

Box 78-2

PLAT NO. S/D 77-82 MAP NO. 5647

NAME 400 LORRAINE ADDITION

LOCATION: South side of Lewis, in an area west of Hillside

ENGINEER Baughman Company

OWNER H. Stan Chilton

APPLICATION FILED 6-20-77

SKETCH PLAT FILED 6-20-77

PRELIMINARY FILED none submitted

S/D ACTION N/A

FINAL FILED 6-20-77

S/D ACTION 6-30-77 Defer 2 weeks; 7-14-77 approve

MAPC ACTION 7-21-77 Approved

BCC ACTION 8-15-78 Approved

RECORDED August 24 1978

REMARKS Assoc. Z-1928

S/D 77-82 - 400 LORRAINE ADDITION-
South side of Lewis, in an area
west of Hillside, Baughman Co.

Post 160
6-23-77
4

ACTION

	DATE
S/D COMMITTEE (final) after Zuber	6-30-77
4D (final) approve	7-14-77
M.A.P.C. <u>Approved</u>	7-21-77
B.C.C./B.C.C.C. <u>Approved</u>	8-15-78

Map No. 5647
Sec. No. 22
Twp. No. 27
Range 1E

Subdivision Report and Progress
S/D No.: -77-82

Name: 400 LORRAINE ADDITION

General Location: South side of Lewis, in an area west of Hillside

Owner: H. Stan Chilton 300 S. Main 67202
Address: 1401-A E. Hydraulic, 67211 Phone: 265-7153
Subdivider: _____ Phone: 262-3588
Address: _____
Engineer/Surveyor: Baughman Company
Address: 330 Laura, 67211 Phone: 262-7271

Application Received 6-20-77
Conf. with Applicant _____
Sketch Plat Received _____
Present Zoning "A"
Proposed Zoning "BB"
Letter of Intent _____

FINAL PLAT RECEIVED 6-20-77
S/D Comm. Action 6-30-77 defer until
Approval 7-16-77 approve
Dept. Report on Final _____
M.A.P.C. ACTION 7-21-77 Approved
Dept. Report on Final _____
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 8-7-78
Final Review 8-7-78
Referral to B.C.C. 8-7-78

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

B.C.C. ACTION 8-15-78 Approved
Recorded August 24, 1978

TRACING PROGRESS:
Received _____
Released _____
Received _____
Released _____

Comments:

Associated Z-1928

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

400 LORRAINE ADDITION was
filed for record on August 24, 1978

Brian J. McCall
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-328

S/D 77-82
Z-1928
8-25-78

THE CITY OF WICHITA
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: September 27, 1988

TO: Vicki Huang, City Engineering
FROM: *RTB* R. Timothy Bickhaus, Junior Planner
SUBJECT: STATUS OF IMPROVEMENTS GUARANTEED AS A CONDITION OF
PLAT OR VACATION CASE APPROVAL

When the cases listed below were reviewed by the subdivision committee, city engineering required that certain improvements be guaranteed by letter of credit. Many of these guarantees are nearing expiration. Please advise us of the status of these improvements so we may either release the guarantees or determine the acceptability of authorizing an extension of time to complete the required work.

S/D 77-82 - 400 LORRAINE ADDITION: amended Letter of Credit (\$1,400.00) guaranteeing construction of a sidewalk and curb across vacated Lorraine Street (Credit Number C-1166, Amendment #3, Updated Default Date of August 1, 1988).

S/D 86-44 - NEW WESTERN 2ND ADDITION: Letter of Credit (\$5,000.00) guaranteeing removal of two houses which are located within the 64-foot wide drainage and utility easement being granted by this replat (Credit Number C-5/87, Default Date of November 13, 1988); and Letter of Credit (\$1,450.00) guaranteeing closure of vacated Marvin Place return at Beverly (Credit Number 87-29, Default Date of November 13, 1988).

S/D 86-89 - WILLOWBEND FOURTH ADDITION: Letter of Credit (\$24,500.00) guaranteeing the construction of the private street to the standards of a public street (Credit Number 2486, default Date of November 13, 1988).

S/D 87-109 - DAVE'S ADDITION: Letter of Credit (\$1,850.00) guaranteeing the extension of Arcadia Street to serve the subdivision (Credit Number 0017, default date of November 20, 1988).

Should you have any questions, please call.

RTB:svm

FILE COPY

First National Bank in Wichita

Box One
Wichita, Kansas 67201
Phone 316-266-1111

FIRST NATIONAL BANK

August 13, 1986

City of Wichita
Attn: Forrest L. Nagley
455 N. Main St.
City Hall - 10th Floor
Wichita, KS 67202

AMENDMENT #3

Letter of Credit No. C-1166
Dated July 16, 1980

Gentlemen:

We hereby amend our Irrevocable Letter of Credit No. C-1166 dated July 16, 1980 in your favor for the account of H. Stan Chilton, 300 S. Main, Wichita, Kansas 67202, as follows:

1. Extend expiration date from October 1, 1986 to October 1, 1988.
2. Extend completion or default date of August 1, 1986 to August 1, 1988.

All other terms and conditions remain unchanged and in full force and effect.

Very truly yours,

Rose M. Dean
Rose M. Dean
Credit Services Officer



WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: August 26, 1986

TO: Donald C. Gisick, City Clerk

FROM: Barbara R. Bonanni, Senior Planner

SUBJECT: Forwarding of amendment to the Letter of Credit guaranteeing construction of a sidewalk and curb across vacated Lorraine Street. Generally located on the south side of Lewis, in an area west of Hillside. (Credit Number C-1166, Amendment #3, Updated Default Date of August 1, 1988.)

The attached above-referenced document is for your files. This instrument should be held until its release is authorized by the City Engineer's office or the Planning Department.

Barbara R. Bonanni
Senior Planner

BRB:dik

Attachment

cc: Mike Lindebak, City Engineer

August 5, 1986

Mr. Stan Chilton
300 South Main
Wichita, KS 67202

Re: Letter of Credit guaranteeing construction of a sidewalk and curb across vacated Lorraine Street. Generally located on the south side of Lewis, in an area west of Hillside required with the platting of 400 Lorraine Addition - S/D 77-82 (Credit Number C-1166 Amendment 2.)

Dear Mr. Chilton:

Since our August 4, 1986 telephone conversation about the above-referenced platting guarantee, we have determined that we can authorize a 2-year extension of time to complete the required improvements provided an amendment to your letter of credit is submitted which references the following:

1. A new completion or default date of August 1, 1988.
2. A new expiration or negotiation date of October 1, 1988.
3. An unchanged dollar amount of \$1,652.00.

This amendment should be submitted to the Planning Department as soon as possible, but no later than September 3, 1986.

Should you have any questions about this matter, please call me at 268-4421.

Sincerely,

Barbara Rose Bonanni
Senior Planner

BRB:dik

cc: C. A. Whitney, Jr., Vice-President, First National Bank, Box One,
Wichita, KS 67201

METROPOLITAN AREA PLANNING

September 26, 1984

Donald C. Gisick, City Clerk

Barbara R. Bonanni, Planning Analyst

Forwarding of Amendment No. 2 for
the Letter of Credit No. 1166,
dated July 16, 1980 for 400 Lorraine
Addition (S/C 77-82)

Attached please find the above-referenced document for your files.

Thank you.

Barbara R. Bonanni
Planning Analyst

BRB:mih

Attachment

cc: First National Bank, Box One, Wichita, KS 67201, Attn: C.A. Whitney, Jr.
Vice-President

First National Bank in Wichita

Box One
Wichita, Kansas 67201
Phone 316 268 1111

FIRST NATIONAL BANK

September 26, 1984

The City of Wichita
City Hall - Tenth Floor
455 N. Main Street
Wichita, Kansas 67202

Attention Forrest L. Nagley

AMENDMENT NO. 2
Letter of Credit No. 1166
Dated July 16, 1980

Gentlemen:

We hereby amend our Irrevocable Letter of Credit No. C-1166 dated July 16, 1980, as previously amended by Amendment No. 1 dated August 18, 1982, in your favor, for the account of H. Stan Chilton, 300 South Main, Wichita, Kansas 67202, as follows:

DELETE: "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 October 1, 1984."

ADD: "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 October 1, 1986."

All other terms and conditions as previously amended by Amendment No. 1 dated August 18, 1982, remain unchanged and in full force and effect.

Sincerely,

No 2782

C. A. Whitney, Jr.
Vice President

CHITA, KANSAS

September 26, 1984

The City of Wichita
City Hall - Tenth Floor
455 N. Main Street
Wichita, Kansas 67202

Attention Forrest L. Nagley

AMENDMENT NO. 2
Letter of Credit No. 1166
Dated July 16, 1980

Gentlemen:

We hereby amend our Irrevocable Letter of Credit No. C-1166 dated July 16, 1980, as previously amended by Amendment No. 1 dated August 18, 1982, in your favor, for the account of H. Stan Chilton, 300 South Main, Wichita, Kansas 67202, as follows:

DELETE: "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 October 1, 1984."

ADD: "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 October 1, 1986."

All other terms and conditions as previously amended by Amendment No. 1 dated August 18, 1982, remain unchanged and in full force and effect.

Sincerely,

C. A. Whitney, Jr.
Vice President

COPY

9/17/84

Called Stan Chilton re: needed
amendment to letter of credit to
close Lorraine street.

Said he would get 1st National Bank
to submit needed amendment.

Authorize 2 year extension of time to
complete August 1, 1984 to August 1, 1986
New maturity date of October 1, 1986.

FCM

August 19, 1982

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Forwarding of amendment to Letter of Credit associated
with 400 Lorraine Addition (Credit Number C-1166).

Attached please find the above-referenced document for your files.

Forrest L. Nagley
Junior Planner

FLN:bh

Attachments

Call Chilton Monday

*Advise him to get amendment for letter
of credit from 1st National to us by
September 5th*

First National Bank Wichita

Box One
Wichita, Kansas 67201
Phone 316 263 5711

FIRST NATIONAL BANK

August 18, 1982

The City of Wichita
455 N. Main Street
City Hall- Tenth Floor
Wichita, Kansas 67202
Attn: Forrest L. Nagley

AMENDMENT NO. 1
Letter of Credit No. C-1166
Dated July 16, 1980

Gentlemen:

We hereby amend our Irrevocable Letter of Credit No. C-1166 dated July 16, 1980 in your favor for the account of H. Stan Chilton, 300 South Main, Wichita, Kansas 67202, as follows:

DELETE: "We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$1,400.00 for the account of H. Stan Chilton, 300 South Main, Wichita, Kansas 67202 (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before August 1, 1982."

ADD: "We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$1,652.00 for the account of H. Stan Chilton, 300 South Main, Wichita, Kansas 67202 (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before August 1, 1984." *August 1, 1980.*

DELETE: "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 October 1, 1982."

ADD: "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 October 1, 1984."

FIRST NATIONAL BANK

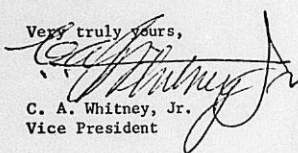
Page Two
Amendment No. 1
Letter of Credit No. C-1166

DELETE: Maturity Date - October 1, 1982.

ADD: Maturity Date - October 1, 1984. — October 1, 1986

All other terms and conditions remain unchanged and in full force and effect.

Very truly yours,


C. A. Whitney, Jr.
Vice President



August 12, 1982

Mr. Stan Chilton
300 South Main
Wichita, Kansas 67202

Re: Letter of Credit Guaranteeing
Construction of a Sidewalk and
Curb Across Vacated Lorraine
Street - 400 Lorraine Addition
S/D 77-82 (Credit Number C-1166)

Dear Mr. Chilton:

Since our August 1, 1982, telephone conversation about the above-referenced platting guarantee, we have determined that we can authorize a two year extension of time to complete this work provided an amendment to your letter of credit is submitted which references the following:

1. A new completion or default date of August 1, 1984.
2. A new expiration or negotiation date of October 1, 1984.
3. A dollar amount of \$1,652.00 (provides for an 18% inflationary factor).

This amendment should be submitted to the Planning Department as soon as possible; but, no later than September 1, 1982.

As I'm sure you recall, this is the second two-year time extension we have granted for this case. Although this is unusual, we feel it is justified since no new development has occurred on the property.

Should you have any questions about this matter, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FCN:jps

cc: John W. Long, Vice-President, First National Bank,
105 North Main, Wichita, 67202
Mike Lindebak, City Engineering

July 8, 1982

Mr. Stan Chilton
300 S. Main
Wichita, Kansas 67202

Re: Letter of credit guaranteeing construction of a sidewalk
and curb across vacated Lorraine Street - 400 Lorraine
Addition - S/D 77-82 -(Credit Number C-1166)

Dear Mr. Chilton:

Your letter of credit in the amount of \$1,400.00 from First National Bank guaranteeing the above-referenced work is nearing maturity. The terms of the guarantee carry a completion date of August 1, 1982, and an expiration date of October 1, 1982. A recent field check of the property has verified that the vacated street remains open.

Would you please contact me at your earliest convenience and advise me of your plans regarding this matter? My telephone number is 268-4421.

Sincerely,

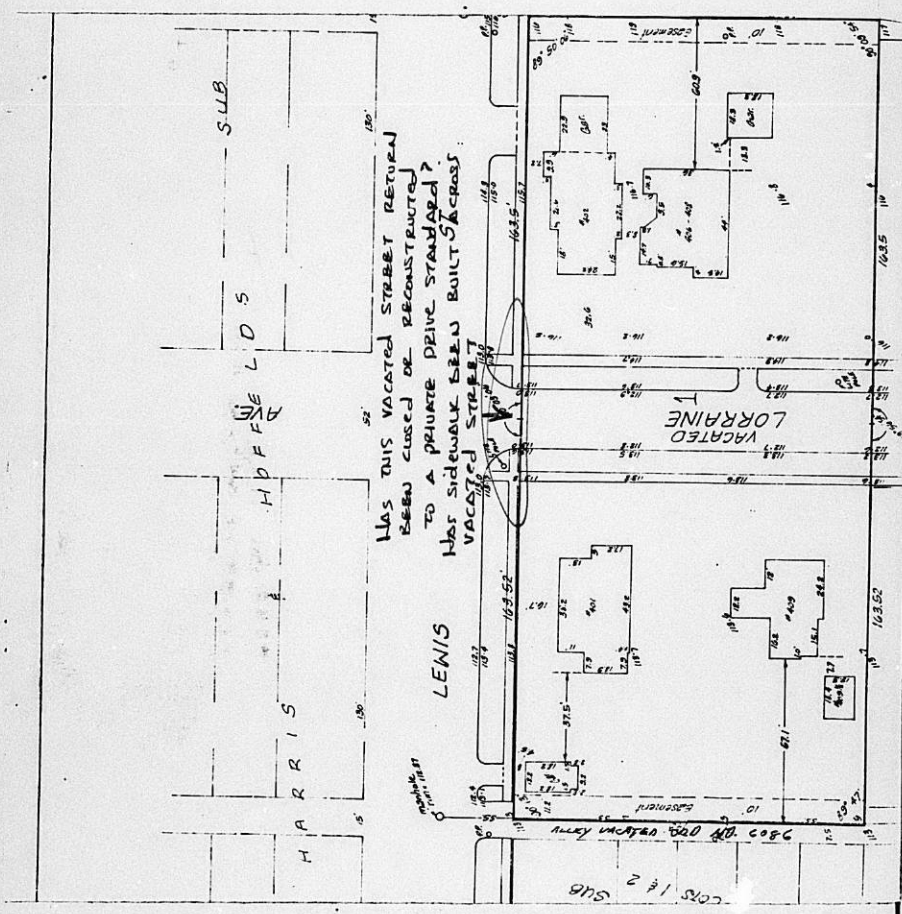
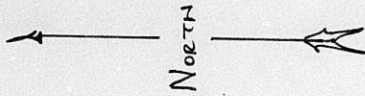
Forrest L. Nagley
Junior Planner

FLN:bh

cc: John W. Long, Vice President, First National Bank, 105 N.
Main, 67202
Mike Lindebak, City Engineering

STREET NOT CLOSED.

NO WORK DONE ON
SOUTH SIDE OF INTERSECTION



SUB

WILKES

HARRIS

Has this vacated street returned
been closed or reconstructed
to a private drive standard?
Has sidewalk been built across
vacated street?

LENSIS

VACATED
LORRAINE

SUB 1 & 2

250' OF OLD ORIGINARY KENNEDY

July 17, 1980

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Filing of revised letter of credit and release of existing letter of credit for 400 Lorraine Addition (Credit Numbers C-1166 and C-675 respectively)

On July 15, 1980, Mr. Stan Chilton, plattor of 400 Lorraine Addition, submitted to our office a revised guarantee for the above referenced addition. On August 15, 1978, the Board of City Commissioners "received and filed" a letter of credit in the amount of \$15,000.00 from First National Bank for the account of H. Stan Chilton. After the attached \$1,400.00 revised guarantee has been appropriately filed, the \$15,000.00 guarantee may be released at the request of either Mr. Chilton or the bank.

Should you have any questions, please call me at 268-4405.

Forrest L. Nagley
Junior Planner

FLN:bh

cc: H. Stan Chilton, 300 S. Main, 67202

John W. Long, Vice President, First National Bank
105 N. Main, 67202

July 17, 1980

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Filing of revised letter of credit and release
of existing letter of credit for 400 Lorraine
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respectively)

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Addition, submitted to our office a revised guarantee for
the above referenced addition. On August 15, 1978, the
Board of City Commissioners "received and filed" a letter
of credit in the amount of \$15,000.00 from First National
Bank for the account of H. Stan Chilton. After the
attached \$1,400.00 revised guarantee has been appropriately
filed, the \$15,000.00 guarantee may be released at the re-
quest of either Mr. Chilton or the bank.

Should you have any questions, please call me at 268-4405.

Forrest L. Nagley
Junior Planner

FLN:bh

cc: H. Stan Chilton, 300 S. Main, 67202

John W. Long, Vice President, First National Bank
105 N. Main, 67202

First National Bank of Wichita

Box One
Wichita, Kansas 67201
Phone 316 263 5711

FIRST NATIONAL BANK

July 16, 1980

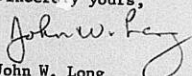
Mr. Forrest L. Nagley
Junior Planner
Metropolitan Area Planning
Department
City of Wichita
455 North Main Street
Wichita, KS 67202

Dear Mr. Nagley:

Enclosed is our Irrevocable Letter of Credit No. C-1166 in the amount of \$1,400.00 issued in favor of The City of Wichita for the account of H. Stan Chilton. This Letter of Credit will expire October 1, 1982.

Please call if you have questions.

Sincerely yours,


John W. Long
Vice President & Cashier

JWL:jw

Enc.

IRREVOCABLE LETTER OF CREDIT

First National Bank in Wichita
(Name of bank)

Date: July 16, 1980

Letter of Credit No. C-1166

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 \$ 1,400.00 for the account of H. Stan Chilton, 300 South Main, Wichita, Kansas 67202 (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before August 1, 1982
(Insert date two years from MAPC approval of plat)

1. Construction of a sidewalk and curb across vacated 400 Block South Lorraine Street.
- 2.
- 3.

in 400 Lorraine 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 First National Bank in Wichita, Wichita, Kansas, Credit No. C-1166, dated July 16, 1980
(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 before October 1, 1982.

Maturity Date - October 1, 1982.

Very truly yours,

(CORPORATE SEAL)



First National Bank in Wichita
(Name of bank)

BY: John W. Long
John W. Long, Vice Pres & Cashier

Letter returned 7/7/80

Remailed 7/7/80
to
300 S. MAIN
67202

July 3, 1980

H. Stan Chilton
1401-A South Hydraulic
Wichita, Kansas 67211

Re: Letter of credit guaranteeing construction of a sidewalk
and curb cut across vacated Lorraine Street - 400 Lorraine
Addition - S/D 77-82 (Credit Number C-675)

Dear Mr. Chilton:

Since our June 26, 1980, telephone conversation regarding
my June 19 letter, I have had the opportunity to field check
the subject property. Seeing as how no new development
has occurred on the lot and since, the vacated street is
being utilized as part of continued residential use, we
find that a two year extension of time is permissible.
City Engineering has advised that the dollar amount for
a new letter of credit should be \$1,400.00. I have enclosed
a new letter of credit form for your use. Please indicate a
completion date of August 1, 1982, and a negotiation of
maturity date of October 1, 1982.

Once I have received the new guarantee, I will proceed to
release your existing \$15,000 letter of credit. Should
there be any question about what is required, please call me
at 268-4405.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

Enc.

cc: C. A. Whitney, Vice President, First National Bank, 105
N. Main, 67202
Mike Lindebak, Project Development Engineer, City
Engineering

Stan Chilton called
6/26/80 & requested
that we consider a
one year time extension
for remaining work.
Undeveloped & still used
for residential purposes.

Torres

265-7153
June 19, 1980

H. Stan Chilton
1401-A South Hydraulic
Wichita, Ks. 67211

Re: Letter of credit guaranteeing removal of frontage road pavement and construction of a sidewalk and curb across vacated Lorraine Street - 400 Lorraine Addition - S/D 77-82 (Credit Number C-675)

Dear Mr. Chilton:

Your letter of credit from First National Bank in the amount of 15,000.00 guaranteeing the above referenced improvements is nearing expiration. Our files indicate that you agreed to make these improvements on or before August 1, 1980. This agreement on your part was in response to a condition of approval associated with the platting of 400 Lorraine Addition. City Engineering has advised me that the required work on the frontage road has been completed, but, that the construction of a sidewalk and curb across that portion of Lorraine vacated by your replat is, as of this date, uncompleted.

This letter acts to remind you of your agreement to complete the required improvements to the vacated street by August 1, 1980. If these improvements are not completed by this date, I will be required to turn your letter of credit over to the City Engineer's office for collection.

Should you have any questions about this matter, please do not hesitate to contact me at 268-4405. I have attached a copy of your letter of credit for your reference and information.

Sincerely,

Forrest L. Nagley
Junior Planner
FLN:hh
Attachment

cc: C. A. Whitney, Vice President, First National Bank, 105
N. Main, 67202
Mike Lindebak, Project Development Engineer, City
Engineering

400 LORRAINE ADDITION

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

5647

A 788 (2-1728)

John 1816

Commissioner

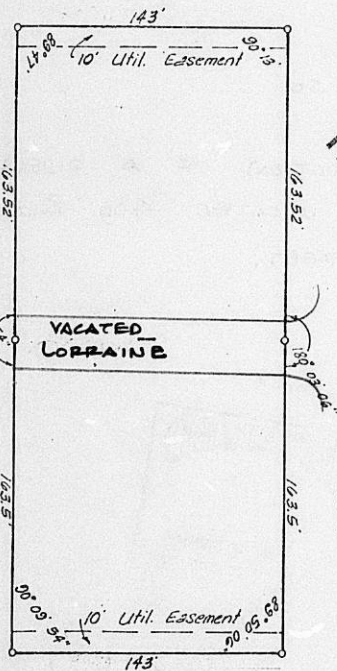
400 LORRAINE

WICHITA

ST

LEWIS

U.S. 54 HIGHWAY



John Hale

Commissioner

5647 A to BB (2-17-28)

400 LORRAINE ADDITION

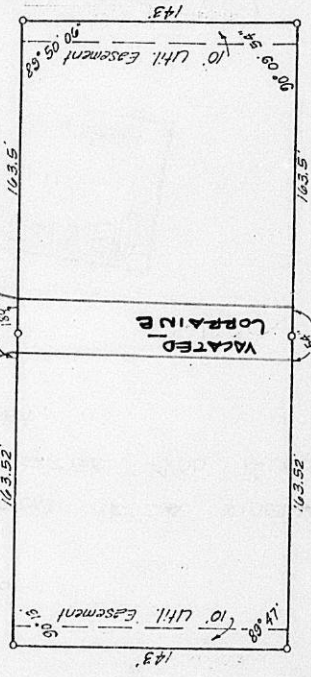
400 LORRAINE

WICHITA

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

LEWIS

ST.



U.S. 54 HIGHWAY

September 7, 1978

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

Z-1928 - "A" to "BB"; and
✓ S/D 77-82 - 400 LORRAINE ADDITION

At the regular meeting of the Board of City Commissioners on June 9, 1977, the above captioned request for zone change was considered and approved, subject to replatting, 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 August 15, 1978.

This is to advise you that the final plat of 400 Lorraine Addition was recorded with the Register of Deeds on August 24, 1978 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

newby


THE GAS SERVICE COMPANY
General Office • 2480 PERSHING ROAD, KANSAS CITY, MISSOURI 64108

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

Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas

August 8, 1978


Attention: Mr. Robert Lakin

Re: Plat of 400 Lorraine Addition

Gentlemen:

Please be advised that the owners of 400 Lorraine Addition have made satisfactory arrangements for our facilities by providing an adequate easement for the existing main.

Yours very truly,


Harold R. Wilcox
Division Supt.

HRW/cw



Distributor of Natural Gas in the Heart of the Nation.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 77-82 Name 400 Lorraine Addition
Application & Sketch Filed: 6-20-77
Preliminary Plat Filed: N/A Approved by S/D: N/A
Final Plat Filed: 6-20-77 Approved by S/D: 7-14-77
Approved by Metropolitan Area Planning Commission: 7-21-77

DESCRIPTION

General Location: South side of Lewis, in an area west of Hillside

Surveyor or Engineer: Baughman Company
Owner: H. Stan Chilton
Address: 300 S. Main

1. Gross Acreage of Plat <u>1.07</u>	6. Access Control	
2. Number of Lots:	St. Kellogg	No. Openings <u>0</u>
Residential _____	St. _____	No. Openings _____
Commercial _____	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving not req'd	Water not req'd
Total Number of Lots: <u>1</u>	Sidewalk req'd	Drainage not req'd
3. Minimum Lot Area: <u>1.07</u> Acres	Sewer not req'd	Other Removal _____
4. Existing Zoning " <u>A</u> "		of street paving _____
5. Special Problems Discussed <u>None</u>		ment and closing _____
		street intersection.

An irrevocable letter of credit in the amount of \$15,000 has been submitted guaranteeing removal of frontage road pavement from Lorraine to Chautauqua, rebuilding street and construction of a sidewalk and curb across vacated Lorraine Street.

Planning Commission Recommendation:

That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Kamen moved and Savina seconded, and it carried unanimously.

Note: Associated zone case Z-1928 "A" to "BB" has been approved by the Board of City Commissioners subject to platting.

ACTION: Receive and file the irrevocable letter of credit and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

First National Bank, Wichita

86

Box One
Wichita, Kansas 67201
Phone 316-263-5711

FIRST NATIONAL BANK

July 11, 1978

Mr. Jack Galbraith
Assistant Chief Planner
Planning Department
City of Wichita
455 North Main
Wichita, Kansas 67203

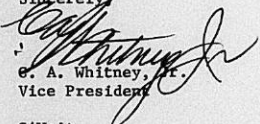


Dear Mr. Galbraith:

Enclosed is our Letter of Credit No. C-675 in the amount of \$15,000.00 issued in favor of the City of Wichita for the account of H. Stan Chilton. This Letter of Credit will expire on October 1, 1980.

If you have any questions, please do not hesitate to give me a call.

Sincerely,


E. A. Whitney, Jr.
Vice President

CAW:it

Encl.

REVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA
(Name and address of bank)

L/C NO. C-675

Date: July 11, 1978

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 \$ 15,000.00 for the account of H. STAN CHILTON

(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 August 1st, 1980 (6)
(Insert date two years from MAPC approval of plat)

1. Removal of frontage road pavement from Lorraine to Chautauqua and rebuilding street, curb and gutter to connect frontage road to Chautauqua Street.
2. Construction of a sidewalk and curb across vacated 400 block south Lorraine Street.
- 3.

in 400 Lorraine 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 First National Bank in Wichita, Wichita, Kansas, Credit No. C-675, dated July 11, 1978.
(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 in negotiated on or before October 1st, 1980
(insert a date at least 60 days after the date on line 6)

Maturity Date October 1, 1980

Very truly yours,



FIRST NATIONAL BANK IN WICHITA

(Name of bank)

By: C. A. Whitney

(Authorized signature)

C. A. Whitney Vice-President

ENDORSEMENT

Attached to and forming a part of

Commitment No. 252588-A

Issued by
CHICAGO TITLE INSURANCE COMPANY

Item No. 12, of Schedule B, is hereby deleted.

received 8-7-78

This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

DATED: July 6, 1978

CHICAGO TITLE INSURANCE COMPANY



Alvin W. Long
President.

ATTEST:

Chester C. McCullough

Secretary.

Frank R. ...
Authorized Signatory

jwp

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

TWD

PLEASE DO NOT FOLD OR MUTILATE

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

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

LEGAL DESCRIPTION

LOT 2 SHERBOURNE NOW LORRAINE SCHUMAKERS SUB

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, FIRST HALF DELINQUENT DEC. 21, SECOND HALF DELINQUENT JUNE 21, WITH INTEREST AT 8% PER ANNUM

007 20017508
77-RE-05-0437-16-5
-C-05687-0001 67-02
CARL LEON HALTOM ETUX
402 S LORRAINE ST
WICHITA KS 67211

MAKE CHECKS PAYABLE TO
BEDGWICK COUNTY TREASURER
WICHITA, KANSAS 67203 - PH. (316) 258-7651

PLEASE INDICATE ANY CHANGE OF ADDRESS

DATE
PA FEB 27 78

INTEREST
345.94

PAID
.00

RECEIPT NO.
345.94 MFED

RECEIPT NO.
91810

VALUATION	BILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	
3,296	105.15C	345.54		345.94	172.97	172.97	1977 REAL ESTATE TAX

INTEREST TOTAL PAID RECEIPT NO.

TWO

PLEASE DO NOT FOLD OR MUTILATE

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

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

409 S. Gormaine

LEGAL DESCRIPTION

S 15 FT LOT 3 ALL LOTS 5-7-9
LCRAINE AVE SCHUMACHERS SUB

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

77-RE-05-0438-07-8
-C -05694 67-02
H. STAN CHILTON
3010 GRAIL
WICHITA KS 67211

MAKE CHECKS PAYABLE TO
SEDGWICK COUNTY TREASURER

WICHITA, KANSAS 67203 PH. (316) 268-7651

INTEREST

CA

CK

PLEASE INDICATE ANY CHANGE OF ADDRESS

DATE

INTEREST

PAID

RECEIPT NO.

4A DEC 29 77 138.80 .00 138.80 4040101487

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1977 REAL ESTATE TAX
2,940	105.150	277.60		277.60	138.80	138.80	

INTEREST TOTAL PAID RECEIPT NO.

FOUR

PLEASE DO NOT FOLD OR MUTILATE

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

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

409 S. Gormaine

LEGAL DESCRIPTION

S 15 FT LOT 3 ALL LOTS 5-7-9
LCRAINE AVE SCHUMACHERS SUB

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

77-RE-05-0438-07-8
-C -05694 67-02
H. STAN CHILTON
3010 GRAIL
WICHITA KS 67211

MAKE CHECKS PAYABLE TO
SEDGWICK COUNTY TREASURER

WICHITA, KANSAS 67203 PH. (316) 268-7651

INTEREST

CA

CK

PLEASE INDICATE ANY CHANGE OF ADDRESS

DATE

INTEREST

PAID

RECEIPT NO.

6A JUN 20 78 138.80 .00 138.80 6070 621252

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1977 REAL ESTATE TAX
2,940	105.150	277.60		277.60	138.80	138.80	

INTEREST TOTAL PAID RECEIPT NO.

TWO

PLEASE DO NOT FOLD OR MUTILATE

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

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

401 S. Spawne

LEGAL DESCRIPTION

LOT 1 & N 7 FT LOT 3 SPERBOURNE NOW LORRAINE AVE SCHUMACHERS SUB

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

77-RE-05-0438-06-6
-C-05453 67-02
H. STAN CHILTON
3010 GRAIL
WICHITA KS 67211

MAKE CHECKS PAYABLE TO
SEDGWICK COUNTY TREASURER
WICHITA, KANSAS 67203 PH. (316) 268-7651

INTEREST

CA

CK

PLEASE INDICATE ANY CHANGE OF ADDRESS

DATE

INTEREST

PAID

RECEIPT NO.

4A DEC 29 77 136.17 .00 136.17 4040101485

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	
2,590	105.150	272.34		272.34	136.17	136.17	1977 REAL ESTATE TAX

INTEREST TOTAL PAID RECEIPT NO.

FOUR

PLEASE DO NOT FOLD OR MUTILATE

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

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

401 S. Spawne

LEGAL DESCRIPTION

LOT 1 & N 7 FT LOT 3 SPERBOURNE NOW LORRAINE AVE SCHUMACHERS SUB

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

77-RE-05-0438-06-6
-C-05453 67-02
H. STAN CHILTON
3010 GRAIL
WICHITA KS 67211

MAKE CHECKS PAYABLE TO
SEDGWICK COUNTY TREASURER
WICHITA, KANSAS 67203 PH. (316) 268-7651

INTEREST

CA

CK

PLEASE INDICATE ANY CHANGE OF ADDRESS

DATE

INTEREST

PAID

RECEIPT NO.

0A JUN 20 78 136.17 .00 136.17 6076 621241

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	
2,590	105.150	272.34		272.34	136.17	136.17	1977 REAL ESTATE TAX

INTEREST TOTAL PAID RECEIPT NO.

MICROFILMED FROM THE BEST AVAILABLE COPY

FOUR

PLEASE DO NOT FOLD OR MUTILATE

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

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

406-08 Lorraine
LEGAL DESCRIPTION
C-5688-5688-1
LOTS 4-6-8-10 SHERBOURNE NOW LORRAINE AVE SCHUMACHERS SUB

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

77-RE-05-0438-01-6
C-05688 877882
H STAN CHILTON
3010 GRAIN
WICHITA KS 67211

PLEASE INDICATE ANY CHANGE OF ADDRESS

MAKE CHECKS PAYABLE TO
SEDGWICK COUNTY TREASURER
WICHITA, KANSAS 67203 PH. (316) 268-7651

INTEREST
CA
CK

DATE: 6-20-78 INTEREST PAID RECEIPT NO. PAYED BY: MID-KANSAS 189.27

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	
8.600	205.1900	378.54		378.54	189.27	189.27	1977 REAL ESTATE TAX VLH

INTEREST TOTAL PAID RECEIPT NO.

MICROFILMED FROM THE BEST AVAILABLE COPY

TWO

PLEASE DO NOT FOLD OR MUTILATE

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

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

LEGAL DESCRIPTION

C-5688 5688-1
LCTS 4-6-8-10 SHERBURN RD
LORRAINE AVE SCUMACHERS SUB

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

CO3 1110104783
77-RE-05-C438-01-6
-C -05688 67-02
H. STAN CHILTON
3010 GRAIL
WICHITA KS 67211

PLEASE INDICATE ANY CHANGE OF ADDRESS

MAKE CHECKS PAYABLE TO

SEDGWICK COUNTY TREASURER
WICHITA, KANSAS 67203 PH. (316) 268-7651

INTEREST

CA

CK

DATE	INTEREST	PAID	RECEIPT NO.
5A FEB 22 78	189.27	.00	189.27 L006 500523

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF
3,600	105.15C	378.54		378.54	189.27	189.27

1977 REAL ESTATE TAX

INTEREST TOTAL PAID RECEIPT NO.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

Received 7-24-78

SCHEDULE A

Number	Effective Date	
252588-A	June 23, 1978 at 7 A.M.	
1. Owners Policy to be issued:	ALTA Form B - 1970 (Amended 10-17-70)	Amount: For Platting
Proposed Insured:		
City of Wichita		
Loan Policy to be issued:	ALTA Form 1970 (Amended 10-17-70)	Amount:
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 hereof vested in:
Roberta M. Haltom, as to Lot 2; and H. Stan Chilton, as to the remainder of captioned property.

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

Lots 1, 3, 5, 7 and 9, on Sherburne Avenue, now Lorraine; and Lots 2, 4, 6, 8 and 10, on Sherburne Avenue, now Lorraine, in Schumacher's Subdivision of Lots 1 and 2, Block 4, Imboden & Oliver's Addition to the City of Wichita, Kansas, Sedgwick County, Kansas.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

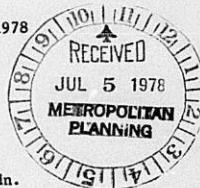
1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. 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.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):
 - 402 — 1977 taxes paid in amount of \$345.94 Key #C-5687-1 (Lot 2)
 - 406-408 — 1977 taxes (last half \$189.27 + not paid.) Key #C-5688 & 5688-1 (Lots 4, 6, 8 & 10)
 - 408 — 1977 taxes paid in amount of \$272.34. Key #C-5693 (Lot 1 & N 7' Lot 3)
 - 409 — 1977 taxes paid in amount of \$277.60 Key #C-5694 (S 18' Lot 3, all lots 5, 7 & 9)
9. A temporary construction easement to the City of Wichita, over the East 2.5 feet of Lots 6 and 8, as created by instrument dated April 23, 1975, filed June 10, 1975, on Film 145, Page 222.
- ✓ 10. Mortgage dated August 4, 1965, executed by Carl Leon Haltom and Roberta M. Haltom, husband and wife, to Wichita Federal Savings and Loan Association, filed August 9, 1965, in Book 1539, Page 94, in the original amount of \$13,000.00. (Lot 2)
- ✓ 11. Mortgage dated September 27, 1967, executed by Thelma Hughes Coombs, a single person, to Mid Kansas Federal Savings and Loan Association, filed September 27, 1967, in Book 1609, Page 46, in the original amount of \$8,500.00. (Lots 4, 6, 8 & 10).
- ✓ 12. We find of record a Resolution of Dissolution of Music Service Company, Inc., dated November 23, 1971. We must be furnished with a certified copy of the Resolution of the Stockholders and the Board of Directors of said Corporation, authorizing the sale of all of captioned property except Lot 2, on Sherburne, now Lorraine, Schumacher's Subdivision of Lots 1 and 2, Block 4, Imboden and Oliver's Addition to the City of Wichita, Sedgwick County, Kansas, to H. Stan Chilton and the proper officers of the corporation, authorized to execute the instruments necessary to consummate said sale, pursuant to KSA 17-6807.

96

THE CITY OF WICHITA

OFFICE OF Flood Control Maintenance

DATE July 3, 1978



TO Jack Galbraith, Chief Planner, MAPD

FROM Max Greene

SUBJECT - 400 Lorraine Addn.
S/D 77-82

Reference is made to my request before the Subdivision Committee for a Lot Grading Plan for subject Addition. Please be advised a Sketch Plat for subject Addition was furnished the Flood Control Office on June 30th which states: "Lot Grading Plan: Lot shall be graded to drain to the street and U.S. 54 Highway right-of-way when redeveloped, via approved driveways, flumes, inlets." This plan is satisfactory and is approved.

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

Max Greene

Max Greene,
Flood Control Engineer
Flood Control Maintenance

MG/glm

cc: G. H. Wilton
400 Lorraine Addn. Plat File
Central Insp/John Riddel w/exh.

June 13, 1978

E. H. Denton, City Manager
Jack H. Galbraith, Chief Planner

Request for platting time extension for Z-1928. Generally located on both sides of Lorraine Avenue between Lewis and Kellogg

We have received a letter (copy attached) from Everett Fettis requesting an extension of platting time for the above referenced zone case which was approved by the Board of City Commissioners July 5, 1977, subject to platting within one year. Our files indicate that the associated plat, 400 LORRAINE ADDITION, was approved by the Planning Commission July 21, 1977, subject to satisfactory completion of several conditions including the guarantee for removal of a frontage road and the abandonment of an existing gas line. We feel that the past 10½ months has been sufficient time to complete the conditions of plat approval but will agree to one six-month extension. The extension, if granted, would make the final deadline for recording the plat January 5, 1979.

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

Jack H. Galbraith
Chief Planner

Robert A. Lakin
Director of Planning

RAL:JHG:LO:et
Enclosure

cc:
Everett C. Fettis, Attorney at Law, 120 S. Market, Wichita, Ks 67202
Stan Chilton, 300 S. Main, Wichita, Kansas 67202

6-mo. extension granted

July 21, 1977

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 77-82 - Final Plat of
400 LORRAINE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 21, 1977, 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 July 15, 1977.

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 Department.
- 7-24-78 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 7-24 3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
- partially 4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: H. Stan Chilton, 1401-A S. Hydraulic, 67211
Dean Sellers, Assistant City Engineer

July 15, 1977

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 77-82 - Final Plat of
400 LORRAINE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 14, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

A. Approval of the plat is subject to the approval of the associated zone case Z-1928, "A" to "BB". B.C.C. 7-5-77

B.^{OK} The condemnation case number for the U.S. 54 Highway right-of-way shall be indicated on the face of the plat unless said right-of-way was purchased.

C. ¹²⁶ Complete access control shall be indicated on Lot 1, adjacent to the U.S. 54 Highway right-of-way.

7-13-76 *OK*
Letter of Credit
The applicant shall work with the State Highway Department and the Engineering Division of the Department of Public Works relative to making satisfactory arrangements and/or guarantee for the removal of the frontage road pavement from Lorraine to Chautauqua.

7-13-74 *OK*
The applicant shall guarantee the closing of the Lorraine Street entrance at Lewis.

7-13-74 *OK*
The applicant shall guarantee the construction of a sidewalk adjacent to the south side of Lewis across vacated Lorraine Street.

6. The applicant shall be advised that construction of the sidewalk will be required as a condition of building permit approval when the sidewalk has been required as a condition of plat approval.

S/D 77-82
July 15, 1977
Page 2

- H. The west half of Lorraine being vacated shall be retained as a water line easement on the plat. *40' utility exmt. retained*
- * I. The applicant shall submit letters from the Gas Service Company and ~~Kansas Gas & Electric~~ indicating satisfactory arrangements have been made to abandon the existing gas main and street light circuit in Lorraine.
- 7-5-78* The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Flood Control Office for review and approval. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- K. 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, July 21, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: H. Stan Chilton, 1401-A S. Hydraulic, 67211
Dean Sellers, Assistant City Engineer

* *8-8-78, Bob Blevins KG&E called to say arrangements have been made for applicant to relocate its street light circuit.*

June 30, 1977

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 77-82 - Final plat of
400 LORRAINE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 30, 1977, the above captioned plat was considered. The action of the Committee was to defer this case for two weeks at the applicant's request. Please contact Dean Sellers of the Engineering Division of Public Works regarding the vacation of Lorraine before July 14, 1977, when this case will again appear on the Subdivision Committee agenda.

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

Sincerely,

Louise Olivarez
Planning Analyst

LO:rme

cc: H. Stan Chilton, 1401-A S. Hydraulic, 67211
Dean Sellers, Assistant City Engineer


THE GAS SERVICE COMPANY

General Office • 2400 PERSHING ROAD, KANSAS CITY, MISSOURI 64108

Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas

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

June 28, 1977

Attention: Mr. Robert Lakin

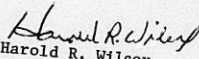
Re: Plat of 400 Lorraine Addition

Gentlemen:

Reference is made to the plat of the 400 Lorraine Addition which vacates
Lorraine Street.

The Gas Service Company has a 3" main and services in Lorraine Street. It
will be necessary for the developer to make arrangements to abandon these
facilities prior to platting.

Yours very truly,


Harold R. Wilcox
Division Supt.

GWE/cw



Distributor of Natural Gas in the Heart of the Nation.

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-82 Name 400 LORRAINE ADDITION
Date Application Rec'd. 6-20-77 Preliminary Approval N/A
Scheduled S/D Meeting 6-30-77

DESCRIPTION

General Location South side of Lewis, in an area west of Hillside

Owner H. Stan Chilton
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

1. Gross Acreage of Plat 1.07
2. Number of Lots: Residential _____ Commercial _____ Industrial _____ Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 327.02 ft.
4. Minimum Lot Area 46,763.86 sq.ft.
5. Existing Zoning A
6. Proposed Zoning BB
7. Lineal Feet of New Streets:
a. R/W _____ ft.
b. R/W _____ ft.
c. R/W _____ ft.
d. R/W _____ ft.
e. R/W _____ ft.
TOTAL None _____ ft.
8. Sidewalk adjacent to all streets? yes _____ no _____
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes(Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the associated zone case Z-1928, "A" to "BB".
- B. The condemnation case number for the U. S. 54 Highway right-of-way shall be indicated on the face of the plat unless said right-of-way was purchased.
- C. Complete access control shall be indicated on Lot 1 adjacent to the U. S. 54 Highway right-of-way.
- D. The legal description in the surveyor's certificate indicates that Lorraine has previously been vacated, however, the Planning staff can find no record of this vacation. If it is the intent of the applicant to vacate Lorraine by this replat, then the reference to said street being vacated by virtue of K.S.A. 12-512(B) shall be added to the surveyor's certificate.
- E. The applicant shall guarantee the closing of the Lorraine Street entrance at Lewis.
- F. The applicant shall guarantee the construction of a sidewalk adjacent to the south side of Lewis across vacated Lorraine Street.
- G. The applicant shall be advised that construction of the sidewalk will be required as a condition of building permit approval when the sidewalk has been required as a condition of plat approval.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

Map No.: 5647
Section No.: 22
Twp. No.: 27
Range: 1E

S/D No. 77-82

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: 400 Lorraine Addition

General Location: south side of Lewis ^{was area} just west of Hillside

Name of Property Owner: H. Stan Chilton
Address: 1401-A S. Hydraulic // Phone: 265-7153

Name of Subdivider: _____ Phone: _____
Address: _____

Name of Agent/Surveyor: Baughman Company
Address: 330 Laura // Phone: 262-7271

Date of Application: June 20, 1977

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 1.07
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 327.02 ft.
4. Minimum Lot Area 46,763.86 ft.
5. Existing Zoning H
6. Proposed Zoning BB (Z-1928)
7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL none ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply (Yes-No), Name City of Wichita
10. Public Sanitary Sewers (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) (Yes-No)
12. City of Wichita X Three-Mile Area

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

Owner's Signature: H. Stan Chilton

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by LO
Date 6-20-77
Fee Submitted 50.00

Form 223-1

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT

Name

Address

Type

Due Date

Comments:

Date

By