PLAT NO. S/D 65-70 MAP NO. C-6

NAME CAMPUS ADDITION

LOCATION In an area bounded by Hillside and Chautauqua and 21st and 22nd Streets North

ENGINEER: Baughman Company

OWNER Allen Bros. & O'Hara Inc.

APPLICATION FILED 8-16-65

SKETCH PLAT FILED None

PRELIMINARY FILED 8-16-65

S/D ACTION 8-26-65 Approve Prelim

FINAL FILED 8-16-65 Revised 8-30-65

S/D ACTION ~~8-26-65~~ 9-9-65 Approve

MAPC ACTION 9-16-65 Approve

BCC ACTION 10-26-65 Approved

RECORDED 11-30-65

REMARKS Closed 10-27-65

Posted
8-17-65

ACTION

		DATE
S/D COMMITTEE	Approve Prelim	8-26-65
S/D Comm.	Approve Final	9-9-65
M.A.P.C.	Approve	9-16-65
B.C.C./~~B. CO. C.~~	Approved	10-28-65

Closed 10-27-65

S/D 65-70 - CAMPUS ADDITION, In an area bounded by Hillside and Chautauqua and 21st & 22nd Streets No.

SUBDIVISION PROGRESS SHEET

MAP NO. C-6
SEC. NO. 3
TWP. NO. 27
RANGE 1E

S/D NO.: 65-70

NAME: CAMPUS ADDITION

GENERAL LOCATION: In an area bounded by Hillside and Chautauqua and 21st and 22nd Streets North

OWNER: Allen Bros. & O'Hara Inc., Etal.
ADDRESS: 3742 Lamar, Memphis, Tennessee PHONE:
XXXXXXXXXXX Edward Weil, Agent and Attorney
ADDRESS: Union National Bank Building PHONE: AM 2-4401
ENGINEER/SURVEYOR: Baughman Company
ADDRESS: 2522 East Kellogg PHONE: MU 3-7431

*APPLICATION RECEIVED 8-16-65
CONF. WITH APPLICANT None
SKETCH PLAT RECEIVED None
POSTED TO ATLAS 8-17-65
PRESENT ZONING "AA", "B", "RB"&"LC"
PROPOSED ZONING "B" & "LC"
SKETCH PLAT REVIEWED N/A
LETTER OF INTENT None

PREL. PLAT RECEIVED 8-16-65
PREL. PLAT REVIEWED 8-17-65
S/D REPORT #1 PREPARED 8-19-65

*S/D COMM. ACTION 8-26-65 Approve

S/D REPORT #1 MARKED 8-26-65
DEPT. REPORT ON PREL. 8-27-65
MARKED COPY SENT TO ENG. 8-27-65

Associated Zone Case - Z-0701
Associated Vacation - V-0345

Revised 8-30-65
FINAL PLAT RECEIVED 8-16-65
TRACING RECEIVED 10-20-65
FINAL PLAT REVIEWED 8-17-65
S/D REPORT #2 PREPARED 8-19-65

*S/D COMM. ACTION 8-26-65 Rejected
S/D Comm. Action 9-9-65 Approve
S/D REPORT #2 MARKED 9-9-65
DEPT. REPORT ON FINAL 9-10-65
MARKED COPY SENT TO ENG. 9-10-65

*M.A.P.C. ACTION 9-16-65 Approve

S/D REPORT #2 MARKED 9-16-65
DEPT. REPORT ON FINAL 9-17-65

LETTER ON IRONS RECEIVED 10-20-65
TITLE OPINION RECEIVED 10-20-65
TAXES OPINION RECEIVED 10-20-65
TITLE & TAXES REVIEWED 10-20-65
FINAL REVIEW 10-20-65

LETTER TO B.C.C. 10-21-65

*B.C.C. ACTION 10-26-65 Approved

RECORDED 11-30-65
ANNEXED

COMMENTS:

RAL

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

CAMPUS ADDITION WAS

FILED FOR RECORD ON November 30, 1965.

G-1 7-13

11-30-65
jo

Rufus E. Deering
REGISTER OF DEEDS

December 7, 1966

Allen Bros. & O'Hara Inc.
3742 Lamar
Memphis, Tennessee

Subject: S/D 65-70, CAMPUS ADDITION
(sidewalk performance bond)

Gentlemen:

We have received notification from the Engineering Division of the Department of Public Works that the sidewalks required in the CAMPUS ADDITION have been constructed to City specifications, and were inspected and approved on September 28, 1966. A bond was submitted in the amount of $2,580 to guarantee the installation of these sidewalks adjacent to the south side of 22nd Street, the east side of Chautauqua and the north side of 21st Street. Said bond is being held by the City Clerk and may be cancelled upon your request to his office.

If you should have any questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith
Senior Planner

JHG:JDG:sa
cc: Edward Weil
Union Natl. Bldg.
Wichita, Kansas 67202

Mr. Ralph Eberly
City Clerk
City of Wichita

City Manager's Agenda Item Page

SUBDIVISION REPORT

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS

Subdivision Approval

S/D Number: **S/D 65-70** Name: **Campus Addition**
Application Filed: **8-16-65** Sketch Filed: **None**
Preliminary Plat Filed: **8-16-65** Approved by S/D: **8-26-65**
Final Plat Filed: **8-30-65** Approved by S/D: **9-9-65**
Approved by Metropolitan Area Planning Commission: **9-16-65**

DESCRIPTION

General Location: **In an area bounded by Hillside and Chautauqua and 21st and 22nd Streets North**
Owner: **Allen Bros. & O'Hara, Inc., etal.**
Surveyor or Engineer: **Baughman Company**
Address: **2522 East Kellogg**

1. Gross Acreage of Plat **6.36**
2. Number of Lots:
   Residential **2**
   Commercial
   Industrial
   Other
   Total **2**
3. Average Lot Frontage ft.
4. Minimum Lot Frontage ft.
5. Average Lot Area sq.ft.
6. Minimum Lot Area sq.ft.
7. Lineal Feet of New Streets:
   (a) **5** R/W **1,041** ft.
   (b) **10** R/W **442** ft.
   (c) R/W ft.
   (d) Total **1,483** ft.
8. Total Area of New Streets:
   R/W **9,625** sq. ft.
9. Existing Zoning **AA,B,RB,&LC**
10. Lot Area Required by Zoning sq. ft.

Sidewalks required on the south side of 22nd Street, the east side of Chautauqua and the north side of 21st Street
Associate zoning cases Z-0701 & Z0708 Associate Vacation Case V-0345

Planning Commission Recommendation:

MERRILL moved and KRATZER seconded that the Planning Commission recommend to the City Commission that this plat be approved subject to recording within 30 days after approval by the City Commission.

Vote of Planning Commission: **Unanimous**

Respectfully submitted,

_____, Secretary

Action: Receive and file the performance bond guaranteeing construction of the sidewalks and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

LAW OFFICES OF
LEVAND AND WEIL
1104-05 UNION NATIONAL BUILDING
WICHITA, KANSAS 67202
AMHERST 2-4401

LEONARD A. LEVAND
EDWARD WEIL

October 20, 1965

RE: EXAMINATION OF TITLE TO)
)
Lots 1 and 2, Campus Addition,) ORIGINAL OPINION
Wichita, Kansas)
)
)

For: Allen Bros. & O'Hara, Inc.
3742 Lamar Avenue
Memphis, Tennessee

and

Wichita - Sedgwick County
Metropolitan Area Planning Commission
City Building Annex
Wichita, Kansas

Gentlemen:

We have examined title to all of the above described property as shown by abstracts of title and the public records of Sedgwick County, Kansas.

Based upon our examination, we are of the opinion that as of October 16, 1965, legal title to all of captioned property was vested in

ALLEN BROTHERS AND O'HARA, INC.,

subject to the following comments:

FIRST: There are no mortgages or other liens of record affecting captioned property.

SECOND: Ad valorem taxes for 1964 and prior years are shown paid.

THIRD: The property is subject to a 14-foot utility easement running from East to West across the North 14 feet of the South 190 feet of the Addition.

FOURTH: The property is subject to building setback lines along Hillside Avenue and a portion of Twenty-first Street, as shown by the plat.

FIFTH: The property is subject to certain easements, and Lorraine Avenue, not shown on the plat, inasmuch as these easements and Avenue are being vacated by appropriate pending proceedings filed before the Board of County Commissioners of Sedgwick County, Kansas, and before the Board of City Commissioners of Wichita, Kansas. Upon completion of the vacation proceedings the only remaining easement will be that described in THIRD above.

In giving you this opinion, we rely upon the completeness and correctness of the abstracts which we have examined.

Very truly yours,

Edward Weil

Edward Weil

EW:ec

JOHN T. (JACK) REEVES

OFFICE OF
BAUGHMAN CO.
Surveyors

2522 EAST KELLOGG
WICHITA, KANSAS 67211
MURRAY 3-7431

FRED J. DOANE

October 19, 1965

Planning Commission
City Building Annex
Wichita, Kansas

Gentlemen:

This is to inform you that the irons have been set in Campus Addition to Wichita, Kansas, according to the plat on file in your office.

John T. Reeves
Surveyor

ALLEN BROS. & O'HARA, INC.
NATIONWIDE GENERAL CONTRACTORS
3742 LAMAR AVE. MEMPHIS 18, TENNESSEE TELEPHONE 363-1511

WEST COAST OFFICE
Post Office Box 467
1900 East A Street
Ontario, California
Phone 986-3891

October 18, 1965

Mr. Robert A. Lakin
Assistant Planning Director
Wichita - Sedgwick County
Metropolitan Area Planning Department
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Lakin:

In connection with the property designated for our proposed dormitory project at Twenty-first and Hillside Streets, I am enclosing a Performance Bond for the construction of sidewalks adjacent to the south side of Twenty-second Street, the north side of Twenty-first Street and the east side of Chautauqua Street. It is my understanding that this is one of the requirements for the replatting of this property.

Thank you for the invitation to meet in your office the twenty-seventh of this month concerning parking requirements for dormitories. If at all possible, I will be in Wichita on this date. Otherwise I will forward information we have gathered at other colleges concerning parking requirements.

Thank you very much for your cooperation.

Very truly yours,

ALLEN BROS. & O'HARA, INC.

Hal P. Bailey Jr.

Hal P. Bailey, Jr.
Real Estate Development Department

HPB:lmh
Enclosure

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we Allen Brothers and O'Hara, Inc. as Principal, and NATIONAL SURETY CORPORATION as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Two Thousand Five hundred eighty ($ 2,580.00) Dollars, lawful money of the United States, for payment of which will and truly to be made, we bind ourselves, our Heirs, executors, successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, said Principal will make the following improvements. All improvements and other work as set forth to be done and performed in accordance with the plans, specifications and provisions as determined by the City of Wichita for the development and improvement in Campus Addition (name of subdivision) Plat located in Section 3 Township 27 Range 1 East Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal ALLEN BROTHERS AND O'HARA, INC. shall perform the following obligations and conditions:

1. Construction of sidewalks adjacent to the south side of 22nd Street North, the east side of Chautauqua Avenue, and the north
2. * side of 21st Street.
3. * N/A
4. * N/A
5. Reimbursement to the City of Wichita at an actual cost figure, all costs and expenses related to the preparation of plans and specifications and the inspection of construction of the above listed projects.

which obligations and each of them shall be performed on or before September 16 ,19 67 ** and all of which shall be performed and accomplished in accordance with presently established standards and specifications of the Department of Public Works of the City of Wichita.

NOW, THEREFORE, if the said Principal shall fully and faithfully perform all the work specified to be done and performed within the time prescribed, and in accordance with the plans, specifications and provisions, therefore, to which reference is here made, then this obligation shall be void; otherwise to remain in full force and effect in law; it being expressly understood and agreed that the liability of the Surety for any or all claims hereunder, shall in no event exceed the penal amount of this obligation, as herein stated, it is expressly understood that the City may declare said bond forfeited if the conditions herein have not been fully complied with in every respect and further, that the City may install said projects and pay for same out of said forfeited bond funds.

The said Surety hereby stipulates and agrees that no modifications, omissions, or additions, in or to the plans or specifications therefor, or any extension of time, shall in any wise affect the obligation of said Surety on its bond.

IN WITNESS WHEREOF, we have hereunto set our hand and seals on this 14th day of October, 1965.

ALLEN BROTHERS AND O'HARA, INC.
By: _____ Principal

NATIONAL SURETY CORPORATION Surety
By: _____
James H. Wetter, Attorney-in-fact.

* Insert N/A (Not Applicable) when blanks are not used.

** Insert date, 2 years following the date of approval of the final plat by the Planning Commission.

STATE OF ~~KANSAS, COUNTY OF SEDGWICK~~ Tennessee, County of Shelby, SS:

Be it remembered that on this 14th day of October ,19 65 , before me, a Notary Public in and for said County and State, came _____ (Principal) and James H. Wetter, Attorney-in-fact, National Surety Corporation (Surety) to me personally known to be the same persons executing 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.

_____ Notary Public

My Commission Expires: _____

NATIONAL SURETY CORPORATION

A Member of Fireman's Fund Insurance Companies

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that NATIONAL SURETY CORPORATION, a Corporation duly organized and existing under the laws of the State of New York, and having its principal office in the City of New York, New York, and its home office in the City and County of San Francisco, California, (hereinafter called the Corporation), has made, constituted and appointed, and does by these presents make, constitute and appoint

JAMES H. WETTER AND JAMES F. WILSON
JOINTLY OR SEVERALLY

of MEMPHIS and State of TENNESSEE

its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, seal, acknowledge and deliver ANY AND ALL BONDS, RECOGNIZANCES, CONTRACTS, AGREEMENTS OF INDEMNITY AND OTHER CONDITIONAL OR OBLIGATORY UNDERTAKINGS;

and to bind the Corporation thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the Corporation and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises.

IN WITNESS WHEREOF, NATIONAL SURETY CORPORATION has caused these presents to be signed by its Vice President, attested by its Assistant Secretary, and its corporate seal to be hereto affixed this 22ND day of DECEMBER A.D., 19 64.

NATIONAL SURETY CORPORATION

By C. A. KEPPLER
Vice President

[Seal]

ATTEST: H. L. JOHNSON
Assistant Secretary

STATE OF NEW JERSEY
COUNTY OF ESSEX } ss.:

On this 22ND day of DECEMBER A.D., 19 64, before me personally came C. A. KEPPLER to me known, who, being by me duly sworn, did depose and say, that he is Vice President of NATIONAL SURETY CORPORATION, the Corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Corporation and that he signed his name thereto by like order. And said C. A. KEPPLER further said that he is acquainted with H. L. JOHNSON and knows him to be an Assistant Secretary of said Corporation; and that he executed the above instrument.

EDWARD J. SCHERER
Notary Public

STATE OF NEW JERSEY
COUNTY OF ESSEX } ss.:

I, H. L. JOHNSON, Assistant Secretary of NATIONAL SURETY CORPORATION, do hereby certify that the following is a full, true and correct copy of Article VIII of the By-laws of the NATIONAL SURETY CORPORATION adopted on the 6th day of September, 1962, and now in full force and effect, to wit:

ARTICLE VIII
Appointment and Authority of Resident Assistant Secretaries, and
Attorneys-in-Fact and Agents to accept Legal Process and Make Appearances.

"SECTION 30. APPOINTMENT. The Chairman of the Board of Directors, the President, any Vice President, or any other person authorized by the Board of Directors, the Chairman of the Board of Directors, the President or any Vice President, may, from time to time, appoint Resident Assistant Secretaries and Attorneys-in-Fact to represent and act for and on behalf of the Corporation and Agents to accept legal process and make appearances for and on behalf of the Corporation.

"SECTION 31. AUTHORITY. The authority of such Resident Assistant Secretaries, Attorneys-in-Fact, and Agents shall be as prescribed in the instrument evidencing their appointment, and any such appointment and all authority granted thereby may be revoked at any time by the Board of Directors or by any person empowered to make such appointment."

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of NATIONAL SURETY CORPORATION, this 22ND day of DECEMBER, 19 64.

H. L. JOHNSON
Assistant Secretary of
NATIONAL SURETY CORPORATION

[Corporate Seal]

STATE OF TENNESSEE
COUNTY OF SHELBY } ss.:

I, BETTY HORTON, Resident Assistant Secretary of NATIONAL SURETY CORPORATION, a corporation of the State of New York, do hereby certify that the above and foregoing is a full, true and correct copy of the original power of attorney issued by said Corporation and that I have compared same with the original and that it is a correct transcript therefrom and of the whole of the original. Said power of attorney is in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of MEMPHIS, this 14th day of October 1965.

Resident Assistant Secretary

SN 215NB 8/64

ALLEN BROS. & O'HARA, INC.
NATIONWIDE GENERAL CONTRACTORS
3742 LAMAR AVE. MEMPHIS 18, TENNESSEE TELEPHONE 363-1511

WEST COAST OFFICE
Post Office Box 467
1900 East A Street
Ontario, California
Phone 986-3891

Ron
File in plat case

May 10, 1965

Mr. Robert A. Lakin
Assistant Planning Director
Wichita - Sedgwick County Metropolitan Area
Planning Department
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Lakin:

Thank you very much for your cooperation in connection with the dormitory program which Allen Bros. & O'Hara, Inc. proposes for Wichita State University. We hope to be in a position to begin acquiring land in the very near future and will probably be needing your assistance again.

Very truly yours,

ALLEN BROS. & O'HARA, INC.

Hal P. Bailey Jr.

Hal P. Bailey, Jr.
Real Estate Development Department

HPB:lmh

Ralph Klose, City Treasurer September 17, 1965

Robert A. Lakin, Assistant Planning Director

Replatting of Campus Addition and
Vacation of Cases Related Thereto

Enclosed in the sealed envelope is a check for $1,300 made payable to the Engineering Department, City of Wichita, from Allen Bros. & O'Hara, Inc., Memphis, Tennessee. This check is to guarantee that payment will be made and work completed on the relocation of sewers in the area bounded by 21st, 22nd, Hillside and Chautauqua.

As the developer will be contracting with the contractor himself, and this $1,300 is merely a guarantee, I would not recommend the City cash the check but, rather, retain it in the safe, to be returned to the developer at such time as you receive a release from either Bill Smith, City Engineer, (or his designated representative) or myself. At that time, we will ask for the return of this check and will return it to the developers.

RAL:ber

cc: B. Smith
City Engineer

Don Ferguson
City Controller

ALLEN BROS. & O'HARA, INC.
NATIONWIDE GENERAL CONTRACTORS
3742 LAMAR AVE. MEMPHIS 18, TENNESSEE TELEPHONE 363-1511

WEST COAST OFFICE
Post Office Box 467
1900 East A Street
Ontario, California
Phone 986-3891

September 3, 1965

City of Wichita
Engineering Department
Wichita, Kansas

Gentlemen:

In regard to the replatting and vacation of easements on the property bounded by Twenty-first and Twenty-second Streets and Hillside and Chautauqua Avenues, I am enclosing a $1300 check in lieu of a bond to cover the expense of relocating the sewer connections for the print shop on the east 159 feet of Lot No. 11, Hillside Gardens Subdivision.

This check is deposited with you with the understanding that if our replatting and rezoning of this property is denied that this money will be refunded to Allen Bros. & O'Hara, Inc.

We will guarantee the dedication of sufficient easements to relocate the sewer line for the print shop as may be required by the Wichita Engineering Department.

Thank you for your cooperation.

Very truly yours,

ALLEN BROS. & O'HARA, INC.

Hal P. Bailey Jr.

Hal P. Bailey, Jr.
Real Estate Development Department

HPB:lmh
Enclosure

September 17, 1965

Baughman Company
2522 East Kellogg
Wichita, Kansas

Subject: S/D 65-70 - Final Plat of Campus Addition

Gentlemen:

At its regular meeting on September 16, 1965, the Metropolitan Area Planning Commission considered the Final Plat of Campus Addition. The action of the Planning Commission was to recommend that this plat be approved subject to:

ok 1. The applicant providing sidewalks adjacent to the south side of 22nd Street, the east side of Chautauqua Avenue and the north side of 21st Street.

ok 2. Prior to the time this plat is forwarded to the City Commission for its consideration, the applicant shall provide for either:

a. construction of the sidewalks in accordance with plans and specifications of the City Engineer; or

b. a corporate surety bond guaranteeing construction within ~~two years~~, such bond to be in the amount of $2,580.

ok 3. The applicant shall contact the City Engineer's Office concerning the utility lines located in the easements that are to be vacated, and the applicant shall obtain a letter stating that

satisfactory arrangements have been made. A copy of this letter shall be filed with the Planning Department prior to the forwarding of the final plat to the City Commission.

ok 4. Indicating a 35-foot building setback line adjacent to 21st Street running west from the east line of Lot 1 56 feet.

ok 5. Labeling all angles on the face of the plat.

ok 6. Deleting court from the plattor's text.

7. Recording within 30 days after approval by the City Commission.

This plat will be forwarded to the Board of City Commissioners for their consideration as soon as the following requirements have been met:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.

ok 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

ok 3. Certification by an attorney that fee title is vested in the plattor.

ok 4. Certification that all taxes due and payable have been paid.

ok 5. Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

If you have any questions concerning this matter, please call.

Sincerely yours,

Jack H. Galbraith
Senior Planner

JHG:jmm
cc: Allen Bros. & O'Hara Inc.
Edward Weil

September 10, 1965

Baughman Company
2522 East Kellogg
Wichita, Kansas

Subject: S/D 65-70 - Campus Addition

Gentlemen:

At its regular meeting on September 9, 1965, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Final Plat of Campus Addition. The action of the Subdivision Committee was to recommend that the final plat be approved subject to the following conditions:

1. The applicant providing sidewalks adjacent to the south side of 22nd Street, the east side of Chautauqua Avenue and the north side of 21st Street.

2. Prior to the time this plat is forwarded to the City Commission for its consideration, the applicant shall provide for either:

   a. construction of the sidewalks in accordance with plans and specifications of the City Engineer; or

   b. a corporate surety bond guaranteeing construction within 2 years, such bond to be in the amount of $2,580.

3. The applicant shall contact the Wichita Water Department, City Engineer's Office, Gas Service Company, Kansas Gas and Electric Company, and Southwestern Bell Telephone Company, concerning the utility lines located in the easements that are to be vacated, and the applicant shall obtain

a letter from each of the above stating that satisfactory arrangements have been made. A copy of these letters shall be filed with the Planning Department prior to the forwarding of the Final Plat to the City Commission. Letters have been received from the Gas Service Company, Kansas Gas and Electric Company, and Southwestern Bell Telephone Company.

4. Indicating a 35-foot building setback line adjacent to 21st Street running west from the east line of Lot 1 56 feet.

5. Labeling all angles on the face of the plat.

6. Deleting court from the plattor's text.

7. Recording within 30 days after approval by the Board of City Commissioners.

The recommendation of the Subdivision Committee that the final plat be approved will be forwarded to the Metropolitan Area Planning Commission for their consideration at their next regular meeting on September 16, 1965.

Enclosed herewith is the marked Engineer's copy of the final plat for your information and files. Also enclosed is a copy of a sample performance bond.

If you have any questions, please feel free to call.

Sincerely yours,

Jack H. Galbraith
Senior Planner

JHG:jmm
Enclosures 2
cc: Allen Brothers and O'Hara, etal.
3742 Lamar
Memphis, Tennessee

Edward Weil
Union National Bank Building

THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE Sept. 8, 1965

PULL FOR SAFETY

TO Jack H. Galbraith, Senior Planner, Planning Dept.

FROM Bill H. Otten, Supt. of Design & Planning

SUBJECT Vacation of Lorraine Avenue

Allen Bros. & O'hara Inc. has fulfilled all of the requirements of the Water Department, and therefore we have no objection to the vacation of Lorraine Avenue south of 22nd Street North.

Bill H. Otten

Bill H. Otten
Supt. of Design & Planning

BHO:lh

cc: F. S. Burba, Operations Chief Engineer

Hal P. Bailey, Jr.
Real Estate Development Department
Allen Bros. & O'hara, Inc.
3742 Lamar Avenue
Memphis 18, Tennessee

RECEIVED
SEP 9 1965
METROPOLITAN PLANNING

FORM S-9001-A

SOUTHWESTERN BELL TELEPHONE COMPANY

P.O. Box 2206
Wichita, Kansas 67201
September 8, 1965

Metropolitan Area Planning Commission
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Howe:

This letter is to inform the Metropolitan Area Planning Commission that satisfactory arrangements have been made with Allen Bros. & O'Hara, Inc., in connection with the replatting and vacating of easements in the area bounded by Twenty-first and Twenty-second Streets and Hillside and Chautauqua Avenues.

Yours truly,

H R Immich

H. R. Immich
Division Plant Engineer

cc: Harold Davis - KG&E
Allen Bros. & O'Hara, Inc.

THE GAS SERVICE COMPANY
General Offices • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
WICHITA, KANSAS 67201

September 9, 1965

Metropolitan Area Planning Commission
104 S. Main
Wichita, Kansas

Attn: Mr. C. Bickley Foster

Re: Subject V-0345

Dear Sir:

This is to advise you that satisfactory arrangements have been completed between the Allen Bros & O'Hara, Inc., and The Gas Service Company, relative to our facilities involved in the vacation petition, case No. V-0345. The petition concerns the vacation of Lorraine Avenue from the north line of Lots 15 and 29, Hillside Gardens Addition, north to 22nd Street.

Yours very truly,
The Gas Service Company

by D. P. Warner
Mr. D. P. Warner, Manager

G. Ecknor

cc: Mr. Richard W. Holmes
303 S. Main
Wichita, Kansas

KANSAS GAS AND ELECTRIC COMPANY

WICHITA 1, KANSAS

GEORGE WECKEL
DIVISION MANAGER

September 8, 1965

Mr. Jack H. Galbraith
Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Dear Mr. Galbraith:

This is to inform you that we have received a letter dated September 3, 1965 from Allen Bros. & O'Hara, Inc. of Memphis, Tennessee agreeing to the payment of expenses involved for the removal of our existing electric lines and poles as well as the relocation of necessary service and grant of needed easements for the Company's facilities located in an area that they proposed to plat bounded by 21st and 22nd Streets and Hillside and Chautauqua Avenues.

Based on these guarantees, our Company has no objection to the vacation of easements and the re-platting of this area.

Sincerely,

George Weckel

GHWeckel/pfh

cc: Mr. Harold Davis, KG&E
Mr. Don Elliott, KG&E

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 65-70 NAME Campus Addition
DATE APPLICATION REC'D 8-16-65 PRELIMINARY APPROVAL 8-26-65

DESCRIPTION

GENERAL LOCATION In an area bounded by Hillside and Chautauqua and 21st and 22nd Streets North
OWNER Allen Bros. & O'Hara Inc., et al
SURVEYOR/ENGINEER Baughman Company
ADDRESS 2522 East Kellogg

1. GROSS ACREAGE OF PLAT 6.36
2. NUMBER OF LOTS:
   RESIDENTIAL 2
   COMMERCIAL
   INDUSTRIAL
   OTHER
   TOTAL 2
3. AVERAGE LOT FRONTAGE FT.
4. MINIMUM LOT FRONTAGE FT.
5. AVERAGE LOT AREA SQ.FT.
6. MINIMUM LOT AREA SQ.FT.
7. LINEAL FEET OF NEW STREETS:
   (A) R/W FT.
   (B) 5 R/W 1,041 FT.
   (C) 10 R/W 442 FT.
   (D) TOTAL 1,483 FT.
8. TOTAL AREA OF NEW STREET R/W 9,625 SQ.FT.
9. EXISTING ZONING AA, B, RB & LC
10. PROPOSED ZONING B & LC
11. LOT AREA REQUIRED BY ZONING SQ.FT.

STAFF COMMENTS:

1. The applicant providing sidewalks adjacent to the south side of 22nd Street, the east side of Chautauqua Avenue and the north side of 21st Street.

2. Prior to the time this plat is forwarded to the City Commission for its consideration, the applicant shall provide for either:

   a. construction of the sidewalks in accordance with plans and specifications of the City Engineer; or

   b. a corporate surety bond guaranteeing construction within 2 years, such bond to be in the amount of $2,580.

3. The applicant shall contact the Wichita Water Department, City Engineer's Office, Gas Service Company, Kansas Gas and Electric Company, and Southwestern Bell Telephone Company, concerning the utility lines located in the easements that are to be vacated, and the applicant shall obtain a letter from each of the above stating that satisfactory arrangements have been made. A copy of these letters shall be filed with the Planning Department prior to the forwarding of the Final Plat to the City Commission.

4. Indicating a 35-foot building setback line adjacent to 21st Street running west from the east line of Lot One 56 feet.

5. Labeling all angles on the face of the plat.

6. Deleting court from the plattor's text.

7. Recording within 30 days after approval by the Board of City Commissioners.

T9-304

August 27, 1965

Baughman Company
2522 East Kellogg
Wichita, Kansas

Subject: S/D 65-70 - Final Plat of Campus Addition

Gentlemen:

At its regular meeting on August 26, 1965, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Preliminary and Final Plats of Campus Addition. The action of the Subdivision Committee was to approve the Preliminary Plat and defer the Final Plat until the following requirements have been met:

1. The applicant shall provide sidewalks adjacent to the south side of 22nd Street, the east side of Chautauqua Avenue and the north side of 21st Street.

2. Prior to the time this plat is forwarded to the City Commission for its consideration, the applicant shall provide for either:

   a. Construction of the sidewalks in accordance with plans and specifications of the City Engineer; or

   b. A Corporate Surety Bond guaranteeing construction within 2 years, such bond to be in the amount of $2,580.

3. A 35-foot building setback line being indicated on the plat adjacent to the west side of Hillside Avenue and adjacent to the north side of 21st St. for the property zoned "LC" Light Commercial.

August 27, 1965

7. Deleting 21st Street Court from the Final Plat,

8. Including Lots 28 and 29, Hillside Gardens Addition, in the plat and showing a 5-foot easement for Chautauqua Avenue.

9. Lot 5, as shown on the Final plat, being deleted and Lot 10, Hillside Gardens Addition, being shown as Lot 2 on the revised Final Plat,

10. The 10-foot utility easement between Lots 20 and 30, Hillside Gardens Addition, being deleted and shown on the revised Final Plat.

11. The developer shall contact the Fairfax Water Department, City Engineer's Office, the Sewerage Engineer, Kansas Gas and Electric Company, and Southwestern Bell Telephone Company, concerning the utility lines located in the easements that will be needed, and to implement such arrangements with these companies as may be necessary for the installation of these utilities.

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 65-70 NAME Campus Addition
DATE APPLICATION REC'D 8-16-65 PRELIMINARY APPROVAL

DESCRIPTION

GENERAL LOCATION In an area bounded by Hillside and Chautauqua and 21st and 22nd Streets North
OWNER Allen Bros. & O'Hara Inc., Et al.
SURVEYOR/ENGINEER Baughman Company
ADDRESS 2522 East Kellogg

1. GROSS ACREAGE OF PLAT 6.36
2. NUMBER OF LOTS:
   RESIDENTIAL 2
   COMMERCIAL
   INDUSTRIAL
   OTHER
   TOTAL 2
3. AVERAGE LOT FRONTAGE FT.
4. MINIMUM LOT FRONTAGE FT.
5. AVERAGE LOT AREA SQ.FT.
6. MINIMUM LOT AREA SQ.FT.
7. LINEAL FEET OF NEW STREETS:
   (A) 60 R/W 318 FT.
   (B) 5 R/W 907 FT.
   (C) 10 R/W 442 FT.
   (D) TOTAL 1667 FT.
8. TOTAL AREA OF NEW STREET R/W 30,955 SQ.FT.
9. EXISTING ZONING AA, B, RB & LC
10. PROPOSED ZONING B & LC
11. LOT AREA REQUIRED BY ZONING SQ.FT.

STAFF COMMENTS:

1. The applicant shall provide sidewalks adjacent to the south side of 22nd Street, the east side of Chautauqua Avenue, the north side of 21st Street and on both sides including the circumference of the cul-de-sac at 21st Street Court.

2. Prior to the time this plat is forwarded to the City Commission for their consideration shall provide for either:

   a. construction of the sidewalks in accordance with plans and specifications of the City Engineer, or

   b. a corporate surety bond guaranteeing construction within 2 years, such bond to be in the amount of $3,525.

3. A 35 foot building setback line shall be indicated on the plat adjacent to the west side of Hillside Avenue and adjacent to the north side of 21st Street for the property east of 21st Street Court, and a 20 foot setback adjacent to the east side of 21st Street Court for the area zoned "LC".

4. All buildings located in easements or street right-of-way shall be removed prior to forwarding the plat to the Board of City Commissioners for their consideration.

5. Recording within 30 days after approval by the Board of City Commissioners.

6. Associate Vacation Case No. V-0345.

T9-304

MAP No.: C-6
SEC. No.: 3
TWP. No.: 27
RANGE: 1E

S/D No. 65-70

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Campus Addition

GENERAL LOCATION: N.W. Corner 21st. and Hillside

NAME OF PROPERTY OWNER: Allen Bros. & O'Hara, Inc. et al
ADDRESS: 3742 Lamar, Memphis Tenn. (c/o Edward Weil PHONE: AM 24401
NAME OF SUBDIVIDER: (Union Nat'l. Bank Bldg. PHONE:
ADDRESS:
NAME OF AGENT/SURVEYOR: Baughman Co. PHONE:
ADDRESS:
DATE OF APPLICATION:

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 6.36
2. NUMBER OF LOTS:
   RESIDENTIAL 2
   COMMERCIAL
   INDUSTRIAL
   OTHER
   TOTAL NUMBER OF LOTS 2
3. AVERAGE LOT FRONTAGE FT.
4. MINIMUM LOT FRONGAGE FT.
5. AVERAGE LOT AREA SQ.FT.
6. MINIMUM LOT AREA SQ.FT.
7. LINEAL FEET OF NEW STREETS:
   A. 60 R/W 318 FT.
   B. R/W FT.
   C. R/W FT.
   D. TOTAL 318 FT.
8. TOTAL AREA OF NEW STREET R/W: 22,000 SQ.FT.
9. EXISTING ZONING AA B, RB & LC
10. PROPOSED ZONING B & LC
11. PUBLIC WATER SUPPLY Yes (YES-NO), NAME City
12. PUBLIC SANITARY SEWERS Yes (YES-NO), NAME "
13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) (YES-NO)
14. CITY OF WICHITA OR 3 MILE AREA: City

THE APPLICANT HEREIN AGREES TO COMPLY WITH THE SUBDIVISION RULES AND REGULATIONS FOR THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA, AS AMENDED, AND ALL OTHER PERTINENT ORDINANCES OF THE CITY OF WICHITA AND/OR RESOLUTIONS OF SEDGWICK COUNTY, KANSAS, AND STATUTES OF THE STATE OF KANSAS. THE APPLICANT FURTHER AGREES THAT HE WAIVES THE 60-DAY STATUTORY PERIOD IN WHICH THE PLANNING COMMISSION OR GOVERNING BODY MUST ACT. THE UNDERSIGNED FURTHER STATES THAT HE IS THE OWNER OR IS THE AUTHORIZED AGENT FOR THE OWNER(S).

OWNER'S SIGNATURE Allen Bros & O'Hara Inc
BY: Edward Weil attorney
AGENT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA
PLANNING COMMISSION, ROOM 402, CITY BUILDING
ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS.

RECEIVED BY Jack Spilbraith
DATE 8-16-65

RECEIVED AUG 16 1965 REGULATION DIVISION

S/D-1 M.A.P.C. 7-23-58 (REV. 10-62)

T21-301

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
S/D Application	26.00

Name: Allen Bros & O'Hara, Inc

Address: 8142 Lemans Wichita, Kans.

Type: R-712

Due Date:

Comments:

Date: 8-16-65

By: L Showers