

DR 87-17. SW Bell c/o Fred Neff requests special Use Permit to install an above-ground metal cabinet for telephone switching equipment on property zoned "R" on the west side of 18th St. West in an area north of 3rd St. North.

POSTED 8-27-87^{OK}
Map C *kk*

ACTION

DATE

COMMITTEE

*Maize P.C.
M.A.P.C.*

Approve 5-0

*Approved subject to
Affidavit*

9-8-87

9-14-87

B.C.C. / B. CO. C.

*Approved to
thundered*

10-14-87

Over

POSTED 8-27-87 ^{OK}
Map C *OK*

PR 87-17, St. Bell, Co Fred Yeff requests
Special Use Permit for installation an above-
ground metal cabinet for telephone on
the east side of 19th St. West in an
area north of 33rd St. North.

ACTION

DATE

COMMITTEE

<i>Maize P.C.</i>	<i>Approve 5-0</i>	<i>9-8-87</i>
<i>M.A.P.C.</i>	<i>Approve subject to</i> <i>Conditions</i>	<i>9-17-87</i>
<i>B.C.C./B. CO. C.</i>	<i>Approved to</i> <i>Recommend</i>	<i>10-14-87</i>

closed

October 28, 1987

Mr. Fred Neff
Southwestern Bell Telephone
154 North Broadway, Room 956
Wichita, Kansas 67202

FILE COPY

RE: DR 87-17 - Telephone Cabinet on 119th Street West, north of 53rd Street North.

Dear Fred:

Enclosed is a copy of the resolution adopted by the Board of County Commissioners approving the above-referenced metal telephone switching cabinet near 119th Street West and 53rd Street North. The resolution specifies the minimum setback from the street and the maximum size of the cabinet.

Ron Worley has a copy of this resolution and should be able to issue you a land use permit at any time. If you have any questions, please call.

Sincerely,

Louise Olivarez
Principal Planner

LO:blw
Enclosure

RESOLUTION NO. R#320-1987

CASE NO. DR 87-17

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN SEDGWICK COUNTY, KANSAS UNDER THE AUTHORITY GRANTED IN SECTION 13.F OF THE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held and under authority of and subject to the provisions of Section 13.F of the Zoning Regulations for the Unincorporated Area of Sedgwick County, Kansas, a Special Use Permit to install an above-ground metal cabinet for telephone switching equipment on property zoned "R" Rural Residential District is hereby approved on lands legally described as follows:

A tract in the SE $\frac{1}{4}$ of Section 13, Township 26 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the southeast corner of said SE $\frac{1}{4}$; thence north along the east line of said SE $\frac{1}{4}$ a distance of 377.4 feet; thence west on a line parallel with the south line of said SE $\frac{1}{4}$ a distance of 40.00 feet to the point of beginning; thence continuing west parallel with said south line, a distance of 40.00 feet; thence north on a line parallel with the east line of said SE $\frac{1}{4}$ a distance of 40.00 feet; thence east parallel with the south line of said SE $\frac{1}{4}$ a distance of 40.00 feet; thence south parallel with the east line of said SE $\frac{1}{4}$ a distance of 40.00 feet to the point of beginning. Generally located on the west side of 119th Street West in an area north of 53rd Street North.


SUBJECT TO THE FOLLOWING:

1. The cabinet shall not exceed a height of 5 $\frac{1}{2}$ feet, a width of 6 $\frac{1}{2}$ feet, and a depth of 27 inches.
2. The cabinet shall maintain a setback of no less than 30 feet from the east line of the application area (or 70 feet from the east section line).

SECTION II. That this Resolution shall take effect and be in force from and after its adoption.

ADOPTED AT WICHITA, KANSAS, this 14th day of October, 1987.


Tom Scott, Chairman

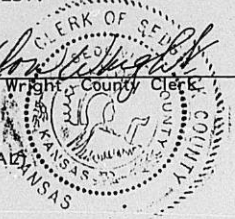

Mark F. Schroeder, Chairman pro tem


David Beyer, Commissioner

Bernard A. Hentzen Commissioner
Bernard A. Hentzen

Billy O. McClay Commissioner
Billy O. McClay

ATTEST:

Don Wright
Don Wright, County Clerk

(SEAL)

Approved as to form by County Counselor

Robert R. Arnold
Robert R. Arnold, County Counselor

RESOLUTION NO. _____

CASE NO. DR 87-17

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SUBJECT TO THE FOLLOWING:

1. The cabinet shall not exceed a height of 5 $\frac{1}{2}$ feet, a width of 6 $\frac{1}{2}$ feet, and a depth of 27 inches.
2. The cabinet shall maintain a setback of no less than 30 feet from the east line of the application area (or 70 feet from the east section line).

SECTION II. That this Resolution shall take effect and be in force from and after its adoption.

ADOPTED AT WICHITA, KANSAS, this _____ day of _____, 19____.

_____, Chairman
Tom Scott

_____, Chairman pro tem
Mark F. Schroeder

_____, Commissioner
David Bayouth

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Billy Q. McCray

ATTEST:

Don Wright, County Clerk

(SEAL)

Approved as to form by County Counselor

Robert R. Arnold, County Counselor

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL USE PERMIT

DR 87-17 - SPECIAL PERMIT FOR AN ABOVE-GROUND METAL CABINET FOR
TELEPHONE SWITCHING EQUIPMENT, ON THE WEST SIDE OF 119TH STREET
WEST IN AN AREA NORTH OF 53RD STREET NORTH.

The MAPC recommends that the application be approved subject to conditions.
(see minutes for full motion)

Miles moved, Goebel seconded and it carried unanimously. Banzer, Conlee and
Parsons were absent.

- ACTION:
1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the special use permit subject to the recommended conditions; adopt a resolution authorizing the special use permit; or
 2. Adopt findings and deny the application.

DATA AND MINUTES

MCPC Hearing Date: 9-08-87 Approve
MAPC Hearing Date: 9-17-87 Approve

BCoC Hearing Date: 10-14-87

COMMISSION DISTRICT #3

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	R	Agriculture
SOUTH	R	Septic Tank Sales
EAST	R	Undeveloped
WEST	R	Undeveloped

Applicant: Duane & Shirley Ciutter (owner)
Southwestern Bell Telephone (Fred Neff) (agent)

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF SEPTEMBER 17, 1987

LEGAL:

4. Case No. DR 87-17 - Duane and Shirley Clutter request Special Use Permit for a tract in the SE $\frac{1}{4}$ of Section 13, Township 26 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the southeast corner of said SE $\frac{1}{4}$; thence north along the east line of said SE $\frac{1}{4}$ a distance of 377.4 feet; thence west on a line parallel with the south line of said SE $\frac{1}{4}$ a distance of 40.00 feet to the point of beginning; thence continuing west parallel with said south line, a distance of 40.00 feet; thence north on a line parallel with the east line of said SE $\frac{1}{4}$ a distance of 40.00 feet; thence east parallel with the south line of said SE $\frac{1}{4}$ a distance of 40.00 feet; thence south parallel with the east line of said SE $\frac{1}{4}$ a distance of 40.00 feet to the point of beginning. Generally located on the west side of 119th Street West in an area north of 53rd Street North.

OLIVAREZ pointed out land use, zoning and showed slides of the general area. She reviewed the following staff report:

BACKGROUND: The applicants are requesting a special use permit for an above-ground metal cabinet for Southwestern Bell Telephone switching equipment on a 40-foot by 40-foot portion of a 5-acre unplatted tract of land located on the west side of 119th Street West in an area north of 53rd Street North. The application area will be an easement leased by Southwestern Bell from the owner. The cabinet to be installed will be of corrosion-resistant aluminum 6 $\frac{1}{2}$ feet wide, 5 $\frac{1}{2}$ feet high and 27 inches deep.

CASE HISTORY: This area was formerly within Colwich's 3-mile zoning ring but since January 1985 has been under County zoning regulations and within Maize's zoning area of influence.

ADJACENT ZONING AND LAND USE:

NORTH	R	Agriculture
SOUTH	R	Septic Tank Sales
EAST	R	Undeveloped
WEST	R	Undeveloped

PUBLIC SERVICES: 119th Street is a two-lane asphalt road adjacent to this application. No other public services are required.

CONFORMANCE TO PLANS/POLICIES: Due to the small size of the application area and the public utility type use being requested, there should be no impact on any adopted plans or policies.

RECOMMENDATION: A recommendation of approval of the special use permit should be subject to the following conditions:

1. The cabinet shall exceed a height of 5 $\frac{1}{2}$ feet, a width of 6 $\frac{1}{2}$ feet, and a depth of 27 inches.
2. The cabinet shall maintain a setback of no less than 30 feet from the east line of the application area (or 70 feet from the east section line).

DISCUSSION:

OLIVAREZ stated that the Commission has heard several of these applications in recent years. She said that the Maize City Planning Commission reviewed this application last week, and recommended 5-0 that it be approved subject to the two recommended conditions. She mentioned that there was only 40 feet of street right-of-way for 119th Street at this location. It is not an FAS road, but an arterial which would eventually require 50 feet of half street

right-of-way. The proposed location of the cabinet is outside of future right-of-way. Staff recommended approval of this application subject to the two conditions listed in the staff report.

FRED NEFF, representing Southwestern Bell Telephone Company, was present.

There was no one present in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

1. The cabinet shall not exceed a height of 5½ feet, a width of 6½ feet, and a depth of 27 inches.
2. The cabinet shall maintain a setback of no less than 30 feet from the east line of the application area (or 70 feet from the east section line).

Miles moved, Goebel seconded and it carried unanimously. Banzer, Conlee and Parsons were absent.

September 18, 1987

Fred L. Neff
Southwestern Bell Telephone Company
154 North Broadway, Room 956
Wichita, Kansas 67202

Re: DR 87-17 Special Use Permit to install an above-ground metal cabinet for telephone switching equipment. On the west side of 119th Street West in an area north of 53rd Street North.

Dear Mr. Neff:

At its regular meeting on September 17, 1987, the Metropolitan Area Planning Commission considered the above-captioned special use request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

1. The cabinet shall not exceed a height of 5½ feet, a width of 6½ feet, and a depth of 27 inches.
2. The cabinet shall maintain a setback of no less than 30 feet from the east line of the application area (or 70 feet from the east section line).

This matter will be forwarded to the Board of County Commissioners for consideration at their regular meeting on Wednesday, October 14, 1987. This meeting will be held in Room 320, Sedgwick County Courthouse, 525 North Main, Wichita, Kansas, beginning at 9:00 a.m.

If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG/lw

cc: Duane & Shirley Clutter, 5411 W. 119th Street North, Maize, KS 67101
Ron Worley, County Zoning Administrator
PL/0261/1

STAFF REPORT

CASE NUMBER: DR 87-17

OWNER/APPLICANT/AGENT: Duane & Shirley Clutter (owner)
Southwestern Bell Telephone (Fred Neff) (agent)

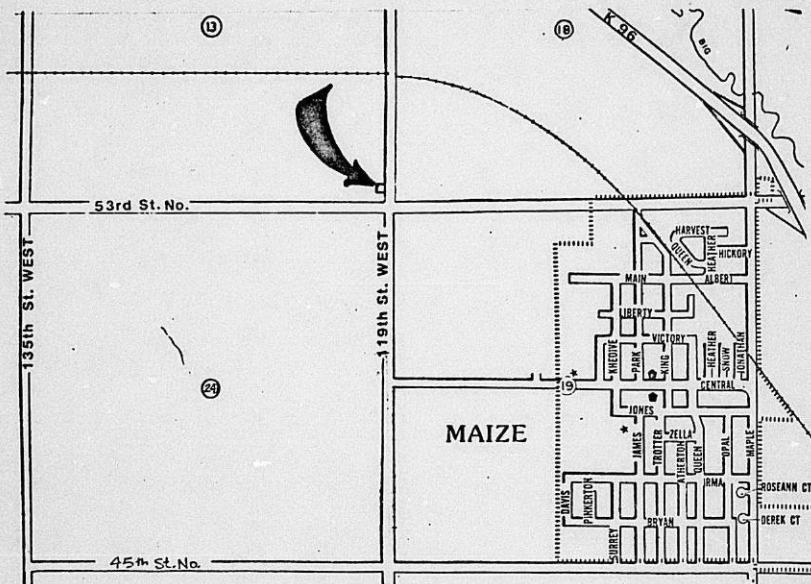
REQUEST: Special Use Permit for an above-ground metal cabinet for telephone switching equipment

CURRENT ZONING: "R" Rural Residential District

SITE SIZE: 40 feet by 40 feet

LOCATION: West side of 119th Street West in an area north of 53rd Street North.

PROPOSED USE: Telephone switching equipment cabinet



BACKGROUND: The applicants are requesting a special use permit for an above-ground metal cabinet for Southwestern Bell Telephone switching equipment on a 40-foot by 40-foot portion of a 5-acre unplatted tract of land located on the west side of 119th Street West in an area north of 53rd Street North. The application area will be an easement leased by Southwestern Bell from the owner. The cabinet to be installed will be of corrosion-resistant aluminum 6½ feet wide, 5½ feet high and 27 inches deep.

CASE HISTORY: This area was formerly within Colwich's 3-mile zoning ring but since January 1985 has been under County zoning regulations and within Maize's zoning area of influence.

ADJACENT ZONING AND LAND USE:

NORTH	R	Agriculture
SOUTH	R	Septic Tank Sales
EAST	R	Undeveloped
WEST	R	Undeveloped

PUBLIC SERVICES: 119th Street is a two-lane asphalt road adjacent to this application. No other public services are required.

CONFORMANCE TO PLANS/POLICIES: Due to the small size of the application area and the public utility type use being requested, there should be no impact on any adopted plans or policies.

RECOMMENDATION: A recommendation of approval of the special use permit should be subject to the following conditions:

1. The cabinet shall not exceed a height of 5½ feet, a width of 6½ feet, and a depth of 27 inches.
2. The cabinet shall maintain a setback of no less than 30 feet from the east line of the application area (or 70 feet from the east section line).

CASE NO. DR 87-17

2	Notices to adjoining property owners mailed on 8-31-87 for Maize City Planning Commission meeting on 9-8-87 and for MAPC meeting on 9-17-87.
2	One (including Staff Report) to Applicant and Agent.
3	One each to Ron Worley, ^(inc staff report) Jim Weber and David Spears.
4	One each to Louise, Barbara, Jack and Karen.
9	One Staff Report each to Maize City Administrator, City Clerk and Maize City Planning Commissioners. ^(all sent to Clerk)
<hr/>	
20	TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____
MCPC SEPTEMBER 8, 1987
MAPC SEPTEMBER 17, 1987

STAFF REPORT

CASE NUMBER: DR 87-17

OWNER/APPLICANT/AGENT: Duane & Shirley Clutter (owner)
Southwestern Bell Telephone (Fred Neff) (agent)

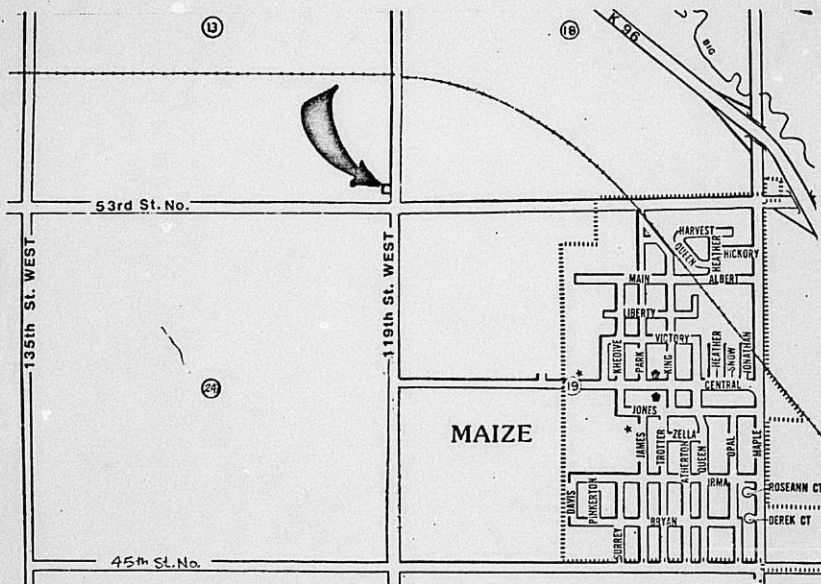
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SITE SIZE: 40 feet by 40 feet

LOCATION: West side of 119th Street West in an area north of 53rd Street North.

PROPOSED USE: Telephone switching equipment cabinet



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CASE HISTORY: This area was formerly within Colwich's 3-mile zoning ring but since January 1985 has been under County zoning regulations and within Maize's zoning area of influence.

ADJACENT ZONING AND LAND USE:

NORTH	R	Agriculture
SOUTH	R	Septic Tank Sales
EAST	R	Undeveloped
WEST	R	Undeveloped

PUBLIC SERVICES: 119th Street is a two-lane asphalt road adjacent to this application. No other public services are required.

CONFORMANCE TO PLANS/POLICIES: Due to the small size of the application area and the public utility type use being requested, there should be no impact on any adopted plans or policies.

RECOMMENDATION: A recommendation of approval of the special use permit should be subject to the following conditions:

1. The cabinet shall not exceed a height of 5½ feet, a width of 6½ feet, and a depth of 27 inches.
2. The cabinet shall maintain a setback of no less than 30 feet from the east line of the application area (or 70 feet from the east section line).

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

August 31, 1987

NOTICE OF PUBLIC HEARING

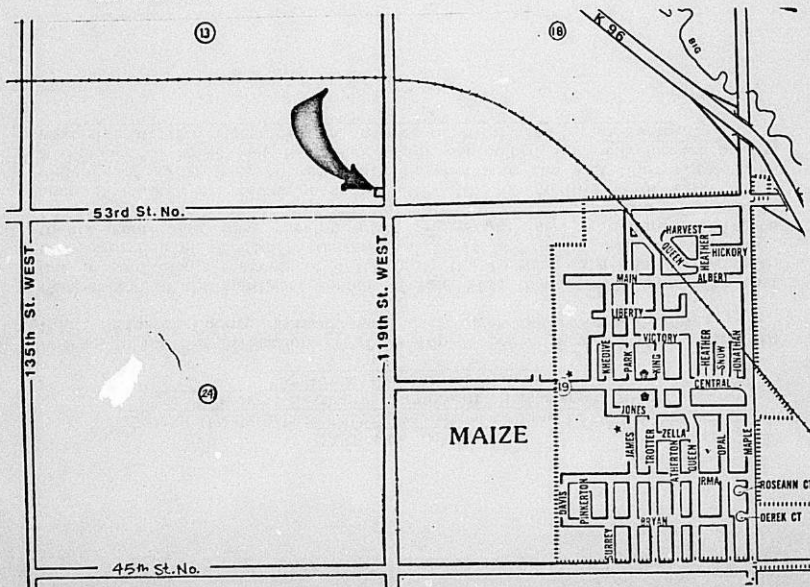
Case No.: DR 87-17.
Location: On the west side of 119th Street West in an area north of 53rd Street North.
Address: N/A.
Request: Special Use Permit to Install an Above-Ground Metal Cabinet for Telephone Switching Equipment.

NOTICE IS HEREBY GIVEN that on Tuesday, September 8, 1987, at 7:00 p.m., the MAIZE CITY PLANNING COMMISSION, meeting at the Maize City Hall, 123 South Khedive, Maize, Kansas, will consider the above mentioned item for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners.

If this matter is not deferred for further hearings by the Maize Planning Commission, it will appear on the agenda for the regular meeting of the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION which begins at 1:30 p.m., Thursday, September 17, 1987, in the City Council Chambers, First Floor, City Hall, 455 North Main Street, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the Planning Commission meetings, either in person or by agent or attorney, to support or oppose this request. If you have no interest in or objection to the request, you have no obligation to appear at the public hearings.

If you have any questions or wish additional information, please call 268-4421.



SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. DR 87-17

Special Use Permit to Install an Above-Ground Metal Cabinet
for Telephone Switching Equipment on Property Zoned
"R" Rural Residential District

A tract in the SE $\frac{1}{4}$ of Section 13, Township 26 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the southeast corner of said SE $\frac{1}{4}$; thence north along the east line of said SE $\frac{1}{4}$ a distance of 377.4 feet; thence west on a line parallel with the south line of said SE $\frac{1}{4}$ a distance of 40.00 feet to the point of beginning; thence continuing west parallel with said south line, a distance of 40.00 feet; thence north on a line parallel with the east line of said SE $\frac{1}{4}$ a distance of 40.00 feet; thence east parallel with the south line of said SE $\frac{1}{4}$ a distance of 40.00 feet; thence south parallel with the east line of said SE $\frac{1}{4}$ a distance of 40.00 feet to the point of beginning. Generally located on the west side of 119th Street West in an area north of 53rd Street North.

Most Restrictive



Least Restrictive

DISTRICT	NAME OF DISTRICT AND USES PERMITTED
R	RURAL RESIDENTIAL Agriculture and One Family Dwellings
R-1	SUBURBAN RESIDENTIAL Agriculture, One Family Dwellings, Schools and Churches
AA	ONE FAMILY DWELLING Agriculture, One Family Dwellings, Schools and Churches
BB	OFFICE All Uses Permitted in More Restrictive Zones and Business and Professional Offices
OC	OFFICE COMMERCIAL Offices, Limited Retail and Service Uses Operated Within a Building.
LC	LIGHT COMMERCIAL All Uses Permitted in More Restrictive Zones and Purely Retail Businesses Operated Within a Building
C	GENERAL COMMERCIAL All Uses Permitted in More Restrictive Zones Plus All Commercial Uses
E	LIGHT INDUSTRIAL All Uses Permitted in More Restrictive Zones Plus Industrial Uses Which Do Not Create Hazards or Nuisance From Fire, Dust, Odor or Smoke***
F	HEAVY INDUSTRIAL Any Use, Some Conditional Uses***

***Mobile home parks and trailer camps are not permitted.

DR 87-17

Special Use
request

APPLICATION FOR SPECIAL PERMIT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

This is an application for a Special Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

- The names of the owners of all property included in this application must be listed as applicants. Contract purchasers, leasees or others directly associated with the property may also be listed if they desire to be advised of the proceedings.

- APPLICANT Duane C. and Shirley M. Glutter

ADDRESS 5411 W. 119th St. North Zip Code 67101 PHONE 722-2721
Maize, Ks.

AGENT S. W. Bell Telephone Co. % Fred L. Neff

ADDRESS 154 N. Bwdy. rm 956 Zip Code 67202 PHONE 268-2800
Wichita, Ks.
- APPLICANT _____

ADDRESS _____ Zip Code _____ PHONE _____

AGENT _____

ADDRESS _____ Zip Code _____ PHONE _____
- APPLICANT _____

ADDRESS _____ Zip Code _____ PHONE _____

AGENT _____

ADDRESS _____ Zip Code _____ PHONE _____

(Use separate sheet if necessary for names of additional applicants).

- The applicant proposes to ^{install} ~~establish~~ an above-ground metal cabinet for telephone switching equipment (use) _____ on property zoned R and legally described as Lot(s) _____, Block(s) _____ of the _____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

SEE ATTACHED SHEET

- There are 0.04 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Maize P.C. 9-8-87

Map No. 4654B Zoning (N) R (S) R (E) R (W) R MAPC 9-17-87

T9-212-2

mailout 9-1-87
Revised 9/86
no newspaper advertisement

3. This property is located at (address) 5411 W. 119th Street North.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

At the northwest corner of 53rd Street North and 119th Street west, OR

B. On the west side of 119th St. West ^{in an area north} (Ave.) Street between of 53rd St. No. (Ave.) Street and _____ (Ave.) Street.

The property included in this application is zoned AA R (ZONING DISTRICT CLASSIFICATION).

4. We request this special permit for the following reasons:
To provide accommodations for an above ground metal cabinet to house telephone electronic equipment to service the surrounding area.

5. WE ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. WE REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE. WE ACKNOWLEDGE THAT THE BOARD OF CITY OR COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

APPLICANT'S SIGNATURE _____ BY Fred L. Neff
AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE _____ BY _____
AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE _____ BY _____
AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at 11:30
(AM, PM) on 8-24-87 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 150⁰⁰.

Louise Oliver Name
Principal Planner Title

CASE NO. DR 87-17

Special Use Permit to Install an Above-Ground Metal Cabinet
for Telephone Switching Equipment on Property Zoned
"R" Rural Residential District

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DOBLER
SURVEYING & ENGINEERING

702 E. 21st Street
Wichita, KS 67214
Phone 316-263-6336

Route 1 - Box 23
Hamilton, KS 66853
Phone 316-678-3833

August 11, 1987

SOUTHWESTERN BELL SURVEY

A tract in the Southeast Quarter (SE 1/4) of Section Thirteen (13), Township Twenty Six (26) South, Range Two (2) West of the Sixth P.M., Sedgwick County, Kansas, more particularly described as follows:
Commencing at the Southeast corner of the said SE 1/4 of Section 13; thence on an assumed bearing of North along the East line of the said SE 1/4 for a distance of 377.4 feet; thence on a bearing of South 89 degrees 21 minutes 00 seconds West on a line parallel with the South line of the said SE 1/4 for a distance of 40.00 feet to a point on the West right of way line of 119th Street West, marked by an iron pin, which point is the True Point of Beginning; thence continuing on a bearing of South 89 degrees 21 minutes West, for a distance of 40.00 feet to an iron pin; thence on a bearing of North on a line parallel with the East line of the said SE 1/4 for a distance of 40.00 feet to an iron pin; thence on a bearing of North 89 degrees 31 minutes, 00 seconds East for a distance of 40.00 feet to an iron pin on the said West right of way line of said 119th Street West; thence on a bearing of South along the said West right of way line for a distance of 40.00 feet to the point of beginning.

South line of said SE 1/4

East line of said SE 1/4

parallel with the

parallel with the

use for legal

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 200 feet of:
The East 40 feet of the North 40 feet of the South 386 feet of the South ~~west~~ Quarter of Section 13, Township 26 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT road right of way.

which is 40' !!



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

DESCRIPTIONS

The East 40 feet of the North 40 feet of the South 386 feet of the South ~~west~~ Quarter of Section 13, Township 26 South, Range 2 West,

The South 208.7 feet of the East 208.7 feet of the Southeast Quarter of Section 13, Township 26 South, Range 2 West,

Beginning at a point that is 208.7 feet West of the Southeast Corner of the Southeast Quarter of Section 13, Township 26 South, Range 2 West, thence running West 104.35 feet, North 313.05 feet, East 313.05 feet, South 104.35 feet, West 208.7 feet, South 208.7 feet to the point of beginning.

RECORD OWNERS

Duane C. & Shirley M. Clutter
5411 W. 119th Street North
Maize, Kansas 67101

Duane C. & Shirley M. Clutter
5411 W. 119th Street North
Maize, Kansas 67101

Duane C. & Shirley M. Clutter
5411 W. 119th Street North
Wichita, Kansas 67101



DESCRIPTIONS

Beginning 313.05 feet North of the Southeast corner of the Southeast Quarter of Section 13, Township 26 South, Range 2 West, thence North 104.35 feet; thence West 521.75 feet; thence South 417.4 feet; thence East 208.7 feet; thence North 313.05 feet; thence East 313.05 feet to beginning, EXCEPT the East 40 feet of the North 40 feet of the South 386 feet of the Southwest Quarter,

East Half of the Southeast Quarter, lying South of Railroad Right of Way EXCEPT the North 687 feet and EXCEPT the South 417.4 feet of the East 521.75 feet and EXCEPT roads, Section 13, Township 26 South, Range 2 West,

Government Lot 4, Southwest Quarter of Section 18, Township 26 South, Range 1 West,



RECORD OWNERS

dup Duane C. & Shirley M. Clutter
5411 W. 119th Street North
Wichita, Kansas 67101

Jerome C. & Lynda L. Weninger
R. R. 1, Box 154-B
Colwich, Kansas 67030

Dolese Bros. Co.
P.O. Box 677
Oklahoma City, Oklahoma 73101

Dated at Wichita, Kansas, this 24th day of July, 1987 at 7:00 A.M.

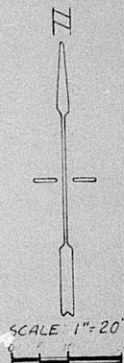
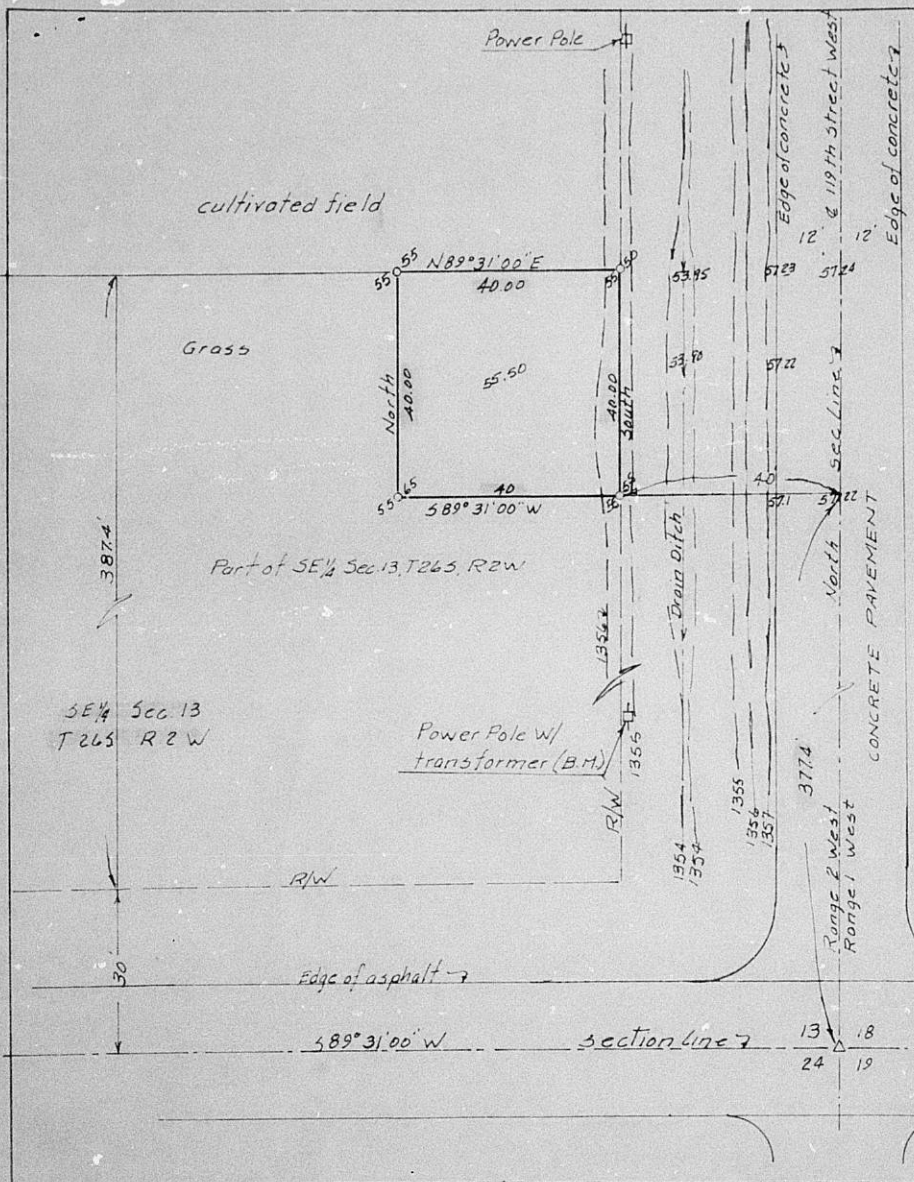
FIDELITY TITLE COMPANY, INC.

Medina L. Sutter

By
Administrative Secretary

Tracer No. 73960





Note b = 1/2" pin set this survey
 B.M. Transformer Pole 150' to stepped spike elevation
 Note: Tele. line - buried on east of Right of way. Marked

SE 1/4 Sec. 13
 T 26 S R 2 W

Part of SE 1/4 Sec. 13, T 26 S, R 2 W

Power Pole w/
 transformer (B.M.)

Edge of asphalt →

589° 31' 00" W

section line 7

13 18
 24 19

119TH ST. W

40'

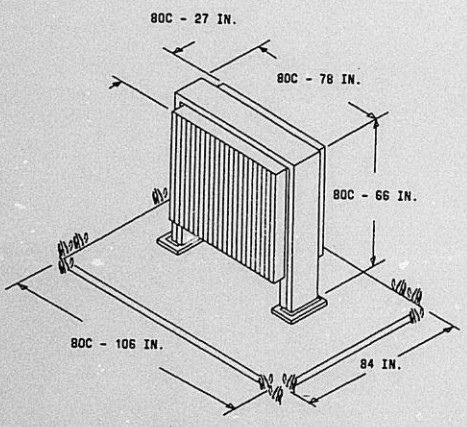
44

104.35' 104.35' 178.7'

SWB CABINET AND PAD SEE DETAIL "A"

GRAVELED SWB ESM'T

DETAIL "A"

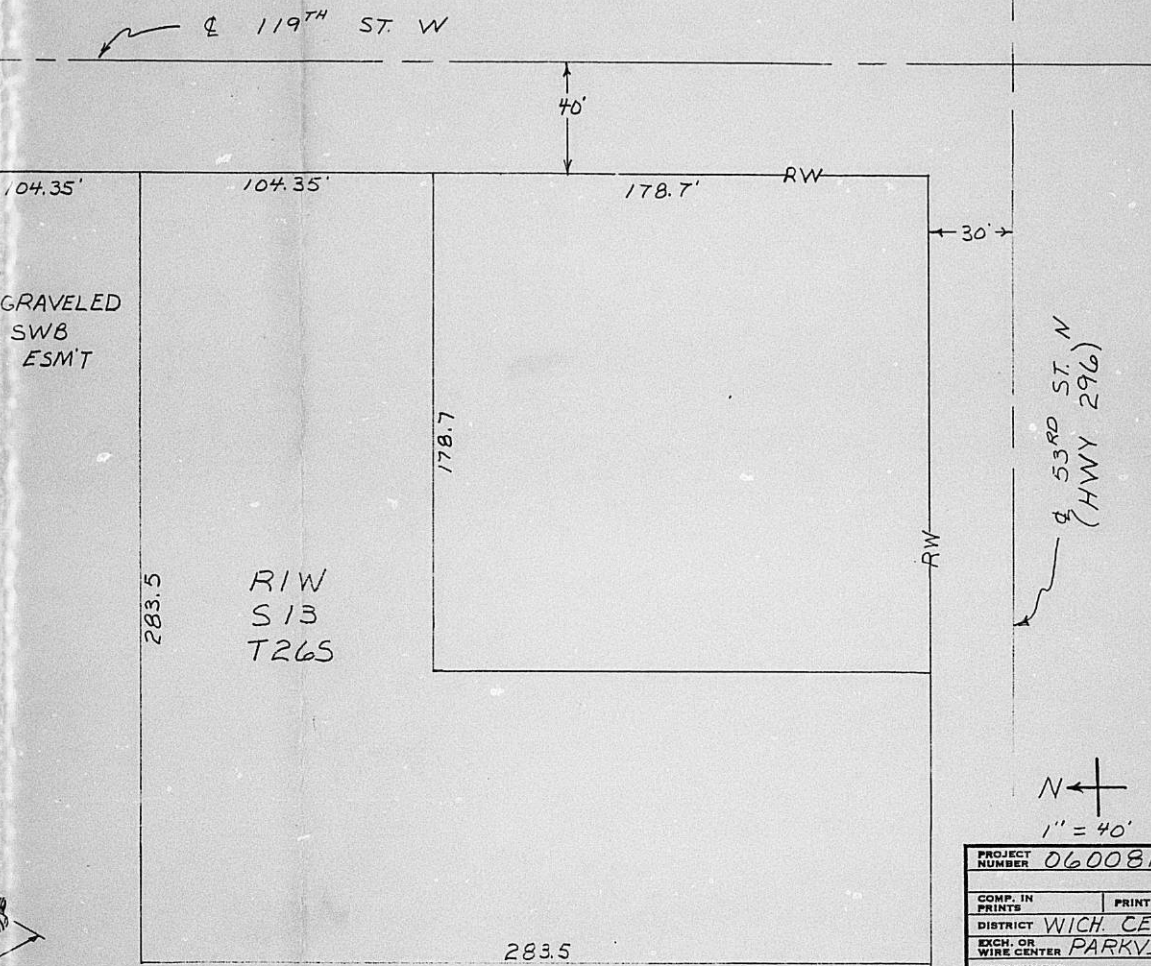


283.5

RIW
S13
T265

178.7

283.5



PROJECT NUMBER 0600813	
COMP. IN PRINTS	PRINT #
DISTRICT WICH. CENT.	
EXCH. OR WIRE CENTER PARKVIEW	
AREA NUMBER	
TAX DISTRICT	
DATE ISSUED	DRAWN BY RP
ENGR. RP	DIST. ENGR. JO
REC. REF.	REVISED

FORM 29-1

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
Planning	156

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____