

S/D No. 77-79 Name Bridgeport Industrial Park I  
Date Application Rec'd. 6-9-77 Preliminary Approval 10-13-83  
Scheduled S/D Meeting 1-19-84

DESCRIPTION

General Location Between Topeka and Santa Fe and between 33rd and 37th Streets North

Owner City of Wichita - Attention: Karl Kennedy

Surveyor/Engineer Professional Engineering Consultants

Address 1440 E. English, Wichita, KS Zip Code 67211 Phone 262-2691

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>53.2+</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. <u>70</u> R/W <u>1000</u> ft.                           |
| Residential _____   | b. _____ R/W _____ ft.                                     |
| Commercial _____  | c. _____ R/W _____ ft.                                     |
| Industrial <u>17</u>  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>17</u>  | TOTAL <u>1000</u> ft.                                      |
| 3. Minimum Lot Frontage <u>125</u>  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>25,875 sq. ft.</u>   |  |
| 5. Existing Zoning <u>"F"</u>   |  |
| 6. Proposed Zoning <u>"F"</u>   |  |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>     |  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>  |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____         |  |

STAFF COMMENTS:

NOTE:

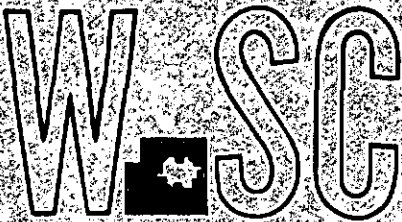
The difference between this plat and the one reviewed by the Subdivision Committee on December 8, 1983, is that St. Francis south of 37th Street no longer ends in a cul-de-sac but continues south to 35th which then intersects with Santa Fe. This change is being made at the request of the Salvation Army, owner of proposed Lots 9 and 10, Block 2 and Lot 3, Block 1. Lot and block numbers have changed. Sheet 2 with the written text has not been mailed out with this revised plat.

- A. A detention pond is proposed to be constructed within the drainage dedication in the southeast corner of the plat. The City Commission has agreed to allocate CDBG funds in the amount of \$409,000 to provide for construction of the Bridgeport I drainage system subject to submission of valid paving petitions for the proposed street system.
- B. The applicant shall guarantee, by petitions, the paving of the following streets:
1. Topeka from 37th Street to 33rd Street;
  2. Santa Fe from 37th Street to 34th Street;
  3. 34th Street from Topeka to Santa Fe;
  4. Emporia from 34th Street to 33rd Street;
  5. St. Francis and 35th Street between Blocks 1 and 2;
  6. St. Francis Circle hammerhead within Block 3.
- C. Since a portion of the west half of Santa Fe south of 34th Street is proposed for vacation by this replat, the balance of Santa Fe between 34th and 33rd Streets will need to be vacated by separate proceedings. The applicant shall obtain a signed vacation application from adjacent property owners. This vacation request shall be forwarded to the City Commission the same day the final plat is forwarded for review.

(over)

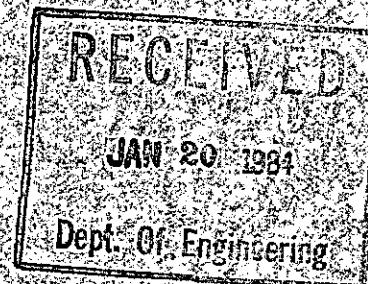
- D. Approval of the vacation of the east half of Emporia just south of 37th Street by this replat is subject to approval of the vacation of the west half by separate proceedings (V-0886).
- E. Valid petitions shall be submitted guaranteeing water service to Blocks 3 and 4 and to Lot 6, Block 2.
- F. No direct connections are allowed to the 30-inch sanitary sewer lying within old Emporia Street right-of-way. At present, there is a contract for extending a lateral west to serve Lots 1 and 2, Block 2. There needs to be a lateral extension for Lots 4 and 5, Block 2. A manhole will need to be constructed within the 20' x 20' utility easement along the south side of Lot 7, Block 2. Also, a lateral will need to be extended west within the 20-foot utility easement being platted along the north side of Lot 1, Block 2 for the purpose of providing sewer service to lots on Topeka, north of Lot 1. Appropriate guarantees shall be submitted for these sewer extensions.
- G. A number of utility lines are proposed to be abandoned or relocated. Satisfactory arrangements shall be made with the utility companies involved.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



January 20, 1984

Professional Engineering  
Consultants, P.A.

Gary Wiley  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 77-79 - Final plat of Bridgeport Industrial Park I

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission January 19, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. A detention pond is proposed to be constructed within the drainage dedication in the southeast corner of the plat. The City Commission has agreed to allocate CDBG funds in the amount of \$409,000 to provide for construction of the Bridgeport I drainage system subject to submission of valid paving petitions for the proposed street system.
- B. The applicant shall guarantee, by petitions, the paving of the following streets:
  1. Topeka from 37th Street to 33rd Street;
  2. Santa Fe from 37th Street to 34th Street;
  3. 34th Street from Topeka to Santa Fe;
  4. Emporia from 34th Street to 33rd Street;
  5. St. Francis and 35th Street between Blocks 1 and 2;
  6. St. Francis Circle hammerhead within Block 3.
- C. Since a portion of the west half of Santa Fe south of 34th Street is proposed for vacation by this replat, the balance of Santa Fe between 34th and 33rd Streets will need to be vacated by separate proceedings. The applicant shall obtain a signed vacation application from adjacent property owners. This vacation request shall be forwarded to the City Commission the same day the final plat is forwarded for review.

P.E.C., P.A.  
Gary Wiley  
Page 2  
January 20, 1984

- D. Approval of the vacation of the east half of Emporia just south of 37th Street by this replat is subject to approval of the vacation of the west half by separate proceedings (V-0886).
- E. Valid petitions shall be submitted guaranteeing water service to Blocks 3 and 4 and to Lot 6, Block 2.
- F. No direct connections are allowed to the 30-inch sanitary sewer lying within old Emporia Street right-of-way. At present, there is a contract for extending a lateral west to serve Lots 1 and 2, Block 2. There needs to be a lateral extension for Lots 4 and 5, Block 2. A manhole will need to be constructed within the 20' x 20' utility easement along the south side of Lot 7, Block 2. Also, a lateral will need to be extended west within the 20-foot utility easement being platted along the north side of Lot 1, Block 2 for the purpose of providing sewer service to lots on Topeka, north of Lot 1. Appropriate guarantees shall be submitted for these sewer extensions.
- G. A number of utility lines are proposed to be abandoned or relocated. Satisfactory arrangements shall be made with the utility companies involved.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Closure computations shall be submitted with the final plat tracing.
- J. 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.

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 January 26, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

cc: City of Wichita, Karl Kennedy  
Mike Lindebak, City Engineer

# Utility Easement

1-20-84

1 Utility Easement in the NW 1/4, Sec 33, TWP 26S, R1E of the 6<sup>th</sup> P.M. more fully described as beginning at the SE corner of the Drainage Dedication in Bridgeport Industrial Park I. said point being also on the centerline of Santa Fe extended south thence south along the said extended centerline of Santa Fe to the N.L. of 33<sup>rd</sup> St No. thence West 30', thence north along a line <sup>(30' West and</sup> parallel with the <sup>extended</sup> centerline of Santa Fe to the NE corner of Lot 27, block 16, North Wichita Addition, thence east 30' to the point of beginning.

2 Utility Easement in the NW 1/4, Sec 33, TWP 26S, R1E of the 6<sup>th</sup> P.M. more fully described as beginning at the S.L. of 34<sup>th</sup> St and the Centerline of Santa Fe, said point being also the NE corner of the Drainage Dedication Bridgeport Industrial Park I, thence south along the Centerline of Santa Fe extended to the N.L. of 33<sup>rd</sup> St No., thence east 30', thence north along a line 30' east and parallel with the centerline of Santa Fe extended to the south line of 34<sup>th</sup> St extended, thence west 30' to the point of beginning.

vacation

30 feet of Santa Fe <sup>Avenue</sup> adjacent to and to  
the east of ~~the~~ odd lots 27 through 37, inclusive  
Block 16, ~~Block~~ North Wichita Addition

TEMPORARY EASEMENT

THIS EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

by and between \_\_\_\_\_

of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first party\_\_\_\_\_, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second part a temporary right-of-way and easement for the purpose of operating, maintaining, and repairing a public street system, over, along and under the following described real estate situated in Sedgwick County, Kansas; to wit:

The East thirty (30) feet of Lot 3, Block 2, Bridgeport Industrial Park I (formerly the west half of Emporia).

The South thirty (30) feet of Lot 3, Block 2, Bridgeport Industrial Park I (formerly the north half of 35th Street North).

Said temporary easement shall expire upon the completion of the Topeka, Emporia, Santa Fe, 34th Street North, 35th Street North and St. Francis improvements as required in the platting of Bridgeport Industrial Park I.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of operating, maintaining and repairing such public street system.

IN WITNESS WHEREOF: The said first part \_\_\_\_\_ ha \_\_\_\_\_ signed these presents the day and year first written.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

Personally appeared before me a notary public in and for the county and State aforesaid \_\_\_\_\_

to me personally known to be the same person \_\_\_\_\_ who executed the foregoing instrument of writing, and said person \_\_\_\_\_ duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public

(My Commission expires \_\_\_\_\_)

City

OK

TEMPORARY EASEMENT

THIS EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

by and between \_\_\_\_\_

of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part y\_\_\_\_, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second part a temporary right-of-way and easement for the purpose of operating, maintaining, and repairing a public street system, over, along and under the following described real estate situated in Sedgwick County, Kansas; to wit:

Emporia = The East 30' of Lots 1 and 2, Block 2, Bridgeport Industrial Park I. (formerly the west half of Emporia)

Said temporary easement shall expire upon the completion of the Topeka, Emporia, Santa Fe, 34th St. No. and 35th St No. and improvements as required in the platting of Bridgeport Industrial Park I. St. Francis from 35th St No. to the S.W. of Lot 10, Block 2, Bridgeport Industrial Park I.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of operating, maintaining, and repairing such public street system.

IN WITNESS WHEREOF: The said first part \_\_\_\_\_ ha\_\_\_\_\_ signed these presents the day and year first written.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

Personally appeared before me a notary public in and for the County and State aforesaid \_\_\_\_\_

to me personally known to be the same person\_\_\_\_ who executed the foregoing instrument of writing, and said person\_\_\_\_ duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public

(My Commission expires \_\_\_\_\_)

Jay Carley

Don't need 35th  
on on Emporia

TEMPORARY EASEMENT

THIS EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

by and between \_\_\_\_\_

of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part y, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second part a temporary right-of-way and easement for the purpose of operating, maintaining, and repairing a public street system, over, along and under the following described real estate situated in Sedgwick County, Kansas; to wit:

~~Emporia~~ The East 30' of Lot 3, Block 2, Bridgeport Industrial Park I (formerly the west half of Emporia)

~~35th St No.~~ The south 30' of Lot 3, Block 2, Bridgeport Industrial Park I (formerly the north half of 35th St. North)

Said temporary easement shall expire upon the completion of the Topeka, Emporia, Santa Fe, 34th St, Mid, and 35th St No. and improvements as required in the platting of Bridgeport Industrial Park I. St. Francis from 35th St No. to the S.E. of Lot 10, Block 2, Bridgeport Industrial Park I

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of operating, maintaining, and repairing such public street system.

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\_\_\_\_\_  
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Dated at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public

(My Commission expires \_\_\_\_\_)

Possible  
Keep  
south  
of 34th

City

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WITNESSETH: That the said first part y, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second part a temporary right-of-way and easement for the purpose of operating, maintaining, and repairing a public street system, over, along and under the following described real estate situated in Sedgwick County, Kansas; to wit:

~~St. Francis~~: ~~The east 30' of Lot 6, Block 2, and the west 30' of lots 7 and 8 block 2, and~~ <sup>THE</sup> East 60' of Lot 2, Block 3, Bridgeport Industrial Park I. (Formerly St. Francis Circle)

Said temporary easement shall expire upon the completion of the Topeka, Emporia, Santa Fe, 34<sup>th</sup> St No. and 35<sup>th</sup> St No. and improvements as required in the platting of Bridgeport Industrial Park I. ~~St. Francis from 35<sup>th</sup> St No. to the S.E. of Lot 10, Block 2, Bridgeport Industrial Park I.~~

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of operating, maintaining, and repairing such public street system.

IN WITNESS WHEREOF: The said first part \_\_\_\_\_ ha \_\_\_\_\_ signed these presents the day and year first written.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Notary Public

(My Commission expires \_\_\_\_\_)

City

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~~Santa Fe~~ = The east 30' of the Drainage Redication as platted in Bridgeport Industrial Park I (formerly the west 30 feet of Santa Fe)

Said temporary easement shall expire upon the completion of the Topika, Emporia, Santa Fe, 34<sup>th</sup> St, No. and 35<sup>th</sup> St No. and improvements as required in the platting of Bridgeport Industrial Park I. ~~St. Francis, Grand St, 34<sup>th</sup> St, 35<sup>th</sup> St, 36<sup>th</sup> St, 37<sup>th</sup> St, 38<sup>th</sup> St, 39<sup>th</sup> St, 40<sup>th</sup> St, 41<sup>st</sup> St, 42<sup>nd</sup> St, 43<sup>rd</sup> St, 44<sup>th</sup> St, 45<sup>th</sup> St, 46<sup>th</sup> St, 47<sup>th</sup> St, 48<sup>th</sup> St, 49<sup>th</sup> St, 50<sup>th</sup> St, 51<sup>st</sup> St, 52<sup>nd</sup> St, 53<sup>rd</sup> St, 54<sup>th</sup> St, 55<sup>th</sup> St, 56<sup>th</sup> St, 57<sup>th</sup> St, 58<sup>th</sup> St, 59<sup>th</sup> St, 60<sup>th</sup> St, 61<sup>st</sup> St, 62<sup>nd</sup> St, 63<sup>rd</sup> St, 64<sup>th</sup> St, 65<sup>th</sup> St, 66<sup>th</sup> St, 67<sup>th</sup> St, 68<sup>th</sup> St, 69<sup>th</sup> St, 70<sup>th</sup> St, 71<sup>st</sup> St, 72<sup>nd</sup> St, 73<sup>rd</sup> St, 74<sup>th</sup> St, 75<sup>th</sup> St, 76<sup>th</sup> St, 77<sup>th</sup> St, 78<sup>th</sup> St, 79<sup>th</sup> St, 80<sup>th</sup> St, 81<sup>st</sup> St, 82<sup>nd</sup> St, 83<sup>rd</sup> St, 84<sup>th</sup> St, 85<sup>th</sup> St, 86<sup>th</sup> St, 87<sup>th</sup> St, 88<sup>th</sup> St, 89<sup>th</sup> St, 90<sup>th</sup> St, 91<sup>st</sup> St, 92<sup>nd</sup> St, 93<sup>rd</sup> St, 94<sup>th</sup> St, 95<sup>th</sup> St, 96<sup>th</sup> St, 97<sup>th</sup> St, 98<sup>th</sup> St, 99<sup>th</sup> St, 100<sup>th</sup> St, 101<sup>st</sup> St, 102<sup>nd</sup> St, 103<sup>rd</sup> St, 104<sup>th</sup> St, 105<sup>th</sup> St, 106<sup>th</sup> St, 107<sup>th</sup> St, 108<sup>th</sup> St, 109<sup>th</sup> St, 110<sup>th</sup> St, 111<sup>st</sup> St, 112<sup>nd</sup> St, 113<sup>rd</sup> St, 114<sup>th</sup> St, 115<sup>th</sup> St, 116<sup>th</sup> St, 117<sup>th</sup> St, 118<sup>th</sup> St, 119<sup>th</sup> St, 120<sup>th</sup> 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$$\begin{array}{r} \$ 265,000 \\ 1,096,919 \div 2 = 241,505 \end{array}$$

P.R.

### Temporary Easement

A tract of land, in the NW 1/4, Sec 33, Twp 26, S. R1E of the 6<sup>th</sup> P.M. more fully described as beginning at the NE corner of the Orange Dedication, Bridgeport 2nd Park I, thence east 30 feet; thence south parallel to the centerline of Santa Fe extended south to the N.E. of 33<sup>rd</sup> St. N.; thence west 60 feet; thence north to the northeast corner of Lot 27, Block 16, North Wichita Addition; thence east 30 feet to the southeast corner of said Orange Dedication; thence north along the east line of said drainage dedication to the point of beginning.

# THE CITY OF WICHITA

*Bridgeport I*



DEPARTMENT OF HOUSING AND  
ECONOMIC DEVELOPMENT  
CITY HALL — ELEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4631

February 23, 1984

Mr. George Pearson  
P.O. Box 2256  
Wichita, KS 67201

Dear Mr. Pearson:

As you are aware, the City of Wichita's efforts to replat the Bridgeport I area have progressed to the point where the final plat tracing and the petitions for various public improvements such as paving, water and sanitary sewer are ready for signature by all the parties involved in this effort. As a property owner within the boundaries of the plat for the Bridgeport Industrial Park I Addition, your signature together with the signatures of the Love Box Company, Jay Carlley, Inc., The Salvation Army and the City of Wichita will be required on the final plat tracing before the plat can be finalized and recorded with the Register of Deeds of Sedgwick County. The petitions for various public improvements will also be required to be executed as part of finalization of the plat. In this respect you will also be requested to sign the petition for the paving of Santa Fe Avenue as your property on Santa Fe Avenue is within the benefit district for the paving of this street.

Once the petitions for the improvements have been executed and approved, it is the intent of the City of Wichita to enter into a contract with Professional Engineering Consultants (P.E.C.) to perform the design of the improvements which consists of street paving, sanitary sewer and storm drainage. Because of the number of existing businesses in the area that will be affected by these various improvements, it becomes critical for the City of Wichita to insure that access to all facilities is maintained during the construction of these improvements. This is especially true of the construction of the streets.

It is the intent of the City of Wichita to work with P.E.C. through the Departments of Housing and Economic Development, Planning and Operations and Maintenance, to define the phasing of each project so that access is maintained to all places of business during the construction period. To accomplish this effort, members of City staff and P.E.C. will coordinate with each of the area businesses to define their needs for access and then to provide for such access during the design phase of the project. Through this effort, you and the other businessmen in the area will be assured of having continued access to your facilities.

*Mc*

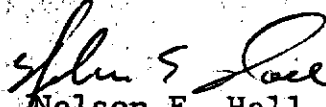
THE CITY OF WICHITA 2

Mr. George Pearson

February 23, 1984

Should you have any questions regarding the above, please give me a call.

Sincerely,



Nelson E. Hall  
Policy & Special Projects Team

NEH/KK/st

CONCURRENCE:

---

Jack Galbraith, Chief Planner  
Current Plans, MAPD

---

Mike Lindebak, City Engineer

APPROVAL:

---

E. H. Denton, City Manager

cc: Robert G. Finch, Deputy City Manager  
Don E. Anderson, Director of Housing and Economic Development  
Robert A. Lakin, Director of Planning  
David Stowe, Director of Operations and Maintenance  
Frank E. Smith, Housing Development Director  
Gary Wiley, Professional Engineering Consultants

# THE CITY OF WICHITA

Bridgeport I  
plat file



DEPARTMENT OF HOUSING AND  
ECONOMIC DEVELOPMENT  
CITY HALL — ELEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4631

March 27, 1984,

Mr. R. L. Banion, General Manager  
The Atchison, Topeka & Santa Fe Railway Co.  
P.O. Box 1738  
Topeka, KS 66628

Dear Mr. Banion:

Previous correspondence between the Atchison, Topeka & Santa Fe Railway and the City of Wichita outlined the City's intent to replat and redevelop the area designated as Bridgeport I. This correspondence also dealt with such items as the vacation of Santa Fe Avenue between 33rd Street and 34th Street and the acquisition by the City of Wichita of four lots owned by the Santa Fe Railway in Block 16 of the North Wichita Addition.

Our letter dated June 27, 1983 included a sketch plat which reflected how the City proposed to replat the area and listed several requirements for access easements to certain properties. Your letter dated August 1, 1983 stated a willingness to vacate that portion of Santa Fe Avenue between 33rd and 34th Streets, expressed a concern for access to a fire hydrant located in the area of Santa Fe Avenue proposed to be vacated and reaffirmed your position that title to the four lots could be conveyed to the City of Wichita under terms specified in earlier correspondence on the subject.

With respect to the acquisition of the four lots, I had also indicated in the above referenced letter of June 27, 1983 that the acquisition of these lots was not a requirement for the proposed development of the property. The subject of acquisition of these lots was proposed only because it would enable the City to design a more effective retention pond in the area dedicated on the plat for this purpose. In this respect, the City of Wichita does not have the funds available for such a purchase. However, the City of Wichita does wish to proceed with the development of the area as it applies to the vacation of Santa Fe Avenue between 34th and 33rd Streets.

*[Handwritten signature]*

# THE CITY OF WICHITA 2

Mr. R. L. Banion

March 27, 1984

Subsequent to our last communication on these matters, the City of Wichita has proceeded to have a final plat for the Bridgeport Industrial Park I prepared and to define requirements for the completion of redevelopment of the area. To this end, it is the City's goal to complete the requirements to record the final plat with the Register of Deeds of Sedgwick County as soon as possible. The purpose of recording the plat at the earliest possible date is for the City to be in a position to contract for the design of the improvements so that the design work can be completed by early summer. This will allow the City to let contracts for construction so that work can begin this summer on the improvements and be completed during this year's construction season.

Our research on the requirements to complete the development of the area has revealed several conditions related to street rights-of-way that need to be corrected. It has been determined that the access easements referred to above are no longer a requirement because of the dedication of certain street rights-of-way and the elimination of a requirement to vacate a street. It has also been determined that the Santa Fe Railway still retains title to land that is in actuality, used as a street and has public and private utilities installed in the areas. These areas are the east 30' of what is used as Santa Fe Avenue from 37th Street North to a point 150' north of the south line of the Northwest Quarter of Section 33, Township 26, Range 1 East and of that portion used as Topeka Avenue from the south line of the same quarter section to the south line of Blocks 13 and 14, North Wichita Addition.

These two tracts of land need to be dedicated officially as street rights-of-way. There are two options available to accomplish the dedication of these two tracts of land as street rights-of-way: one, the Santa Fe Railway could execute dedications of these parcels as street rights-of-way; or two, the City of Wichita could initiate condemnation proceedings to accomplish the same end. It would be more straightforward and less time consuming if the Santa Fe Railway would execute the dedication forms to accomplish this action.

You indicated that the Santa Fe Railway would be willing to agree to the vacation of Santa Fe Avenue between 33rd and 34th Streets if no costs are incurred by the Santa Fe Railway and if access to the fire hydrant in this area is maintained. With respect to the fire hydrant, our Fire Department has recommended that it be relocated north of its present location to a point where it would be located adjacent to the paving for Santa Fe Avenue. The relocation of the hydrant would enable the fire department to maintain quick access to the hydrant for the purpose of adequate fire protection in the area. This office has therefore made arrangements with the City's Water Department to relocate the hydrant at such time as the design of the paving of Santa Fe Avenue progresses to a point where a feasible location can be determined.

# THE CITY OF WICHITA 3

Mr. R. L. Banion

The request to vacate a street must be signed by all abutting property owners. As reflected in the copy of the proposed plat, which I have enclosed, the City will vacate through the plat, that portion of the platted Santa Fe Avenue adjacent to the drainage dedication in the plat. The Santa Fe Railway, by separate instrument, would need to file a request to vacate the platted portion of Santa Fe Avenue adjacent to Lots 27, 29, 31, 33, 35 and 37, Block 16 and the 70' by 120' section of Santa Fe Avenue dedicated by condemnation Case C-22052. As there is a fee attached to such a request, the City of Wichita, acting as your agent, could file the request in behalf of the Santa Fe Railway. In this way, the City would pick up the cost of filing the request and as a result there would be no charge to the Santa Fe Railway. Additionally, upon the completion of the construction of improvements in the area, the City of Wichita would arrange for the street to be blockaded at 33rd Street at no cost to the Santa Fe Railway. I have enclosed a copy of the vacation request to be executed and request your approval for its execution in behalf of the Santa Fe Railway.

The overall development of the Bridgeport area includes improvements to be made which consist of the paving of Topeka, Emporia, 34th, 35th, St. Francis and Santa Fe Streets, the installation of sanitary sewer and a water main for certain lots and a storm water drainage system. The storm water drainage system includes the streets in the area integrated with some open ditches and a retention pond in the drainage dedication of the plat for the overall drainage system. The drainage system will be paid for by the City of Wichita from CDBG funds allocated by the City Commission for this purpose and therefore will not be assessed to the area property owners. In this respect, the Santa Fe Railway's only involvement in these improvements is with the paving of Topeka, Emporia and Santa Fe Avenues. For your information I have enclosed copies of estimated special assessments to each property owner for these three paving projects. I have "hi-lited" in yellow the estimated assessment to the Santa Fe Railway for each of these paving projects.

However, there are several other documents which the Santa Fe Railway needs to execute that are related to the redevelopment of the Bridgeport area. In addition to the request to vacate Santa Fe Avenue between 34th and 33rd Streets, which I indicated we would process on your behalf, and the signing of the three paving petitions, the following documents need to be executed:

1. Dedication of the east 30 feet of Santa Fe Avenue as street right-of-way from 37th Street North to the south line of 34th Street.
2. Dedication as street right-of-way that portion of Topeka Avenue from the south line of Blocks 13 and 14, North Wichita Addition to a point 120 feet south.

# THE CITY OF WICHITA 4

Mr. R. L. Banion

3. Dedication of a utility easement over the east 30 feet of the area generally considered as Santa Fe Avenue from the south line of 34th Street to the north line of 33rd Street.
4. Dedication of a utility easement over the west 30 feet of the platted Santa Fe Avenue to be vacated between 34th Street and 33rd Street.
5. Dedication of a Temporary Easement for access during construction over that portion of Santa Fe Avenue between 34th and 33rd Streets.

The execution of the dedication of streets rights-of-way is to officially designate these areas for such a purpose and to remove them from the rolls of private ownership. The execution of the dedications of utility easements is to provide easements for utilities that now exist in those areas of street to be vacated and in those areas generally thought to be street right-of-way but is actually still under private ownership by the Santa Fe Railway. The execution of the Temporary Easement is to allow the City of Wichita and its contractors access to construction areas during the construction of various improvements in the area. This easement will expire upon the completion of the various improvements to be made in the area.

As a guide for signing the paving petitions, I have enclosed copies of the petitions for Santa Fe, Topeka, and Emporia Avenues. I have indicated on the signature pages of these copies where the Santa Fe Railway should affix its signature. It is noted that on page 3 of the petition for paving Emporia Avenue, you should indicate next to the legal description which reads "Even Lots 22 through 38, Block 15, North Wichita Addition" that you are signing only for Lot 38. This is the only lot within the legal description that is under the ownership of the Santa Fe Railway. This can be accomplished by listing "Lot 38" in front of your signature as I have indicated on the copy of the petition.

For your additional information, I have also enclosed a quarter section map of the Bridgeport area which reflects the areas affected by the various documents. The execution of these documents is required as part of the overall development of the Bridgeport Area and as part of the documents needed for submission to the City Commission for its approval of the final plat. We are therefore requesting subsequent to your review of the documents, that the Santa Fe Railway execute these documents and approve our execution of the request to vacate the indicated portion of Santa Fe Avenue on your behalf.

THE CITY OF WICHITA

5

Mr. R. L. Banion

Should you have any questions concerning the enclosed material or need additional information, please give me a call at phone number 316/268-4436.

Sincerely,



Karl J. Kennedy  
Industrial Analyst

KJK/st

Enclosures

cc: Nelson E. Hall, Policy & Special Projects Team

MAR 14 1984

GEORGE PEARSON

P. O. BOX 2256  
WICHITA, KANSAS 67201  
(316) 832-5227

March 12, 1984

Mr. Karl J. Kennedy  
Industrial Analyst  
The City of Wichita  
Department of Housing & Economic  
Development  
City Hall - Eleventh Floor  
455 North Main Street  
Wichita, Kansas 67202

Dear Mr. Kennedy:

Since there is no reference to my letter of February 17 in your letter of February 23, I am not certain if you intended your letter as a response to my own. In any event, I am requesting additional information. The costs of the redevelopment project are still somewhat unclear to me.

Here is the history of information provided by your department regarding my share of this redevelopment project:

<u>Date</u>	<u>Sq Ft</u>	<u>Estimated Assessment</u>	<u>Estimated Annual Payment</u>
7/8/83	61,495	\$ 9,839	\$ 694
8/26/83	61,495	14,144	1,703
2/6/84	59,412	14,353	

At our meeting of November 18 we were assured that the figures presented to us were correct. However not only is there a \$209 discrepancy but there is for the first time the mention of an additional \$1,600 for a driveway.

From the very beginning I have felt that this was a poorly managed project. Each additional piece of correspondence confirms that early impression.

My intention now is not to sign any petition.

Sincerely,



GP:dmj

SANTA FE PAVING  
ESTIMATED SPECIAL ASSESSMENTS

OWNER	BENEFIT DISTRICT SQUARE FOOTAGE*	29 Ft. Wide Paving		35 Ft. Wide Paving		41 Ft. Wide Paving	
		Estimated Assessment (\$ .16/S.F.)	Est. Annual Payment**	Estimated Assessment (\$ .195/S.F.)	Est. Annual Payment**	Estimated Assessment (\$ .23/S.F.)	Est. Annual Payment**
Love Box (East of Santa Fe)	121,377	\$ 19,420	\$2,338	\$ 23,668	\$2,850	\$ 27,917	\$3,362
Love Box (West of Santa Fe)	136,837	21,894	2,637	26,683	3,213	31,473	3,790
George Pearson	61,495	9,839	1,185	11,991	1,444	14,144	1,703
Equitable Life	271,500	43,440	5,231	52,942	6,376	62,445	7,520
Fleming Company	147,319	23,571	2,839	28,727	3,460	33,883	4,081
Senipon	53,718	8,595	1,035	10,475	1,261	12,355	1,488
City of Wichita (Lots 9 & 10)	192,128	30,740	3,702	37,465	4,512	44,189	5,322
City of Wichita (Part of Lot 8)	101,206	16,193	1,950	19,735	2,377	23,277	2,803
AT & SF Railway	<u>55,275</u>	<u>8,844</u>	<u>1,065</u>	<u>10,779</u>	<u>1,298</u>	<u>12,713</u>	<u>1,531</u>
TOTALS	1,140,855	\$182,536		\$222,465		\$262,396	

\*Figure may vary 10% due to inaccuracies in the lot dimensions of the old existing plat and the new lot configurations that will be drawn at the time of platting.  
 \*\*Based on 8.5% Interest Rate for a 15-year Term.

**THE CITY OF WICHITA**

**OFFICE OF PLANNING DEPARTMENT  
Design Division**

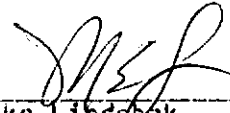
**DATE April 5, 1984**

**TO Nelson Hall, Housing & Economic Development**

**FROM Mike Lindebak, City Engineer**

**SUBJECT Bridgeport Industrial Park - Street  
Improvements, Access During Construction**

As we discussed at our April 2 meeting, attached is a rough draft letter to Mr. Pearson. This letter was drafted by Dick Linn and myself and has been reviewed with Tom Powell of the Law Department.



Mike Lindebak  
City Engineer

ML:LDH:gf

Attachment

cc: Robert Lakin, MAPD Director  
Don Anderson, Housing & Economic Development Director

April 5, 1984

Mr. George Pearson

Re: Bridgeport Industrial Park - Street Improvements  
Access During Construction

Dear Mr. Pearson:

I am writing in response to the concerns you have expressed regarding access to your property during the upcoming construction of street improvements in the Bridgeport Industrial Park area.

I would like to assure you that, although street construction always causes some inconvenience to abutting properties and the traveling public, it is the practice of the City of Wichita to provide and maintain reasonable access to adjacent properties at all times possible. Of course it would be impractical for the City to guarantee direct access to all properties at all times either during construction or at any other time, due to circumstances we can't control. However, it is our policy to make all efforts to minimize the inconvenience caused by our construction, and I can assure you that this practice will be applied during the Bridgeport construction as it is elsewhere around Wichita.

To address your concerns, the contract documents will include construction phasing and alternate methods of access to your property. Typically, the most effective way to originate a satisfactory plan for handling traffic during construction is for the property owners and the project designer to get together and discuss all aspects of the issue. Only in this way can the designer gain a first hand understanding of the property owner's needs and concerns. To this end, the project

management staff, Professional Engineering Consultants, a local design firm, has assured us that they will welcome the opportunity to meet with you in an earnest effort to devise a workable, practical traffic handling plan to address your concerns.

The project manager for Professional Engineering Consultants will be Mr. Ronald D. Pletcher. Mr. Pletcher may be contacted at 1440 E. English or by phone 262-2691.

I'm sure you welcome, as do we, the much-needed improvements and developments in this area. Your past and future support and cooperation are very much appreciated.

Sincerely,

E. H. Denton  
City Manager

THE CITY OF WICHITA

OFFICE OF Housing and Economic  
Development

DATE April 16, 1984

TO E. H. Denton, City Manager

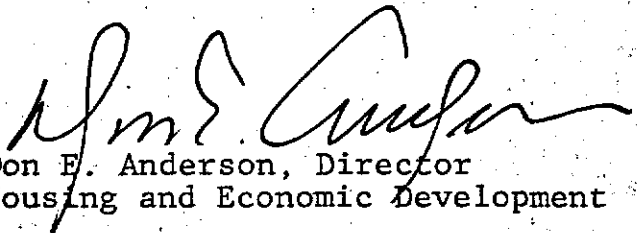
FROM Don E. Anderson, Director of Housing and Economic Development

SUBJECT Letter to George Pearson -  
Access to Facility During  
Construction of Street  
Improvements

Attached is a letter to George Pearson regarding the planning for access to his facility during the construction of street improvements in the Bridgeport I area. The letter was prepared by Dick Linn of P.E.C. and Mike Lindebak, City Engineer. The letter has been reviewed and approved by Tom Powell of the Law Department.

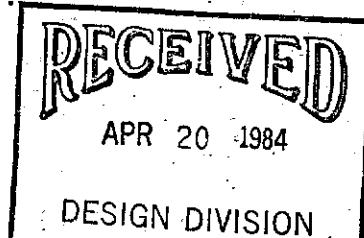
We are scheduling a meeting for later this week with Mr. Pearson, The Fleming Company and The Love Box Company to coordinate the signing of the paving petition for Santa Fe Avenue and the signing of the Bridgeport final plat tracing. Attending this meeting, among others, will be Mr. Dick Linn of P.E.C. and Mr. Jack Galbraith and Mr. Mike Lindebak of the Planning Department.

If you will sign the letter and return to me, we will hand deliver it to Mr. Pearson during this meeting. This will afford staff the opportunity to discuss the letter with Mr. Pearson and to be able to answer any other questions Mr. Pearson may have on the City's efforts to replat and redevelop the Bridgeport area.

  
Don E. Anderson, Director  
Housing and Economic Development

DEA/KK/st  
Attachment

cc: Robert G. Finch, Deputy City Manager  
Robert A. Lakin, Director of Planning  
Thomas R. Powell, Senior Assistant City Attorney  
Jack Galbraith, Chief Planner-Current Plans  
Mike Lindebak, City Engineer  
Frank E. Smith, Housing Development Director  
Nelson E. Hall, Policy & Special Projects Team  
R. W. Linn, P.E.C.



# THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER  
CITY HALL - THIRTEENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4351

April 9, 1984

Mr. George Pearson  
P.O. Box 2256  
Wichita, KS 67201

Re: Bridgeport Industrial Park - Street Improvements  
Access During Construction

Dear Mr. Pearson:

I am writing in response to the concerns you have expressed regarding access to your property during the upcoming construction of street improvements in the Bridgeport Industrial Park area.

I would like to assure you that, although street construction always causes some inconvenience to abutting properties and the traveling public, it is the practice of the City of Wichita to provide and maintain reasonable access to adjacent properties at all times possible. Of course it would be impractical for the City to guarantee direct access to any property at all times either during construction or at any other time, due to circumstances we can't control. However, it is our policy to make all efforts to minimize the inconvenience caused by our construction, and I can assure you that this practice will be applied during the Bridgeport construction as it is elsewhere around Wichita.

To address your concerns, the contract documents will include construction phasing and alternate methods of access to your property. Typically, the most effective way to originate a satisfactory plan for handling traffic during construction is for the property owners and the project designer to get together and discuss all aspects of the issue. Only in this way can the designer gain a first hand understanding of the property owner's needs and concerns. To this end, the project management staff, Professional Engineering Consultants, a local design firm, has assured us that they will welcome the opportunity to meet with you in an earnest effort to devise a workable, practical traffic handling plan to address your concerns.

THE CITY OF WICHITA 2

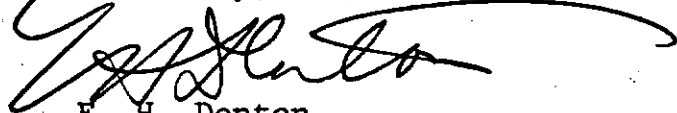
Mr. George Pearson

April 9, 1984

The project manager for Professional Engineering Consultants will be Mr. Ronald D. Pletcher. Mr. Pletcher may be contacted at 1440 E. English or by phone 262-2691.

I'm sure you welcome, as do we, the much-needed improvements and developments in this area. Your past and future support and co-operation are very much appreciated.

Sincerely,

A handwritten signature in dark ink, appearing to read 'E. H. Denton', with a large, sweeping flourish extending to the right.

E. H. Denton  
City Manager

EHD/KK/st

MAY 1 1984

# MEMO



TO: Mr. Karl Kennedy  
 Dept. of Housing & Economic Dev.  
 City Hall - 455 N. Main  
 Wichita, KS 67202

PROJECT NO. 32-83700-042

PROJECT: Bridgeport Streets

DATE: April 30, 1984

COPIES TO:

ATTN:

File thru BER

FROM: Ronald D. Pletcher, P.E.

REFERENCE: Meeting with George Pearson

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

A meeting was held with Mr. George Pearson in his office at Koch Industries, Thursday, April 26, 1984, to discuss access to his property during construction. In attendance were:

George Pearson

Karl Kennedy - City of Wichita  
 Ronald D. Pletcher - PEC

Mr. Pearson enumerated to Mr. Kennedy again the many "problems" he had experienced with The City since acquiring the property on North Santa Fe. Specifically, development constraints and estimated street assessments were noted to be sensitive issues. Mr. Kennedy explained the circumstances surrounding each of Mr. Pearson's greivances in a logical and forthright manner.

Mr. Pearson inquired about "what happens" if the final project cost exceeds the Contractor's bid. Mr. Pletcher explained that the petition amount was binding and could not be exceeded. Mr. Pearson insisted on a "better" explanation and asked Mr. Kennedy to put the answer to his question in the form of a letter.

Traffic handling during construction was discussed in terms of alternating access to property between the present drive at the south end of the building and a temporary drive at the north end. Mr. Pearson advised that whatever was acceptable to his tenant was okay with him, whereupon he phoned Bob Havel and asked if he would meet with us (Kennedy and Pletcher) to discuss the matter. Mr. Pearson specifically stated that he did not want access to be provided across Lot 2 to 35th Street because of the damage that would result to existing trees and the edge of the concrete slab outside the building.

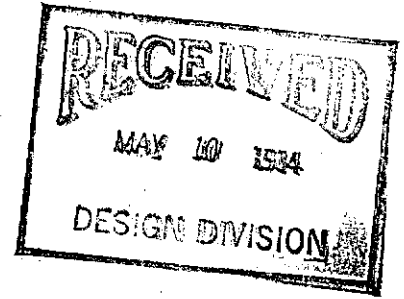
# THE CITY OF WICHITA



DEPARTMENT OF HOUSING AND  
ECONOMIC DEVELOPMENT  
CITY HALL — ELEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4631

Mr. George Pearson  
P.O. Box 2256  
Wichita, KS 67201

May 1, 1984



*Bridgeport*

Dear Mr. Pearson:

The City of Wichita's efforts to replat and develop the area of Bridgeport where your facility is located has resulted in your receiving several sets of information regarding costs to pave Santa Fe Avenue. You expressed concern on this matter during our meeting on Thursday, April 26, 1984 wherein Ron Pletcher of Professional Engineering Consultants and I discussed this matter and the matter of access to your facility during the reconstruction of Santa Fe Avenue. During the meeting you requested that I provide you with an explanation regarding how these various figures were determined and what the status is now. You also requested what the City procedures would be should the cost estimate in the petition to pave Santa Fe Avenue be exceeded after a contract had been let and construction was under way.

The initial data you received on estimated assessments for the paving of Santa Fe Avenue was based on an estimate that your property contained 61,495 square feet which was derived from a quarter-section map of the area. The estimate was also based on Santa Fe Avenue being paved to a width of 29 feet at an estimated cost of \$ .16 per square foot for the area of the benefit district. Given these parameters, your estimated assessment was \$9,839.00 with an estimated annual payment of \$694.00. This annual payment was calculated with the \$9,839.00 being spread over a fifteen-year period at 8.5 percent interest rate. The estimated annual payment was later revised to \$1,185.00 as a result of our error in calculating the annual payment initially. You were advised of this error in a letter dated August 25, 1983 from Nelson Hall.

On November 18, 1983 you attended a meeting with the other property owners in the benefit district for the paving of Santa Fe Avenue during which it was agreed to pave Santa Fe Avenue to a width of 41 feet. At this meeting you were provided a data sheet which compared the costs of paving Santa Fe at various widths which were 29, 35 and 41 feet. These comparative costs were estimates prepared by

*2*

*WJ*

# THE CITY OF WICHITA 2

George Pearson

May 1, 1984

me which were based on rule-of-thumb costs for a linear foot of paving at the various widths. The estimated assessment for paving Santa Fe to a width of 41 feet with respect to your property was \$14,144.00. This was based on a square foot cost of \$ .23 for the benefit district and with your property containing an estimated 61,495 square feet.

On February 23, 1984, you received a letter from me which had attached a table dated February 3, 1984 reflecting a set of figures for the individual property owner's estimated assessments for the paving of Santa Fe Avenue. The data in this table is based on land areas of the lots in the final plat of Bridgeport Industrial Park I which was prepared by Professional Engineering Consultants and approved by the Metropolitan Area Planning Commission. The area of your property changed from an estimated square footage of 61,495 square feet to an actual calculated area of 59,412 square feet. Based on the plat, our Engineering Department prepared a petition to pave Santa Fe Avenue to a width of 41 feet at an estimated cost of \$285,000.00 of which \$265,000.00 is assessable to the benefit district. The estimated per square foot cost to the benefit district is approximately \$ .24 per square foot. Your assessment as a result is estimated to be \$14,353.00.

As you pointed out, however, the cost of driveways had not been directly addressed before this last letter to you. The costs for driveways had not been explicitly explained primarily because the number of driveways required for each property is not known at this time. However, driveways cost an estimated \$1,600 each and are a direct assessment to the property they serve. In this respect your estimated assessment for the paving of Santa Fe Avenue in the amount of \$14,353.00 plus the estimated paving cost of one driveway of \$1,600.00 would bring your total estimated assessment to \$15,953.00. Based on a fifteen-year spread at an interest rate of 8.5 percent, your estimated annual payment would be \$1,921.00. As I have indicated, these are the conditions under which the petition to pave Santa Fe Avenue has been prepared. It is noted that should the bids for this project come in for an amount that exceeds the estimated cost of the project in the petition which is \$285,000.00, the petition would be redrawn and recirculated for signature by all property owners within the benefit district.

In answer to your question on what the City's procedure would be if costs to pave Santa Fe Avenue exceeded the estimate in the petition after construction had begun on the street, the procedure would be as follows. First, the City would redraft the petition with a new estimate of costs and circulate it for signature by the affected property owners. If enough signatures were obtained for a valid petition the project would then continue to completion.

George Pearson

May 1, 1984

If a valid petition could not be obtained through the above process, the project would be submitted to the City Commission for a public hearing on the matter. During the public hearing, the City Commission would consider input from the property owners in the benefit district, city staff and the contractors. After considering the input from the involved parties, the City Commission would have a choice of two courses of action. One course of action would be for the City Commission to order the street in and assess the overrun costs plus any other costs to the benefit district. The second course of action would be for the City Commission to determine that all cost overruns would be picked up by the City-at-large. In this case the assessment to your property would be the estimated cost contained in the petition as outlined above.

I hope that the above information has answered your questions regarding the special assessments for the paving of Santa Fe Avenue. Should you have any questions, however, I will be more than willing to answer them or to find the answers to them for you.

Sincerely,



Karl J. Kennedy  
Industrial Analyst

KJK/st

cc: Robert G. Finch, Deputy City Manager  
Don E. Anderson, Director of Housing and Economic Development  
John Dekker, Director of Law  
Jack Galbraith, Chief Planner, Current Plans  
Mike Lindebak, City Engineer

THE CITY OF WICHITA

OFFICE OF City Engineer

DATE July 18, 1984

TO Karl Kennedy, Industrial Analyst

FROM Mike Lindebak, City Engineer

SUBJECT Bridgeport Industrial Park I

We have reviewed the costs given to us by Kansas Gas and Electric Company and Southwestern Bell Telephone Company for work to be done at Bridgeport Industrial Park I.

The estimates for labor, material and equipment as specified in their customer work orders appear reasonable.

Mike Lindebak  
City Engineer

ML:pgr







KANSAS GAS AND ELECTRIC COMPANY

June 20, 1984

JUN 22 1984

DON H. ELLIOTT  
REGIONAL MANAGER — WICHITA REGION

JUN 22 1984

Mr. Carl Kennedy  
City of Wichita  
Department of Housing  
and Economic Development  
455 N. Main  
Wichita, KS 67202

Dear Carl:

This is an update of our earlier correspondence regarding the estimated cost to remove company owned facilities in the Bridgeport area.

The new figures reflect maintenance of service to those customers mentioned earlier and outlined in our most recent discussion. As a result of that discussion, the new estimated cost to relocate facilities is \$12,964.00. A breakdown is as follows:

New material	= \$ 4,104
Installation Cost (necessary to maintain service to two existing customers)	= \$ 5,404
Removal Cost	= \$ 3,356
Billing Expense	= \$ 100
	<u>\$12,964</u>

*VOID*

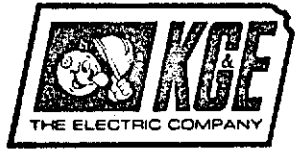
Enclosed is a new Customer Order. Please have this signed and return to me.

Sincerely,

DHE/cv

Enclosure

JUL 13 1984



KANSAS GAS AND ELECTRIC COMPANY

July 12, 1984

DON H. ELLIOTT  
REGIONAL MANAGER — WICHITA REGION

Mr. Carl Kennedy  
Department of  
Economic Development  
City of Wichita  
455 N. Main  
Wichita, KS 67202

Dear Carl:

Following our last telephone conversation, I asked for a further breakdown of the work order costs to clear the Bridgeport industrial area as we discussed. I received such a breakdown from our Estimating Department which is as follows:

Install poles:	1 - 35'	15155
	3 - 45'	15200
Install transformers:	3	1000/ piece
Conductor installed:	3 - 2/0 & 1 - 2 ACSR	535'
	1 - #2 ACSR	600'
	1 - 6 cable	50'
Removed poles:	11 - 30'	
	11 - 35'	
	4 - 40'	
Removed transformers:	23	
Conductor removed:	#4 HDB cu	13,597'
	#6 HDB cu	2,570'
	#2 ACSR <i>alumi</i>	915'
	#6 Duplex cable <i>alumi</i>	375'
	#4 Triplex cable <i>alumi</i>	100'
	#4K Cable	60'

*D. Alkins Cond.*

Installation cost: \$ 4,500

Removal cost: \$ 5,315

*Materials*  
*Billing*

3,049  
100  
12,964

*\$ 7,000*

*1 work*

*\$ 1,500,000 comp  
4 work*

Mr. Carl Kennedy  
July 12, 1984  
Page Two

I am hopeful this provides the city's legal department and others with the necessary information requested. Hopefully this matter can be brought to fruition soon. If you have any questions, please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to be 'R. B. ...', written in a cursive style.

DHE/cv

SOUTHWESTERN BELL - APPLICATION FOR CUSTOM WORK

WORK REQUESTED BY: City of Wichita TELE. NO.  
Department of Housing and 268-4631  
Economic Development

BILL TO: Same as above

DESCRIPTION OF WORK: Removal of Outside Plant Facilities for  
Bridgeport Industrial Park I Addition

CHARGE FOR CUSTOM WORK: \_\_\_\_\_ Contract Price \$ \_\_\_\_\_  
\_\_\_\_\_ Actual Cost  
X \_\_\_\_\_ Estimated Cost \$ 3,160

Applicant requests Southwestern Bell Telephone Company to do the above described work and agrees to pay the charge indicated. If the work is to be done on an "Actual Cost" basis, the charge will be computed in accordance with Southwestern Bell's ordinary accounting practices under the Uniform System of Accounts for Class A telephone companies and will include allocated costs for labor engineering, materials, transportation, motor vehicles, tool and supply expenses and sundry billings from subcontractors and suppliers for work and material related to the job. If the work is requested to be done on an "Actual Cost" basis, Applicant affirms that the cost estimate furnished by the Telephone Company has been considered only as an estimate of approximate costs and that the actual costs incurred by the Telephone Company in doing the work at the particular time and location might be higher.

Applicant agrees to make an advance payment of \$ 0 prior to commencement of the work and agrees to pay the balance due when the work is completed.

If applicant cancels the work prior to completion, Applicant agrees to pay the Telephone Company for the costs it has incurred in starting performance under the contract and before being notified to cease work.

APPLICANT FOR CUSTOM WORK: CITY OF WICHITA, KANSAS

By Robert G. Knight, Mayor  
Date: \_\_\_\_\_

ACCEPTED FOR SOUTHWESTERN BELL TELEPHONE COMPANY

By \_\_\_\_\_  
Title

Date: \_\_\_\_\_



JAN 16 1984

**Southwestern Bell**

Wichita Central Unit  
154 N. Broadway, Rm. 460  
Wichita, Kansas 67202

January 10, 1984

Mr. Karl J. Kennedy  
Industrial Analyst  
City of Wichita  
Department of Housing and Economic Development  
City Hall, Eleventh Floor  
Wichita, Kansas 67202

Dear Mr. Kennedy:

RE: Bridgeport Industrial Park I Addition

I am in the process of implementing the necessary procedures for removing the Outside Plant Facilities owned by Southwestern Bell Telephone Company. The estimated cost and detail of removal is detailed below on a Block by Block basis:

Block 3 - Retain cable and first four poles South of 37th. These poles are necessary in providing customer service for KG&E and Southwestern Bell Telephone Company. Remove the other three poles in the Block (2-35' poles and 1-40' pole) at a cost of \$85.00.

Block 6 - Remove all cable and poles in the Block which consists of 3-35' poles, 3-40' poles, 1-45' pole, 201' of 51 pair 26 gauge cable, and 1-50 pair terminal at a cost of \$305. Place 180' of AFTW 50 pair 26 gauge cable, NCAD6-SW closure, and 1-9A1-10U terminal block to provide service to Jay Carley Inc. at a cost of \$370.

Block 9 - Remove all cable and poles which consists of 5-35' poles, 3-40' poles, and 420' of 51 pair 26 gauge cable at a cost of \$345. \$600

Block 10 - Remove all cable and poles which consists of 1-35' pole, 4-40' poles, and 483' of BKTA 50 pair 26 gauge cable at a cost of \$320.

Block 11 - Remove all cable which consists of 630' of 51 pair 26 gauge cable, 120' of BKTS, 50 pair 26 gauge cable, 4-16 pair terminals, and 1-26 pair terminal at a cost of \$265. Poles in this block are owned by KG&E.

Block 14 & 15 - No removal will occur in these blocks because cable is in a proposed easement. However, cable in this block was fed by cable from Block 11 and Block 10, respectively. Because both of these blocks have working customers, we will need to bury 610' of 100 pair 26 gauge cable from 35th Street to 34th Street on Emporia then bury 150' 50 pair cable west on 34th to feed the existing cable in Block 14 and bury 225' of 50 pair cable East of Emporia to feed the existing cable in Block 15. This will cost \$1,795.

Block 16 - Remove all cable and poles which consists of 2-35' poles, 2-40' poles, 1-45' pole, 523' of 51 pair 26 gauge cable, 2-16 pair terminals, and 1-26 pair terminal for a cost of \$385.

The total cost of removal is \$3,870. You will receive credit for the salvage value of the cable which is \$205. Therefore, the estimated cost of this job is \$3,665. It should be understood that this is only an estimate of cost. Billing will be done on an actual cost basis.

If the above project is to your satisfaction, please sign and return the attached form.

I will initiate the custom work order at this time but will not proceed until the final plat is approved.

Should you have any questions or need additional information. Please call me on 268-2103.

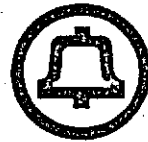
Sincerely,



Lona McClanahan

Ntwk.Svcs.Supv.-Distrb.Svcs.Engr.(Design)  
Wichita Central Unit

MAR 6 1984



**Southwestern Bell**

Wichita Central Unit  
154 N. Broadway, Rm. 460  
Wichita, Kansas 67202

March 1, 1984

Mr. Karl Kennedy  
Department of Housing and Economic Development  
City Hall - Eleventh Floor  
455 N. Main Street  
Wichita, Kansas 67202

RE: Bridgeport Industrial Park I

Per our telephone conversation of February 29, 1984, I have issued the Engineering Authorized change to omit the proposed work for the Jay Carley Livestock, Inc.. In detail, the work omitted consists of placing the 210' of 25 pair buried cable, one NCAD6-SW closure, and one 25 pair terminal block; plus removing 201' of 51 pair aerial cable, one 50 pair terminal and one 45' pole. Due to these omissions, the total estimated cost of the custom work order will be reduced by \$505.

If you have any additional questions regarding the custom work order, please call me on 268-2103.

A handwritten signature in cursive script that reads "Lona McClanahan".

Lona McClanahan  
Ntwk. Svcs. Supv. - Distrb. Svcs. Engr. (Design)  
Wichita Central Unit

APR 17 1984



**Southwestern Bell**

Wichita Central Unit  
154 N. Broadway, Rm. 460  
Wichita, Kansas 67202

April 12, 1984

Mr. Karl J. Kennedy  
Industrial Analyst  
City of Wichita  
Department of Housing and Economic Development  
City Hall, Eleventh Floor  
Wichita, Kansas 67202

Dear Mr. Kennedy:

Per our conversation, attached is a revised application for Custom Work which reflects the deletions in Block 6 pertaining to the property of Jay Carvey, Inc. the adjustments are in accordance with my letter of March 1, 1984.

If you have any additional questions, please call me on 268-2103.

Sincerely,

A handwritten signature in cursive script that reads "Lona McClanahan".

Lona McClanahan  
Ntwk. Svcs. Supv. - Distrib. Svcs. Engr. (Design)  
Wichita Central Unit

ATT:  
cc: Lona McClanahan

RECEIVED

THE CITY OF WICHITA

DEC 13 1984

OFFICE OF

PLANNING

Contracts Administration  
Division

DATE December 1, 1984

Office of the City Manager	
<input checked="" type="checkbox"/> EHD	<input type="checkbox"/> SH
<input checked="" type="checkbox"/> R	<input type="checkbox"/> TH
<input type="checkbox"/> NT	<input type="checkbox"/> .
DEC 12 1984	
<input type="checkbox"/> Copies To	_____
<input type="checkbox"/> Send To	_____
<input type="checkbox"/> File	_____

TO Russell L. Brenner, Director of Administration

FROM Robert A. Lakin, Director of Planning

SUBJECT Memorandum of Understanding -  
Bridgeport Industrial Park I  
Addition Drainage Improvements

This Memorandum of Understanding serves as the basis for the assumption of the following performance requirements by the Metropolitan Area Planning Department using funds provided pursuant to Title I of the Housing and Community Development Act of 1974, as amended.

It is mutually understood by and between the Director of Planning and the Director of Administration that Community Development Block Grant funds not to exceed \$409,000 shall be used for Bridgeport drainage improvements as described in Attachment A, Scope of Services, attached hereto.

During this project's administration, the Director of Planning agrees to ensure compliance with all laws, regulations, and policies of the United States, the State of Kansas and the City of Wichita, including but not limited to, the following:

1. Equal Opportunity

- a. Title VI, Civil Rights Act of 1968
- b. Section 109, Housing and Community Development Act of 1974
- c. Executive Order 11246, as amended.
- d. City of Wichita Ordinance 38-407.
- e. City of Wichita Executive Order No. 1.
- f. City of Wichita Administrative Regulation No. 23.

2. Section 3

- a. Section 3, Housing and Community Development Act of 1968.
- b. City of Wichita Administrative Regulation No. 60.

3. Community Development Block Grant Administration

- a. City of Wichita Administrative Regulations Nos. 62, 63 and 64.

4. Other

- a. Federal Labor Standards
- b. Clean Air Act
- c. Lead-based Paint Act
- d. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
- e. Architectural Barriers Act of 1968.
- f. City of Wichita Administrative Regulations Nos. 5 and 7.

RECEIVED  
JAN 3 1985  
DESIGN DIVISION


Memorandum of Understanding -  
Bridgeport Industrial Park I  
Addition Drainage Improvements  
December 1, 1984  
Page 2

Approval of this Memorandum by the Director of Administration and the City Manager shall constitute a directive to implement this project. Any changes or amendments must be in writing and must have written approval of all signatories of this agreement.

This Memorandum shall remain in force until December 31, 1985.

  
Robert A. Lakin  
Director of Planning

APPROVAL:

  
Russell L. Brenner, Director of Administration

  
E. H. Denton, City Manager

RAL/KT/gt

Scope of Services

1. Coordinate selection of an engineering consultant to design drainage improvements in Bridgeport Industrial Park I Addition. Said Addition is bounded by 37th Street on the North, 33rd Street on the South, Santa Fe Avenue on the East and Topoka Avenue on the West. Drainage improvements initially are envisioned to consist of a detention pond at the Southeast corner of the addition with associated ditches. It is anticipated that storm water sewer pipe shall be installed in North-South streets.
2. Obtain a construction cost estimated early in the project design stage to determine if funds additional to CDBG funds shall be required.
3. Should additional funds be required, develop alternative financing methods for consideration by the City Commission and identification of funding source(s).
4. Coordinate development of construction plans and specifications for project bidding.
5. Proposed project timetable is as follows:

Consultant Selection	December 15, 1984
Bid Letting	April 15, 1985
Construction Contract Award	May 1, 1985
Construction Initiation	June 1, 1985
Construction Completion	September 1, 1985

# DETAIL

Attachment B

ACCOUNT CLASSIFICATION	ACTUAL	BUDGET	BUDGET
<div style="display: flex; justify-content: space-between; font-size: small;"> <span>Community Development Block Grant</span> <span>DEPARTMENT Planning</span> <span>DIVISION Design Bridgeport Drainage</span> <span>ACTIVITY NO. 814-68-365- 50220</span> </div>			
<b>PERSONAL SERVICES</b>			
110 Salaries & Wages			
121 Employees Claims			
<b>TOTAL</b>			
<b>CONTRACTUAL SERVICES</b>			
.210 Utilities			
220 Communications			
230 Transportation			
240 Advertising			
250 Insurance			
260 Dues and Subscriptions			
270 Professional Services			
280 Maint of Bldgs & Improvements			
290 Maintenance of Equipment			
295 Other Contractual Services			
<b>TOTAL</b>			
<b>COMMODITIES</b>			
310 Office Supplies			
320 Clothing and Linen			
330 Food, Drugs & Chemicals			
340 Opr. Supplies-Bldgs & Improvements			
350 Repair Parts-Bldgs & Improvements			
360 Operating Supplies-Equipment			
370 Repair Parts-Equipment			
380 Operating Supplies - Construction			
390 Minor Apparatus and Tools			
395 Other Commodities			
<b>TOTAL</b>			
<b>CAPITAL OUTLAY</b>			
410 Land			
420 Buildings			
430 Improvements Other Than Bldgs.			
440 Office Equipment			409,000
450 Vehicular Equipment			
460 Operating Equipment			
470 Other Capital Outlay			
<b>TOTAL</b>			\$409,000
<b>GRAND TOTAL</b>			\$409,000

# THE CITY OF WICHITA



DEPARTMENT OF HOUSING AND  
ECONOMIC DEVELOPMENT  
ECONOMIC AND INDUSTRIAL DEVELOPMENT DIVISION  
CITY HALL — ELEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4436

May 1, 1985

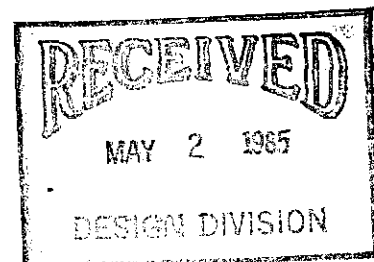
TO: Distribution

Some said it couldn't be done; others were skeptical, however, on March 21st of 1985, the new plat of Bridgeport Industrial Park No. 1 was filed at the Sedgwick County Court House in the office of the Register of Deeds.

This plat required five individual ownership signature blocks which we are told is a record, and in addition, the petitions for public improvements necessary to allow the plat to be released for recording required signatures from over twenty different corporate and individual entities.

Some of you receiving this letter have been living with this project for a number of years now, going back to 1976 when the Urban Renewal Agency of the City originally bought out the existing homes in this area and announced that the area would be redeveloped for industrial use. Many of you have been willing to bend your own individual needs somewhat to the necessities of making this whole project work, and indeed, the Wichita City Commission made a commitment to this project during the summer of 1984 by earmarking \$409,000 in Community Development Block Grant Funds to subsidize a portion of the cost of constructing the drainage system for the area.

The City has retained Professional Engineering Consultants (PEC) to prepare the design and specifications for the streets, drainage and other improvements to be installed in the area. PEC has developed the plans to the point that within the next week or two, staff from the City and PEC will be contacting you to discuss means of access to your facility while construction of the improvements are underway.




May 1, 1985

Once these meetings with you on access to your facility are complete and the plans are finalized by PEC, the plans will be submitted to the City for review and then bids will be requested for the construction of the projects. The plans will phase the projects and specify routes of access so that you will have access to your facility to the extent feasible while construction of the improvements is underway. It is anticipated that construction contracts will be awarded by the 1st of July, 1985 and that construction should be initiated by the 1st of August. It is anticipated that construction should be completed by December of 1985.

For your information, attached is a copy of the Bridgeport Industrial Park I plat. Also attached is a table which lists the estimated special assessments for each lot in the plat. As we have indicated to you in the past, the estimated special assessments are based on the estimates in the petitions for the cost of streets, water and other improvements. It is anticipated that the actual costs of construction, and as a result the actual amount to be assessed, will be as much as twenty percent less than the estimated costs for the improvements, and as mentioned above, the costs for the storm drainage system will be paid for by the \$409,000 of CDBG funds allocated by the City Commission.

We are looking forward to meeting with you in the next several weeks regarding the finalization of plans for the construction of improvements in the area. Should you have any questions or comments regarding the above, please contact Karl Kennedy or me at 268-4436.

Sincerely,



Nelson E. Hall  
Industrial Development Officer

Attachments

cc: The Honorable Board of City Commissioners  
Robert G. Finch, City Manager (Interim)  
Don E. Anderson, Director of Housing and Economic Development  
Robert A. Lakin, Director of Planning  
Jack H. Galbraith, Chief Planner-Current Plans  
Michael Lindebak, City Engineer  
PEC - Brent Remsberg, Project Manager

Distribution

Robert D. Love, President  
Love Box Company, Inc.  
P.O. Box 546 67201

Harold L. Fortney  
Director, Corporate Services  
Love Box Company, Inc.  
P.O. Box 546 67201

George Pearson  
P.O. Box 2256 67201

Dennis and Ernestine Fuller  
3763 No. Emporia 67219

Jesse Leon Luper  
3750 No. Topeka 67219

Fred McFarland  
c/o Jay Carlley, Inc.  
3615 No. Emporia 67219

Mel Hambelton  
3901 No. Broadway 67219

Charles A. Landrum  
Thermal Products, Inc.  
3741 No. Topeka 67219

Walter F. Palmer & Carl L. McCoy  
c/o M-P Properties  
101 W. 29th St. No. 67204

George C. Christopher  
George C. Christopher & Son, Inc.  
1220 Blaine 67214

Arnold and Nora Fortune  
1654 Jeanette 67203

Richard Smith  
c/o Dix Marine  
9223 West Highway 54 67209

Arthur H. Farnham, President  
Piping and Equipment  
3505 No. Topeka, P.O. Box 1065 67201

Quinton and Martha Burgess  
3443 No. Topeka 67219

C. E. Goodwin, President  
Wichita Steel Fabricators, Inc.  
Box 4009, 3400 No. Broadway 67219.

Larry S. Laudermilk, General Manager  
National Steel Service Center  
3400 No. Topeka 67219

Walter and Alta Gehrer  
614 West 30th St. So. 67217

Kenneth R. Wilkerson  
Fleming Foods Company  
Wholesale Division  
3600 No. Santa Fe 67219

Bob Havel, Branch Manager  
General Aerospace Material Corp.  
3621 No. Santa Fe 67219

R. L. Banion, General Manager  
Atchinson, Topeka & Santa Fe Railway Co.  
P.O. Box 1738  
Topeka, KS 66628

T. A. Kauffman, Manager  
Industrial Development Department  
Atchinson, Topeka & Santa Fe Railway Co.  
P.O. Box 1738  
Topeka, KS 66628

Mr. Jack M. Kelly, Manager  
Real Estate and Contracts  
Atchinson, Topeka & Santa Fe Railway Co.  
P.O. Box 1738  
Topeka, KS 66628

W. M. Buckley  
Buckley Roofing Co., Inc.  
3601 No. Hydraulic 67219

Distribution

5/2/85

Major Herbert Fuqua, City Commander  
The Salvation Army  
126 North Emporia  
Wichita, KS 67202

Major Robert Geddis  
Adult Rehabilitation Center  
The Salvation Army  
3601 North St. Francis  
Wichita, KS 67219

Louis Earle  
Salvation Army - ARC Committee  
3220 Arkansas  
Wichita, KS 67204

Sam Luistra  
Salvation Army - ARC Committee  
722 North Main  
Wichita, KS 67203

Roger Dodson  
Salvation Army - ARC Committee  
2829 Salina  
Wichita, KS 67204

N. Russell Johnson  
Salvation Army - ARC Committee  
6832 Par Lane, Apt 2  
Wichita, KS 67212

Eugene D. Rogers  
Salvation Army - ARC Committee  
Love Box Company, Inc.  
P.O. Box 546  
Wichita, KS 67201

Tom Kinkaid  
Salvation Army - ARC Committee  
548 Brookfield  
Wichita, KS 67206

Byron Stout, Jr.  
Salvation Army ARC Committee  
150 So. Old Manor  
Wichita, KS 67218

William Farha, Sr.  
Salvation Army - ARC Committee  
2220 Summerset  
Wichita, KS 67218

Charles Kressen  
Salvation Army - ARC Committee  
3144 Hood  
Wichita, KS 67204

John Stark  
Salvation Army - ARC Committee  
1570 Fairfield Lane  
Wichita, KS 67208

Warren Farha  
Salvation Army - ARC Committee  
640 North Main  
Wichita, KS 67203

Dean Walker  
Salvation Army - ARC Committee  
2501 North Broadway  
Wichita, KS 67219

Ralph Wiley  
Salvation Army - ARC Committee  
3934 North Clarence  
Wichita, KS 67204

William D. Winters  
Salvation Army - ARC Committee  
1046 West 46th North  
Wichita, KS 67204

Lt. Colonel William Hasney  
Men's Social Secretary  
The Salvation Army  
860 North Dearborn  
Chicago, Illinois 60610

Major Roy Phelps  
Territorial Property Secretary  
The Salvation Army  
860 North Dearborn  
Chicago, Illinois 60610

Major Robert Bonifield  
Divisional Secretary  
The Salvation Army  
P.O. Box 19577  
Kansas City, MO 64141

BRIDGEPORT I

12-10-84

Lot & Block Number	Owner	Square Foot/Acre	Estimated* Special Assessment Per Sq. Ft.	Estimated* Special Assessment Per Lot	Approximate Sales Price Per Sq. Ft.
Block 1					
Lot 1	Love Box	293,728/6.74	.507	148,920.09	-----
Lot 2	George Pearson	59,412/1.36	.547	32,498.36	-----
Lot 3	Salvation Army	31,118/.71	.517	16,088.00	-----
Block 2					
Lot 1	City of Wichita	86,187/1.98	.637*	54,901.12*	30¢
Lot 2	"	100,306/2.3	.637*	63,894.92*	30¢
Lot 3	Jay Carley, Inc.	89,748/2.06	.537*	48,194.68*	-----
Lot 4	City of Wichita	82,766/1.9	.907*	75,068.76*	30¢
Lot 5	"	64,695/1.49	.897*	58,031.42*	30¢
Lot 6	"	198,384/4.55	1.037	205,724.20	30¢
Lot 7	"	93,030/2.14	.907	84,378.21	30¢
Lot 8	"	93,254/2.14	1.037	96,704.40	30¢
Lot 9	Salvation Army	221,300/5.08	.517	114,412.10	30¢
Lot 10	"	220,544/5.06	.467	102,994.04	-----
Block 3					
Lot 1	City of Wichita	49,356/1.13	.967	47,727.25	30¢
Lot 2	"	63,389/1.46	.957	60,663.27	30¢
Block 4					
Lot 1	"	38,473/.88	.967	37,203.39	30¢
Lot 2	"	27,874/.64	.717	19,985.66	30¢

\*Includes Water Main Installation in Topeka at 7¢ per sq. ft. actual

THE CITY OF WICHITA  
OFFICE OF MAPD-DESIGN

DATE September 19, 1985

TO Steve Lackey, Director of Operations & Maintenance  
FROM Don Schneider, Design Engineer

SUBJECT Bridgeport Industrial Park  
Improvements

Brent Remsburg, P.E.C., has reminded me that the project for paving streets in the Bridgeport Industrial Park area, now out for bids, requires the A.T. & S.F. Railroad Company to modify existing plank crossings on Topeka and Emporia streets in the area immediately north of 33rd Street North.

The plank crossing modifications will need to be coordinated with the work to be completed on the storm sewer project and the paving project such that access to the area identified by plans for these projects can be provided.



Don Schneider, P.E.  
Design Engineer

DES:gf

cc: Brent Remsburg, Professional Engineering Consultants, 1440 E. English, 67211

0086Gpg51

Topeka - 472-76-245-81426-000-000-001  
Emporia - 472-76-245-81428-000-000-001