

METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1562  
(316) 268-4561

February 25, 1988

Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800  
Wichita, KS 67226

Re: Final Plat S/D 87-121 - KILLARNEY PLAZA 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 25, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the paving of the proposed interior streets, including sidewalks on both sides of each street.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit information necessary to redefine any special assessments that have been spread to areas being replatted.
- H. The applicant shall submit a copy of the instrument which establishes the COOP Refinery easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.

- I. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. On the final plat tracing, the platlor's text shall be amended to reference the platting of "complete access control" across the south line of the plat.
- L. A condition of approval of associated zone case Z-2759 was the dedication, by separate instrument, of the right-of-way for the Northeast Expressway. Zone case approval specifies that the separate dedication is to occur within 90 days after the alignment is finalized. In order for the final plat to indicate this right-of-way, along with appropriate recording information, the final plat tracing shall not be submitted for review until the required separate dedication has been accepted by the City Council and subsequently recorded with the Register of Deeds. The recording information for the separate instrument shall be reflected on the final plat tracing.

A separate dedication of the right-of-way is consistent with the past dedication for the Expressway to the east (D-1384) and would also allow the applicant to work out with the City's Law Department any contingencies for the dedication. The dedication between Rock Road and Webb Road was dedicated contingent upon the following:

- 1. Acquire all necessary rights-of-way to construct the proposed Northeast Expressway from Webb Road on the east, westerly to I-135 and 29th Street or Hydraulic Street not later than the 1st day of July, 1989.
  - 2. Complete and approve final design plans and specifications for the initial phase of the proposed Northeast Expressway from Webb Road on the east, westerly to I-135 at 29th Street or Hydraulic Street not later than the 1st day of December, 1990.
  - 3. Let a contract to construct the portion of the proposed Northeast Expressway that is to be located on the real property being dedicated herein not later than the 1st day of December, 1989 and a starting date not later than June 1, 1990.
- M. On the final plat tracing, the centerlines of the perimeter streets shall be labeled.
  - N. On the final plat tracing, the platting of the minimum building pad elevations shall be referenced in the platlor's text. Section 5-402(P)

SEDGWICK COUNTY

Final Plat S/D 87-121 - KILLARNEY PLAZA 2ND ADDITION  
Page 3

- O. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N)
- P. The final plat tracing shall correct the M.A.P.C. signature block to reference MARVIN S. KROUT as the M.A.P.C. Secretary.
- Q. On the final plat tracing, the City Council signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- R. On the final plat tracing, Elton Parson's middle initial shall be deleted from the MAPC signature block.
- S. On the final plat tracing, the wording in the plattor's text, regarding the restriction of uses in the floodway, shall be amended to reference "the City of Wichita" rather than "a governing body exercising jurisdiction".
- T. On the final plat tracing, the plattor's text shall be amended to state that changes in the floodway shall not occur "without" the permission of the City Engineer.
- U. On the final plat tracing, the surveyor's text shall be amended to reference that a surveyor has prepared this plat, not a civil engineer. Section 5-402(R)(3)
- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Z. Recording of the plat within 30 days after approval by the City Council.

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.

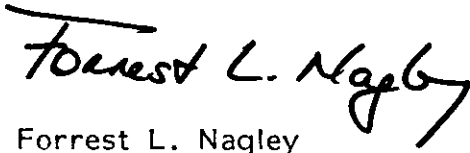
SEDGWICK COUNTY

Final Plat S/D 87-121 - KILLARNEY PLAZA 2ND ADDITION  
Page 4

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 3, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Killarney Investments/Devlin Joint Venture,  
575 Fourth Financial Center, Wichita, KS 67202  
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220  
✓Mike Lindebak, City Engineer

FEBRUARY 25, 1988

STAFF REPORT  
(Final Plat; Revised Preliminary Plat 12/17/87;  
Original Preliminary Approved 5/21/87)

CASE NUMBER: S/D 87-121 - KILLARNEY PLAZA 2ND ADDITION

OWNER/APPLICANT: Killarney Investments/Devlin Joint Venture,  
575 Fourth Financial Center, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: South of 37th Street North and west of Rock Road.

SITE SIZE: 71.6 Acres

NUMBER OF LOTS:

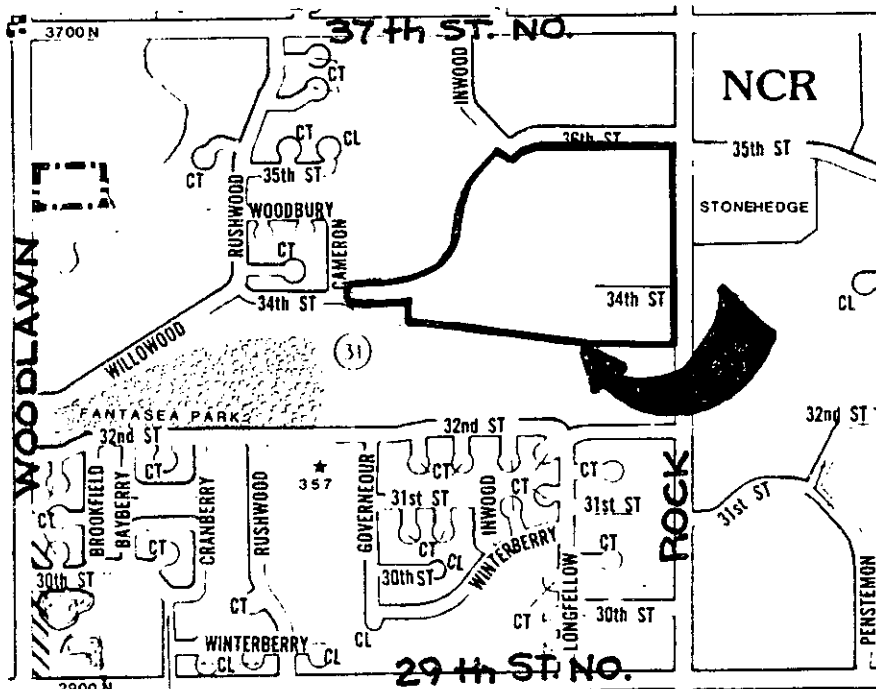
Residential:	3
Office:	9
Commercial:	2
Industrial:	
Total:	14

MINIMUM LOT AREA: 1.5 Acres

CURRENT ZONING: "AA", "BB" and "LC"

PROPOSED ZONING: "R-5", "R-6", "BB" and "LC" (Z-2759, Z-2761 and Z-2762)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the paving of the proposed interior streets, including sidewalks on both sides of each street.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit information necessary to redefine any special assessments that have been spread to areas being replatted.
- H. The applicant shall submit a copy of the instrument which establishes the COOP Refinery easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. On the final plat tracing, the platlor's text shall be amended to reference the platting of "complete access control" across the south line of the plat.
- L. A condition of approval of associated zone case Z-2759 was the dedication, by separate instrument, of the right-of-way for the Northeast Expressway. Zone case approval specifies that the separate dedication is to occur within 90 days after the alignment is finalized. In order for the final plat to indicate this right-of-way, along with appropriate recording information, the final plat tracing shall not be submitted for review until the required separate dedication has been accepted by the City Council and subsequently recorded with the Register of Deeds. The recording information for the separate instrument shall be reflected on the final plat tracing.

A separate dedication of the right-of-way is consistent with the past dedication for the Expressway to the east (D-1384) and would also allow the applicant to work out with the City's Law Department any contingencies for the dedication. The dedication between Rock Road and Webb Road was dedicated contingent upon the following:

1. Acquire all necessary rights-of-way to construct the proposed Northeast Expressway from Webb Road on the east, westerly to I-135 and 29th Street or Hydraulic Street not later than the 1st day of July, 1989.
  2. Complete and approve final design plans and specifications for the initial phase of the proposed Northeast Expressway from Webb Road on the east, westerly to I-135 at 29th Street or Hydraulic Street not later than the 1st day of December, 1990.
  3. Let a contract to construct the portion of the proposed Northeast Expressway that is to be located on the real property being dedicated herein not later than the 1st day of December, 1989 and a starting date not later than June 1, 1990.
- M. On the final plat tracing, the centerlines of the perimeter streets shall be labeled.
- N. On the final plat tracing, the platting of the minimum building pad elevations shall be referenced in the plat's text. Section 5-402(P)
- O. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N)
- P. The final plat tracing shall correct the M.A.P.C. signature block to reference MARVIN S. KROUT as the M.A.P.C. Secretary.
- Q. On the final plat tracing, the City Council signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- R. On the final plat tracing, Elton Parson's middle initial shall be deleted from the MAPC signature block.
- S. On the final plat tracing, the wording in the plat's text, regarding the restriction of uses in the floodway, shall be amended to reference "the City of Wichita" rather than "a governing body exercising jurisdiction".
- T. On the final plat tracing, the plat's text shall be amended to state that changes in the floodway shall not occur "without" the permission of the City Engineer.
- U. On the final plat tracing, the surveyor's text shall be amended to reference that a surveyor has prepared this plat, not a civil engineer. Section 5-402(R)(3)

- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Z. Recording of the plat within 30 days after approval by the City Council.
- AA. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the minimum building pad elevations correct, are the boundaries of the floodway adequate and what drainage guarantees besides storm sewers are required?

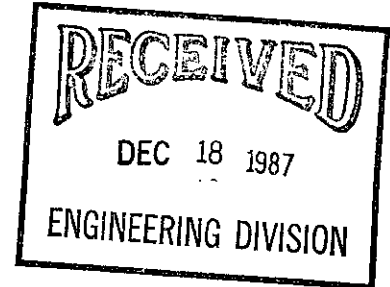
Vicki



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

December 17, 1987



Bill G. Yung Design  
4912 E. 29th St. N., Suite 1  
Wichita, KS 67220

Re: Preliminary Plat S/D 87-121 - KILLARNEY PLAZA 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 17, 1987, 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 applicant shall guarantee the paving of the proposed interior streets, including sidewalks on both sides of each street.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the north side of 32nd Street North at the time of Lot 1, Block 3's development (collector street); and Lot 2, Block 3, (commercial zoning).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit information necessary to redefine any special assessments that have been spread to areas being replatted.
- I. As this plat is proposing the vacation of previously platted lots, easements and streets, the surveyor's text shall reference K.S.A. 12-512(b) on the final plat.

SEDGWICK COUNTY

Preliminary Plat S/D 87-121 - KILLARNEY PLAZA 2ND ADDITION

Page 2

- J. The applicant shall submit a copy of the instrument which establishes the COOP Refinery easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- K. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- M. The final plat shall indicate the platting of "complete access control" to the proposed Northeast Expressway from the lots being platted adjacent to this future roadway.
- N. A condition of approval of associated zone case Z-2759 was the dedication, by separate instrument, of the right-of-way for the Northeast Expressway. Zone case approval specifies that the separate dedication is to occur within 90 days after the alignment is finalized. In order for the final plat to indicate this right-of-way, along with appropriate recording information, a final plat shall not be submitted for review until the required separate dedication has been accepted by the City Council and subsequently recorded with the Register of Deeds. The recording information for the separate instrument shall be reflected on the final plat.

A separate dedication of the right-of-way is consistent with the past dedication for the Expressway to the east (D-1384) and would also allow the applicant to work out with the City's Law Department any contingencies for the dedication. The dedication between Rock Road and Webb Road was dedicated contingent upon the following:

1. Acquire all necessary rights-of-way to construct the proposed Northeast Expressway from Webb Road on the east, westerly to I-135 and 29th Street or Hydraulic Street not later than the 1st day of July, 1989.
2. Complete and approve final design plans and specifications for the initial phase of the proposed Northeast Expressway from Webb Road on the east, westerly to I-135 at 29th Street or Hydraulic Street not later than the 1st day of December, 1990.
3. Let a contract to construct the portion of the proposed Northeast Expressway that is to be located on the real property being dedicated herein not later than the 1st day of December, 1989 and a starting date not later than June 1, 1990.

Contingent dedications, with the above-outlined complexity, have not in the past been permitted to occur in the platlor's text. If the platlor's text is decided to be the medium for the dedication of the right-of-way, the dedication shall be an outright dedication.

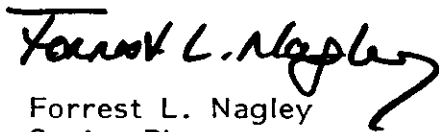
- O. The final plat shall label the centerline of the utility easements.

SEDGWICK COUNTY

Preliminary Plat S/D 87-121 - KILLARNEY PLAZA 2ND ADDITION  
Page 3

- P. On the final plat, the location of the numerous drainage easements shall be dimensioned from adjacent lot lines. Dimensions from lot lines shall also be provided for the pipeline easement. These dimensions are necessary in order to locate where the easements fall on the proposed lots.
- Q. On the final plat, angles or bearings shall be provided for the perimeter of the drainage easements.
- R. If the platting of this property requires the establishment of minimum building pad elevations, they shall be referenced in Mean Sea Level as well as in City Datum. They shall be indicated on the face of the plat and referenced in the plat's text.
- S. On the final plat, the plat's text shall reference the platting of the numerous wall easements.
- T. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- U. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- V. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- W. 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.
- X. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

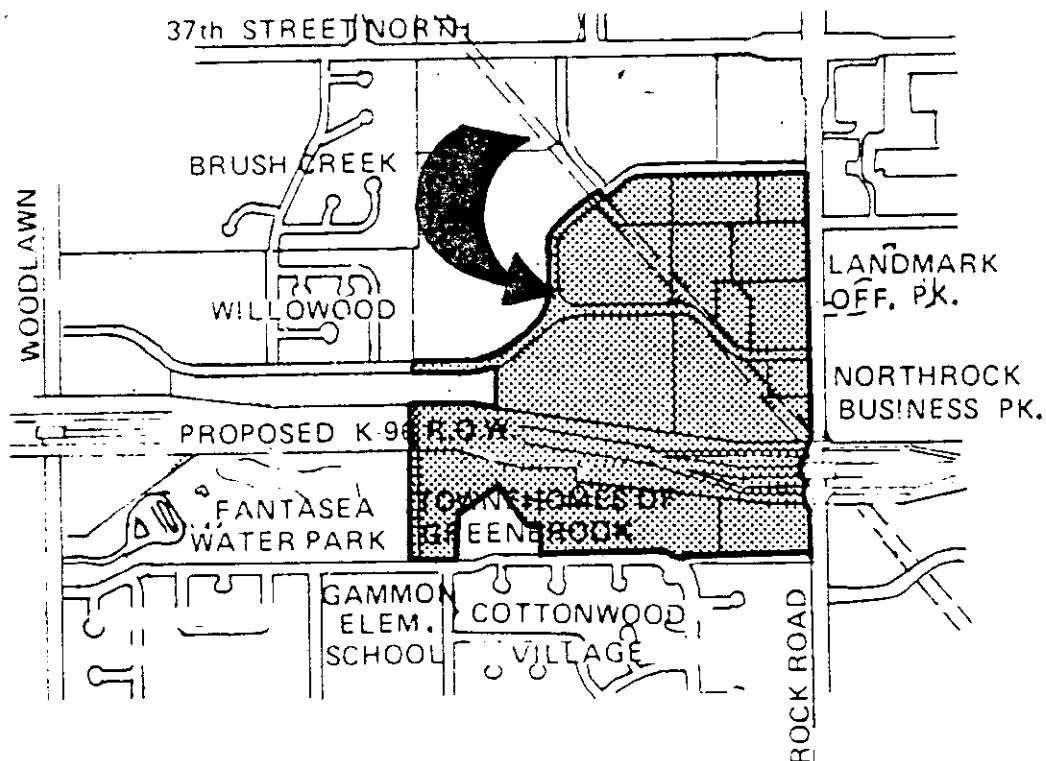
cc: Killarney Investments/Devlin Joint Venture,  
575 Fourth Financial Center, Wichita, KS 67202  
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,  
Wichita, KS 67226  
✓ Mike Lindebak, City Engineer

DECEMBER 17, 1987

STAFF REPORT  
(Revised Preliminary Plat; Original Preliminary Approved 5/21/87)

CASE NUMBER: S/D 87-121 - KILLARNEY PLAZA 2ND ADDITION  
OWNER/APPLICANT: Killarney Investments/Devlin Joint Venture  
SURVEYOR/ENGINEER: Bill Yung Design  
LOCATION: South of 37th Street North and west of Rock Road.  
SITE SIZE: 120.5 Acres  
NUMBER OF LOTS:  
Residential: 4  
Office: 9  
Commercial: 3  
Industrial: 16  
Total: 32  
MINIMUM LOT AREA: 1.5 Acres  
CURRENT ZONING: "AA", "BB" and "LC"  
PROPOSED ZONING: "R-5", "R-6", "BB" and "LC" (Z-2759, Z-2761, Z-2762 and Z-2763)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This revised preliminary plat depicts changes for the original preliminary plat approved on May 21, 1987 (S/D 87-37 Killarney Plaza Addition). A portion of the original overall preliminary plat was final platted as Killarney Plaza 1st Addition in October of this year (recorded 10/9/87).

The revision depicted on the new overall preliminary plat centers around the configuration of an enlarged lake within Block 1. The change in lake configuration has required the change in lot perimeters. Whereas the original preliminary depicted 5 office lots around the lake, this revised preliminary depicts 9 office lots in the subject block.

The perimeters of the proposed multiple-family and commercial lots remains the same as originally approved in May of this year.

Proposed Zoning

Lots 1 and 2, Block 1 - to be zoned "R-5" (Z-2759)

Lots 3 through 11, Block 1 - to be zoned "BB" (Z-2761)

Lots 2 and 3, Block 2 - to be zoned "LC" (Z-2762) with (DP-157) Uses permitted: All those except food locker plants, mortuaries and residential uses.

Lots 2, Block 3 - to be zoned "LC" (Z-2763) with (DP-158) Uses permitted: All those in "LC" district except food locker plants, mortuaries, public garages, storage garages, motels, hotels and residential uses.

Lot 1, Block 3 - to be zoned "R-5" (Z-2759)

Lot 1, Block 2 - to be zoned "R-6" (Z-2759)

- A. The applicant shall guarantee the paving of the proposed interior streets, including sidewalks on both sides of each street.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the north side of 32nd Street North at the time of Lot 1, Block 3's development (collector street); and Lot 2, Block 3, (commercial zoning).

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit information necessary to redefine any special assessments that have been spread to areas being replatted.
- I. As this plat is proposing the vacation of previously platted lots, easements and streets, the surveyor's text shall reference K.S.A. 12-512(b) on the final plat.
- J. The applicant shall submit a copy of the instrument which establishes the COOP Refinery easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- K. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- M. The final plat shall indicate the platting of "complete access control" to the proposed Northeast Expressway from the lots being platted adjacent to this future roadway.
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3. Let a contract to construct the portion of the proposed Northeast Expressway that is to be located on the real property being dedicated herein not later than the 1st day of December, 1989 and a starting date not later than June 1, 1990.

Contingent dedications, with the above-outlined complexity, have not in the past been permitted to occur in the plattor's text. If the plattor's text is decided to be the medium for the dedication of the right-of-way, the dedication shall be an outright dedication.

- O. The final plat shall label the centerline of the utility easements.
- P. On the final plat, the location of the numerous drainage easements shall be dimensioned from adjacent lot lines. Dimensions from lot lines shall also be provided for the pipeline easement. These dimensions are necessary in order to locate where the easements fall on the proposed lots.
- Q. On the final plat, angles or bearings shall be provided for the perimeter of the drainage easements.
- R. If the platting of this property requires the establishment of minimum building pad elevations, they shall be referenced in Mean Sea Level as well as in City Datum. They shall be indicated on the face of the plat and referenced in the plattor's text.
- S. On the final plat, the plattor's text shall reference the platting of the numerous wall easements.
- T. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- U. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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- W. 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.
- X. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Y. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

*Classic*  
REAL ESTATE INC.

224 E. Douglas • Suite 450 • Wichita, Ks 67202 • 316-269-4000

*Cart*  
~~*Hike*~~  
*File*  
*Killarney 2<sup>nd</sup> add:*

September 1, 1988

Geary H. Danielson  
3510 Cameron  
Wichita, KS 67662

Dear Geary:

We are in receipt of your letter of August 29, 1988, as well as the estimates for landscaping.

Woodlawn Development would never consider an amount anything like \$31,875 or \$23,677.55. Geary, please keep in mind that neither you nor Woodlawn Development caused "the problem," but that the problem arose as a result of the change in right-of-way for the K-96 Expressway.

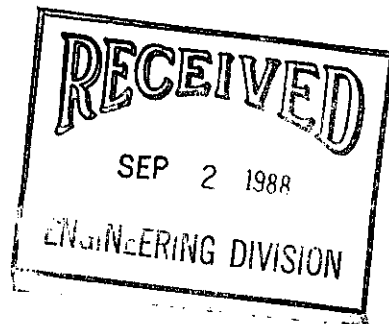
In previous discussions, I suggested that Woodlawn Development Company might pay you a figure such as \$1,000 just to save the time of additional meetings and inconvenience for both of us. Apparently this figure is not acceptable to you; therefore, the purpose of this writing is to advise you and those copied below that Woodlawn Development Company recommends that the street be re-routed to avoid an encroachment onto your property or your property be condemned, whichever seems to be more practicable from the viewpoint of the governing bodies involved.

Yours very truly,

Donald J. Ablah  
Woodlawn Development Company  
Attorney-in-Fact

DJA:gh

cc: Mike Lindebak, City Engineer  
Elton Parsons, Landmark  
Bill Yung, Architect  
Ken Bengtson, Mid Kansas Engineering  
George J. Ablah  
Amil J. Ablah



Geary H. Danielsen  
3510 Cameron  
Wichita, KS 67662

29 August 1988


Classic Real Estate  
224 East Douglas, Suite 450  
Wichita, KS 67202

Attn: Mr. Don Ablah

Dear Don:

As previously discussed, I am willing to sell the necessary right-of-way to make 34th street straight as it proceeds east from Willowood housing development. In earlier discussions when requested, I presented an offer of \$31,875 which was not acceptable to you. You did indicate that you would be agreeable to consider purchasing the right-of-way for the amount it would take to landscape my remaining property to minimize the impact of 34th street becoming a collector street.

Please find the enclosed quote from Tree Top Nursery and Landscaping and Hayes Forrest Products. I would be agreeable to selling the right-of-way for the combined quotes in the amount of \$23,677.55. Feel free to contact me at home to reach a settlement.

  
Geary H. Danielsen

Enclosure

# PROPOSAL

PAGE \_\_\_\_\_ OF \_\_\_\_\_ PAGES



# TREE TOP

NURSERY & LANDSCAPING INC

COMPLETE RESIDENTIAL AND COMMERCIAL LANDSCAPING

PROPOSAL SUBMITTED TO <b>Gary Danielson</b>	PHONE <b>681-3698</b>	DATE <b>8-27-88</b>
STREET <b>3510 Cameron</b>	JOB NAME	
CITY, STATE AND ZIP CODE <b>Wichita, Kansas</b>	JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for:

20	Austrian Pine	\$ 89.95	\$ 1799.00
3	Austrian Pine	500.00	1500.00
10	Bradford Pear	69.95	699.50
5	Seedless Ash	89.95	449.75
25	Pyracantha	22.95	573.75
3	Sweet Gum	119.95	359.85
52	Ties	9.00	468.00
	Rebel Seeding		500.00
	Bark		5200.00
48	SkyRocket Juniper	79.95	3837.60
28	Manhattan Euonymus	23.95	670.60
	Weed Barrier		900.00
	Installation		3392.00
			\$20350.05
		tax	1017.50
			\$21367.55

Tree Top proposes to furnish labor and material as specified for the sum of:

\_\_\_\_\_ dollars (\$ \_\_\_\_\_)

Payment to be made upon completion.

Tree Top will complete the job in a workmanlike manner and material used will be as specified. If purchaser desires alterations from the above specifications, additional charges will be made on additional materials and labor. Completion contingent on strikes, accidents, storms or delays beyond the control of Tree Top. Tree Top workers are covered by workmen's compensation insurance.

Note: This proposal may be withdrawn by us if not accepted within five days.

Signature: \_\_\_\_\_

I hereby authorize Tree Top to do the above specified work. Payment will be made as outlined above.

Signature: \_\_\_\_\_

**HAYES FORREST PRODUCTS**

Phone: 832-9125

Verbal quote from Chuck Hayes:	\$2,200.00
Tax:	<u>110.00</u>
TOTAL:	\$2,310.00