

PETITION - STORM WATER SEWER

To the Board of Commissioners  
Wichita, Kansas

Dear Commissioners:

1. We, the undersigned owners of record as below designated, of lots, parcels, and tracts of real property lying within the area described generally as follows:

**Lots 1 and 2, Block 1, Lot 1, Block 2, and Lot 1, Block 3, Bridgeport  
3rd Industrial Addition.**

do hereby petition, pursuant to the provisions of K.S.A. 1974 Supp. 12-6a01 et seq., as follows:

- (a) That there be constructed a storm water sewer to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Wichita, Kansas.
- (b) That the estimated and probable cost of the foregoing improvements being \$258,500.00 payable by the improvement district. Said estimated cost as above setforth is hereby increased at the pro-rata rate of 1 1/2% per month from and after the date of approval of this petition.
- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100% of the total actual cost of the improvement.
- (d) That the method of assessment of all costs of the improvement for which the improvement district shall be liable shall be on a square foot basis.

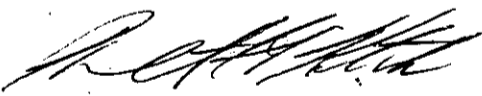
Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

2. It is requested that the improvement hereby petitioned be made without notice and hearing, which, but for this request, would be required by K. S. A. 12-6a04.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvement may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
<b><u>BRIDGEPORT 3RD INDUSTRIAL ADDITION</u></b>		
Lots 1 and 2, Block 1		10/2/90
Lot 1, Block 2		
Lot 1, Block 3		

AFFIDAVIT

The undersigned, being first duly sworn on his oath, states: That he circulated the attached petition and that the signatures thereon are the genuine signatures of the persons they purport to be to the best of his knowledge and belief, being signed either in the presence of the undersigned or in the presence of one of the resident owners whose signature appears on the petition.

James R. Wade  
Name

U. R. A.  
Address

268-4381  
Telephone No.

Sworn to and subscribed before me this 2<sup>ND</sup> day of OCT 19 49.

Dale E. Rea  
City Clerk  
Dp.

### INSTRUCTIONS

1. The person circulating the petition must secure a certified list of ~~abstracting~~ property owners from any Abstract Company.
2. Each resident owner who wishes to sign the petition must sign as his name appears on the abstracter's certificate. The date of signing should be placed beside each signature.
3. Husband and wife must sign the petition with a complete signature. One cannot sign for the other.
4. If you have information that any of the ~~abstracting~~ property owners live outside the city limits, place their addresses, if known, and names in the space provided in the affidavit.
5. MAKE NO ERASURES on any part of this petition. Erasures will void the petition, and it will not be accepted or submitted for approval.
6. Return the petition to the City Clerk's office and sign the affidavit. The signature must be witnessed by the City Clerk or his Deputy.
7. The telephone number, if any, and address of the person filing the petition must be shown on the affidavit.
8. If you have additional questions or require additional instructions, please contact the office of the City Engineer.

PETITION - SANITARY SEWER LATERAL

To the Board of Commissioners  
Wichita, Kansas

Dear Commissioners:

1. We, the undersigned owners of record as below designated, of lots, parcels, and tracts of real property lying within the area described generally as follows:

Lots 1 and 2, Block 1, Lot 1, Block 2 and Lot 1, Block 3, all in Bridgeport  
3rd Industrial Addition.

do hereby petition, pursuant to the provisions of K.S.A. 1974 Supp. 12-6a01 et seq., as follows:

- (a) That there be constructed a lateral sanitary sewer to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Wichita, Kansas.
- (b) That the estimated and probable cost of the foregoing improvements being \$110,000.00 payable by the improvement district. Said estimated cost as above setforth is hereby increased at the pro-rata rate of 1 1/2% per month from and after the date of approval of this petition.
- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100% of the total actual cost of the improvement.
- (d) That the method of assessment of all costs of the improvement for which the improvement district shall be liable shall be on a square foot basis:

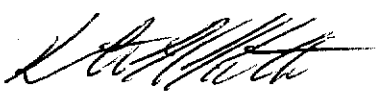
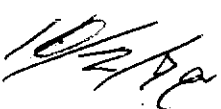
Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

2. It is requested that the improvement hereby petitioned be made without notice and hearing, which, but for this request, would be required by K.S.A. 12-6a04.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvement may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
<u>BRIDGEPORT 3RD INDUSTRIAL ADDITION</u>		
<u>Block 1</u>		
Lot 1		
Lot 2		
<u>Block 2</u>		
Lot 1		
<u>Block 3</u>		
Lot 1		

AFFIDAVIT

The undersigned, being first duly sworn on his oath, states: That he circulated the attached petition and that the signatures thereon are the genuine signatures of the persons they purport to be to the best of his knowledge and belief, being signed either in the presence of the undersigned or in the presence of one of the resident owners whose signature appears on the petition.

James R. Wade  
Name

U. R. A.  
Address

268-4381  
Telephone No.

Sworn to and subscribed before me this 2ND day of OCT 19 79.

Dale E. Pea  
City Clerk

### INSTRUCTIONS

1. The person circulating the petition must secure a certified list of ~~abstracting~~ property owners from any Abstract Company.
2. Each resident owner who wishes to sign the petition must sign as his name appears on the abstracter's certificate. The date of signing should be placed beside each signature.
3. Husband and wife must sign the petition with a complete signature. One cannot sign for the other.
4. If you have information that any of the ~~abstracting~~ property owners live outside the city limits, place their addresses, if known, and names in the space provided in the affidavit.
5. MAKE NO ERASURES on any part of this petition. Erasures will void the petition, and it will not be accepted or submitted for approval.
6. Return the petition to the City Clerk's office and sign the affidavit. The signature must be witnessed by the City Clerk or his Deputy.
7. The telephone number, if any, and address of the person filing the petition must be shown on the affidavit.
8. If you have additional questions or require additional instructions, please contact the office of the City Engineer.

818-36-620-5076-000-000

MICROFILMED OF RECORD

STATE OF KANSAS SEDGWICK COUNTY FILED FOR RECORD AT 8:00 A.M. FILE 405 PAGE 479

JAN 25 1980

4 '76076

EASEMENT

NO. BETTE F. McCART REGISTER OF DEEDS

Pat Kettles Deputy

THIS EASEMENT made this 10th day of January, 1980.

by and between Urban Renewal Agency of the Wichita, Kansas Metropolitan Area 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 consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, operating, maintaining, and repairing utilities over, along, and under the following described real estate situated in Sedgwick County, Kansas, to-wit:

A ten-foot utility easement located along and adjacent and east of the west line of Lot 1, Block 2 of Bridgeport 3rd Industrial Addition to Wichita, Sedgwick County, Kansas and extending 1173.89 feet south of the northwest corner of said lot.

A ten-foot by ten-foot utility easement described as follows:

Commencing at the southeast corner of Lot 1, Block 1 of Bridgeport 3rd Industrial Addition to Wichita, Sedgwick County, Kansas; thence southerly along the west right-of-way line of Ohio as platted in said addition a distance of 1017.29 feet to a point; thence at 90 degrees right a distance of 10 feet to the point of beginning; thence continuing along said line a distance of 10 feet to a point; thence at 90 degrees left a distance of 10 feet to a point; thence at 90 degrees left a distance of 10 feet to a point; thence at 90 degrees left a distance of 10 feet to the point of beginning.

This easement does not include a right-of-way over land occupied by a permanent structure and said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing such utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA

*Kenneth H. Kitchen*  
Kenneth H. Kitchen, Secretary

*Maxine I. Hansen*  
Maxine I. Hansen, Chairman

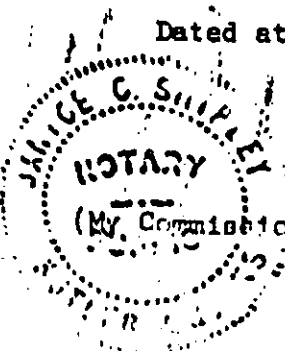
STATE OF KANSAS  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid MAXINE I. HANSEN, Chairman of the Board of Commissioners of The Urban Renewal Agency of the Wichita, Kansas Metropolitan Area

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 10th day of January, 1980.

*Janice C. Shipley*  
Notary Public  
JANICE C. SHIPLEY



*July 26, 1981*

EASEMENT

Urban Renewal Agency  
Lat. 102, Main 4, Sanitary  
Sewer No. 23 FILM 414  
#468 76 245 80928 000 000 001

THIS EASEMENT made this 27th day of March, 1980,

and between The Urban Renewal Agency of the Wichita, Kansas Metropolitan Area

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 consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A Permanent Utility Easement described as the West ten (10) feet of Lot 1, Block 2, Bridgeport 3rd Industrial Addition, except the South one hundred (100) feet thereof.

10581 / NEY 33-26-1E  
10591 /

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

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

URBAN RENEWAL AGENCY OF THE  
WICHITA, KANSAS METROPOLITAN AREA

Maxine I. Hansen  
Maxine I. Hansen, Chairman

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
APR 7 1980

Kenneth H. Kitchen Secretary

NO. 4 84474  
BETTE F. McCART  
REGISTER OF DEEDS

MICROFILMED  
OF RECORD

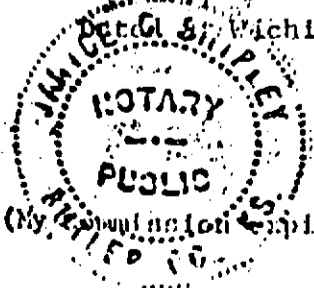
STATE OF KANSAS)  
SEDGWICK COUNTY) SS

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

aforsaid MAXINE I. HANSEN, CHAIRMAN OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA

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

at Wichita, Kansas, this 27th day of March, 1980



Janice C. Shipley  
Notary Public  
JANICE C. SHIPLEY

City Clerk

214

EASEMENT

FILM 416 PAGE 688

THIS EASEMENT made this 18th day of April, 1980,

by and between The Department of Redevelopment and Rehabilitation  
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 consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The west ten (10) feet of Lot 1, Block 2, in Bridgeport 3rd Industrial Addition to the City of Wichita, Sedgwick County, Kansas

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.



Robert G. Knight  
Robert G. Knight, Mayor, City of Wichita

Donald C. Giesick  
Donald C. Giesick, City Clerk, City of Wichita

STATE OF KANSAS )  
SEDGWICK COUNTY ) SS

Be it remembered that on this 21st day of April, 1980, before me, a notary public in and for said County and State, to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

SEAL

Twila M. Nelson  
Notary Public

My Commission expires: August 13, 1983

TWILA M. NELSON  
STATE NOTARY PUBLIC  
SEDGWICK COUNTY, KS.  
My Comm. Exp. 8-13-83

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
APR 23 1980

NO. 4 86277  
PETE F. MCCART  
REGISTER OF DEEDS

MICROFILMED  
OF RECORD

City Clerk

Notary Public

Notary Public

THIS EASEMENT made this 20th day of June, 19 80,

by and between Joseph J. and Sharon J. Sandbothe

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

WITNESSETH: That the said first part ies, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The south 9 feet of the East 55 feet of Lot 3 and the South 9 feet of the West 55 feet of Lot 4, all in North Wichita Gardens, Sedgwick County, Kansas

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF: The said first part ies have signed these presents the day and year first written.

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
3:00 P.M.

JUL 8 1980

NO. 4 35155  
BETTE F. MCCART  
REGISTER OF DEEDS

*Late Kettler  
Deputy*

MICROFILMED  
OF RECORD

Joseph J. Sandbothe

*Joseph J. Sandbothe*

Sharon J. Sandbothe

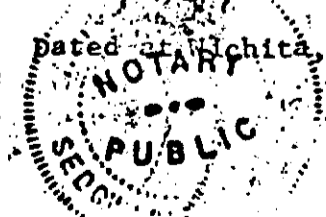
*Sharon J. Sandbothe*

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Joseph J. and Sharon J. Sandbothe

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

dated at Wichita, Kansas, this 20th day of June, 19 80.



*Alice L. Brown*  
Notary Public Alice L. Brown

(My Commission expires January 31, 1982)

5.00 *City Clerk*

THIS INSTRUMENT MADE THIS 20th DAY OF SEPTEMBER, 1980

and between the City of Wichita

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 consideration, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A portion of Lot 1, Block 2, Bridgeport Third Industrial Addition, City of Wichita, located in Section 33, Township 26 South, Range 1 East of the 6th P.M.

Beginning at the northwest corner of said Lot 1, easterly on the north line a distance of Four Hundred Seventy Feet (470.00') to a point, thence southerly a distance of Ten Feet (10.00') to a point, thence westerly a distance of Four Hundred Seventy Feet (470.00') to a point on the west line of said Lot 1, thence northerly on the west line a distance of Ten Feet (10.00') to the point of beginning.

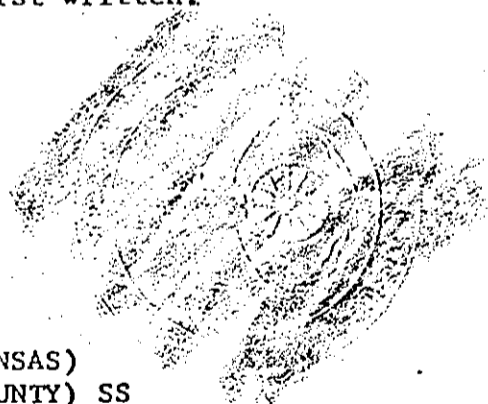
STATE OF KANSAS }  
SEDGWICK COUNTY } 50  
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NO.  
BETTE F. McCART  
REGISTER OF DEEDS

MICROFILMED  
OF RECORD

*Sat. Kettlers  
Deputy*

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.



*Robert G. Knight*  
ROBERT G. KNIGHT Mayor

Attest: *Donald C. Gisick*  
DONALD C. GISICK CITY CLERK

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State of Kansas the foresaid Robert G. Knight, Mayor, Donald C. Gisick, City Clerk

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

Dated at Wichita, Kansas, this 8th day of October, 1980.

DEBRA D. FRERKING  
STATE NOTARY PUBLIC  
SEDGWICK COUNTY, KANSAS  
MY APPT. EXP. 3-20-84)

*Debra D. Frerking*  
Notary Public

500 City Clerk

THIS EASEMENT made this 30th day of September, 1980,

by and between the City of Wichita  
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 consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A portion of Lot 1, Block 1, Bridgeport Third Industrial Addition, City of Wichita, located in Section 33, Township 26 South, Range 1 East of the 6th P.M.

Beginning at the northeast corner of Lot 1, Block 1, thence southerly on the east line of said lot a distance of Ten Feet (10.00') to a point, thence westerly parallel to the north line of Lot 1 a distance of One Hundred Thirty-Five Feet (135.00') to a point, thence northerly a distance of Ten Feet (10.00') to the north line of Lot 1 to a point, thence easterly on the north line of Lot 1 a distance of One Hundred Thirty-Five Feet (135.00') to the point of beginning.

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
OCT 23 1980

OCT 23 1980

5 11715

NO. BETTE F. McCART  
REGISTER OF DEEDS

*Lat Kistler  
Deputy*

MICROFILMED  
OF RECORD

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day 30th year first written.



Robert G. Knight  
ROBERT G. KNIGHT Mayor

Attest: Donald C. Gisick  
DONALD C. GISICK CITY CLERK

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State of Kansas the undersigned persons named above, to-wit: Robert G. Knight, Donald C. Gisick, City Clerk

I know the persons named above to be the same persons who executed the foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 8th day of October, 1980.

DEBRA D. FRERKING  
STATE NOTARY PUBLIC  
SEDGWICK COUNTY, KANSAS  
MY APPT. EXP. 3-20-89

Debra D. Frerking  
Notary Public

My Commission expires 3-20-89

City Clerk

5-30

THE CITY OF WICHITA

OFFICE OF REDEVELOPMENT AND REHABILITATION      DATE      May 22, 1980

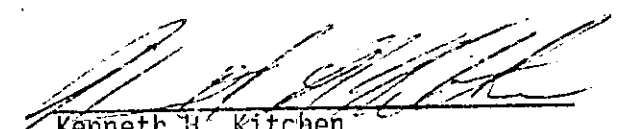
TO            Distribution

FROM        Kenneth H. Kitchen, Director

SUBJECT     Bridgeport

The Redevelopment and Rehabilitation Board acted on May 22 to recommend to the City Commission petition for waiver of development policy for the purpose of installing public improvements in Bridgeport II and III. Accordingly, I am sending you a copy of the petition for review.

Should you have any questions, please do not hesitate to contact either Chung Chang or myself.

  
Kenneth H. Kitchen  
Director

KHK/CTC/abv  
Attachment

- cc: John Wynkoop, Director of Water Dept. & Water Pollution Control
- Ray Bruggeman, Director of Public Works ✓
- Robert Lakin, Director of Planning
- Russell Brenner, Director of Administration
- E. H. Denton, City Manager

5/23 - Copy to Sellers  
5-27-80 Sellers advises that  
it is "ok to sign" RMB

RECEIVED  
MAY 22 1980  
Director of Public Works

ML

RMB

# PETITION FOR WAIVER OF DEVELOPMENT POLICY

## INTRODUCTION

The Development Policy of the City requires that after property has been platted and the necessary petition filed with the City for the installation of streets, sewers, water mains, and drainage systems, the City will install these facilities using City credit on a special assessment basis whenever reasonable assurances have been provided by the developer that the City's credit will not be adversely affected by installing and financing such improvements.

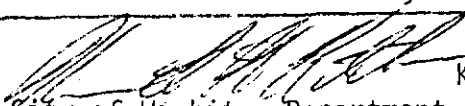
This petition for waiver procedure, approved by the Board of City Commissioners, will be used in evaluating any requests from developers that public improvements be installed by the City in advance of 35% development and without the assurances that the City's credit will not be adversely affected whenever it is determined that such action is overwhelmingly in the public interest, such a criteria to include a review by the Department of Water, Department of Public Works, Planning Department, and Department of Administration.

PETITION

The Honorable Mayor and City Commissioners  
Wichita, Kansas

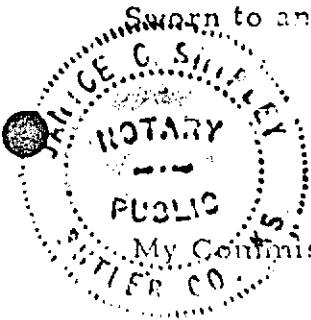
The undersigned hereby petition and request that the following public improve-  
ments be installed in the Bridgeport II and Bridgeport III (Subdivision)  
heretofore platted and recorded and that the assurances normally supplied by  
developer(s) under the City of Wichita Development Policy for public improve-  
ments be waived:

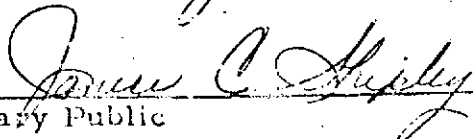
Description	Project No.	Estimated Cost
Bridgeport II		\$556,677
Bridgeport III		\$880,990

  
 Applicant City of Wichita, Department of Redevelopment and Renabilitation  
 Address 455 North Main Street  
 Telephone 268-4381

STATE OF KANSAS )  
SEDGWICK COUNTY ) SS

Sworn to and subscribed before me this 14<sup>th</sup> day of May, 1980.



  
 Notary Public  
July 26, 1981

PETITION SUPPORT INFORMATION

The undersigned hereby represents:

1. That the public improvements are in the public interest for the following reasons: Bridgeport Industrial Park was acquired by the public for industrial development. In order to dispose of the land for industrial users, public improvements will be necessary. Disposing of the land will improve industrial base for this city and will take the properties off the city's land inventory.

2. That City of Wichita Dept. of Redevelopment and Rehabilitation (Telephone 268-4381) is the owner(s) of record of the subdivision, and that Kenneth H. Kitchen (Telephone 268-4381) is authorized to represent the owner(s).

3. That it is intended that the subdivision will be developed in accordance with the following schedule and manner: Final plat, engineering work, and petitions for improvements has been completed. Upon approval for waiver, bid packages may be ready within two weeks. Improvements will begin upon receiving bids. These include storm sewers, sanitary sewers, water mains, and paving.

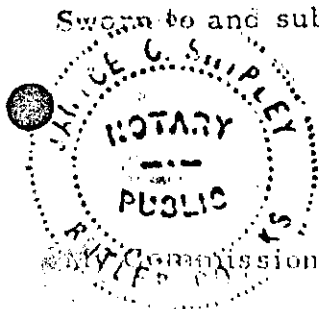
(type of construction, i. e., residential, commercial, industrial) units having a total estimated construction (XXXXX) cost of \$36,000,000.00 are to be constructed in accordance with the following timetable: Based on staff estimate, 95 acres of land may be disposed of in three years. Construction for industrial facilities will probably take six years.

I hereby declare that the foregoing statements are true and correct to the best of my knowledge and belief:

Applicant City of Wichita Kenneth H. Kitchen, Director  
Owner of Record City of Wichita  
Developer City of Wichita

STATE OF KANSAS )  
SEDGWICK COUNTY ) SS

Sworn to and subscribed before me this 14<sup>th</sup> day of May, 1980.



Justice C. Shipley  
Notary Public

My Commission expires July 26, 1981

DEPARTMENTAL REVIEW FOR FEASIBILITY

WATER MAIN EXTENSION FEASIBILITY

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ENGINEERING FEASIBILITY

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PLANNING FEASIBILITY

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FINANCIAL FEASIBILITY

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DEPARTMENT APPROVAL

APPROVED BY:

DATE:

\_\_\_\_\_  
Director of Water & Water Pollution Control

\_\_\_\_\_  
Director of Public Works

\_\_\_\_\_  
Director of Planning

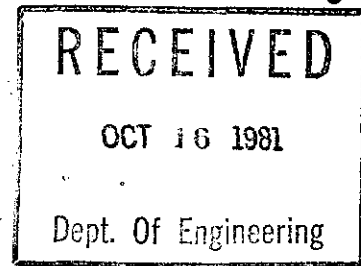
\_\_\_\_\_  
Director of Administration

NOTE: If not approved, please direct memo of explanation to the Office of the City Manager with a copy to the Director of Economic Development

# THE CITY OF WICHITA



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



October 15, 1981

Mr. Steve Fiterman, President  
Curtis Homes, Inc.  
2201 Florida Avenue South  
Minneapolis, Minnesota 55426

Dear Mr. Fiterman:

We wish to recap for you the information you have been previously provided concerning lot 2, block 1 in our Bridgeport III Industrial Park Addition. Subsequent investigations by my staff has provided a more complete packet of information regarding a lot split, rail service, costs of public improvements, and procedures on issuance of industrial revenue bonds.

Contingent on your commitment to purchase land for a building site, it would take my office approximately 1 to 2 weeks to accomplish a lot split which would provide you with 6 acres of usable land. The purchase price for six acres or 261,360 square feet for a building site at \$.2725 per square foot would be \$71,220.60.

The procedure for purchasing the lot consists first of obtaining a 10% deposit on the purchase price from you. The deposit together with my recommendation to designate Curtis Homes as the redeveloper for the property would be submitted to the City's Real Estate Division. This division would advertise the property for sale in a public notice for two consecutive weeks. The proposal to designate you as the redeveloper would also be submitted to our Redevelopment and Rehabilitation Advisory Board for their approval and then the proposal would be submitted to the Board of City Commissioners at a public hearing for final approval. At this point the Real Estate Division would prepare the deed and closing documents for execution by all parties. This procedure would encompass approximately 30 days from the date of your deposit.

We have indicated to you that rail service to the site would cost approximately \$69,100.00. Representatives from the Burlington Northern Railroad have indicated that a more accurate estimate cannot be made without a field survey by their engineering department. To do a field survey, they need more information regarding the configuration of your proposal building and its location on the lot.

*JHC JSM*

*MUF  
LDR  
RWB*

# THE CITY OF WICHITA

October 15, 1981

Mr. Steve Fiterman, President

Page 2

You were advised that assessments against the property for public improvements would amount to approximately 31.5 cents per square foot. We have determined that water and sanitary sewer costs have already been calculated and assessed against the property. The estimated costs for these two improvements for which Curtis Homes would be responsible amount to \$5,521.85 for water and \$14,893.84 for sanitary sewer. The actual costs will be determined at the time that the City Clerk's Office receives a legal description of each of the two new lots resulting from splitting the current lot. Our Engineering Department has estimated that the assessments for the paving of Ohio Street and storm water drainage will amount to 14 cents per square foot for paving and 10 cents per square foot for storm water drainage. These two estimates include the cost of issuing temporary notes by the City for the installation of the improvements. A square foot estimate of the costs for all improvements amounts to approximately 31.8 cents per square foot.

If you wish to pursue the use of industrial revenue bonds to acquire the site and construct a building, I would suggest that you contact a local bond underwriter for advise on putting a proposal together for submittal to our City Commission. Any of the local underwriters would be able to adequately advise you on this matter. I would also suggest that you contact several underwriters as the fee charged for their services do vary, depending on factors relating to the marketing of the bonds, it is possible for the bonds to be issued within a six to ten week period from the receipt by this office of a proposal requesting the issuance of a letter of intent from the City Commission. The letter of intent is a commitment from the City Commission to issue such bonds based on conditions contained in the letter. It is also authorization for you to start spending funds which are reimbursable from the proceeds of the sale of bonds. Prior to the expenditure of such funds, an exemption can be obtained for state sales taxes by application through the City's Controller's Office. I am enclosing a copy of our resolution on the issuance of industrial revenue bonds which includes information on policy, criteria and procedures followed by my staff in accomplishing the issuance of bonds.

Most of the above items can be implemented concurrently with each other. The lot split, purchase of the site and applying for the issuance of industrial revenue bonds are independent actions that do not require one happening before another can take place.

# THE CITY OF WICHITA

Mr. Steve Fiterman, President  
Page 3

October 15, 1981

Should you have any additional questions on this information,  
please contact me.

Sincerely,



Joe E. Boyd, Economic and  
Industrial Development Officer

JEB:KK:mw

Enclosure

cc: Mr. Larry Danielson,  
Wichita Area Chamber of Commerce

bcc: Wayne Isaac, Federal Aid Coordinator  
R. W. Bruggeman, Director of Engineering ✓  
Don E. Anderson, Director, Housing and Economic Development

**THE CITY OF WICHITA**

**OFFICE OF** Department of Engineering

**DATE** December 4, 1981

**TO** Joe Boyd, Economic and Industrial Development Officer

**FROM** Mike Lindebak, Program Development Engineer

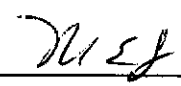
**SUBJECT** Lot 2, Block 1, Bridgeport  
3rd Industrial Addition Lot  
Split.

The following are cost estimates requested by Karl Kennedy for the extension of sanitary sewer to serve Tract 1 of the subject lot split:

Extended 10 feet north of the south line of Tract 1.	\$ 5,000.00	Construction
	650.00	Inspection
	650.00	Engineer's Estimate
	<u>\$ 6,300.00</u>	TOTAL

Extended 600 feet north of the south line of Tract 1.	\$15,000.00	Construction
	1,500.00	Inspection
	1,000.00	Engineer's Estimate
	<u>\$17,500.00</u>	TOTAL

It is recommended that the project be constructed privately. Plans would need to be prepared for the project at your expense. After completion of approved plans, you could hire a contractor to do the work. You or your contractor would sign an agreement with our department for the necessary inspection of the project.

  
\_\_\_\_\_  
Mike Lindebak  
Program Development Engineer

ML:ck

*RWB*

LOT SPLIT

TRACT 1: The north 801.06 feet of Lot 2, Block 1, Bridgeport 3rd Industrial Addition, Wichita, Sedgwick County, Kansas.

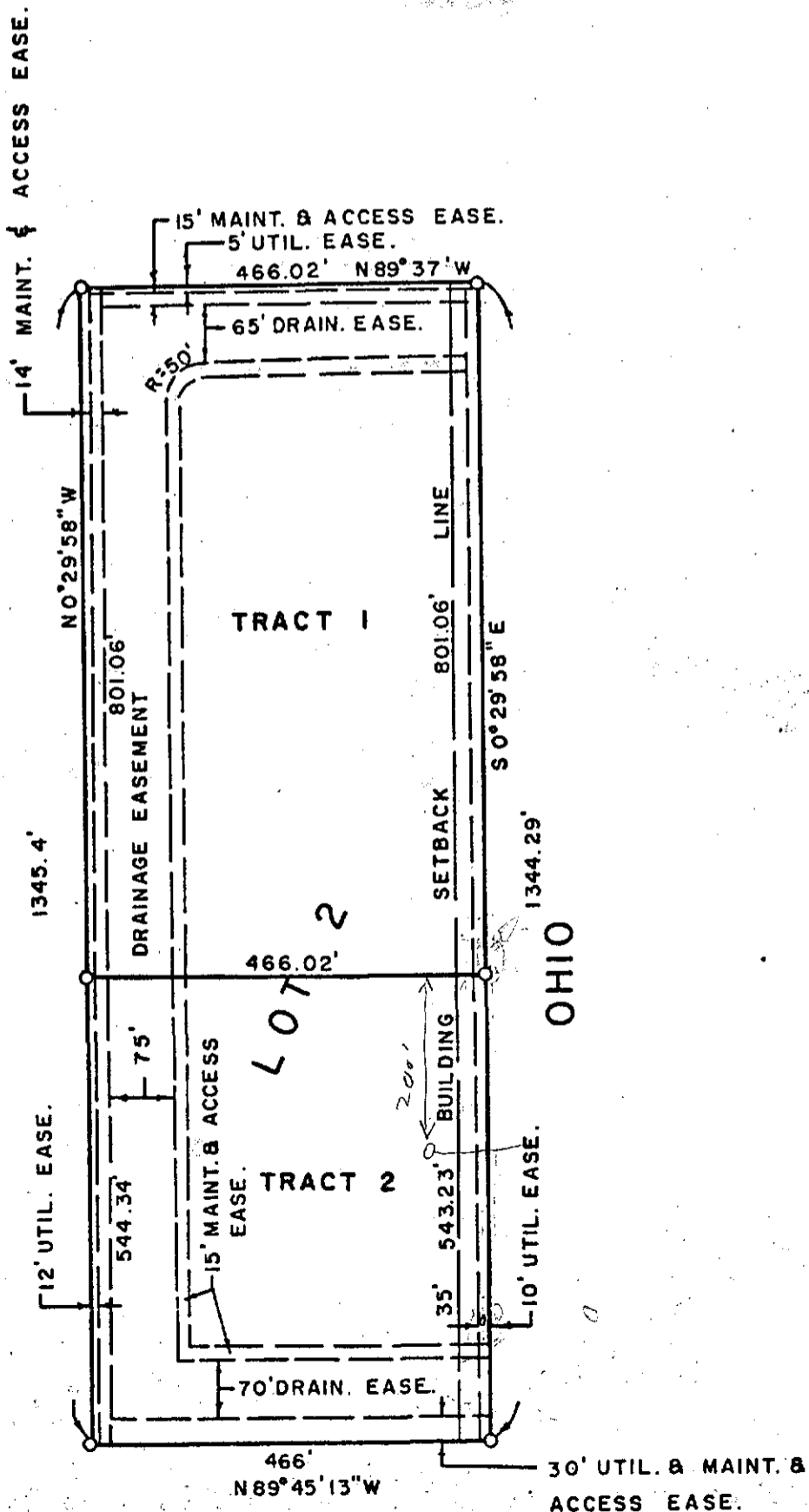
TRACT 2: Lot 2, Block 1, Bridgeport 3rd Industrial Addition, Wichita, Sedgwick County, Kansas, except the north 801.06 feet thereof.

Prepared by:

Lowell D. High  
November 30, 1981



1" = 200'  
O = IRON



WICHITA SEDGWICK COUNTY

DATE  
December 8, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

Joe Boyd, Economic and Industrial Development Officer

TO: Forrest L. Nagley, Junior Planner

FROM:

L/S-0537 - Request for Lot Split Approval of Lot 2, Block 1, Bridgeport  
3rd Industrial Addition

SUBJECT:

We have completed our review of the above-referenced request for lot split approval and find that approval can be granted subject to the following conditions:

- A. Submit a lot grading plan to the City Engineer's office for review and approval.
- B. Guarantee the extension of sanitary sewer to serve Tract 1.

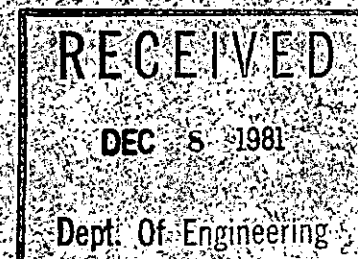
Once City Engineering has advised that each of these conditions of approval have been met, we can approve your lot split request.

COPY

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:jps

cc: Lowell D. High, 1542 South St. Francis, 67211 (surveyor)  
xMike Lindabak, Project Development Engineer, City Engineering  
Chris Breitenstein, Drainage Engineer, City Engineering



*MSK*

12-19-81

Don -

Are there any problems  
with extending the san sew  
serving Lot 1, BIK 1, Bridgeport 3<sup>rd</sup>  
End Add<sup>n</sup> south under the  
drainage ditch to Lot 2, BIK 1  
in the same addition?

If not, what would  
you estimate the cost to  
be if the sewer were extended  
10 or 20 ft south of the SL of  
the drainage easmt ~~is~~

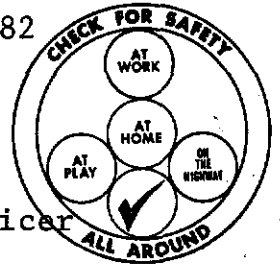
FE = 123.8

Mitch

**THE CITY OF WICHITA**

OFFICE OF Industrial Development

DATE February 17, 1982



**TO** Mike Lindebak, Program Development Engineer  
**FROM** Joe E. Boyd, Economic & Industrial Development Officer

**SUBJECT** Special Assessments -  
Storm Sewer and Paving -  
Bridgeport 3rd Industrial  
Addition

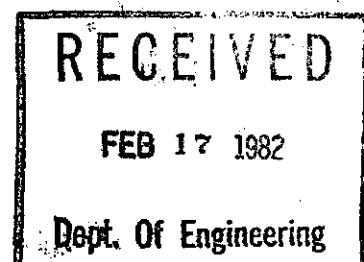
This office is negotiating the sale of lots in block 1 of the Bridgeport 3rd Industrial Addition on the basis of net usable land area. The sales are being accomplished in this manner because of the open storm drainage in these lots which results in a significant amount of land area that cannot be utilized by a prospective purchaser of the lots.

Previous discussions with you on the spreading of special assessments for storm sewer and street paving against these two lots indicated that such assessments would be spread on the same basis. It is requested that you verify to me that special assessments for these two improvements will in fact be spread against a benefit district that includes only the net usable land area of block 1.

Joe E. Boyd  
Economic and Industrial  
Development Officer

JEB/KK/st

cc: Don E. Anderson, Director of Housing and Economic Development  
Ray Bruggeman, Director of Engineering  
Wayne Isaac, Federal Aid Coordinator



file

**THE CITY OF WICHITA**

**OFFICE OF DEPARTMENT OF ENGINEERING**

**DATE February 19, 1982**

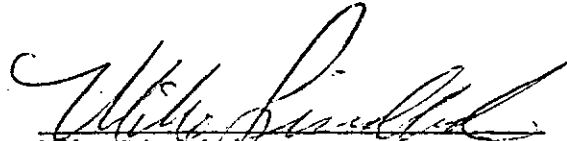


**TO Joe Boyd, Economic and Industrial Development Office**

**FROM Mike E. Lindebak, Program Development Engineer**

**SUBJECT Special Assessments  
Storm Sewer and Paving  
Bridgeport 3rd Addition**

Pursuant to your February 17 memo, this is to confirm that the areas upon which special assessments for subject projects are based do not include the areas of the drainage easements containing open channels. This allows the assessments to be apread according to usable land area only.

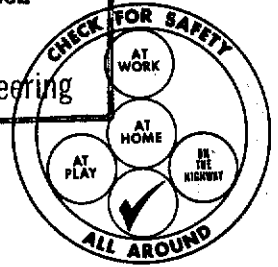
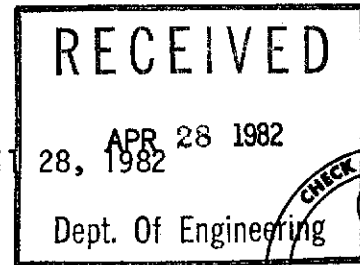
  
Mike Lindebak  
Program Development Engineer

ML:md

cc: Don Anderson, Director of Housing & Econ. Dev.  
Wayne Isaac, Federal Aid Coordinator

**THE CITY OF WICHITA**  
OFFICE OF Contracts Administration

DATE April 28, 1982



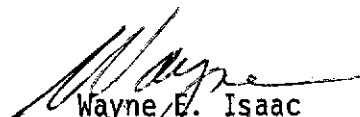
TO Mike Lindebak, Program Development Engineer  
FROM Wayne E. Isaac, Federal Aid Coordinator

SUBJECT Legal Description for  
Railroad Easement

The House of Schwan has been designated developer for Disposition Parcel III-D-1-1 in The Bridgeport 3rd Industrial Addition. The property is legally described as Lot 1, Block 1, Bridgeport 3rd Industrial Addition. As part of the negotiations with the House of Schwan, they have agreed to allow the City to hold an easement on the south part of the property for the purpose of providing rail service to the east part of Bridgeport III.

Attached is a drawing completed by the Burlington Northern Railroad showing the necessary easement. In order to complete a contract with the House of Schwan I need a legal description of the easement. In our discussions this morning you indicated it would be possible for you or your staff to develop a legal description from the drawing. This is to request that you develop the legal description to conform to the attached drawing.

I appreciate your assistance in this matter. Should you have questions, please advise.

  
Wayne E. Isaac  
Federal Aid Coordinator

WEI/gt

Attachment

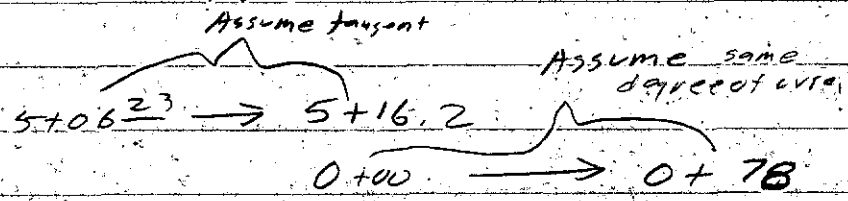
TRIAL #2      TRIAL #2

Assume Yd Track # 10, W-side

NE 1/4 sec 33, T26S, R1E

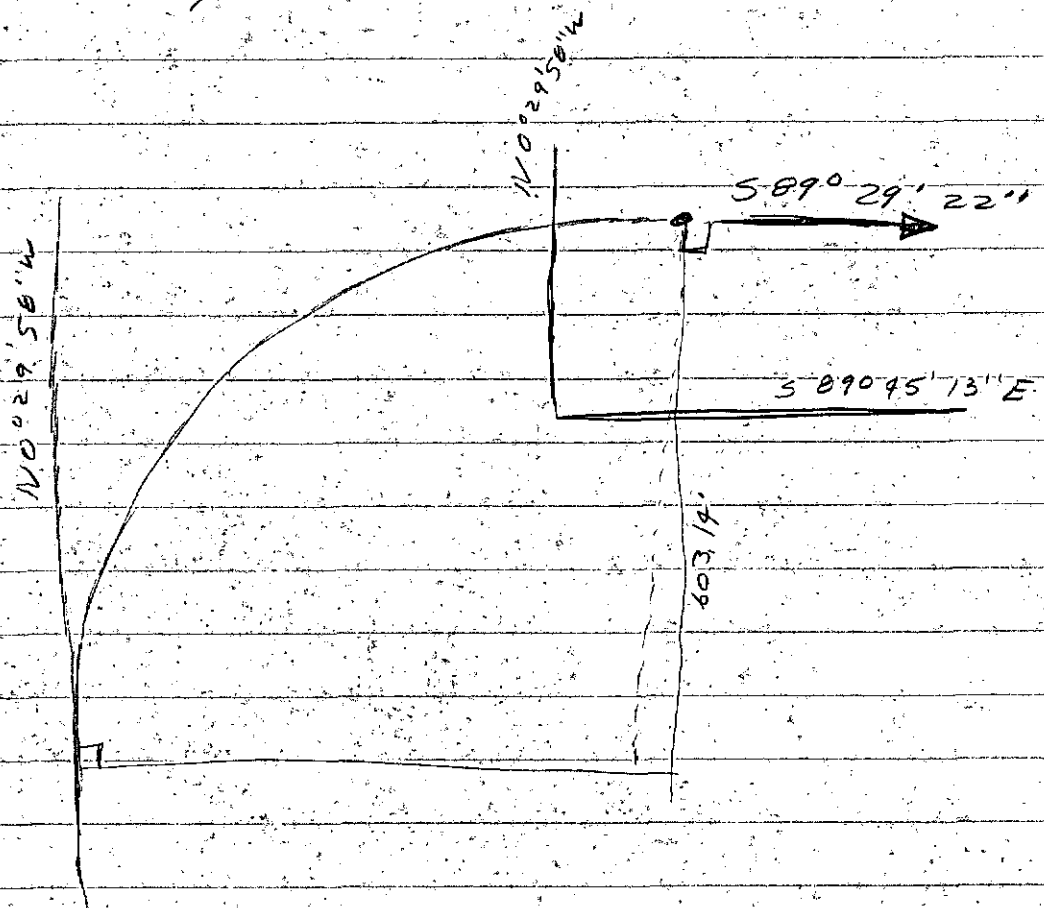
Also - Note That a section of track is not provided with curve data (From 506.23 PT on House of Schwan Track to 0+78 on Lead Track)

Assume Degree of curvature remains the same, and add in additional  $\Delta$  deflection



$$83^{\circ}36' + \left(\frac{78}{100}\right) 9.5^{\circ}/100$$

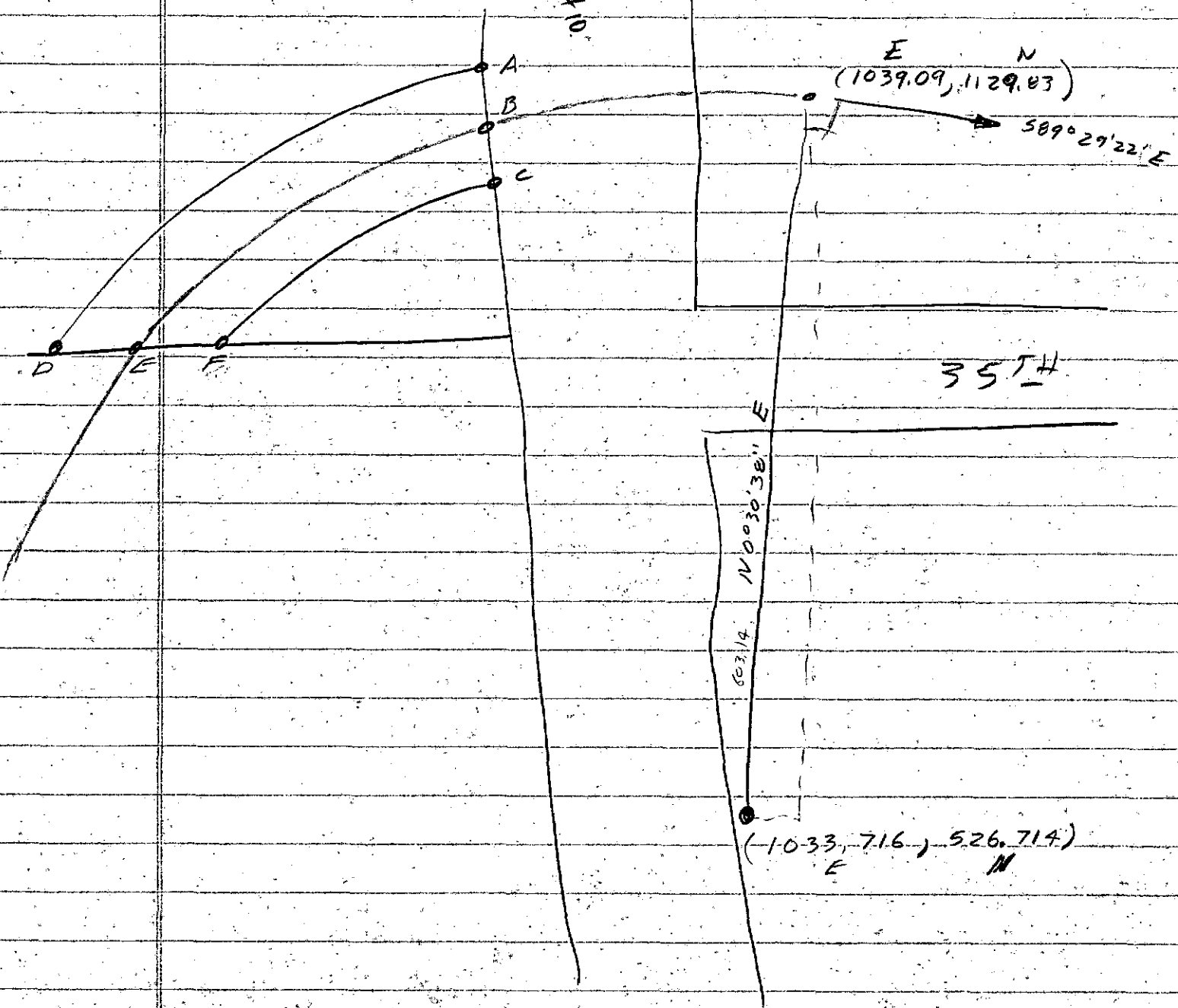
yield  $91^{\circ}0'36''$





LOT 1

OR 10'



6 RUNS

POINT	A North A	B &	C South
$N_0 =$	1000	1000	1000
$E_0 =$	930	930	930
$Q_0 =$	4	4	4
$B_0 =$	N 0° 29' 58" W	"	"
$N_2 =$	526.714	526.714	526.714
$E_2 =$	1033.716	1033.716	1033.716
$R_2 =$	628.14	603.14	578.14
$N_1 =$	1146.0178	1120.6849	1095.3226
$E_1 =$	928.7271	928.9479	929.1690
$D_{corner}$	156.4437	131.1099	105.7466
$D_{center}$	Scale 161		Scale 112

Point	D West	E &	F East
$N_0 =$	989.58	989.58	989.58
$E_0 =$	930.09	930.09	930.09
$Q_0 =$	4	4	4
$B_0 =$	N 89° 37' W	N 89° 37' W	N 89° 37' W
$N_2 =$	526.714	526.714	526.714
$E_2 =$	1033.716	1033.716	1033.716
$R_2 =$	628.14	603.14	578.14
$N_1 =$	991.7120	991.4587	991.1847
$E_1 =$	611.4167	649.2811	690.2349
$D_{corner}$	318.6804	280.8152	239.86
$D_{center}$	Scale 321		Scale 242

STILL A  
LITTLE OF  
SCALE

(YARD TRACKS)

367' Yard Track #10

Encase 8" Crude Oil Line  
Encase 4" Petroleum Line  
Encase 16" Gas Line

583' PC 3+45.99  
D=29° 45' 36"  
T=160.29'  
L=313.26'

20+03 Yard Trk  
- P.S. 0+00 house

Prop. Line

5+16.2  
- P.S. 0+

PS 0+00 Rip Trk #1

14+20 Yard Trk #10  
- P.S. 0+00 spur Trk

30' Utility, Maint. & Access Esm't  
70' Drainage Easement

PC 0+178

D=22° 30' 36"  
T=122.60'  
L=137.99'

PT. 3+15.99

3+55, 2-54"x 96" C.M.P.'s, 8 ga

Curtis Homes Spur Trk. 984' lg.  
Spec. 6" x 8" Ditch

Point of Beginning

Point of Commencing

PT 6+59.22  
175.32

15' Maintenance & Access Easement  
Drainage Easement

PC 2+67

7+09 Edge Bldg  
Curtis Homes Building  
Floor Elev. 1322.0

Future Expansion

9+84 End Spur Trk  
Earthen Barrier

Encase  
D=22° 30' 36"  
T=122.60'  
L=137.99'

10" Gas Line  
Gas Service

33' RD - ST

10" Gas Line

543.23'

OHIO

Scale 1" = 100'

All pipes under Railway Tracks shall be Corrugated Metal Asphalt Coated and Asbestos Randed.

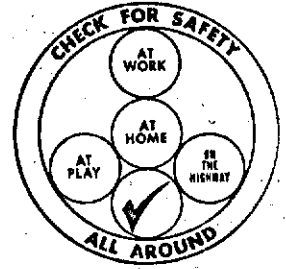
Carl Kennedy

2028  
**THE CITY OF WICHITA**

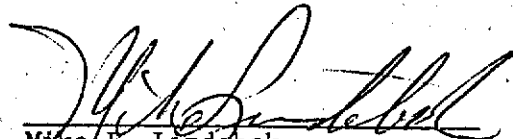
**OFFICE OF** DEPARTMENT OF ENGINEERING      **DATE** May 5, 1982

**TO** Wayne Isaac, Federal Aid Coordinator  
**FROM** Mike E. Lindebak, Program Development Engineer

**SUBJECT** Legal Description for  
Railroad Easement



Pursuant to your April 28 request, we have prepared the attached legal description for railroad easement across Lot 1, Block 1, Bridgeport 3rd Industrial Addition. The legal description conforms to the drawing you submitted to this office, based upon the limited information we had available.

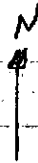
  
Mike E. Lindebak  
Program Development Engineer

MEL:LH:md

Attachment

BEGINNING at a point on the south line of Lot 1, Block 1, Bridgeport 3rd Industrial Addition, said point being three hundred nineteen (319) feet, more or less, West of the Southeast Corner of said Lot 1 as measured along said south line; thence Northeasterly along a curve to the right with a radius of six hundred twenty-eight and fourteen hundredths (628.14) feet to a point on the east line of said Lot 1, said point being one hundred fifty-six (156) feet, more or less, North of the Southeast Corner of said Lot 1 as measured along said east line; thence South along said east line for a distance of fifty-one (51) feet, more or less; thence Southwesterly along a curve to the left with a radius of five hundred seventy-eight and fourteen hundredths (578.14) feet to a point on the south line of said Lot 1, said point being two hundred forty (240) feet, more or less, West of the Southeast Corner of said Lot 1 as measured along said south line; thence West along said south line to the point of beginning.

Scale 1" = 200'

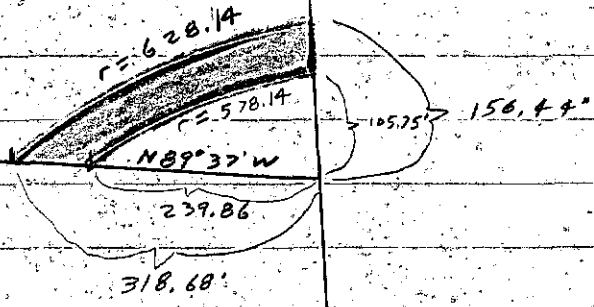


Lot 1  
Block 1  
B. 3<sup>rd</sup> Ind. Adm.

N 0° 29' 58" W

N 0° 51' 20" W

OHIO

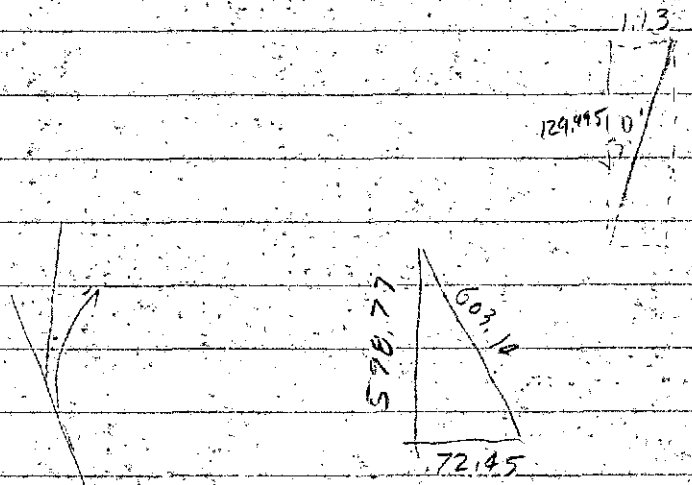
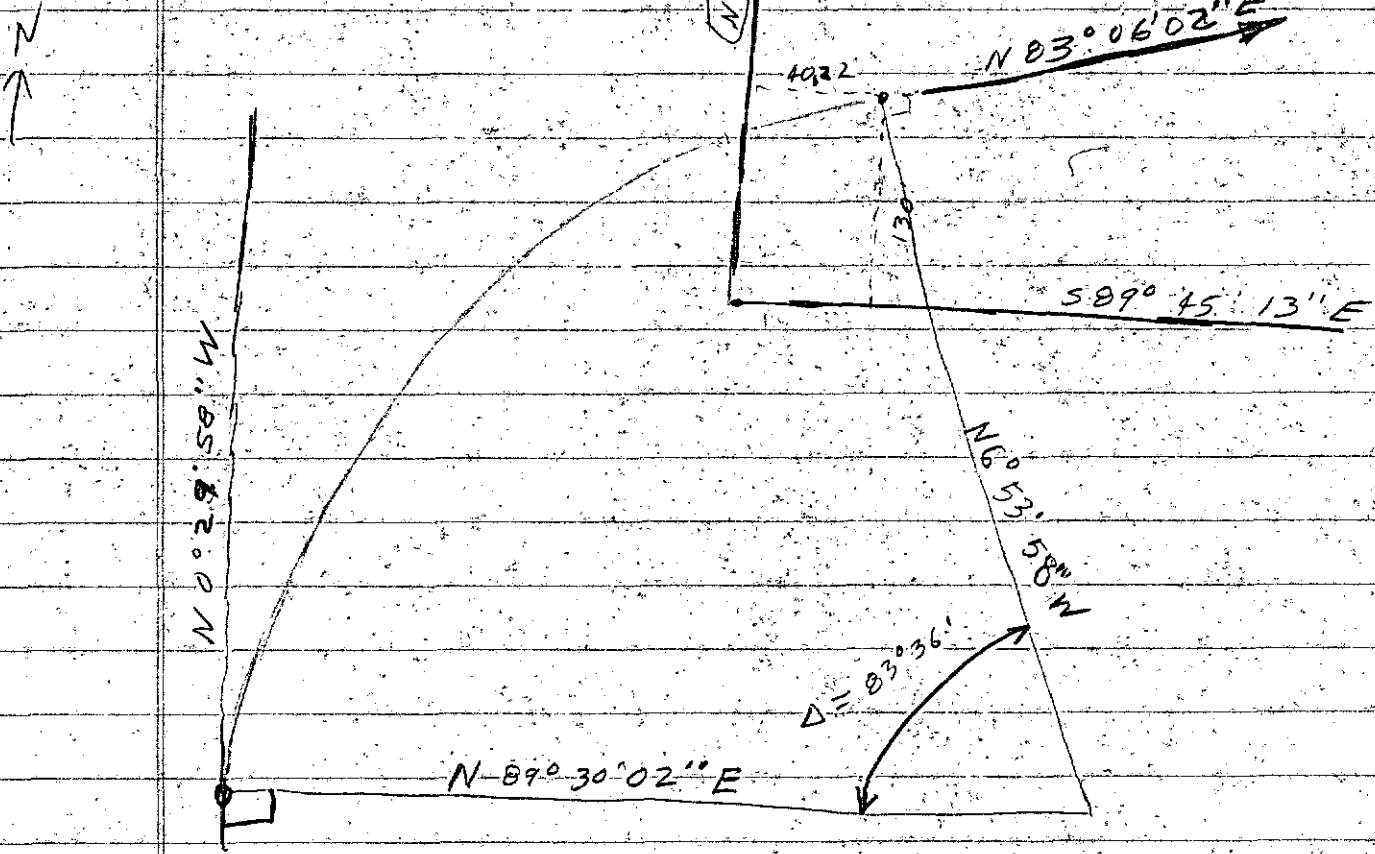


Lot 2  
Block 1  
B. 3<sup>rd</sup> Ind. Adm.

# TRIAL # 1

Assume Yard Track # 10 parallels W-side  
NE 1/4 sec 33, T26S, R1E. (Questionable, but —)

Given End station 40.22' E E, 130' N. of  
SW corner Lot 1, Block 2, Bridge Port 3rd



N

LOT 1

70'

N 89° 37' W

(1029.09, 1129.83)

(930, 999.39)

(930, 1000)

1040.22, 999.83

(1000, 1000)

9.61'

(930.09, 989.50)

3.5'

70'

OHIO

609.14'

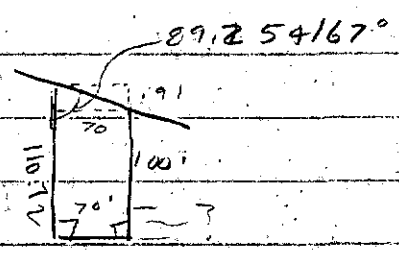
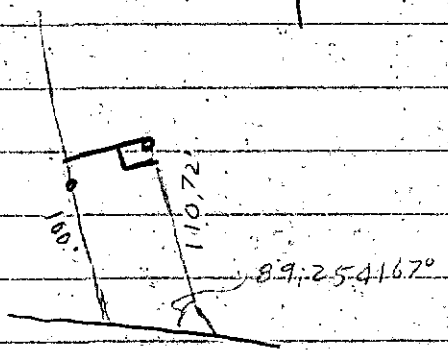
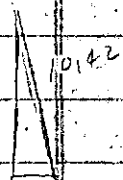
Center arc

(1111.54, 531.06)

.91

70

17 x 58330



6 RUNS.

First Run

$N_0 = 1000$

$E_0 = 930$

$Q_0 = 4$

$B_0 = N 0^\circ 29' 58'' W$

$N_2 = 531.06$

$E_2 = 1111.54$

$R_2 = 603.14$

(For  $d$  on N-S line)

$N_1, E_1 = 1105.9381$

$E_1, E_3 = 929.0765$

compute 116.36

2nd Run

$N_0 = 1000$

$E_0 = 930$

$Q_0 = 4$

$B_0 = N 0^\circ 29' 58'' W$

$N_2 = 531.06$

$E_2 = 1111.54$

$R_2 = 628.14$

(For N point on N-S line)

$N_1 = 1132.0457$

$E_1 = 928.0489$

142.47 compute

3rd Run

$N_0 = 1000$

$E_0 = 930$

$Q_0 = 2$

$B_0 = "$

$N_2 = "$

$E_2 = "$

$R_2 = 578.14$

$N_1 = 1079.727$

$E_1 = 929.3099$

90.15 compute

DISTANCE FROM  
CORNER

26.11

26.21

(989.58, 930.09)  
N E

Fourth Run

$N_0 = 989.58$

$E_0 = 930.09$

$Q_0 = 4$

$B_0 = N 89^\circ 37' W$

$N_2 = 531.06$

$E_2 = 1111.54$

$R_2 = 603.14$

(For  $d$  on E-W line)

$N_1 = 990.9766$

$E_1 = 721.3419$

compute (208.75)

37.56

5th Run

"

"

"

"

"

"

$R_2 = 628.14$

(For W point)

$N_1 = 991.2265$

$E_1 = 683.9811$

compute (246.11)

6th Run

"

"

"

"

"

"

$R_2 = 578.14$

$N_1 = 990.7121$

$E_1 = 760.875^2$

compute (169.22)

39.53

DISTANCE FROM  
CORNER

(989.58, 930.09)  
N E

THE CITY OF WICHITA

OFFICE OF ENGINEERING DEPARTMENT  
Administration/Planning

DATE


August 25, 1982

TO Carl Kennedy, Industrial Development

FROM Larry D. Henry, Right-of-Way & Estimating Engineer

SUBJECT Legal Description for Railroad  
Easement

Attached is the legal description you requested for an easement across the southerly portion of Lot 2, Block 1, Bridgeport 3rd Industrial Addition to allow railroad spur services across the tract. The description conforms to the sketch you submitted to this office, based upon the limited information we had available.

  
Larry D. Henry  
R/W & Estimating Engineer

GF/03/02

cc: Wayne Isaac, Federal Aid Coordinator

Attachment

That part of the following described tract lying within Lot 2, Block 1, Bridgeport 3rd Industrial Addition to Wichita, Sedgwick County, Kansas, except the north eight hundred one and six hundredths (801.06) feet thereof:

A fifty (50) foot wide tract, the center line of which is described as beginning six hundred ninety-one and six hundredths (691.06) feet south and one hundred thirty-five (135) feet east of the Northwest Corner of said Lot 2; thence south parallel to the west line of said Lot 2 for a distance of five (5) feet; thence along a curve to the right, said curve having a radius of six hundred three and one tenths (603.1) feet; for a distance of three hundred thirteen and twenty-six hundredths (313.26) feet; thence along the tangent of said curve for a distance of thirty (30) feet; thence along a curve to the left, said curve having a radius of six hundred three and one tenths (306.1) feet to the west line of said Lot 2.

GF/03/02

(YARD TRACKS)

Yard Track #10

387'

10+33 Yard Trk #10  
-PS 0+00 Yard Trk #10

6'

10" Gas Line  
Gas Service

14+20 Yard Trk #10  
-PS 0+00 Yard Trk

30' Utility, Maint. & Access Esm't

70' Drainage Easement

33' RD - ST

10" Gas Line

543.23'

Encase 8" Crude Oil Line  
Encase 4" Petroleum Line  
Encase 16" Gas Line

2+18 End R.R. Ownership

P.C. 0+78

A=23°36'36"  
T=122.60'  
L=37.99'

P.T. 3+15.99

75'

3+55, 2-54'x96' C.M.P.'s, 8 ga

Curtis Homes Spur Trk. 984' Lg.

Spec. 6" F.B. Ditch

Spec. 6" F.B. Ditch

P.C. 3+45.99

A=29°45'36"  
T=160.29'  
L=313.26'

20+03 Yard  
-PS 0+00 Yard

P.T. 6+59.22

175.32'

OHIO

7+09 Edge Bldg

Curtis Homes Building  
Floor Elev. 1322.0

Future Expansion

9+84 End Spur Trk  
Earthen Barrier

75' Drainage Easement

P.C. 2+25

A=22°4'  
T=127.25'  
L=39.23'

En. 2+25  
Re. 0+00  
PS 0+00

Notes: All Pipes under Railway Tracks shall be Corrugated Metal Asphalt Coated and Asbestos Bonded.