

S/D No.: 87-65 Name: SAYLER ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: Northeast corner of Maple Street and Evergreen Lane.
Owner: Earl M. Saylor, 130 N. Arcadia, Wichita, KS 67212
Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 W. Dewey,
Wichita, KS 67202

1. Gross Acreage of Plat: 3.9± Acres
 2. Number of Lots:
 - Residential: 9
 - Office:
 - Commercial:
 - Industrial:
 - Total: 9
 3. Minimum Lot Area: 11,400± Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

NOTE: This plat represents the platting of a rather awkwardly shaped ownership. The applicant's agent has advised that he has contacted the property owner immediately north of Evergreen Court (proposed) and the property owner of the unplatted tract to the east of this subdivision about joining into this plat to subdivide their property and therefore insure future public street access. The applicant's agent has advised that both neighboring property owners have declined to join into this plat.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior street, Evergreen Court.
- E. The applicant shall attempt to obtain a valid petition for the paving of Evergreen Lane from Maple to Evergreen Court (proposed).
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall indicate the platting of a 25-foot front yard building setback and a 15-foot side yard building setback on each of the corner lots.
- H. The final plat shall indicate the platting of access controls to Maple. Complete access control shall be indicated across the south line of the plat, except for one opening each for Lots 1 and 2.
- I. The final plat shall reference, in the plat's text, the dedication of access controls to Maple across the south line of the plat.
- J. Prior to scheduling this case before the City Council, existing encroachments in street rights-of-way and easements being dedicated must be removed. Specifically, the wall along Maple, the structure on Evergreen Court, and the structure at the southeast corner of Lot 6 needs to be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting surveyor.

- K. The applicant shall guarantee the paving of Evergreen Court to the 29-foot paving standard. When the property north of this street either replats or lot splits, that property owner will be required to complete the needed street right-of-way by dedicating 10 additional feet of right-of-way.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot wide street pavement. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed $2\frac{1}{2}$ times the width thereof." Lots 8 and 9 exceed the design standard.
- N. The final plat shall show bearings on the face of the plat.
- O. 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 mail box locations can be determined.
- P. 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.
- Q. 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.
- R. 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.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- U. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

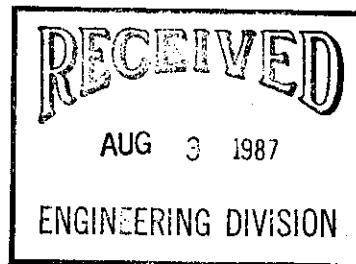
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1682
(316) 268-4561

July 31, 1987



Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Preliminary Plat S/D 87-65 - SAYLER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 30, 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 extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior street, Evergreen Court.
- E. The applicant shall attempt to obtain a valid petition for the paving of Evergreen Lane from Maple to Evergreen Court (proposed).
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall indicate the platting of a 25-foot front yard building setback and a 15-foot side yard building setback on each of the corner lots.
- H. The final plat shall indicate the platting of access controls to Maple. Complete access control shall be indicated across the south line of the plat, except for one opening each for Lots 1 and 2.

- I. The final plat shall reference, in the plat's text, the dedication of access controls to Maple across the south line of the plat.
 - J. Prior to scheduling this case before the City Council, the applicant shall obtain a minor street privilege for the existing stone wall within street right-of-way being dedicated for Maple Street. Also, a minor street privilege shall be obtained for the garage structure that will exist within the proposed cul-de-sac for Evergreen Court. A letter of credit guaranteeing removal of the garage structure from street right-of-way shall be submitted.
 - K. Prior to scheduling this case for City Council review, the applicant shall remove the well house structure from the utility easement being platted. Once this structure has been removed from the utility easement, a letter so stating shall be submitted from the platting surveyor for the plat file.
 - L. The applicant shall guarantee the paving of Evergreen Court to the 29-foot paving standard. When the property north of this street either replats or lot splits, that property owner will be required to complete the needed street right-of-way by dedicating 10 additional feet of right-of-way.
 - M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot wide street pavement. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
 - N. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed $2\frac{1}{2}$ times the width thereof." Lots 8 and 9 exceed the design standard.
 - O. The final plat shall show bearings on the face of the plat.
 - P. Prior to filing a final plat, the applicant shall meet with Southwestern Bell regarding the location of needed utility easements. The final plat shall indicate all utility easements needed by Southwestern Bell.
 - Q. The applicant shall establish, by separate instrument, the private water service line easement needed to cover the existing water service line on this property. The easement shall be recorded prior to submitting the plat for scheduling before the City Council, so the easement may be indicated on the final plat tracing along with appropriate recording information. A recorded copy of the easement shall be submitted for the plat file.
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-

WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-65 - SAYLER ADDITION
Page 3

- R. 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 mail box locations can be determined.
- S. 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.
- 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. 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.
- V. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

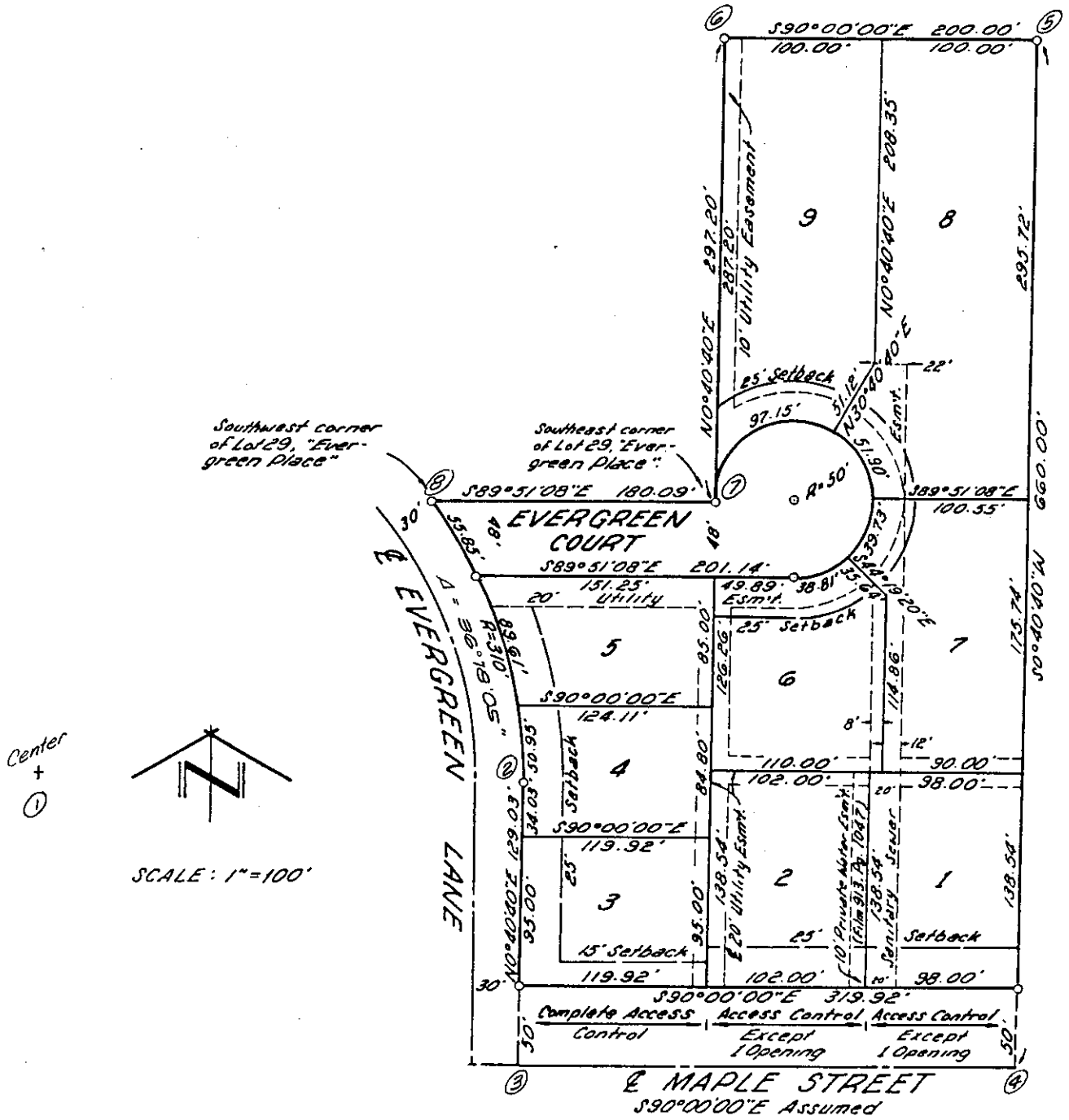
FLN:dlk

Enclosure

cc: Earl M. Sayler, 130 N. Arcadia, Wichita, KS 67212
Bob Alley, Southwestern Bell Telephone, 154 N. Broadway, Room 460
Wichita, KS 67202
X Mike Lindebak, City Engineer

Closure Computations For SAYLER ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

SW 1/4 SEC. 21, T27S, R1W

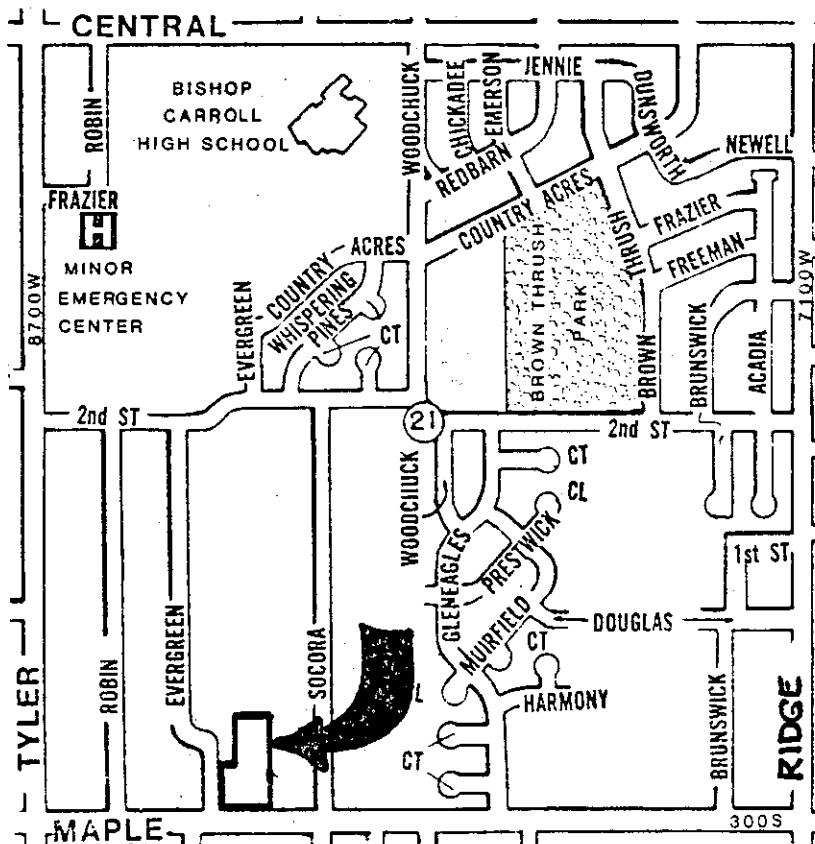


SEPTEMBER 10, 1987

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-65 - SAYLER ADDITION
OWNER/APPLICANT: Earl M. Sayler
SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.
LOCATION: Northeast corner of Maple Street and Evergreen Lane.
SITE SIZE: 3.9± Acres
NUMBER OF LOTS:
Residential: 9
Office:
Commercial:
Industrial:
Total: 9
MINIMUM LOT AREA: 11,400± Sq. Ft.
CURRENT ZONING: "AA"
PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents the platting of a rather awkwardly shaped ownership. The applicant's agent has advised that he has contacted the property owner immediately north of Evergreen Court (proposed) and the property owner of the unplatted tract to the east of this subdivision about joining into this plat to subdivide their property and therefore insure future public street access. The applicant's agent has advised that both neighboring property owners have declined to join into this plat.

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- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior street, Evergreen Court.
- D. The applicant shall attempt to obtain a valid petition for the paving of Evergreen Lane from Maple to Evergreen Court (proposed).
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Prior to scheduling this case before the City Council, the applicant shall obtain a minor street privilege for the existing stone wall within street right-of-way being dedicated for Maple Street. Also, a minor street privilege shall be obtained for the garage structure that will exist within the proposed cul-de-sac for Evergreen Court. A letter of credit guaranteeing removal of the garage structure from street right-of-way shall be submitted.
- G. Prior to scheduling this case for City Council review, the applicant shall remove the well house structure from the utility easement being platted. Once this structure has been removed from the utility easement, a letter so stating shall be submitted from the platting surveyor for the plat file.
- H. The applicant shall guarantee the paving of Evergreen Court to the 29-foot paving standard. When the property north of this street either replats or lot splits, that property owner will be required to complete the needed street right-of-way by dedicating 10 additional feet of right-of-way.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot wide street pavement. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed $2\frac{1}{2}$ times the width thereof." Lots 8 and 9 exceed the design standard.

SUBDIVISION REPORT

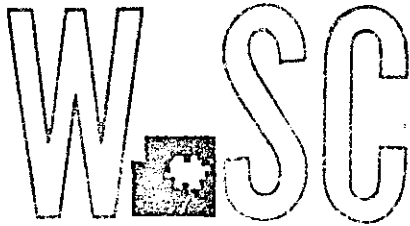
Final Plat S/D 87-65 - SAYLER ADDITION

Page 3

- K. 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 mail box locations can be determined.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- Q. A requirement of preliminary plat approval was for the applicant to meet with Southwestern Bell regarding the location of needed utility easements. The representative from Southwestern Bell should be prepared to state if their easement needs are all addressed on the final plat.

PL/7365/5

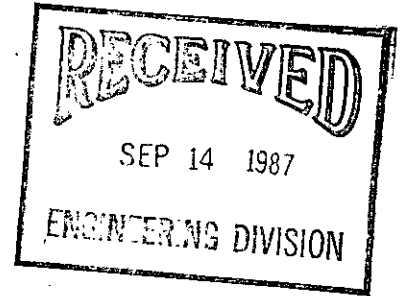
WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 11, 1987



Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 87-65 - SAYLER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 10, 1987, 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 extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior street, Evergreen Court.
- D. The applicant shall attempt to obtain a valid petition for the paving of Evergreen Lane from Maple to Evergreen Court (proposed).
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Prior to scheduling this case before the City Council, the applicant shall obtain a minor street privilege for the existing stone wall within street right-of-way being dedicated for Maple Street. Also, a minor street privilege shall be obtained for the garage structure that will exist within the proposed cul-de-sac for Evergreen Court. A letter of credit guaranteeing removal of the garage structure from street right-of-way shall be submitted.

- G. Prior to scheduling this case for City Council review, the applicant shall remove the well house structure from the utility easement being platted. Once this structure has been removed from the utility easement, a letter so stating shall be submitted from the platting surveyor for the plat file.
 - H. The applicant shall guarantee the paving of Evergreen Court to the 29-foot paving standard. When the property north of this street either replats or lot splits, that property owner will be required to complete the needed street right-of-way by dedicating 10 additional feet of right-of-way.
 - I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot wide street pavement. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
 - J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed $2\frac{1}{2}$ times the width thereof." Lots 8 and 9 exceed the design standard.
 - K. 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 mail box locations can be determined.
 - L. The applicant shall meet with the Gas Service Company regarding existing gas service lines on this property. Once proper arrangements with the Gas Company have been made, a letter so stating shall be obtained from the Gas Company for the plat file.
 - M. Approval of this plat is subject to the applicant submitting a drainage plan to City Engineering for review and approval. The plat tracing shall not be submitted for scheduling before the City Council until City Engineering has approved a drainage plan for this plat.
 - N. 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.
 - O. 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.
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WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-65 - SAYLER ADDITION
Page 3

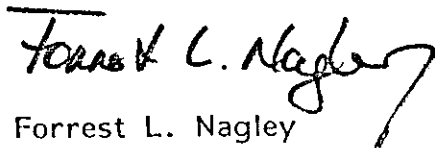
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Q. Recording of the plat within 30 days after approval by the City Council.

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.

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, September 17, 1987 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: Earl M. Sayler, 130 N. Arcadia, Wichita, KS 67212
✓Mike Lindebak, City Engineer

 LIETZ S3 SYSTEM SOFTWARE

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Serial No.: MASTER 7/85
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 Disk Name : DIRECT0

Version: 1.91
 Date: 02-16-88
 Start Time:11:45:28

COGO ROUTINE

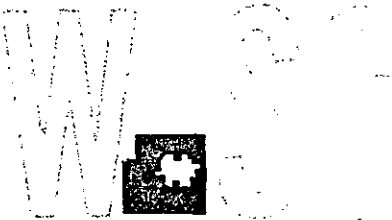
----- CALCULATE AREA -----

LOT NO. 1

FROM	DIRECTION	LENGTH	NORTHING	EASTING	TO
406	N 00 40 40.3 E	129.028	2519.9992	2380.3053	406
			2649.0182	2381.8318	389
DELTA	- 25 58 41.4	RADIUS	310.000	ARC LEN	-140.555
CHD DIR	N 12 18 40.4 W	TANGENT	71.507	LONG CHD	139.355
DELTA/2	- 12 59 20.7	MID ORD	7.932	EXT DIST	8.140
393	S 89 19 19.7 E	310.000	2649.0182	2381.8318	389
393	N 64 41 58.9 E	310.000	2785.1681	2352.1184	421
DELTA	- 10 19 18.6	RADIUS	310.000	ARC LEN	-55.847
CHD DIR	N 30 27 40.4 W	TANGENT	27.999	LONG CHD	55.771
DELTA/2	- 05 09 39.3	MID ORD	1.257	EXT DIST	1.262
393	N 64 41 58.9 E	310.000	2785.1681	2352.1184	421
393	N 54 22 40.3 E	310.000	2833.2412	2323.8450	394
394	S 89 51 08.1 E	180.093	2832.7767	2503.9372	391
391	N 00 40 40.3 E	297.200	3129.9559	2507.4533	400
400	S 89 59 59.0 E	199.990	3129.9549	2707.4433	398
398	S 00 40 40.3 W	610.000	2519.9976	2700.2266	404
404	N 89 59 59.0 W	319.921	2519.9992	2380.3053	406

AREA = 163057.059 SQ. FT. OR 3.7433 ACRES

----- CALCULATE AREA -----



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 13, 1989

Earl M. Sayler
Sayler Construction, Inc.
130 North Arcadia
Wichita, KS 67212

Re: S/D 87-65 - SAYLER ADDITION: Letter of Credit
(\$1,000.00) guaranteeing the removal of an existing
garage from Evergreen Court Right-of-way: located in the
area at the northeast corner of Maple and Evergreen Lane
(Default date September 17, 1989/Expiration date
November 17, 1989). (Credit No. 1038).

Dear Mr. Earl M. Sayler:

When you platted the Sayler Addition in 1988, you submitted a
Letter of Credit from Rose Hill State Bank in the amount of
\$1,000.00 as guarantee that the above-referenced improvement
would be made.

Since City Engineering has informed us that the above
improvements have not been completed, we can authorize a 1-year
extension of time to complete the required improvement provided
an amendment is submitted from the bank which references the
following:

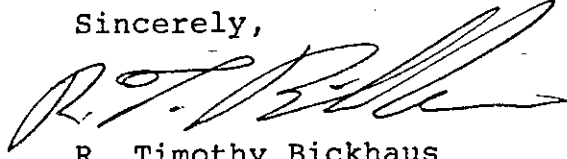
1. A new project completion or default date of September
17, 1990.
2. A new negotiation or expiration date of November 17,
1990.
3. A new dollar amount of \$1,050.00.

The amendment should be submitted to this office and addressed to
my attention. A processing fee of \$50.00 is required when
amendments are submitted. Please contact the bank and authorize
the amendment.

S/D 87-65 Sayler Addition
Page 2

Should you have any questions about what is needed, please call me at 268-4421. Action on your part is imperative in order to avoid default on your guarantee and damage to your credit rating.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Rose Hill State Bank, P.O. Box 68, Rose Hill, KS 67133
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 20, 1989

Earl M. Sayler
Sayler Construction, Inc.
130 North Arcadia
Wichita, KS 67212

Re: S/D 87-65 - SAYLER ADDITION: Letter of Credit
(\$1,000.00) guaranteeing the removal of an existing
garage from Evergreen Court Right-of-way: located in the
area at the northeast corner of Maple and Evergreen Lane
(Default date September 17, 1989/Expiration date
November 17, 1989). (Credit No. 1038).

Dear Mr. Earl M. Sayler:

This letter is written as follow-up to my previous letter to you
dated October 13, 1989, regarding the above-referenced matter.
As you are aware, the subject Letters of Credit reference a
project completion or default date of September 17, 1989. As of
this date, the required improvements have not been completed.

Please contact Rose Hill State Bank and authorize them to submit
an amendment to your Letter of Credit which references the
following:

1. A new project completion or default date of September
17, 1990.
2. A new negotiation or expiration date of November 17,
1990.
3. A new dollar amount of \$1,050.00

The amendment should be submitted to this office prior to
November 3, 1989. A processing fee of \$50.00 is required when
amendments are submitted. Should you choose not to authorize the
bank to prepare the required amendment, we have no choice but to
initiate the process for collection on the guarantee.

Should you have any questions about what is needed, please call
me at 268-4421.

S/D 87-65 Sayler Addition
Page 2

Action on your part is imperative in order to avoid default on your guarantee and damage to your credit rating.

Sincerely,

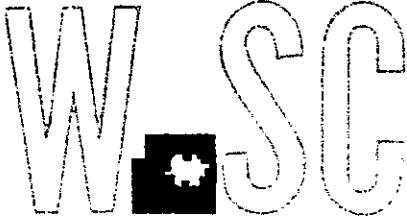


R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Rose Hill State Bank, P.O. Box 68, Rose Hill, KS 67133
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 19, 1990

Earl M. Sayler
130 N. Arcadia
Wichita, KS 67212

Re: Letter of Credit guaranteeing removal of structure from
Evergreen Court right-of-way required with the platting
of Sayler Addition.
S/D 87-65 (Credit Number 1038).

Dear Mr. Sayler:

This letter is written as follow-up to a previous letter to you
dated October 20, 1989, regarding the above-referenced matter.
As you are aware, the subject Letter of Credit reference a
project completion or default date of September 17, 1990. As of
this date, the required improvement has not been completed.

Please contact Rose Hill State Bank and authorize them to submit
an amendment to your Letter of Credit which references the
following:

1. A new project completion or default date of September
17, 1992.
2. A new negotiation or expiration date of November 17,
1992.
3. An increase in the amount of the Letter of credit to a
total of \$1,100.00

The amendment should be submitted to this office prior to
November 17, 1990. Should you choose not to authorize the bank
to prepare the required amendment, we have no choice but to
initiate the process for collection on the guarantee.

S/D 87-65
Page 2

A processing fee of \$50.00 is required when amendments are submitted. Should you have any questions about what is needed, please call me at 268-4421. Action on your part is imperative in order to avoid default on your guarantee and damage to your credit rating.

Sincerely,

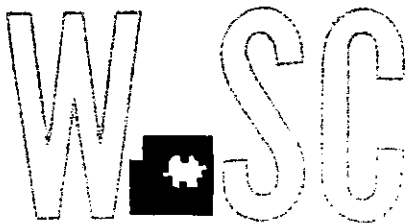
Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

cc: Rose Hill state Bank, P.O. Box 68, Rose Hill, KS 67133
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

September 19, 1990

Lancaster Properties, Ltd.
2911 E. Douglas
Wichita, KS 67211

Re: Letter(s) of Credit guaranteeing: 1. Closure of three vacated alley returns 2. Closure of five driveways on Country Club Place. 3. Removal of retaining wall along Orchard Avenue in Lancaster Addition. S/D 82-61 (Credit Number 375).

Dear Gentlemen:

This letter is written as follow-up to my previous letter to you dated October 20, 1989, regarding the above-referenced matter. As you are aware, the subject Letters of Credit reference a project completion or default date of September 13, 1990. As of this date, the required improvements have not been completed.

Please contact Central Bank and Trust and authorize them to submit an amendment to your Letter of Credit which references the following:

1. A new project completion or default date of September 13, 1992.
2. A new negotiation or expiration date of November 13, 1992.
3. An increase in the amount of the Letter of Credit to a total of \$5775.00.

The amendment(s) should be submitted to this office prior to November 13, 1990. Should you choose not to authorize the bank to prepare the required amendment(s), we have no choice but to initiate the process for collection on the guarantee.

A processing fee of \$50.00 is required when amendments are submitted. Should you have any questions about what is needed,

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please call me at 268-4421. Action on your part is imperative in order to avoid default on your guarantee and damage to your credit rating.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

cc: Central Bank & Trust, P.O. Box 2, 3433 E. Central, Wichita,
KS 67201

Mike Lindebak, City Engineer
