

PLAT NO. 78-38 MAP NO. 5352

NAME DUKE'S DIAMONDS ADDITION

LOCATION: West of Seneca in an area north of I-235

ENGINEER on Moehring

OWNER Sonny Dukes and Don Kabler

APPLICATION FILED 4-24-78

SKETCH PLAT FILED n.a.

PRELIMINARY FILED 4-24-78

S/D ACTION 5-4-78 approve

FINAL FILED 6-2-78

S/D ACTION 6-15-78 approve

MAPC ACTION 6-22-78 Approved

BCC ACTION 10-10-78 Approved

RECORDED 10-19-78

REMARKS DP-86 + Z-2028

S/D 78-38 DUKE'S DIAMONDS - West
of Seneca in an area north of
I-235. Don Moehring

Map No. 5352
Sec. 30
Twp. 26
Range 1E

Subdivision Report and Progress

S/D No.: 78-38
(Assoc. Z-2028; DP-86)

Name: DUKE'S DIAMONDS ADDITION

General Location: West of Seneca in an area north of I-235

Owner: Sonny Dukes and Don Kabler
Address: 1049 Wilbur Lane, 67212 428 Meadowhaven, 67209
722-8343 Zip Code: _____ Phone: 942-7717

Subdivider: same
Address: _____ Zip Code: _____ Phone: _____

Engineer/Surveyor: Don Moehring
Address: 433 S. Hydraulic Zip Code: _____ Phone: 263-8291

Present Zoning: AA
Proposed Zoning: C
Assoc. Zone Case: Z-2028 & DP-86

M.A.P.C. ACTION: 6-22-78 *Approved*
Advisory Letter: _____

APPLICATION RECEIVED: 4-24-78

Closure Data Submitted: _____
Title/Taxes Rec'd. and Reviewed: 5-31-78
Final Review: _____
Referral to B.C.C.: _____

SKETCH PLAT RECEIVED: _____
Letter of Intent: _____

PREL. PLAT RECEIVED: 4-24-78
S/D Comm. Action: 5-4-78

B.C.C. ACTION: 10-10-78 *Approved*

Advisory Letter: _____

FINAL PLAT RECEIVED: 6-5-78
S/D Comm. Action: 6-15-78 *approve*

Tracing Received: _____
Released for Recording: _____
Plat Recorded: 10-19-78

Advisory Letter: _____

Comments:

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

DUKES DIAMONDS ADDITION

ADDITION was *DP-86*

filed for record on OCTOBER 19, 1978

10-29-78
J
Boyer J. McCall
Register of Deeds

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

October 30, 1978

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-2028 - "AA" to "C"; and
S/D 78-38 Duke's Diamonds Addition

At the regular meeting of the Board of City Commissioners on May 9, 1978, the 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 October 10, 1978.

This is to advise you that the final plat of Duke's Diamonds Addition was recorded with the Register of Deeds on October 19, 1978 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:e1

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-38 Name Dukes Diamonds
Application & Sketch Filed: 4-24-78
Preliminary Plat Filed: 4-24-78 Approved by S/D: 5-4-78
Final Plat Filed: 6-5-78 Approved by S/D: 6-15-78
Approved by Metropolitan Area Planning Commission: 6-22-78

DESCRIPTION

General Location: West of Seneca in an area north of I-235 Highway

Surveyor or Engineer: Moehring and Associates
Owner: Sonny Dukes
Address: 1049 Wilbur Lane, 67212

- | | | |
|---|-------------------------|-------------------------|
| 1. Gross Acreage of Plat <u>18.85</u> | 6. Access Control | Not required |
| 2. Number of Lots: | St. _____ | No. Openings _____ |
| Residential _____ | St. _____ | No. Openings _____ |
| Commercial _____ | St. _____ | No. Openings _____ |
| Industrial <u>1</u> | 7. Req'd Improvements | |
| Other _____ | St. Paving <u>req'd</u> | Water <u>req'd</u> |
| Total Number of Lots: <u>1</u> | Sidewalk _____ | Drainage <u>not req</u> |
| 3. Minimum Lot Area: <u>18.85</u> Acres | Sewer <u>req'd</u> | Other <u>None</u> |
| 4. Existing Zoning <u>"AA"</u> | | |
| 5. Special Problems Discussed <u>None</u> | | |

Valid petitions have been submitted guaranteeing installation of sanitary sewer and paving of the frontage road. A cash deposit has been submitted for extension of water service to serve the site. A certificate has been submitted certifying the petitions.

Planning Commission Recommendation:

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

Bayouth moved, Barrier seconded and it carried unanimously. May, Hennessy and Savina were absent.

Note: Associated zone case Z-2028 "AA" to "C" and DP-86 Commercial CUP has been approved by the Board of City Commissioners subject to platting.

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

*Petition on
returned to
Hwy Dept.
10-26-78
Jerry B. ...
and ...
was ...
could ...
released*

From the desk of:

Handwritten signature

DON MOEHRING

Curtis -

This should be included in the
DUKES DIAMONDS File.

Don



MOEHRING & ASSOCIATES
CONSULTING ENGINEERS

433 s. hydraulic — wichita, kansas 67211 — 316-263-8291

PHILLIPS PETROLEUM COMPANY
REAL ESTATE & INSURANCE
101 Park Avenue Building, Suite 1270
OKLAHOMA CITY, OKLAHOMA 73102

PARTIAL RELEASE OF RIGHT OF WAY CONTRACT (Tract)

FILED 323 PAGE 279

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 17th day of July, 1930, SARAH J. DEVORE, a widow executed and delivered to PHILLIPS PIPE LINE COMPANY, its successors and assigns, a Right of Way Contract covering the following described lands in the County of Sedgwick, State of Kansas, to-wit:

NE/4, SE/4, Section 30, Township 26 South, Range 1 East which said Right of Way Contract was filed of record in Book 98, Page 120, Sedgwick County Register of Deeds Office; and

WHEREAS, it is the desire of Phillips Pipe Line Company, the present owner of said Right of Way Contract, to release a portion of the above described lands that are not now being used for pipeline purposes.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Phillips Pipe Line Company hereby releases, surrenders and abandons to said Sarah J. DeVore, her successors and assigns, all the easements, rights and rights of way granted under the terms of said Right of Way Contract dated the 17th day of July, 1930, insofar as the same affect, cover and relate to the following described tract of land in the County of Sedgwick, State of Kansas, to-wit:

All of that part of the NE/4 SE/4 of Section 30, Township 26 South, Range 1 East, Sedgwick County, Kansas, lying North of the North right of way line of Interstate Highway No. 235.

reserving unto said Phillips Pipe Line Company, its successors and assigns, all of the easements, rights and rights of way granted under the terms of said Right of Way Contract hereinabove described, insofar as said easements, rights and rights of way pertain to that part of said premises first above described and not released hereunder.

EXECUTED this 14th day of August, 1978.

PHILLIPS PIPE LINE COMPANY

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
AUG 28 1978

NO. 4 00987
BETTE F. MCCART
REGISTER OF DEEDS

Rat Kattler
Security

By: *Murray L Collins*
MURRY L. COLLINS
Attorney-in-Fact *10/28*

Original Compared
With Record

6.00 Phillips Petroleum Co.
Real Estate & Insurance
101 Park Avenue Bldg.
Oklahoma City, Okla. 73102

CERTIFICATE

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

I, John Paul DeVore, owner of
(give name of proposed plat, if appropriate) Lot 1, Dukas
Diamonds 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. Sewer Petition
2. Paving Petition
- 3.
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within Lot 1, Dukas
Diamonds Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 15th day of September, 1978.

John Paul DeVore

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

Be it remembered that on this 15th day of September,
19 78, before me, a notary public in and for said County and State,
came John Paul DeVore, 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.

A. H. B. Baskham
Notary Public

My Commission Expires:
MY COMM. EXPI. JULY 21, 1979

June 22, 1978

Moehring and Associates
433 S. Hydraulic
Wichita, Kansas 67211

Re: S/D 78-38 - Final plat of Duke's Diamonds Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 22, 1978, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 16, 1978.

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.
- 9-15 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 5-31-78 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 plattor.
- 8-31-78 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Dean Sellers, Assistant City Engineer
Sonny Dukes, 1049 Wilbur Lane, 67212
Don Kabler, 428 Meadowhaven, 67209

June 16, 1978

Moehring & Associates
433 S. Hydraulic
Wichita, Kansas 67211

Re: S/D 78-38 Final plat of Duke's Diamonds Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 15, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

9-25-74 - sewer petition

A. The applicant shall make arrangements for the guarantee of City water and sanitary sewer to serve the site when these utilities are available. The applicant shall contact the Water Department and the Engineering Division regarding these matters.

9-26-74 B. paved

B. The applicant shall petition for the paving of the frontage road on the east and south sides of this property.

C. The frontage road shall be shown on the face of the plat and complete access control indicated between the frontage road and the interstate. ~~Reference to the access control shall be included in the plat's text.~~

D. Recording of the plat within 30 days after approval by the City Commission.

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.

Re: S/D 78-38
June 16, 1978
Page Two

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, June 22, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:et

cc:

Dean Sellers, Assistant City Engineer
Sonny Dukes, 1049 Wilbur Lane, Wichita, Kansas 67212
Don Kabler, 428 Meadowhaven, Wichita, Kansas 67209

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-38 Name Duke's Diamonds Addition
Date Application Rec'd. 4-24-78 Preliminary Approval 5-4-78
Scheduled S/D Meeting 6-15-78

DESCRIPTION

General Location West of Seneca, north of Interstate 235

Owner Sonny Dukas
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic (67211) Phone 263-8291

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>18.85±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> 1 | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>0</u> ft. |
| 3. Minimum Lot Frontage <u>754</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>18.85 acres</u> xft. | streets? <u> </u> yes <u> </u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>C (Z-2028; DP-86)</u> | |
| 9. Public Water Supply <u>no</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>no</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u> </u> yes <u> </u> (Yes-No) | |
| 12. City of Wichita <u>x</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The applicant shall make arrangements for the guarantee of City water and sanitary sewer to serve the site when these utilities are available. The applicant shall contact the Water Department and the Engineering Division regarding these matters.
- B. The applicant shall petition for the paving of the frontage road on the east and south sides of this property.
- C. The references to access controls shall be deleted from the plat.
- D. Recording of the plat within 30 days after approval by the City Commission.

SCCD-CONS-5 (Rev 11/77)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

DATE: May 3, 1978

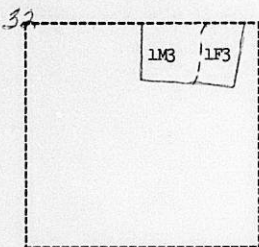
PROPERTY NAME: **DUKE'S DIAMONDS ADDITION**

LOCATION: **Generally located on the west side of North Seneca in an area North of I-235**

MAILED TO:
**Don Moehring
Moehring & Associates
314 Brown Building
105 S. Broadway
Wichita, Kansas 67202**

PREPARED BY: **Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas
942-8422 67209**

REQUESTED BY: **Wichita-Sedgwick County
Metropolitan Area Planning
Commission**



Scale: 4" equals 1 mile

Situation and/or Problems:

This area has adequate cover as long as a crop or residue is left on the surface. If left bare, this plat has severe wind erosion potential.

Symbols

Soil

SOILS LEGEND

Brief Description

1M3

**Maron sandy loam
Class I-1
Prime Farmland**

Deep, nearly level and gently sloping, well drained soils on bottomlands and terraces. These soils have slow runoff and moderate to high available water capacity. Permeability is moderate to moderately rapid.

1F3

**Klandco Silty loam
Class I-1
Prime Farmland**



SOIL INTERPRETATIONS

<u>Symbol</u>	<u>Soil</u>	<u>Item</u>	<u>Limitation</u>	<u>Reason</u>
1M3	Naron sandy loam	Dwelling	slight	none
		Small commercial Buildings	slight	none
		Local roads & streets	moderate	low strength
		Fond	severe	seepage
1F3	Hlandco silt loam	Dwellings	slight	none
		Small commercial Buildings	slight	none
		Local roads & Streets	severe	low strength
		Fond	severe	seepage

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.
5. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
6. Stabilize each lot within 60 days after work starts on home or other building construction.
7. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
8. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-942-3422.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.

5-31-78

Need release of Blanket
expenditure from Phillips
Petroleum Co.

Don Mocking is working
on it

*Dukes Durando*Commitment No. Y-65,430

St. Paul Title Insurance Corporation

ST. PAUL TITLE INSURANCE CORPORATION, a Missouri 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 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 THREE 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, ST. PAUL TITLE INSURANCE CORPORATION has caused this commitment to be signed and sealed by its duly authorized officers, the commitment to become valid when countersigned by an authorized signatory as of Effective Date shown in Schedule A.



ST. PAUL TITLE INSURANCE CORPORATION

COUNTERSIGNED:

By *William G. Malone*
Authorized Signatory

BY:

James W. Jones
CHAIRMAN OF THE BOARD

ATTEST:

Allen C. Priestly
SECRETARY

The City of Wichita
John Paul Devore

SCHEDULE A

COMMITMENT
NO. Y-65,430

1. Effective date: May 8, 1978 @ 7:00 A.M.
2. Policy or Policies to be issued: Amount
ALTA Owner's Policy Form A-1970 (Amended 10-17-70) Limited to
(a) ALTA Owner's Policy Form B-1970 (Amended 10-17-70) \$ 250.00
Proposed Insured: The City of Wichita, a Municipal Corporation

(b) ALTA Loan Policy (Amended 10-17-70) \$
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: John Paul Devore
5. The land referred to in this Commitment is situated in the County of Sedgwick, State of Kansas, and is described as follows:

All of that part of the NE 1/4 of the SE 1/4 of Section 30, Township 26 South, Range 1 East, Sedgwick County, Kansas, lying North of the I-235 Highway.

TO BE PLATTED AS: DUKE'S DIAMONDS ADDITION to Wichita,
Sedgwick County, Kansas

FIDELITY TITLE COMPANY, INC.



William E. Mulne
Authorized Signatory

This Commitment valid only if Schedule B is attached

TSP-114A

**SCHEDULE B-I
(REQUIREMENTS)**

COMMITMENT
NO. Y-65,430

1. The following are the requirements to be complied with:

- A. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
- B. Instruments in insurable form which must be executed, delivered and duly filed for record.
- (1) Procure and file and record a property approved and satisfactorily executed Plat of DUKE'S DIAMONDS ADDITION to Wichita, Sedgwick County, Kansas, executed by John Paul Devore and spouse, if any, as fee owner.
 - (2) 1977 real estate taxes show paid; Key #A-335-UP.
 - (3) Furnish Company a copy of the proposed plat; at this time, Company makes no statement as to any proposed dedications, easements or setbacks.

FIDELITY TITLE COMPANY, INC.



TSP-114B-I

William G. Mulder
Authorized Signatory

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

SCHEDULE B-II
(EXCEPTIONS)

COMMITMENT
NO. Y-65,430

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. (A) Rights of dower, curtesy, homestead or other marital rights of spouse, if any, of any individual insured. (B) 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. (C) Survey: Any encroachments, measurements, party walls, or other facts which a correct survey of the premises would show. (D) Easements, or claims of easements, not shown by the public records. (E) Rights or claims of parties in possession not shown by the public records.
3. All assessments and taxes for the year 19 78 and all subsequent years.
4. Any restrictions, covenants and conditions to be imposed subsequent to the recordation of the title.
5. Any easements, streets or right-of-ways to be dedicated to the public including but not limited to all abutter's rights or access to any streets, drainage rights of way, public utilities, approval of elevation or other restrictive matters that may be reserved, dedicated or granted in the recorded Plat.
6. Blanket Right of Way for pipelines and telephone, telegraph or electrical lines granted to Phillips Pipe Line Company in instrument recorded in Misc. Book 98 at page 120.

Called Moshering 5-21-78 re this. He says they are working on release.

FIDELITY TITLE COMPANY, INC.



TSP-114B-II

William J. Miller
Authorized Signatory

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

Conditions and Stipulations

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

**St. Paul
Title
Insurance
Corporation**

**Commitment
For Title
Insurance**

THE CITY OF WICHITA

OFFICE OF Flood Control Maintenance

DATE May 26, 1978

TO Jack Galbraith, Chief Planner, MAPD
FROM Max Greene, Flood Control Engineer

SUBJECT - Duke's Diamond Addn.
S/D 78-38

In compliance with Item A of the MAPD staff comments, Mr. Moehring has submitted a "Lot Grading Plan" for subject area on May 25, 1978. The plan as submitted is approved. Mr. Moehring was advised to keep the drainage in the north ditch of the frontage road and if he had to drain south under the frontage road, we need a letter from the Kansas Department of Transportation accepting the drainage into their ditch.

I trust this information will 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
Duke's Diamond Addn. Plat File
Don Moehring w/copy of selected sheet of I-235



THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE May 5, 1978

TO Curtis Newby, Junior Planner

FROM Steve Innes, Environmental Conservation Coordinator

SUBJECT Dukes Diamonds Addition
S/D 78-38

Results of soil percolation tests for this 18.85 acre addition west of Seneca, north of I-235 were satisfactory with a rate of less than 30 minutes.

Temporary water wells and septic systems are approved for this tract with the following conditions:

1. At such time as city water and city sewers are available, they are utilized.
2. That water wells be constructed in accordance with State regulations concerning public water supplies, if applicable, or otherwise in accordance with Article 30 of the State Health Regulations.
3. That no more than two septic systems be constructed and that activities be such that neither system has an inflow exceeding 3000 gallons per day on any day of the week. Permits from this office are required before construction.


Steve Innes, Coordinator
Environmental Conservation

SI/1b

cc: Moehring & Associates
Sonny Dukes



May 5, 1978

Hoehring & Associates
433 South Hydraulic
Wichita, Kansas 67211

Re: S/D 78-38 Preliminary plat of Duke's Diamonds Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 4, 1978, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

5-31-78 *OK*

The applicant's engineer shall submit a lot grading plan for approval by the Flood Control Office and the Engineering Division prior to the submission of the final plat.

6-6-78 B.

As required by the C.U.P., a landscape plan shall be submitted to the Planning Department for approval concurrent with the submission of the final plat.

5/8/78 *OK*

The applicant shall obtain approval from the Health Department for the temporary use of water wells and septic tanks. A memo obtained from the Health Department setting forth the requirements for the wells and septic tanks shall be submitted to the Planning Department.

D. The applicant shall make arrangements for the guarantee of City water and sanitary sewer to serve the site when these utilities are available. The applicant shall contact the Water Department and the Engineering Division regarding these matters.

E. The applicant shall petition for the paving of the frontage road on the east and south of this property.

- F. The condemnation case number for the highway right-of-way shall be indicated on the face of the plat and existing access controls, if any, shall also be shown.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantees, etc.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,

Louise Olivarez
Junior Planner

LO:et

cc:

Dean Sellers, Assistant City Engineer
Sonny Dukes, 1049 Wilbur Lane, Wichita, Kansas 67212
Don Kabler, 428 Meadowhaven, Wichita, Kansas 67209

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-38 Name Dukes Diamonds Addition
Date Application Rec'd. 4-24-78 Preliminary Approval _____
Scheduled S/D Meeting 5-4-78

DESCRIPTION

General Location West of Seneca, north of Interstate 235

Owner Sonny Dukes
Surveyor/Engineer Moehring & Associates
Address 433 S. Hydraulic (67211) Phone 263-8291

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>18.85±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>754</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>18.85 acres</u> <u>50±</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>C (Z-2028; DP-86)</u> | |
| 9. Public Water Supply <u>no</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>no</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 applicant's engineer shall submit a lot grading plan for approval by the Flood Control Office and the Engineering Division prior to the submission of the final plat.
- B. As required by the C.U.P., a landscape plan shall be submitted to the Planning Department for approval concurrent with the submission of the final plat.
- C. The applicant shall obtain approval from the Health Department for the temporary use of water wells and septic tanks. A memo obtained from the Health Department setting forth the requirements for the wells and septic tanks shall be submitted to the Planning Department.
- D. The applicant shall make arrangements for the guarantee of City water and sanitary sewer to serve the site when these utilities are available. The applicant shall contact the Water Department and the Engineering Division regarding these matters.
- E. The applicant shall petition for the paving of the frontage road on the east and south sides of this property.
- F. The condemnation case number for the highway right-of-way shall be indicated on the face of the plat and existing access controls, if any, shall also be shown.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantees, etc.
- T9-303 H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5352
Section No.: 30
Twp. No.: 26
Range: 1E

S/D No. 78-38

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: DUKES DIAMONDS ADDITION

General Location: West of Seneca, North of Interstate 235

Name of Property Owner: Sonny Dukes 67212
Address: 1049 Wilbur Lane, Wichita, Kansas Phone: 722-8343

Name of Owner: Don Kabler
Address: 428 Meadowhaven, Wichita 67209 Phone: 942-7717

Name of Agent/Surveyor: MOEHRING & ASSOCIATES
Address: 433 S. Hydraulic, Wichita Phone: 263-8291

Date of Application: April 24, 1978

SUBDIVISION INFORMATION:

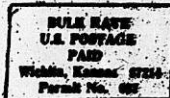
1. Gross Acreage of Plat 18.85 acres †
2. Number of Lots:
Residential _____
Commercial 1
Industrial _____
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 754 ft.
4. Minimum Lot Area 18.85 acres ~~XXXX~~
5. Existing Zoning AA
6. Proposed Zoning C Z-2028
DP-86
7. Lineal Feet of New Streets:
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 0 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ Yes _____ (Yes-No)
12. City of Wichita Three-Mile Area

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

Sub-Divider
Owner's Signature: [Signature]

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

Received by LO
Date 4-24-78
Fee Submitted 50.00



HERE'S

SOFTBALL



Volume 3 Number 9

THE OFFICIAL NEWSPAPER OF WICHITA SOFTBALL

SEPT./OCT. 1978



SUZUKI WINNER: J. & S. Cycle's Helen Travis, Grand Prize Winner: Clarence and Jill Rymer.

RYMER WINS J. & S. CYCLE

On May 3rd, 1978, Clarence Rymer attended a manager's meeting representing Printing, Inc. Women's Softball team that had entered the Vickers Women Classic Softball Tournament. That evening, Clarence filled out an entry blank for the J. & S. Suzuki RL-250 exacta motorcycle that was being given away by J. & S. Cycle, 623 W.

Douglas and the 1978 Greater Wichita Softball Tournament Circuit. On September 9th, 1978, that entry blank was drawn by the Kansas Amateur Softball District Commissioner, Dale Wilson, making Clarence Rymer the proud owner of the RL-250 exacta Suzuki motorcycle and the grand prize winner of this year's tournament circuit.

We wish to congratulate Clarence and thank Jim and Helen Travis, owners of J. & S. Cycle Sales for their support of Dukes Diamonds and softball in general. We hope that when the softball community thinks motorcycles, they'll think J. & S. Cycle Sales, 623 W. Douglas and mention softball when they go in!!!

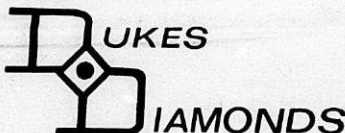
Ott (Cowley County)

& St. Joe

Top

Tournament Of Champions

PICTURES & STORY, PAGE 3



ACCEPTING TEAMS FOR 1979

As the 1978 softball season dwindled down to its conclusion, the 1979 softball season is already under the planning stages at Wichita's newest sports complex "Dukes Diamonds". With construction at the 19 acre site almost at the one third completion mark, the directors feel it's time to start reserving slots for the teams

that will play their league schedule at the complex next year starting the second week in May. But first things first: ACCESS TO DIAMONDS: "I've seen the location of the complex, but just how do I get there?" Here's the answer to a very common question about the newest multi-purpose athletic facility in the

area: The Dukes Diamonds Sports Complex is located just north of Wichita at the northwest corner of I-235 and North Seneca Street. The complex address is 4121 North Seneca Drive. Although the diamonds face I-235, the only access is 37th Street North to Seneca and drive over I-235 where the entrance is the northwest corner of site to your left.

Continued on page 2



The question most often asked of the staff at Dukes Diamonds is, "When are you going to start building the diamonds?" The answer is, we started the first part of September. Although there are not any visible signs that work is being done, much has been accomplished. Howard Sherwood started the ball rolling by moving the tremendous mound of dirt (25000 yards) that was needed to make the diamond surface flat. Under the watchful

eyes of Sherwoods two key men, big John Curtis, and the talkative Tom Laudick, supervising the heaving equipment, making sure that there will not be any low spots to become mud holes after a slight rain. After the earth work was completed the staff of Dukes Diamonds, with the help of Geoff Payne and Fred Cloud, wasted no time in putting in the underground sprinkler system and outside water lines, to keep the facility green in the 100 degree plus summers. To round out the fall work schedule the playing surface was seeded the first week of October, to ensure a thick stand of grass this spring. Within the next few weeks we will cut through the stacks of red tape to obtain

building permits for the fencing, backstops, and concession/office building. All time tables and work schedules are going as planned for the complex to be open for business the first week of April, 1979. The staff of Dukes Diamonds wish to thank everyone who has helped in the construction so far, and extend an invitation to anyone who has building equipment and/or know-how to call us at 722-8793; your help would be appreciated. We would be willing to trade out playing time in tournaments, or work out a trade in advertising. Once again, if you would like to be a part of a new era in Wichita Softball, give us a call: 722-8793.



Fred Cloud (left) and Geoff Payne (center) showing location of underground watering system to Dukes Diamond Director, Don Kabler.



DISTRICT FAST-PITCH by Frank La Forge

The Kansas Men's South Central District Fast-Pitch Tournament held in Park City August 8-17 will be little noted, nor long remembered in the annals of Softball enthusiasts.

The tournament was in controversy from the moment the bracket was released. The top three teams from last year's tourney (M&M, Aztecas, and Butler Co. news) along with this year's second place finisher from the Park Board league (Wichita Pharmaceutical-Hoppers Glass) were in one half of the bracket. It appeared that Margies Cafe had received a pretty heavy bye. With such powerhouse as the Aces, Newton Holy Name, and Mitchell Masonry as competition, it appeared that their only serious threat would be Carlson Mfg. and Hollidays Artists, and they had taken three out of four from them in league play.

That controversy soon died down however and a new line took over. "Did you hear the one about the team from Eldorado that didn't show up for their game with M&M?" Yes, hard as it may seem to believe the Am Vets forfeited its opening game to M&M. The next night the same thing struck again as the Butler County News forfeited to Wichita Pharmaceutical-Hoppers Glass.

Things go worse in the tournament in the first of two Saturday afternoon losers bracket games. It appeared to the spectators that perhaps two Slo-Pitch teams were playing instead of the fast-pitch

Continued on page 7

FAST PITCH **☆☆** Softball

WICHITA TEAMS TAKE 3RD & 4TH IN STATE TOURNEY

By: Frank LaForge

The fast pitch teams of M&M Suppliers and Margies Cafe brought a little respectability back to the Wichita area by finishing in the number three and four slot at Great Bend.

Margies Cafe finished fourth with a 4-2 record as Tom Little beat Ft. Scott and the Great Bend Cowboys, Billy-Ray Jackson lost a 10 inning heartbreaker to Goodland, then he beat the Topeka Hornets and the Sterling Boosters.

In M&M's half of the bracket, Jim Gordon beat the All-Indian team of Haskal's from Lawrence. He also hurled two shutouts, beating Rago and Goodland. Pick-up, Randy Anderson from Carlson Mfg., lost M&M's first game to perennial State Powerhouse, Topeka Plantation Steak House, but came back in his next game to beat Salina Marysville in eight innings.

That action brought the two Wichita teams together for yet another showdown. That game saw former team mates, Tom Little and Randy Anderson face to face. M&M had clobbered Tom's pitching in the regional, and this Sunday was no different. M&M again clobbered District champions, Margies Cafe, 9-3, and sent them packing.

Earlier in the tournament, Topeka Dairy Queen, had surprised Plantation in the finals of the winners bracket, and that meant that once again M&M would have to meet the Steakmen in their quest of the State title.

Continued on page 8

ALL-CITY LEAGUE FOR 1979

MENS FAST PITCH By: Frank LaForge

As promised in my last column, this story will be on the second annual City team from the City Park Board Fast Pitch League.

Power is the main course in this years All-City team. With the exception of our pitching and utility selections, everyone on the squad has hit the long ball this past summer. In fact, at the last count, the remaining eight players on the team accounted for more than 30 Home Runs in a collective total of 123 games.

Following our plan of selection procedures from last year, we will be the first to state that this team is not necessarily the best 12 players in the city. It simply means that they were the best at their respective positions. Again there were many hard selections, especially at third base where we had an over abundance of top quality "Hot Corner" men.

Remember, these selections were based on City League play only. Tournament play, good or bad, was not evaluated. Also, following last years procedures, there will be no second team selections.

Continued on page 7

A Softball Poem

Moving up and down
Either windmill or sling
It's just harder than heck
To hit that thing
Some come fast —
Some come slow —
The motion don't change
So it's hard to know
Here it comes —
I swing away
"Strike one," I heard
The o'le ump say
The next pitch sounded
Just a little high
The ump couldn't see it
So how could I?
I swung at the next one
It was in the dirt
"Strike three," he said
My pride was hurt
Don't waste your time
'A playing this game
Unless you can lose
And still act the same
Fastpitch softball
Is a challenge to me
So just face the fact
And accept "strike three."

-Billy Ray Jackson
9-16-78

Dukes Diamonds Pre-registration Info

Continued from page 1

LEAGUES

The Dukes Diamonds Sports Complex will offer league play to the men and women of the softball playing public. One men's slo-pitch league will be set up with (4) four divisions within it. Each division to be called north, south, east and west, rather than A, B, C, and D. The league will play a double round robin schedule to determine the top three teams that will represent that division in the league ending play offs that will decide the men's league champion (format of these play-offs will be announced at later date).

The remaining teams will be invited to enter a separate play-off series for the consolation championship: The system used for the women's softball program will be the same as the men's.

SITE DESCRIPTION

The Dukes Diamonds Sports Complex located on 17 acres, will have three lighted primary softball diamonds and two secondary unit diamonds. The infields and outfield grass will be seeded with fescue and rye for greener, thicker, and longer wear.

All diamonds will be converted to football / soccer / and ruby fields in the off season in order to utilize the complex year around.

The complex will be lit by mercury vapor lights (same as Lawrence-Dumont Stadium) and will accommodate 100 cars in it's asphalt parking lot.

Dukes Diamonds will have one centrally located building which will house the concession area, men's and women's restrooms, and the corporate headquarters of DukesDiamonds, Inc., as well as, Here's Softball Publication, The Greater Wichita Softball Tournament Circuit, and other softball and advertising consultant firms.

Landscaping and a well manicured sports complex is one of our main goals at the project. Trees, shrubs, and well kept grass will be important to the success of any of the programs we offer. An underground watering system was installed in order to insure protection to all our greenery.

CONCESSION STAND

(Don't bring it cause we sell it!!!)

The Dukes Diamonds Sports Complex will strive to provide a complete line of concessions ranging from gum to cool Coors beer. Since concessions sales will be the backbone of the complex site, the concession stand motto will be, "Don't Bring It, Cause We Sell it."

The concession stand will also double as the complex retail outlet area. Also balls, bats, socks, and souvenirs will be made available for public sale.

Continued on page 4

HER'S

SOFTBALL

THE OFFICIAL NEWSPAPER OF WICHITA SOFTBALL
1049 Wilbur Ln., Wichita, Ks. 67212, 722-8793

Circulated in the Greater Wichita Metropolitan Area

STAFF
DON KABLER
Editor and Publisher

<p>SONNY DUKES Associate Publisher Editorial Director</p> <p>PAT LAGER Women's Sports Editor</p> <p>FRANK LAFORGE Men's Fast-Pitch Editor</p>	<p>LAVONNA STORY Photography Editor</p> <p>KATHY IVY Women's Fastpitch Editor</p> <p>ROGER QUEEN Men's Slow-Pitch Editor</p>
--	---

ADVERTISING RATES UPON REQUEST

FORM 227-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Rkn	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev.	Cement	M.S.P.

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

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY