



STAFF COMMENTS:

- NOTE: A portion of this site (Lot 1) is involved in a requested zone change from "AA" (one family) to "OC" (office-commercial zoning) (Z-2958). This zone change was approved by the MAPC July 20, 1989 subject to platting. In response to neighborhood concerns, the applicant has volunteered to submit a covenant restricting apartment development from the area of "OC" zoning.
- 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 submit a sidewalk certificate stating that a sidewalk will be constructed on Dougherty at the time of site development. (Commercial Zoning) This segment of sidewalk will provide a continuous system from the existing sidewalk along 13th to 12th Streets North and again along Dougherty to Hadley School and Orchard Park.
  - E. The applicant shall guarantee the closure of the drive at the southeast corner of Lot 1. The other drive along Zoo Boulevard should either be closed or reconstructed to a commercial width standard.
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. As is typical of other properties in the vicinity of this plat, 25-foot front yard building setbacks shall be indicated for the residential lots.
  - H. At the time of submitting the final plat tracing, the applicant shall submit for recording, the signed covenant noted with the zoning case (Z-2958).
  - I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
  - J. The applicant shall submit a copy of the instrument which establishes the ARKLA Pipeline 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 final plat shall indicate the recording information for the 50-foot gas line easement on this property.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- M. 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.
- 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. 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.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering should also indicate if right-of-way for 13th Street and the Zoo Boulevard and 13th Street intersection is adequate.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

September 21, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 8/10/89)

CASE NUMBER: S/D 89-50 - THUNDERBIRD 7TH ADDITION

OWNER/APPLICANT: Thunderbird Realty Service, Inc. c/o Dave  
Entriken, 6700 W. Central, Wichita, KS

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: 13th Street North and Zoo Boulevard

SITE SIZE: 4.1 Acres

NUMBER OF LOTS

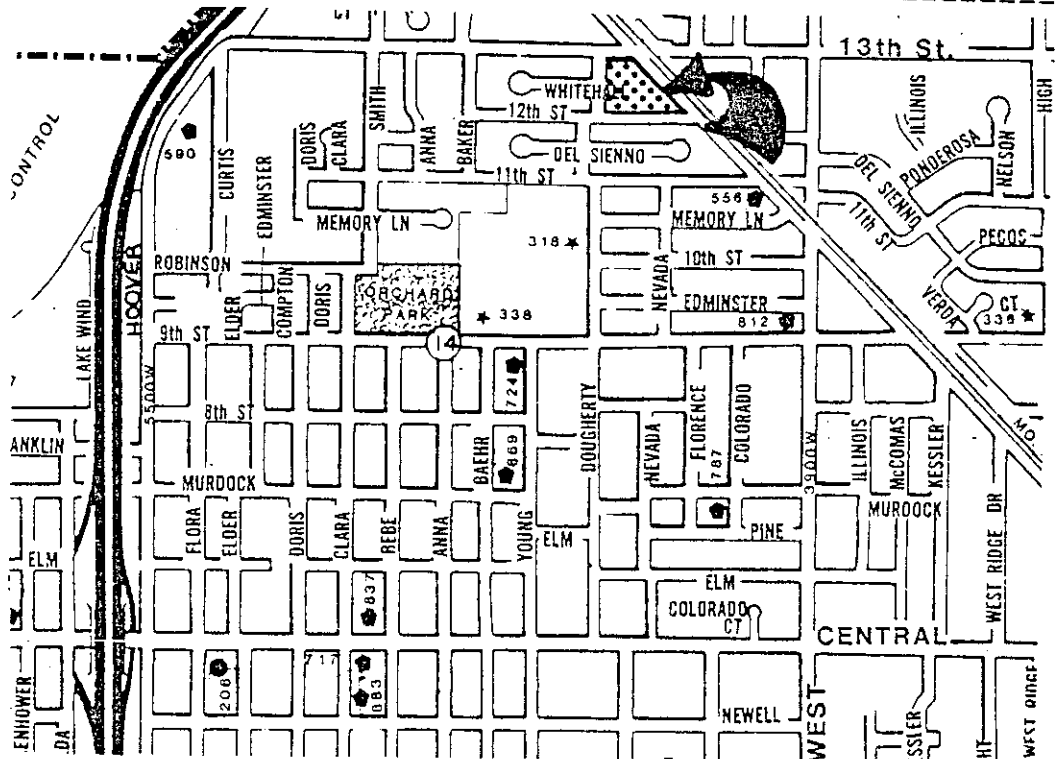
Residential:	10
Office:	1
Commercial:	
Industrial:	
Total:	11

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: "AA" (One Family)

PROPOSED ZONING: "AA" and "OC" (Office-commercial) (Z-2958)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: A portion of this site (Lot 1) is involved in a requested zone change from "AA" (one family) to "OC" (office-commercial zoning) (Z-2958). This zone change was approved by the MAPC July 20, 1989 subject to platting. In response to neighborhood concerns, the applicant has volunteered to submit a covenant restricting apartment development from the area of "OC" zoning.
- 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 submit a sidewalk certificate stating that a sidewalk will be constructed on Dougherty at the time of site development. (Commercial Zoning) This segment of sidewalk will provide a continuous system from the existing sidewalk along 13th to 12th Streets North and again along Dougherty to Hadley School and Orchard Park.
  - E. The applicant shall guarantee the closure of the drive at the southeast corner of Lot 1. The other drive along Zoo Boulevard should either be closed or reconstructed to a commercial width standard.
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. At the time of submitting the final plat tracing, the applicant shall submit for recording, the signed covenant noted with the zoning case (Z-2958).
  - H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
  - I. The applicant shall submit a copy of the instrument which establishes the ARKLA Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
  - J. The applicant is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.

- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- 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. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 22, 1989

Mr. Gary Wiley  
Professional Engineering Consultants  
1440 East English  
Wichita, Ks 67211

Re: S/ D 89-30 THUNDERBIRD 7TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 21, 1989, 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 submit a sidewalk certificate stating that a sidewalk will be constructed on Dougherty from 13th St. No. to 12th St. No., at the time of site development. (Commercial Zoning) This segment of sidewalk will provide a continuous system from the existing sidewalk along 13th to 12th Streets North and again along Dougherty to Hadley School and Orchard Park.
- D. The applicant shall guarantee the closure of the drive at the southeast corner of Lot 1. The other drive along Zoo Boulevard should either be closed or reconstructed to a commercial width standard.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. At the time of submitting the final plat tracing, the applicant shall submit for recording, the signed covenant noted with the zoning case (2-2958).

G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

H. The applicant shall submit a copy of the instrument which establishes the ARKLA Pipeline 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 is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.

J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

K. 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.

L. 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.

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.

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 28, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

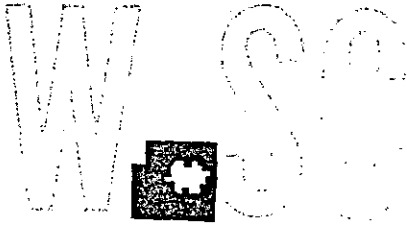


Donald Losew  
Associate Planner

DL:svm

cc: A.J. Soerries Real Estate, Inc., Attn: A.J. Soerries, 902  
N. West Stret, Wichita, KS 67203  
Thunderbird Realty Service, Inc., Attn: David Entriken,  
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

August 11, 1989

Mr. Gary Wiley  
Professional Engineering Consultants  
1440 East English  
Wichita, KS 67211

Re: S/D 89-30 THUNDERBIRD 7TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 10, 1989, 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:

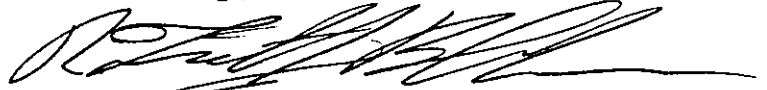
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Dougherty at the time of site development. (Commercial Zoning) This segment of sidewalk will provide a continuous system from the existing sidewalk along 13th to 12th Streets North and again along Dougherty to Hadley School and Orchard Park.
- E. The applicant shall guarantee the closure of the drive at the southeast corner of Lot 1. The other drive along Zoo Boulevard should either be closed or reconstructed to a commercial width standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- G. As is typical of other properties in the vicinity of this plat, 25-foot front yard building setbacks shall be indicated for the residential lots.
- H. At the time of submitting the final plat tracing, the applicant shall submit for recording, the signed covenant noted with the zoning case (Z-2958).
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. The applicant shall submit a copy of the instrument which establishes the ARKLA Pipeline 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 final plat shall indicate the recording information for the 50-foot gas line easement on this property.
- 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 10-foot utility easement centered in the north line of Lot 2, requested by K.G.& E.
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D 89-30 Thunderbird 7th  
Page 3

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

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: A.J. Soerries Real Estate, Inc., Attn: A.J. Soerries, 902  
N. West Street, Wichita, KS 67203  
Thunderbird Realty Service, Inc., Attn: David Entriken,  
6700 W. Central #104, Wichita, KS 67203  
Mike Lindebak, City Engineer

# GRANT OF RIGHT OF WAY

FOR AND IN CONSIDERATION OF the sum of One Dollar and other good and valuable considerations to us in hand paid, receipt whereof is hereby acknowledged, We Consolidated Gas Utilities Co.

do hereby grant and convey to KANSAS GAS AND ELECTRIC COMPANY, a corporation, its successors and assigns, the right of way to clear timber, trim necessary trees for and build, maintain, alter, repair, operate and remove transmission lines consisting of poles, wires and fixtures over and across the following described lands situated in \_\_\_\_\_

County, State of Kansas, to-wit: \_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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with the right of ingress and egress to and from the same. The said Grantor, heirs or assigns to fully use and enjoy the said premises except for the purposes heretofore granted to said grantee, its successors or assigns, who hereby agree to pay any damages which may be caused to crops and fences from the building, maintaining and operating of said lines, said damages, if not mutually agreed upon to be ascertained and determined by three disinterested persons, one of whom shall be selected by the said grantor, heirs or assigns; the second by the grantee, its successors or assigns, and the third by the two so appointed, as aforesaid. The awards of such three persons to be final and conclusive.

Grantors agree that they will not locate any building, hay stack, straw stack, trees, structure or any combustible material near enough to said poles, wires and fixtures to endanger the same or interfere with the operation thereof or to result in damage thereto if a fire should occur.

IN WITNESS WHEREOF the parties hereto have set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Consolidated Gas Utilities Co.

By \_\_\_\_\_ President

KANSAS GAS AND ELECTRIC COMPANY.

By \_\_\_\_\_ Its Agent.

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*Notary Seal*  
*W. J. Madlam*  
*Secretary*

STATE OF KANSAS  
CRAWFORD COUNTY

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me the undersigned Notary Public, in and for said County and state came \_\_\_\_\_ his wife, to me personally known to be the same person, who signed and executed the above instrument and they each duly acknowledged the execution of the same.

WITNESS my hand and Notarial Seal on the day and date first above written.

Notary Public.

My commission expires \_\_\_\_\_

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) ss.

On this 10th day of September, A.D. 1929, before me, he undersigned, a Notary Public in and for the county and state aforesaid, personally appeared Logan W. Cary, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

*Orville R. Archer*  
Notary Public

My commission expires  
April 15, 1933.

200725

STATE OF OKLAHOMA  
30  
1929  
Notary Public  
*Arthur C. Moore*

*PC. Bureau Aug 24 1929*  
*New York, N.Y.*

SEDGWICK COUNTY

RECEIVED

OCT 2 1989

ENGINEERING DIVISION



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 28, 1989

Mr. Gary Wiley  
Professional Engineering Consultants  
1440 East English  
Wichita, KS 67211

Re: S/D 89-30 THUNDERBIRD 7TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 1989, 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 September 22, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:sm

cc: A.J. Soerries Real Estate, Inc., Attn: A.J. Soerries, 902  
N. West Street, Wichita, KS 67203  
Thunderbird Realty Service, Inc., Attn: David Entriken,  
6700 W. Central #104, Wichita, KS 67203  
Mike Lindebak, City Engineer

001147

RR1061 ME1147

STATE OF KANSAS } SS  
SEDCRICK COUNTY }  
FILED FOR RECORD AT  
9:00 AM

NO 88 1022320

WARRANTY DEED

PAT KETTLER  
REGISTER OF DEEDS

*Ed. Reed*

**SELLER:** ARKLA ENERGY RESOURCES, A DIVISION OF ARKLA, INC., a Delaware corporation, successor by merger to and formerly known as Consolidated Gas Utilities Corporation

For a valuable consideration conveys and warrants to

**BUYER:** A. J. SCHERRIES REAL ESTATE, INC. and THUNDERBIRD REALTY SERVICES, INC.

the following described real estate:

Lots 1, 9 and 10 of R. A. Morris Gardens Addition to the City of Wichita being a part of the Northeast Quarter of Section 14, Township 27 South, Range 1 West, 6 prime meridian, Sedgwick County, Kansas.

This Warranty Deed is subject to and Buyer takes title subject to the following:

- (a) Possible special assessments by reason of resolutions filed by the City of Wichita, Film 549, Page 1368, and Film 591, Page 1104.
- (b) Building setback line as shown on the recorded plat.
- (c) Right of way granted to KGBE recorded in Misc. Book 91, Page 61.
- (d) Dedication of the East 10 feet of subject property to the public for street purposes recorded in Misc. Book 459, Page 505.
- (e) Right of way for street over the West 24 feet of subject property as taken in Condemnation Case C-33433.

ENTERED ON  
TRANSFER RECORD  
AUG 08 1990  
DON WRIGHT  
COUNTY CLERK

*502 N. War Dr. Wichita, Ks 67202*

Seller does hereby reserve and except from the conveyance herein the right to lay, maintain, alter, and remove pipelines for the transportation of oil or gas, or products of oil or gas and to construct meter houses and other appurtenances, including cathodic protection facilities, over and through that portion of the property conveyed herein shown on the plat attached hereto as a pipeline easement with ingress and egress to and from the same. Buyer may construct a hard surface or concrete driveway which crosses the pipeline right of way as long as no less than four feet of cover is maintained between the top of the pipeline and the surface of the ground and said driveway is no wider than fifty feet. Seller will in good faith consider a request by Buyer to allow Buyer to construct a hard surface parking area over the right of way as long as a "green" area (grass, shrubs, etc.) of no less than six (6') feet is maintained between any building and the hard surface parking area and no less than four (4') feet of cover is maintained over the top of the pipeline. Buyer may also construct usual and customary utilities across the pipeline right of way provided that minimum vertical separation of eighteen inches is maintained between the top of the pipeline and the bottom of the utility. Before commencing any work within the right of way area, Buyer shall contact Seller's district personnel and obtain approval of the work to be performed. In the event any driveway, parking area, or utility constructed by Grantee within the boundaries of the right of way has to be removed or relocated for any reason, including, but not limited to, maintenance of the pipeline, the cost of such removal and replacement shall be borne solely by Buyer.

*Leisty Fitts*

*CT 8902*

001148

RI1061 RE1148

There is no tax assessed against the property conveyed herein shall be prorated as the date hereof.

Executed this 3rd day of August, 1989.

SELLER:

ARKLA ENERGY RESOURCES, A DIVISION OF ARKLA, INC. successor by merger to and formerly known as Consolidated Gas Utilities Corporation

*Nary W. Lambert*  
Nary W. Lambert, Asst. Secretary - Arkla, Inc.

By: *Orin Flanigan*  
Orin Flanigan, Vice President - Engineering

BUYER:

A. J. SOERRIES REAL ESTATE, INC.

By: *A. J. Soeries, Pres.*  
A. J. SOERRIES, PRESIDENT

THUNDERBIRD REALTY SERVICE, INC.

By: *David W. Entriken, Pres.*  
DAVID W. ENTRIKEN, PRESIDENT

STATE OF LOUISIANA  
PARISH OF CADDO

On this 3rd day of August, 1989, before me appeared ORIN FLANIGAN and NARY W. LAMBERT, to me personally known, who being by me duly sworn did say that they are the Vice President-Engineering and Assistant Secretary of ARKLA ENERGY RESOURCES, A DIVISION OF ARKLA, INC., a corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalf of the corporation by authority of its Board of Directors and that they acknowledged the instrument to be the free act and deed of ARKLA ENERGY RESOURCES, a division of Arkla, Inc.

Given under my hand and seal on the 3rd day of August, 1989.

*E. L. [Signature]*  
Notary Public in and for the State of Louisiana, Parish of Caddo.

My Commission is Permanent.

BOYCE K. TREADWELL, Notary Public in and For Caddo and Caddo Parishes, La. My Commission is for Life

001149

RM1061 ME1169

STATE OF KANSAS  
COUNTY OF SEDGWICK

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 4th day of August, 1989, personally appeared A. J. SOERRIES, to me known to be the identical person who subscribed the name of A. J. SOERRIES REAL ESTATE, INC. to the foregoing instrument as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL the day and year last written.



*Willa F. Meyer*  
NOTARY PUBLIC IN AND FOR THE STATE  
OF KANSAS, COUNTY OF Sedgwick

My Commission Expires: 4/1/90

STATE OF KANSAS  
COUNTY OF Sedgwick

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 4th day of August, 1989, personally appeared David M. Entiken, to me known to be the identical person who subscribed the name of THUNDERBIRD REALTY SERVICE, INC., to the foregoing instrument as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL the day and year last written.



*Willa F. Meyer*  
NOTARY PUBLIC IN AND FOR THE STATE  
OF KANSAS, COUNTY OF Sedgwick

My Commission Expires: 4/1/90