

PLAT NO. S/D 78-100 MAP NO. 5450

NAME WILFORD J. WINEY ADDITION

LOCATION: N.W. Corner of 27th St. North and Fairview

ENGINEER Baughman Company

OWNER Wilford J. Winey

APPLICATION FILED 9-25-78

SKETCH PLAT FILED _____

PRELIMINARY FILED 9-25-78

S/D ACTION 10-5-78 Approve

FINAL FILED 2-12-79

S/D ACTION 2-22-79 approve ^{Reconsideration 20} 1-8-81 Approve

MAPC ACTION 3-1-79 defer 2000; 3-15-79 Approved

BCC ACTION _____

RECORDED _____

REMARKS _____

MAPC: 1-15-81: approve

*Closed 5/5/86
No response to
letter.*

S/D 78-100 - WILFORD J. WINEY ADD.
N.W. Corner of 27th St. North and
Fairview., by Baughman Company ✓

POSTED
9-26-78

ACTION

	DATE
S/D COMMITTEE (Prelim.)	Approve 10-5-78
S/D (final)	approve 3-22-79
M.A.P.C.	Refer 2 weeks 3-1-79
B.C.C./B. CO. C.	_____
M.A.P.C.	approve 3-15-79
S/D Reconsideration of final	approve 1-8-81
M.A.P.C.	approve 1-15-81

~~None~~ Closed 5/5/86
FEN

March 11, 1986

Mr. Wilford J. Winey
P.O. Box 1216
Wichita, KS 67201

Re: S/D 78-100 - Request for subdivision approval of Wilford J. Winey Addition. Located at the northwest corner of 27th Street North and Fairview.

Dear Mr. Winey:

On September 25, 1978, you filed the above-referenced request for subdivision approval. Since the last action on this application was in January of 1981, we request that you notify this office by April 10, 1986 if you intend to complete this subdivision case. If we have not heard from you by April 24, 1986, we will proceed to close the file.

Should you have any questions about this matter or intend to complete this case, please call me at 268-4421.

Very truly yours,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Baughman Company, P.A., 330 Laura, Wichita, KS 67211

August 16, 1983

Wilford J. Winey
P.O. Box 1216
Wichita, Kansas 67201

Re: S/D 78-100 - Proposed plat of Winford J. Winey Addition located at the northwest corner of 27th Street North and Fairview.

Dear Mr. Winey:

We are in the process of going through our active subdivision files in order to close those files for which approval is no longer requested. The above-referenced subdivision case has remained inactive since January 15, 1981.

Please contact me at 268-4421 if you plan on completing this 1978 case. If I have not heard from you by October 3, 1983, this case will be marked "closed."

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Baughman Company, P.A., 330 Laura, 67211

January 19, 1981

Baughman Company
330 Laura
Wichita, Ks 67211

Re: S/D 78-100 - Final plat of Wilford J. Winey Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, January 15, 1981, 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 January 12, 1981.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat.
3. Certification that all taxes due and payable for 1980 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

Wilford J. Winey, P.O. Box 1216, 67201

January 12, 1981

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 78-100 - Final plat of Wilford J. Winey Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 8, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The rear lot utility easement may be reduced to 10 feet in width.
- B. The existing buildings which are within the right-of-way being dedicated for 27th Street Court shall be removed prior to release of the final plat for recording. A letter stating that said buildings have been removed shall be submitted to the Planning Department.
- C. The applicant shall guarantee the paving of 27th Street Court.
- D. The applicant shall attempt to obtain a valid petition for paving 27th Street from the east line of Lot 1 to the west line of the plat.
- E. The applicant shall guarantee the extension of City water to serve each lot.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

Baughman Company
Page 2
January 12, 1981

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, January 15, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:hh

cc: Wilford J. Winney, P.O. Box 1216, 67201
Mike Lindebak, City Engineering

Check District
Court Case No. 68078

To determine if
27th Street adjacent
to Lot 2 on Turner (platted
as Wichita) in
McTaggart Addition
was also condemned
for drainage purposes.

Condemnation
continued right
through the
27th Street is no
longer there
anyway

12-16-80

AMERICAN LAND TITLE ASSOCIATION COMMITMENT - 1966

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

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

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

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

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

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

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McLaughlin
Secretary.

Walter B. Hamilton
Authorized Signatory



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 Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE A

Number
274282

Effective Date
March 6, 1979 @ 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: Unknown
(Amended 10-17-70)

Proposed Insured:

City of Wichita

Loan Policy to be issued: ALTA Form 1970 Amount:
(Amended 10-17-70)

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:

Wilford J. Winey

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

A tract in the Northeast Quarter of Section 5, Township 27 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning 1320 feet North of the Southeast Corner of the West One-half of the Northeast Quarter of said Section 5, thence West parallel with the South line of said Quarter Section 599 feet to a point 730 feet East of the West line of said West one-half, thence 394½ feet North to a point 730 feet East and 1066.3 feet South of the Northwest Corner of the West one half of the Northeast Quarter aforesaid; thence East parallel with the North line of said Quarter Section 180 feet to the Center of Chisholm Creek, thence South-easterly along the center of said Creek, to the East line of said West one half, thence South 83.2 feet to the place of beginning.

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): Year (1978 Taxes \$379.65+ no. paid) Key #A-8679-708. *1979 1980 PAID*
see current tax receipt attached.
9. A right of way for drainage purposes, over a tract described as follows:
Beginning at a point 33.3 feet West of the Southeast Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 5, Township 27 South, Range 1 East; thence Northwesterly on the arc of a circle having a radius of 633.7 feet, a distance of 157.7 feet to a point in the center of Chisholm Creek which point is 146.5 feet North and 89.0 feet West of the Southeast Corner of NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said section; thence North 52°27' West along the center line of said creek, a distance of 282.0 feet; thence North 44°52' West, along the center line of said creek a distance of 57 feet; thence North 53°49' West, along the center line of said creek, a distance of 55 feet; thence North 67°4' West along the center line of said creek, a distance of 25.5 feet to the Northeast Corner of captioned property, thence West along North line of captioned property 148 feet; thence Southeasterly on the arc of a circle having a radius of 379.6 feet, a distance of 28.8 feet to a point 384.8 feet North and 537.1 feet West of the Southeast Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 5; thence South 59°54' East, tangent to said arc of a circle a distance of 180.3 feet; thence Southeasterly on the arc of a circle having a radius of 513.7 feet, a distance 387 feet to a point on the South boundary of captioned property 157.3 feet West of the Southeast Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 5; thence East along the South boundary of captioned property 124.0 feet to point of beginning, as condemned in District Court Case No. 68078.
10. Legal effects and consequences of Divorce Case #77D-1542, Mary Lynn Winey, Plaintiff -vs- Wilford Jacob Winey, Defendant. Journal Entry of Judgment and Decree of Divorce filed August 3, 1977.

ADDED PAGE

(Schedule B continued)

FORM 3147R-4-67

Policy Number _____
Owners

Policy Number _____
Loan

- 7 11. File Warranty Deed from Wilford J. Winey and Ruby L. Winey, husband and wife, to
The City of Wichita.

*See
endorsement*

ENDORSEMENT

Attached to and forming a part of

Commitment No. 274282

Issued by
CHICAGO TITLE INSURANCE COMPANY

Schedule B is hereby amended as follows:

Item 8 - 1978, 1979 and 1980 taxes are paid. (1980 tax \$345.96) Key #A-8679-70-B
Item 11 is hereby deleted.

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: December 19, 1980

CHICAGO TITLE INSURANCE COMPANY



Alvin W. Long
President.

ATTEST:

Chester C. McCallough
METROPOLITAN PLANNING ROUTE
Secretary.

John Lynn
Authorized Signatory jwp

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

SEDGWICK COUNTY TREASURER,
COURTHOUSE WICHITA, KS 67203

TAX RECEIPT

THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW
1. INFORMATION ON ITEMS TAXED

VALUATION	MILL LEVY	GENERAL TAX	OTHER TAX	TOTAL TAX	AMOUNT PAID			
3,190	104.340	332.91		332.91	363.02			
STATE 79	COUNTY 94	COUNTY FIRE DISTRICT	SCHOOL 143.35	OLD SCHOOL BOND 1.10	CITY 85	TOWNSHIP	OTHER LEVIES A 70	BREAK DOWN

TAXED ITEMS
 1979 REAL ESTATE
 BEG 1320 FT N SE COR W1/2 NE1/4 W 599FT N 394.5FT E 180FT TO CEN. CRK
 SELY ALG CRK TO E LI W1/2 NE1/4 S 83.2FT TO BEG. EXC CANAL
 SEC 5-27-1E

2. RECEIPT VALIDATION R282 BLH C346 C542963 3K 12-05-80 332.91 30.11
 REDEMPTION 00561

79-0- -A -08679-070B- 6702
 WINEY, WILFORD J. ETUX
 BOX 1216
 WICHITA KS 67201

SEDGWICK COUNTY TREASURER,
COURTHOUSE WICHITA, KS 67203

TAX RECEIPT

THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW:
1 INFORMATION ON ITEMS TAXED

VALUATION	MILL LEVY	GENERAL TAX	OTHER TAX	TOTAL TAX	AMOUNT PAID			
3,190	108.450	345.96		345.96	345.96			
STATE 79	COUNTY 28	COUNTY FIRE DISTRICT	SCHOOL 154.70	OLD SCHOOL BOND 39	CITY 01	TOWNSHIP	OTHER LEVIES A 70	BREAK DOWN

TAXED ITEMS
 1980 REAL ESTATE
 BEG 1320 FT N SE COR W1/2 NE1/4 W 599FT N 394.5FT E 180FT TO CEN. CRK
 SELY ALG CRK TO E LI W1/2 NE1/4 S 83.2FT TO BEG. EXC CANAL
 SEC 5-27-1E

2. RECEIPT VALIDATION 4016 BLH C346 C542968 3K 12-05-80 345.96 .00

80-0- -A -08679-070B- 6702
 WINEY, WILFORD J. ETUX
 BOX 1216
 WICHITA KS 67201

Map No. 5450
Sec. 5
Twp. 27
Range 1E

Subdivision Report and Progress

S/D No.: 78-100

Name: WILFORD J. WINEY ADDITION
General Location: Northwest corner of 27th St. North and Fairview
Owner: Wilford J. Winey
Address: P. O. Box 1216
Subdivider: Wichita Zip Code: 67201 Phone: 264-7945
Address: _____
Engineer/Surveyor: Baughman Company Zip Code: _____ Phone: _____
Address: 330 Laura Wichita Zip Code: 67211 Phone: 262-7271

PLAT DATA

1. Gross Acreage of Plat 3.8
2. Number of Lots:
Residential 9
Commercial _____
Industrial _____
Other _____
Total 9
3. Min. Lot Area _____ sq. ft.
4. Lineal Feet of New Streets:
(a) _____ R/W _____ ft.
(b) _____ R/W _____ ft.
(c) _____ R/W _____ ft.
(d) _____ R/W _____ ft.
(e) Total _____ ft.
5. Existing Zoning AA
6. Proposed Zoning AA
7. Assoc. Zoning Case _____

PLAT PROGRESS

APPLICATION RECEIVED 9-25-78
SKETCH PLAT RECEIVED _____
PREL. PLAT RECEIVED 9-25-78
S/D Comm. Action 10-6-78
FINAL PLAT RECEIVED _____
S/D Comm. Action _____
M.A.P.C. ACTION _____
B.C.C. ACTION _____

COMMENTS:

Tracing Received _____
Released for Recording _____
Plat Recorded _____

March 16, 1979

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 78-100 - Final plat of Wilford J. Winey Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, March 15, 1979, 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 March 2, 1979.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 12-19-80 2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
- 12-19-80 3. Certification that all taxes due and payable for 1978 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Junior Planner

LO:bh

cc: Wilford J. Winey, P.O. Box 1216, 67201

March 2, 1979

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-100 - Final plat of Wilford J. Winey Addition

Gentlemen:

At the Planning Commission meeting of March 1, 1979, the above referenced case was considered, and at the request of the applicant's surveyor, the case was deferred to allow the applicant more time to further investigate the possibility of vacating the south half of 27th Street as required by the Subdivision Committee in their approval of the final plat.

This case will be rescheduled at such time as you desire us to place the case back on the Planning Commission agenda.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh

cc: Wilford J. Winey, P.O. Box 1216, 67201

February 23, 1979

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-100 - Final plat of Wilford J. Winey Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 22, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant and/or his engineer shall contact the City Engineer relative to indicating an appropriate easement on the fronts of all the lots for sanitary sewer locations.
- B. The 10 foot rear lot utility easement shall be increased to 20 feet in width.
- C. The portion of the dedication for 27th between Fairview and the east line of Lot 1 as extended south, shall be relabeled as "Drainage Dedication" on the face of the plat.
- D. The applicant shall contact the property owner on the south side of 27th Street west of Fairview and obtain his signature on a request for vacation of the south half of 27th Street between Fairview and the east line of Lot 1 of subject plat. The applicant shall contact the Planning Department regarding this matter. Approval of the plat shall be subject to the approval of the vacation of the south half of 27th Street.
- E. The existing buildings which are within the right-of-way being dedicated for 27th Street Court shall be removed prior to release of the final plat for recording. A letter stating that said buildings have been removed shall be submitted to the Planning Department.

Baughman Company
Feb. 23, 1979
Page 2

- F. The applicant shall guarantee the paving of 27th Street Court.
- G. The applicant shall attempt to obtain a valid petition for paving 27th Street from the east line of Lot 1 to the west line of the plat.
- H. The applicant shall guarantee the extension of City water to serve each lot.
- I. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- J. Sidewalks will be required on both sides of 27th Street Court. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- K. The 15-foot side yard setbacks on Lots 3 and 8 shall be labeled on the final plat tracing.
- L. 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, March 1, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh

cc: Wilford J. Winey, P.O.Box 1216, 67201
Dean Sellers, Assistant City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-100 Name Wilford J. Winey Addition
Date Application Rec'd. 9-25-78 Preliminary Approval 10-5-78
Scheduled S/D Meeting 2-22-79

DESCRIPTION

General Location Northwest corner of 27th St. North and Fairview

Owner Wilford J. Winey
Surveyor/Engineer Raughman Company
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>3.8</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60'</u> R/W <u>165</u> ft. |
| Residential <u>9</u> | b. <u>30'</u> R/W <u>540</u> ft. |
| Commercial _____ | c. <u>40'</u> R/W <u>85</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>9</u> | TOTAL <u>790</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6500</u> square ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The existing buildings which are within the right-of-way being dedicated for 27th Street Court shall be removed prior to release of the final plat for recording. A letter stating that said buildings have been removed shall be submitted to the Planning Department.
- B. The applicant shall guarantee the paving of 27th Street Court.
- C. The applicant shall attempt to obtain a valid petition for paving 27th Street from Fairview to the west line of the plat.
- D. The applicant shall guarantee the extension of City water to serve each lot.
- E. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- F. Sidewalks will be required on both sides of 27th Street Court. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- G. The 15-foot side yard setbacks on Lots 3 and 8 shall be labeled on the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

October 6, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-100 - Wilford J. Winey Addition (Preliminary Plat)

Gentlemen:

(At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 5, 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:

- A. The existing buildings which are within the right-of-way being dedicated for 27th Street Court shall be removed prior to release of the final plat for recording. A letter stating that said buildings have been removed shall be submitted to the Planning Department.
- B. The applicant shall guarantee the paving of 27th Street Court.
- C. The applicant shall attempt to obtain a valid petition for paving 27th Street from the west line to the east line of the plat.
- D. It shall be noted that although 27th Street is on the half section line, it is not designed as a collector street in the transportation plan.
- E. The applicant shall guarantee the extension of City water to serve each lot.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- G. Sidewalks will be required on both sides of 27th Street Court. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

Baughman Company
10-6-78
Page 2

- H. The applicant's surveyor shall contact the Flood Control Office relative to additional drainage dedications and drainage easements which may be required on the plat.
- I. 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,

Curtis L. Newby
Junior Planner

O:bh
CLN:bh
Encl.

cc: Wilford J. Winey, P.O. Box 1216, 67201
Dean Sellers, Assistant City Engineer

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-100 Name WILFORD J. WINEY ADDITION
Date Application Rec'd. 9/25/78 Preliminary Approval _____
Scheduled S/D Meeting 10/5/78

DESCRIPTION

General Location North side of 27th Street North ^{in new area} and West of Fairview

Owner Wilford J. Winey
Surveyor/Engineer Baughman Co.
Address 330 Laura, Wichita, Kansas Phone 262-7271

1. Gross Acreage of Plat 3.8
2. Number of Lots:
Residential 9
Commercial _____
Industrial _____
Other _____
Total Number of Lots 9
3. Minimum Lot Frontage 60 ft.
4. Minimum Lot Area 6500 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning AA

7. Lineal Feet of New Streets:
a. 60' R/W 165 ft.
b. 30' R/W 540 ft.
c. 40' R/W 85 ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 790 ft.

8. Sidewalk adjacent to all streets? yes X 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 yes: Three-Mile Area _____

STAFF COMMENTS:

- A. The existing buildings which are within the right-of-way being dedicated for 27th Street Court shall be removed prior to release of the final plat for recording. A letter stating that said buildings have been removed shall be submitted to the Planning Department.
- B. The applicant shall guarantee the paving of 27th Street Court.
- C. The applicant shall attempt to obtain a valid petition for paving 27th Street from the west line to the east line of the plat.
- D. It shall be noted that although 27th Street is on the half section line, it is not designated as a collector street in the transportation plan.
- E. The applicant shall guarantee the extension of City Water to serve each lot.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- G. Sidewalks will be required on both sides of 27th Street Court. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- H. It should be noted by the applicant's surveyor that the lot frontages on the cul-de-sac lots become extremely narrow at the street pavement curb line (20'-23') and therefore these lot widths should be adjusted.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5450
Section No.: 5
Twp. No.: 27
Range: 1-E

S/D No. 78-100

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: WILFORD J. WINEY ADDITION

General Location: N.W. ^{can} 27th St. No. E FAIRVIEW

Name of Property Owner: WILFORD J. WINEY Phone: 264-7045
Address: P.O. BOX 1214 67201

Name of Subdivider: _____ Phone: _____

Name of Agent/Surveyor: BALIGHMAN COMPANY Phone: 262-7271
Address: 330 LAURA

Date of Application: SEPTEMBER 25, 1978

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 3.8
2. Number of Lots: 9
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____
3. Total Number of Lots 9
4. Minimum Lot Frontage 20' ft.
5. Minimum Lot Area 4500 sq. ft.
6. Existing Zoning AA
7. Proposed Zoning AA
7. Lineal Feet of New Streets:
 - a. 60 R/W 165 ft.
 - b. 30 R/W 540 ft.
 - c. 40 R/W 85 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply (Yes-~~No~~), Name _____
10. Public Sanitary Sewers (Yes-~~No~~), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Three-Mile Area

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

Owner's Signature: Wilford J. Winey

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

Received by Curt Healy
Date 9-25-78
Fee Submitted \$74.00

FORM 2021

PAYMENT NOTICE
City of Wichita

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

Planning

DESCRIPTION AMOUNT

74.00
Engineering Application
William T. Waring, etc.

NAME *Langston Co.*

ADDRESS *330 Lane*

FUND *11-4071-001* DUE DATE *1-31-01*

COMMENTS

DATE *1/2/01* BY *Carl Hanks*