943-3203

4805 W. CENTRAL

April 16, 1979

Mr. Wilton R. Anderson
9716 Par Lane
Wichita, Kansas 67212

Re: Cantrell Addition platting guarantees

Dear Mr. Anderson:

Several weeks ago Mr. O. B. Cantrell contacted me about obtaining release of the letters of credit which he submitted when the property at the southwest corner of Central and Anna was platted as Cantrell Addition several years ago. That letter of credit guaranteed that several curb cuts on Anna and Central would be closed and that a sewer line would be terminated. The plat of Cantrell Addition granted access control except for one opening on Central and also vacated an existing sewer easement.

During the construction of the new office building on Lot 1, Cantrell Addition, a new commercial-width driveway was constructed on Central. Since only one access point to Central is allowed on Lot 1, the existing residential width driveway at the west end of the lot must be closed. Also during construction of the new building, a sewer connection was made to the sewer line which was supposed to have been terminated. This will present no problem if an easement is granted to cover the sewer line. I have enclosed a form which grants the necessary easement. This form should be signed, notarized, and returned to the Planning Department.

The easement will need to be granted and the driveway closed (or a new guarantee submitted by you in the amount of \$400.00 guaranteeing the closing before November 13, 1979) before we can release Mr. Cantrell's letter of credit. It has been mentioned to me that you may wish to retain the residential driveway on Central. The only way this can be done is by vacating the platted access control. Since a condition of changing the zoning on this property to a commercial classification was to limit the number of access points to Central, it seems unlikely that the Planning Commission would agree to vacate the platted access control.

Mr. Wilton R. Anderson
Page 2
April 16, 1979

If you have any questions about this sewer easement or driveway closing,
please call me at 268-4421.

Sincerely,

Louise Olivarez
Junior Planner

LO:bh

cc: Mr. O. B. Cantrell, 601 N. Anna, 67212

November 14, 1977

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Irrevocable Letter of Credit for S/D 75-105-Cantrell
Addition

The above referenced plat was approved by the Board of City Commissioners on January 27, 1976. At that time, an irrevocable letter of credit for \$1,200.00 was received and filed. This letter was a guarantee that a sewer line would be terminated and several existing curb cuts would be closed. As the property has not been redeveloped, this work has not yet been done. The applicant has submitted a new letter of credit which will be valid for an additional two years.

At such time as this new letter of credit is received and filed, the original letter of credit may be released.

Jack H. Galbraith

Robert A. Lakin
Director of Planning

RAL:JHG:LO:et
Attachment
cc:

O. B. Cantrell, 601 N. Anna, Wichita, Kansas 67212
Jim E. Loomis, Cashier, National Bank of Wichita, P.O. Box 516,
Wichita, Kansas 67201

IRREVOCABLE LETTER OF CREDIT
NATIONAL BANK OF WICHITA
P.O. Box 516 Wichita, KS 67201
(Name and address of bank)

Date November 3, 1977

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 \$ 1200.00 for the account of O. B. Cantrell

(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 November 13, 1979 (6)

(Insert date ~~two~~ ^{four} years from MAPC approval of plat)

1. Close existing curb returns
2. Terminate existing sewer
- 3.

in Cantrell 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 _____"

National Bank of Wichita, Credit No. 81-2315-2, dated Nov. 3, 1977.
(Name of bank)

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before January 13, 1981
(insert a date at least 60 days after the date on line 6)

Very truly yours,

National Bank of Wichita
(Name of bank)

(CORPORATE SEAL)

By: [Signature]
(Authorized signature)

October 31, 1977

Mr. O. B. Cantrell
601 North Anna
Wichita, Kansas 67212

Re: Irrevocable letter of credit associated with Cantrell Addition
(Credit No. 81-2315-2)

Dear Mr. Cantrell:

As you will recall, in January, 1976, you submitted an irrevocable letter of credit in the amount of \$1,200.00 as guarantee that a sewer line would be abandoned and curb cuts would be closed at the southwest corner of Central and Anna (Cantrell Addition). This work was to be completed before November 13, 1977. As redevelopment of this property has not occurred, this work guaranteed by the letter of credit has not been accomplished. So that we will not have to collect on this letter of credit, you may submit a new letter for the same amount with an expiration date of November 13, 1979. Perhaps by that time, commercial redevelopment of this property will have occurred and the work will have been completed.

I have enclosed a blank letter of credit for your use. If you have any questions regarding this matter, please call me at 268-4421. If we have not heard from you by November 13, 1977, the City will have to begin negotiations with the bank to collect on the current letter of credit.

Sincerely,

Louise Olivarez
Junior Planner

LO:et
Enclosure
cc:

Jim E. Loomis, National Bank of Wichita, 3900 W. Central, Wichita, Ks. (63)
Eugene G. Coombs, Attorney at Law, Heritage Place, 420 East Third -
Box 405, Wichita, Kansas 67201

April 22, 1976

Mr. Eugene G. Coombs
Heritage Place
421 E. Third - Box 405
Wichita, Kansas 67201

Re: Cantrell Addition

Dear Mr. Coombs:

We are in receipt of your letter requesting that we schedule a matter on the Planning Commission agenda so that they can reconsider their previous recommendation on the associated zoning case that the property be platted as one lot. Frankly, I don't believe we can schedule such a matter without readvertising the zone case for public hearing. I am under the impression, however, that that procedure is not necessary in this case. I believe that your client has a right to submit a lot split application for our review and approval. If we feel, as staff, we cannot approve a lot split because of the previous action to require a platting as one lot, then you have the right to appeal our decision to the Planning Commission.

Based on this approach, it would be my recommendation that your client submit a lot split application and inasmuch as we do not feel that we should approve the lot split because of previous action of the Planning Commission and Board of City Commission, we will schedule the lot split on the agenda of the Planning Commission for determination. I would urge that whatever split is submitted be of sufficient width to provide a reasonable site for apartment development. Perhaps you should consider a split

Page Two
Mr. Eugene G. Coombs
April 22, 1976

for all of that area zoned the "BB" Office classification.

If you have any questions on this recommended procedure, please advise.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

EUGENE G. COOMBS
DONALD E. LAMBDIN
WILLIAM F. KLUGE, III
E. CRAIG KENNEDY
DOUGLAS J. MOSHIER

LAW OFFICES OF
COOMBS, LAMBDIN, KLUGE & KENNEDY

CHARTERED
HERITAGE PLACE
421 E. THIRD - BOX 405
WICHITA, KANSAS 67201

(316) 263-2261

April 20, 1976

Mr. Robert A. Lakin
Director of Planning
Metropolitan Area Planning Commission
City Hall, Main and Central
Wichita, Kansas 67202

Re: Cantrell Addition

Dear Mr. Lakin:

We represent Mr. O. B. Cantrell, owner of Cantrell Addition, which addition was recently rezoned to LC. It is now the desire of our client to sell the south 75 feet of Cantrell Addition for residential use. We have contacted Mr. Curtis Newby of your office regarding the procedure to follow in accomplishing this. We were informed that a "lot split application" would be the appropriate procedure; however, when this addition was rezoned, it was the recommendation of both the Planning Commission and the City Commission that this addition be approved for rezoning to light commercial subject to the area being platted into one lot only.

We, therefore, are requesting the Planning Commission to reconsider its original recommendation that the zoning be approved subject to the area being platted into one lot, and allow a lot split application to be processed accordingly.

Very truly yours,

COOMBS, LAMBDIN, KLUGE
& KENNEDY, Chartered

Eugene G. Coombs
Eugene G. Coombs

DB

cc: Mr. O. B. Cantrell



February 19, 1976

Donald C. Gisick, City Clerk
Jack H. Galbraith, Chief Planner

Z-1641 - Zone change from "AA" to "LC" and "AA" to "BB" ; and
✓ S/D 75-105 - CANTRELL ADDITION

At the regular meeting of the Board of City Commissioners on July 30, 1974, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on December 27, 1976.

This is to advise you that the final plat of Cantrell Addition was recorded with the Register of Deeds on February 13, 1976, and therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 75-105 Name CANTRELL ADDITION
Application & Sketch Filed: 10-24-75
Preliminary Plat Filed: -- Approved by S/D: --
Final Plat Filed: 10-24-75 Approved by S/D: 11-6-75
Approved by Metropolitan Area Planning Commission: 11-13-75

DESCRIPTION

General Location: Southwest corner of
Central and Anna

Surveyor or Engineer: Baughman Company
Owner: O. B. Cantrell
Address: 601 North Anna 67212

- | | | |
|---------------------------------------|-----------------------|--|
| 1. Gross Acreage of Plat <u>1.6</u> | 6. Access Control | |
| 2. Number of Lots: | St. <u>Central</u> | No. Openings <u>1</u> |
| Residential _____ | St. _____ | No. Openings _____ |
| Commercial <u>I</u> | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving _____ | Water _____ |
| Total Number of Lots: <u>1</u> | Sidewalk <u>X</u> | Drainage _____ |
| 3. Minimum Lot Area: <u>1.6</u> Acres | Sewer _____ | Other Close exist-
ing curb returns |
| 4. Existing Zoning <u>"AA"</u> | | not to be utilized in the de-
velopment of subject property |
| 5. Special Problems Discussed _____ | | |

Valid petitions have been submitted guaranteeing the installation of sidewalks adjacent to the south side of Central and the west side of Anna. An irrevocable letter of credit in the amount of \$1,200 has been submitted guaranteeing the closing of the existing curb returns not to be utilized in the development of subject property. A temporary sewer easement has been submitted for the maintenance of an existing sewer. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

- That this plat be approved subject to:
- Any abandonment or relocation of existing utilities necessitated by this plat shall be at the sole expense of the applicant.
 - Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Goebel moved, Gragg seconded and it carried unanimously. Savina was absent.

NOTE: The associated zone Case Z-1641 from "AA" to "LC" and "BB" has been approved by the Board of City Commissioners subject to replatting.

ACTION: Accept the easement, receive and file the irrevocable letter of credit and approve the petitions, instruct the Director of Law to prepare the necessary resolutions, 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.



KANSAS GAS AND ELECTRIC COMPANY

December 19, 1975

Mr. Curtis Newby
Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas 67202

Subject: S/D 75-105 Final Plat Contrell Addition

Dear Mr. Newby:

This is to advise that satisfactory arrangements have been made with KGE The Electric Company regarding removal of existing facilities.

The Company has no further objections to the approval of this plat.

Sincerely,

Eugene V. Moser
Eugene V. Moser
Estimator

EVM:pw
cc: Bill Korber
Baughman and Company
330 Laura
Wichita, Kansas 67211



IRREVOCABLE LETTER OF CREDIT

NATIONAL BANK OF WICHITA
(Name of bank)

Date: January 13, 1976

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 \$ 1,200.00 for the account of O. B. Cantrell and Hattie Cantrell, his wife, (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 November 13, 1977
(Insert date two years from MAPC approval of plat)

1. Close existing curb returns. 1,100⁰⁰
2. Terminate existing sewer. 100⁰⁰
- 3.

in Cantrell 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 _____
National Bank of Wichita, Credit No. 81-2315-2, dated 1/12/76.
(Name of bank)

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before January 13, 1978.

Very truly yours,

NATIONAL BANK OF WICHITA
(Name of bank)

(CORPORATE SEAL)

By: Jim E. Loomis, Cash
(Authorized signature)

TEMPORARY EASEMENT

1976, THIS TEMPORARY EASEMENT made this 8th day of January.

BY AND BETWEEN: O. B. CANTRELL and HATTIE A. CANTRELL,
Husband and Wife, Parties of the
First Part,

AND: THE CITY OF WICHITA, Party of the
Second Part,

WITNESSETH:

THAT the said First Parties, in consideration of the sum of One Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the Second Party a temporary right-of-way and easement for the purpose of maintaining and repairing sewer and all other public utilities over, along and under the following described real estate, situated in Sedgwick County, Kansas, to wit:

A twenty (20) foot easement being ten (10) feet either side of the following described centerline, beginning at a point 130 feet south of the Northwest corner of Lot 1, Cantrell Addition, Wichita, Kansas; thence East parallel with the North line of said Lot 1, 89 feet; thence North parallel with the West line of said lot, 115 feet.

Said Second Party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining or repairing such sewer and all other public utilities.

THIS EASEMENT shall continue only so long and for such period of time as ~~existing~~ structures, located on the temporary easement hereinbefore described, are connected to said existing sewer, and this temporary easement shall cease when the existing structures stop using said sewer, at which time this Easement shall be of no further force and effect, and shall be null and void. The existing sewer will then be plugged on the west side of Cantrell Addition where the existing sewer enters said Cantrell Addition.

IN WITNESS WHEREOF the said First Parties have signed these presents the day and year first above written.

O. B. Cantrell
O. B. Cantrell

Hattie A. Cantrell
Hattie A. Cantrell

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

Personally appeared before me a notary public in and for said County and State aforesaid O. B. Cantrell and Hattie A. Cantrell, his wife, to me personally known to be the same persons who executed the foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 8th day of January, 1976.

Dee Ann Brooker
Notary Public

My Commission Expires:



THE CITY OF WICHITA
OFFICE OF **ENGINEERING**

DATE **January 9, 1976**

TO **R.W. Bruggeman, Director of Public Works**
FROM **D.R. Brewer, Jr., E/W & Estimating Engineer**

SUBJECT **Cantrell Addition**

With reference to your request for an estimate of cost for abandoning the sanitary sewer and closing of driveways in connection with subject plat.

The following information is submitted for satisfying the requirements of the plat.

Estimate of cost for closing drives	\$ 1,100.00
Estimate of cost for abandonment sewer	<u>100.00</u>
Total Guarantee	\$ 1,200.00

The property owner should notify Mr. Irwin Penner with the Sewer Maintenance Division when the manhole casting have been removed for salvage and pickup by the City of Wichita.


D.R. Brewer, Jr.
E/W & Estimating Engineer

DRB/dp

cc: Newby ✓
Penner

Issued By:

EUGENE G. COOMBS

NUMBER
12-1099

COMMITMENT FOR TITLE INSURANCE

Issued by

INSURED TITLES INC.
A STOCK COMPANY

Insured Titles Inc., a Kansas corporation, 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, Insured Titles Inc. 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.

Attest:

INSURED TITLES, INC.

Secretary

Richard C. Harris

President

Gray Skelton



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 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.

SCHEDULE A

Commitment No. 12-1099

1. Effective date: January 7, 1976
2. Policy or Policies to be issued:

OWNER'S:

Amount: \$ 25,000.00 Premium \$ 60.00

Proposed Insured: O. B. Cantrell

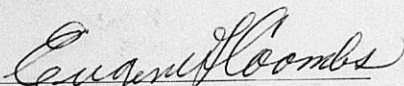
LOAN:

Amount: \$ Premium \$

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple.
4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in: O. B. Cantrell.
5. The land referred to in this Commitment is situated in the County of Sedgwick, State of Kansas, and is described as follows:

Lots 1, 2, 3, 4, and 5, and the West 5 Feet of Anna Street adjacent to said lots, Kell Hawkins Addition, Sedgwick County, Kansas, (being replatted to Cantrell's Addition.)


Authorized Signatory

This Commitment valid only if Schedule B is attached.

SCHEDULE B—SECTION 1

Commitment
No. 12-1099

The following are the requirements to be complied with:

- a. Payment to or for the account of the persons entitled thereto of the full consideration for the estate or interest and mortgage thereon covered by said policy or policies of title insurance.
- b. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
- c. Instruments in insurable form creating the estate or interest and mortgage thereon to be insured which must be executed, delivered, and duly filed for record:

None.

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 proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. ~~The lien of the General Taxes for the year 19---, and thereafter.~~
3. ~~General and Special Taxes, if any, for the fiscal year ---, in the total amount of \$-----, the first half being \$----- and the second half being \$-----; (tax #-----)~~
4. The lien of any Special Taxes or Assessments entered after the date hereof.
5. Rights of dower, curtesy, homestead or other marital rights of the spouse, if any, of any individual insured.
6. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Survey: Any encroachments, measurements, party walls, or other facts which a correct survey of the premises would show.
8. Easements, or claims of easements, not shown by the public records.
9. Rights or claims of parties in possession not shown by the public records.
10. Roads, ways or streams, if any, not shown by the public records.
11. Rights claimed in appliances or personal property attached or unattached to the real estate or buildings.
12. **Easements and restrictions of record.**
13. **The 1975 taxes are paid in full.**

Schedule B of this Commitment consists of 1.....pages.

O. B. Cantrell
4813 East Central
Wichita, Kansas

December 19, 1975

The City of Wichita
City Building
Wichita, Kansas

Re: S/D 75-105
Final Plat of Cantrell Addn.

Gentlemen:

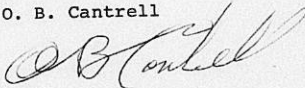
Reference is made to requirement numbered "C" in the letter dated November 7, 1975, addressed to Baughman Company, 330 Laura, Wichita, Kansas, 67211, which provides that the applicant shall personally guarantee the closing of the existing curb returns to Anna Street, not to be utilized in the development of subject property. We have checked with the Department of Public Works on satisfying this requirement, and they have advised us that a letter would be sufficient. In accordance therewith, you may accept this letter as my guarantee as to the closing of the existing curb returns to Anna Street which are not to be utilized in the development of the subject property.

The undersigned further personally guarantees the abandonment of the existing sanitary sewer line at such time as the existing structures no longer use said existing sewer line.

If there is anything further I can do, let me know.

Very truly yours,

O. B. Cantrell



cc: Mr. Bill Korber

TWO

PLEASE DO NOT FOLD OR MUTILATE

CHECKS PAYABLE TO

O.B. Bruce McCracken George Perce
COUNTY TREASURER COUNTY CLERK

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

LEGAL DESCRIPTION

LOT 1 BLOCK 1 KELL HANKINS ADD

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1975 FIRST HALF DELINQUENT NOV. 1, 1975 SECOND HALF DELINQUENT JUNE 21, 1976 WITH INTEREST AT 10% PER ANNUM.

RE-11-0344-15-5
-D -11643 67-02
O B CANTRELL ETUX
4813 W CENTRAL
WICHITA KS 67212

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

O. B. (BRUCE) MCCRACKEN
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST
CA
CK
RECEIPT NO.

PLEASE INDICATE ANY CHANGE OF ADDRESS

TOTAL FIRST SECOND DATE

24 4825 222,734

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	INTEREST	PAID	RECEIPT NO.
480	100.520	48.25		48.25	24.12	24.13			

TWO

PLEASE DO NOT FOLD OR MUTILATE

CHECKS PAYABLE TO

O.B. Bruce McCracken George Perce
COUNTY TREASURER COUNTY CLERK

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

LEGAL DESCRIPTION

N 49 FT LOT 2 BLOCK 1 KELL HAWKINS ADD

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1975 FIRST HALF DELINQUENT NOV. 1, 1975 SECOND HALF DELINQUENT JUNE 21, 1976 WITH INTEREST AT 10% PER ANNUM.

RE-11-0345-02-0
-D -11645 67-02
O B CANTRELL
4813 W CENTRAL
WICHITA KS 67212

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

O. B. (BRUCE) MCCRACKEN
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST
CA
CK
RECEIPT NO.

PLEASE INDICATE ANY CHANGE OF ADDRESS

TOTAL FIRST SECOND DATE

24 4222 222,735

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	INTEREST	PAID	RECEIPT NO.
420	100.520	42.22		42.22	21.11	21.11			

TWO

PLEASE DO NOT FOLD OR MUTILATE

CHECKS PAYABLE TO

O.B. Bruce McCracken George Perce
COUNTY TREASURER COUNTY CLERK

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

LEGAL DESCRIPTION

S 48 FT N 97 FT LOT 2 BLOCK 1 KELL HAWKINS ADD

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1975 FIRST HALF DELINQUENT DEC. 21, 1975 SECOND HALF DELINQUENT JUNE 21, 1976 WITH INTEREST AT 10% PER ANNUM.

RE-11-0345-03-2
-D -11646 67-02
O B CANTRELL
4813 W CENTRAL
WICHITA KS 67212

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

O. B. (BRUCE) MCCRACKEN
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST
CA
CK
RECEIPT NO.

PLEASE INDICATE ANY CHANGE OF ADDRESS

TOTAL FIRST SECOND DATE

24 4222 222,736

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	INTEREST	PAID	RECEIPT NO.
420	100.520	42.22		42.22	21.11	21.11			

TWO

PLEASE DO NOT FOLD OR MUTILATE



CHECKS PAYABLE TO

O.B. (Bruce) McCracken George Perce
COUNTY TREASURER COUNTY CLERK

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

LEGAL DESCRIPTION

LOT 2 EXC N 97 FT BLOCK 1 KELL HAWKINS ADD

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1975 FIRST HALF DELINQUENT DEC. 21, 1975 SECOND HALF DELINQUENT JUNE 21, 1976 WITH INTEREST AT 10% PER ANNUM

RE-11-0345-01-8
-D -11644 67-02
O B CANTRELL
4813 W CENTRAL
WICHITA KS 67212

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

O. B. (BRUCE) MCCRACKEN
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST

CA

CK

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

PLEASE INDICATE ANY CHANGE OF ADDRESS

TOTAL FIRST SECOND

DATE

INTEREST

PAID

RECEIPT NO.

24 6

63.33

63.33

222,737

VALUATION

MILL LEVY

GENERAL TAX

SPECIAL TAX

TOTAL TAX

FIRST HALF

SECOND HALF

REAL ESTATE TAX

630

100.520

63.33

63.33

31.66

31.66

CLASS

UNIT'S & TENS

HUND

THOUS

TEN THOUS

HT

MI

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

LOAN CO.

INTEREST

TOTAL PAID

RECEIPT NO.

TWO

PLEASE DO NOT FOLD OR MUTILATE



CHECKS PAYABLE TO

O.B. (Bruce) McCracken George Perce
COUNTY TREASURER COUNTY CLERK

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

LEGAL DESCRIPTION

LOT 4 BLOCK 1 KELL HAWKINS ADD

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1975 FIRST HALF DELINQUENT DEC. 21, 1975 SECOND HALF DELINQUENT JUNE 21, 1976 WITH INTEREST AT 10% PER ANNUM

RE-11-0345-05-8
-D -11648 67-02
O B CANTRELL
4813 W CENTRAL
WICHITA KS 67212

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

O. B. (BRUCE) MCCRACKEN
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST

CA

CK

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

PLEASE INDICATE ANY CHANGE OF ADDRESS

TOTAL FIRST SECOND

DATE

INTEREST

PAID

RECEIPT NO.

24 6

73.38

73.38

222,738

VALUATION

MILL LEVY

GENERAL TAX

SPECIAL TAX

TOTAL TAX

FIRST HALF

SECOND HALF

REAL ESTATE TAX

730

100.520

73.38

73.38

36.69

36.69

CLASS

UNIT'S & TENS

HUND

THOUS

TEN THOUS

HT

MI

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

7 4 2 1

LOAN CO.

INTEREST

TOTAL PAID

RECEIPT NO.

TWO PLEASE DO NOT FOLD OR MUTILATE

MAKE CHECKS PAYABLE TO *O.B. Cantrell* *George Pearce* IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

COUNTY TREASURER COUNTY CLERK LEGAL DESCRIPTION

LOT 3 BLOCK 1 KELL HAWKINS ADD

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1975 FIRST HALF DELINQUENT DEC. 21, 1975 SECOND HALF DELINQUENT 1976 WITH AT 10% PER ANNUAL INTEREST

-D -11647 RE-11-0345-04-4 67-02

O B CANTRELL
4813 W CENTRAL
WICHITA KS 67212

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

O. B. (BRUCE) MCCRACKEN
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST
CA _____
CK _____

PLEASE INDICATE ANY CHANGE OF ADDRESS

				DATE		INTEREST		PAID		RECEIPT NO.
				24 75		77.40		77.40		222.739

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1975 REAL ESTATE TAX			
770	100.520	77.40		77.40	38.70	38.70				

CLASS	VALUATION NUMBER	LOAN CO.	INTEREST	TOTAL PAID	RECEIPT NO.

TWO PLEASE DO NOT FOLD OR MUTILATE

CHECKS PAYABLE TO *O.B. Cantrell* *George Pearce* IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

COUNTY TREASURER COUNTY CLERK LEGAL DESCRIPTION

LOT 5 BLOCK 1 KELL HAWKINS ADD

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1975 FIRST HALF DELINQUENT DEC. 21, 1975 SECOND HALF DELINQUENT 1976 WITH AT 10% PER ANNUAL INTEREST

-D -11649 RE-11-0345-06-8 67-02

O B CANTRELL
4813 W CENTRAL
WICHITA KS 67212

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

O. B. (BRUCE) MCCRACKEN
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST
CA _____
CK _____

PLEASE INDICATE ANY CHANGE OF ADDRESS

				DATE		INTEREST		PAID		RECEIPT NO.
				24 75		203.05		203.05		222.740

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1975 REAL ESTATE TAX			
1020	100.520	203.05		203.05	101.52	101.53				

CLASS	VALUATION NUMBER	LOAN CO.	INTEREST	TOTAL PAID	RECEIPT NO.

EUGENE G. COOMBS
DONALD E. LAMBDIN
WILLIAM F. KLUGE, III
—
E. CRAIG KENNEDY
DOUGLAS J. MOSHIER

LAW OFFICES OF
COOMBS, LAMBDIN & KLUGE
CHARTERED
HERITAGE PLACE
421 E. THIRD - BOX 405
WICHITA, KANSAS 67201

(316) 263-2261

December 29, 1975

Metropolitan Area Planning Dept.
City Hall, 10th Floor
455 North Main
Wichita, Kansas 67202

Attention: John Richter

Re: S/D 75-105
Final Plat of Cantrell Addition

Dear Mr. Richter:

Reference is made to the letter dated November 7, 1975, addressed to Baughman Company, 330 Laura, Wichita, Kansas, in regard to the Final Plat of Cantrell Addition, your file S/D 75-105, and the various requirements set out in said letter.

Paragraph "A" pertaining to the surveyor's certificate has been complied with, and the Final Plat signed by Mr. and Mrs. Cantrell was left with you in the Metropolitan Area Planning Department office on December 16, 1975.

With reference to Paragraph "B" for the guaranteeing of the installation of sidewalks, Mr. and Mrs. Cantrell have signed, and I have left with you the Sidewalk Petition. Therefore, Paragraph "B", we believe, has been satisfied.

With reference to Paragraph "C" pertaining to the applicant guaranteeing the closing of existing curb returns to Anna Street, I am enclosing herewith a letter from O. B. Cantrell personally guaranteeing the closing of the existing curb returns not to be utilized in the development of subject property, and also guaranteeing the abandonment of the existing sanitary sewer line at such time as the existing structures on the property are removed or cease using the existing sewer line.

We contacted the Department of Public Works relative to receiving approval for satisfying this requirement, and they advised us that a letter would be sufficient.

Metropolitan Area Planning Department
Attention: John Richter
Page 2
December 29, 1975

With reference to Paragraph "D", Mr. Bill Korber of Baughman Company contacted Mr. Bob Moser, of K.G. & E., who stated that the K.G. & E. was satisfied with reference to the possible relocation of the existing line on subject property, and Mr. Moser stated that he would contact your office in order that this requirement would be satisfied.

We understand requirements "E", and that this has been taken care of. Mr. Korber has taken care of requirement "F" showing the Chairman of the Metropolitan Area Planning Commission to be "David Bayouth".

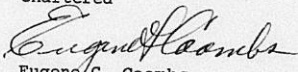
The Plat, of course, under Paragraph "G" should be recorded within thirty (30) days after approval by the Board of City Commissioners.

The requirement so far as the payment of taxes and certificate of title is taken care of by a title binder to the City of Wichita, which is enclosed herewith.

According to our understanding, all the requirements have been met. If there is anything further we should or can do, do not hesitate to let us know.

Very truly yours,

COOMBS, LAMB DIN & KLUGE,
Chartered


Eugene G. Coombs

EGC:db

Enclosures

cc: Mr. O. B. Cantrell
Mr. Bill Korber

CERTIFICATE

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

I, O.B. Cantrell and Hattie Cantrell, owner of
Cantrell 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. Sidewalk Petition west side of Anna
2. Sidewalk Petition south side of Central
- 3.
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within Cantrell
Addition Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 11th day of December, 1975.

O.B. Cantrell

Hattie Cantrell

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

Be it remembered that on this 11th day of December,
1975, before me, a notary public in and for said County and State,
came O.B. Cantrell and Hattie Cantrell, to me personally
known to be the same person who executed the foregoing 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.

Dee Ann Brooker
Notary Public

My Commission Expires:

T9-207



New address:
City Hall, 10th Floor
455 North Main
Wichita, Kansas 67202

December 8, 1975

Eugene G. Coombs
Attorney at Law
P. O. Box 405
Wichita, Kansas 67201

Re: Z-1641 -zone change from
"AA" to "BB" and "LC" and
the associated plat S/D 75-105
Cantrell Addition, generally
located at the SW corner of
Central and Anna.

Dear Mr. Coombs:

As you will recall, the above captioned case was approved by the Metropolitan Area Planning Commission on July 11, 1974, and by the Board of City Commissioners on July 30, 1974. The action of the governing body was to approve the request subject to the application area being replatted within one year from the date of approval by the Board of City Commissioners; and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed. Our files reflect that the City Manager granted a six month extension to the allotted platting time. It should be noted also that the associated plat, Cantrell Addition, was recently approved by the M.A.P.C. subject to several conditions - none of which have been complied with to date.

This is to advise you that the time limit will expire on January 30, 1976, and in the event the plat has not been recorded by the expiration date, based on the action of the governing body, the case files will be marked "denied and closed".

Eugene G. Coombs, Attorney
December 8, 1975
Page 2

We would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

John Richter
Planning Analyst

JR:rme

cc: O. B. Cantrell, 601 North Anna, 67212
Baughman Company, 330 Laura, 6721

November 14, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 75-105 - Final Plat of
CANTRELL ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 13, 1975, 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 November 7, 1975.

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 platlor.
4. Certification that all taxes due and payable for 1975 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: O. B. Cantrell, 601 North Anna 67212
Gene Coombs, Attorney, 421 East 3rd 67202
Dean Sellers, Assistant City Engineer

November 7, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 75-105 - Final plat of
CANTRELL ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 6, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The surveyor's certificate shall be expanded to reference that the west 5 feet of Anna Street is "...being vacated by virtue of K.S.A. 1970 Supp. 12-512(b)."
- B. ^{PEITIONED} The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Central Avenue and the west side of Anna Street.
- C. ^{IRREVOCABLE LETTER OF CREDIT (\$1200)?} The applicant shall guarantee the closing of the existing curb returns to Anna Street not to be utilized in the development of subject property and also guarantee the abandonment of the existing sanitary sewer line. The applicant shall contact the Director of the Department of Public Works relative to receiving approval for satisfying these requirements at the time the applicant applies for a building permit.
- D. The applicant's surveyor shall contact KG&E relative to the possible relocation of an existing line on subject property.
- E. Any abandonment or relocation of existing utilities necessitated by this plat shall be at the sole expense of the applicant.
- F. The Chairman of the Metropolitan Area Planning Commission shall be labeled "David Bayouth" on the face of the plat.

S/D 75-105
November 7, 1975

- ✓ G. 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, November 13, 1975, 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: O. B. Cantrell, 601 N. Anna, 67212
Gene Coombs, Attorney, 421 E. 3rd, 67202
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-105 Name CANTRELL ADDITION
Date Application Rec'd. 10-24-75 Preliminary Approval N/A
Scheduled S/D Meeting 11-6-75

DESCRIPTION

General Location Southwest corner of Central and Anna.

Owner O. B. Cantrell
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | |
|--|---------------------------------|
| 1. Gross Acreage of Plat <u>1.6</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>191</u> ft. |
| Residential _____ | b. <u>35</u> R/W <u>360</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ <u>551</u> ft. |
| 3. Minimum Lot Frontage <u>191.26</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>68,768</u> sq. ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning _____ | |
| 6. Proposed Zoning <u>BB & LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 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-1641 from "AA" to "LC" and "BB" has been approved by the Board of City Commissioners subject to replatting.
- B. The surveyor's certificate shall be expanded to reference that the west 5 feet of Anna Street is "... being vacated by virtue of K.S.A. 1970 Supp. 12-512(b)."
- C. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Central Avenue and the west side of Anna Street.
- D. The applicant shall be advised that the sidewalk construction will be required at the time of final building inspection when the sidewalk has been required as a condition of plat approval.
- E. The Chairman of the Metropolitan Area Planning Commission shall be labeled "David Bayouth" on the face of the plat.
- F. 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.

