

PLAT NO. S/D 65-101 MAP NO. D-3

NAME BACHMAN ADDITION

LOCATION On the west side of Perry in an area
north of 13th Street

ENGINEER: Baughman Company

OWNER Bill Bachman

APPLICATION FILED 11-15-65

SKETCH PLAT FILED None

PRELIMINARY FILED 11-15-65

S/D ACTION 11-24-65, *Approve Prelim.*

FINAL FILED *3-21-66*

S/D ACTION *3-31-66 Approve Final*

MAP ACTION *4-7-66 Approve*

REC ACTION *8-23-66 Approved*

RECORDED *11-3-66*

REMARKS *Closed 8-23-66*

D 65-101-- BACHMAN ADDITION, on
the west side of Perry in an area
north of 13th Street - Baughman Co.

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

BACHMAN

ADDITION WAS

FILED FOR RECORD ON November 3 1966

Drawer H-2 7-11

Rufus L. Dering

REGISTER OF DEEDS

11-3-66
jo

T9-328

SIDEWALK PETITION

A PETITION requesting the construction of sidewalk on the
West side of Perry Ave. from
SE. Lot 2 Bachman Addn to NL. Lot 2 Bachman Addn.

The petition meets one of the following conditions:

1. 100% of the owners of the lots liable for assessment.
 - a. _____ Requirement of platting.
 - b. _____ Requirement of zoning.
 - c. _____ Requirement of lot split.
2. The petition bears _____ signers in the 7th Ward of the City of Wichita and meets the following special conditions:
 - a. _____ Leads to schools as indicated on the map prepared annually by the Traffic Engineer of the City of Wichita.
 - b. _____ Is on a street designated as an arterial or collector in the adopted comprehensive transportation plan of the City.
 - c. _____ Connects with existing sidewalks at both ends (two blocks or less).
 - d. _____ Is on a street which generates pedestrian traffic in unusually high numbers because of the presence of playgrounds, parks, churches, shopping centers, organizational or recreational facilities.
3. The petition bears 50% or more of the residences on the lots or tracts to be assessed the cost of construction and _____ signers in the _____ Ward of the City of Wichita.
4. The petition bears _____ percent of the owners of record of the lots or tracts liable for assessment and _____ signers in the _____ Ward of the City of Wichita.

The petition represents 110.23 lineal feet of walk.

The estimated cost is \$ 400⁰⁰.

ACTION:

_____ Recommended by the City Manager
and the Director of Public Works.

_____ Take such action as the Commission desires.

SIDEWALK PETITION

TO THE HONORABLE MAYOR AND BOARD OF COMMISSIONERS OF THE CITY OF WICHITA, KANSAS:

Gentlemen:

We, the undersigned property owners residing in the 7th Ward of the City of Wichita would respectfully petition your Honorable Body to cause the construction of a sidewalk 4 feet wide on the West side of Perry Ave, from Sl. lot 2 Bachman Addn to N. lot 2 Bachman Addn, the cost of said sidewalk to be assessed to the abutting property as provided by law.

- NOTE: 1. Secure the signatures of as many property owners or residents of abutting property as possible.
 2. Indicate legal description of the real estate owned by all signers of the petition. The legal description must be the same as the legal description on the deed.
 3. Indicate on page two the method the petition is to be considered.

NAME	ADDRESS	LEGAL DESCRIPTION
1. Bill Bachman	1901 W. 13TH	5 1/2 lot 2 Bachman ADDN
2. Bill Bachman	" " "	N 1/2 lot 2, Bachman ADDN
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.	100 ⁰⁰ Petition	
20.	110,23 Linft.	
21.	Total/Cost 400 ⁰⁰	
22.		
23.		
24.		
25.		
26.		
27.		

AFFIDAVIT

The undersigned, being first duly sworn on his oath, states: That he circulated the attached petition and that the signatures thereon include the residents on the lots or tracts to be assessed the cost of construction. The number of resident signatures comprises 50% or more of the total lots or tracts subject to assessment.

Chas. Bachman
Name

1901 W. 3TH ST.
Address

267-7331
Telephone No.

Sworn to and subscribed before me this 3RD day of JANUARY,
1974.

City Clerk.

INSTRUCTIONS TO PERSONS CIRCULATING A SIDEWALK PETITION

The State law of Kansas requires that a sidewalk petition to be sufficient must be signed by not less than twenty-five persons owning real estate in the Ward in which the sidewalk is to be constructed.

The only exception to the above requirement of twenty-five signers is that any property owner may make a written request to the City Commission for the construction of a sidewalk in front of his own property with authorization to the City Commission to assess the cost of the sidewalk against his property. Petitions which represent 100% of the property owners liable for assessment meet this requirement.

It is the policy of the City Commission to consider a sidewalk petition not only as to the requirements of the Kansas State law but also as to the following conditions:

1. _____ 100% of the owners of property liable for assessments have signed the petition.
2. _____
 - a. Leads to schools as indicated on the map prepared annually by the Traffic Engineer of the City of Wichita.
 - b. Is on a street designated as an arterial or collector in the adopted comprehensive transportation plan of the City.
 - c. Any two blocks or less which connects with existing sidewalks at both ends.
 - d. Is on a street which generates pedestrian traffic in unusually high numbers because of the presence of playgrounds, parks, churches, shopping centers, organizational or recreational facilities. The petitioner must provide the information and justification.
3. _____ The petition is signed by 50% or more of those residing on the lots to be assessed the cost of construction. Any adult person residing in a single family residence on any lot shall be counted as an affirmative signature for the entire lot and the person responsible for circulating the petition must sign under oath that the signatures are residents on that particular street for which the petition is submitted and that this number comprise 50% or more of the total lots in the area subject to assessment. (Sign the affidavit provided).
4. _____ The petition is signed by the owners of 50% or more of the lots liable for assessment. An abstractor's list of ownership must accompany the petition.

Property owners must sign the sidewalk petition exactly as their names appear on the deed to their property. Information to be provided by each signer includes:

1. The legal description of the property owned.
2. The address of the property.

The person circulating the sidewalk petition should indicate a telephone number which may be used by the Department of Public Works for securing additional information concerning the petition, if necessary.

January 21, 1974

Mr. Bill Bachman
1901 West 13th Street
Wichita, Kansas 67203

Re: S/D 65-101 - Bachman Addition -
sidewalk performance bond.

Dear Mr. Bachman:

We have received from the Engineering Division of the Department of Public Works, a sidewalk petition for the construction of a sidewalk on Lot 2, Bachman Addition which you submitted.

It is our understanding that this petition was to replace the performance bond you submitted guaranteeing the construction of sidewalks on Lots 1 and 2, Bachman Addition. This is to advise you that in order to release the performance bond a substitute guarantee for the construction of the sidewalk on Lot 1 is also required. We will hold the petition in our file and at such time as a valid substitute guarantee for the sidewalk on Lot 1 has been submitted, we will be able to proceed with the release of your sidewalk performance bond.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

August 15, 1973

Mr. Bill Bachman
1901 West 13th Street
Wichita, Kansas 67203

Subject: S/D 65-101 - Bachman
Addition

Dear Mr. Bachman:

The above captioned plat was approved by the M.A.P.C. on April 7, 1966 and by the Board of City Commissioners on August 23, 1966. As previously indicated to you in a letter on November 12, 1968, one of the conditions of approval was that the applicant guarantee the construction of a sidewalk on the west side of Perry. A visual inspection has been made which indicated that the sidewalk has not yet been installed.

Our files indicate that you submitted a performance bond in the amount of \$365, naming the Trinity Universal Insurance Company as surety, guaranteeing that the sidewalk would be constructed on or before November 30, 1968, in accordance with City specifications. Since the time limit has expired, we would appreciate you contacting our office as to the status of sidewalk construction and your intent to fulfill this requirement. In the event we do not receive word from you by Friday, August 24, 1973, we will contact the City Clerk with regard to collecting on the bond.

We are anxious to assist you in any way we can to expedite the fulfillment of this requirement and the closing of this file. If you have any questions concerning this matter, please call

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Wendel Strom
Trinity Universal Insurance Co.
Topeka, Kansas

*12/10/73 Bachman called
today and informed us he
was going to contact the
Eng Dept. relative to
releasing the performance
bond with
sidewalk
situation.*

November 12, 1968

Mr. Bill Bachman
1901 West 13th Street
Wichita, Kansas 67203

Subject: S/D 65-101-BACHMAN ADDITION

Dear Sir:

As you will recall, the above captioned plat was approved by the Metropolitan Area Planning Commission on April 7, 1966, and by the Board of City Commissioners on August 23, 1966. One of the conditions of approval was that the applicant guarantee the installation of a sidewalk on the west side of Perry, on or before November 30, 1967. Our file indicates that you submitted a performance bond in the amount of \$365, guaranteeing the installation of the sidewalk constructed to City specifications.

You will also recall that your original bond expired, as we discussed, in October of 1967. At that time you had the bonding company extend the bond one (1) year. This is to advise you that this year's extension will expire on November 30, 1968. We would appreciate your advising our office as to the status of the sidewalk construction. If the sidewalk is not installed, please advise us at your earliest convenience of your intent to fill this requirement.

We are anxious to assist you in any way we can to expedite the fulfillment of this requirement and the closing of this file. If you have any questions concerning this matter, please do not hesitate to contact us.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

February 5, 1968

Russell E. McClure, City Manager

Jack H. Galbraith, Senior Planner

S/D 65-101 - Bachman Addition

The above-captioned plat was approved by the Metropolitan Area Planning Commission on April 7, 1966, and by the Board of City Commissioners on August 23, 1966. One of the conditions of approval was that the applicant guarantee the construction of sidewalks adjacent to the west side of Perry Avenue in the amount of \$365, within two years. Our file indicates that a performance bond was submitted, signed by Bill Bachman and by Mr. Wendell Strom, for the Trinity Universal Insurance Company, guaranteeing that sidewalks would be constructed on or before November 30, 1967, in accordance with City specifications.

On October 4, 1967, I wrote a letter to the applicant inquiring as to the status of the sidewalk and his intent to fulfill the requirement of platting if the sidewalk was not yet installed. We have now received a form entitled "Continuation Certificate" by which it is requested the completion time to perform the obligation under the above-referred to bond, be extended from November 30, 1967, to November 30, 1968. This matter should be placed on the City Manager's Agenda for action by the Board of City Commissioners at their regular meeting on February 20, 1968.

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

JHG: JDG: js

Attachment

cc: Mr. C. Bill Bachman
1901 West 13th Street
Wichita, Kansas 67203

Mr. Wendell Strom
Trinity Universal Insurance Co.
Topeka, Kansas

Branch Office Hussey & Hussey
Agency Richard Minkler Ins
Wichita, Kansas #14-96-142

TRINITY UNIVERSAL INSURANCE COMPANY

Dallas, Texas

Amount

\$ 365.00

Premium

\$ 15.00 Mo.

CONTINUATION CERTIFICATE

Date November 30, 1967

BOND No. 339886

issued by the TRINITY UNIVERSAL INSURANCE COMPANY

for Three Hundred Sixty-Five

Dollars, on behalf of G. Bill Beaman

in favor of the City of Wichita, County of Sedgwick, and State of Kansas

is hereby continued in force from the 30th day of November to the 30th day of November, 1968, subject to all the covenants and conditions thereof. It is expressly stipulated that in no event shall the aggregate liability of the Surety for any one or more defaults of the principal during any one or more years of the suretyship under the bond hereinabove referred to, as extended by this or any other extension thereof, exceed the amount specifically set forth in said bond or any existing certificate changing the amount of said bond.



Trinity Universal Insurance Company

By _____
Attorney in Fact

Richard Minkler Insurance

AMherst 7-5283

827 West 13th

WICHITA, KANSAS 67203

INVOICE

DATE November 13, 1967

To

C. BILL BACHMAN
1901 West Thirteenth
Wichita, Kansas

MORTGAGE:

RENEWAL DATE	POLICY NUMBER	COMPANY	PROPERTY AND COVERAGE	AMOUNT	PREMIUM
11-30-67 to 11-30-68	339886	Tr. Univ.	Continuation Certificate on Contract Bond to the City of Wichita - for construction of sidewalk adjacent to the west side of Berry Avenue, Wichita, Kansas.	\$ 365.00	\$ 15.00

R. N. CO. PTD. IN U.S.A.—01012

PREMIUMS ARE DUE AS OF EFFECTIVE DATE OF COVERAGE

10-6-67 — Bill Bachman called and indicated his intentions of submitting a new bond or arranging for extension of present one.

SD by JHG

October 4, 1967

Mr. C. Bill Bachman
1901 West 13th Street
Wichita, Kansas 67203

Subject: S/D 65-101 - Bachman Addition

Dear Mr. Bachman:

As you will recall, the above-captioned plat was approved by the Metropolitan Area Planning Commission on April 7, 1966, and by the Board of City Commissioners on August 23, 1966. One of the conditions of approval was that the applicant guarantee the construction of sidewalks adjacent to the west side of Perry Avenue, in the amount of \$365, within two years. Our file indicates that a performance bond was submitted, signed by you and Mr. Wendell Strom, for the Trinity Universal Insurance Company, guaranteeing that sidewalks would be constructed on or before November 30, 1967, in accordance with City specifications.

Since the two-year guarantee will soon expire, we would appreciate your advising our office as to the status of the sidewalk construction. If the sidewalks are not installed, please advise us as to your intent to fulfill this requirement of platting.

Again
We are anxious to assist you in any way we can to expedite the fulfillment of this requirement and the closing of this file. Please contact our office if you have any questions concerning this matter.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

cc: Mr. Wendell Strom *ret. 10-6-67*
Trinity Universal Insurance Co.
Wichita, Kansas

SUBDIVISION REPORT

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

Subdivision Approval

S/D Number: 65-101 Name: Bauchman Addition
 Application Filed: 11-15-65 Sketch Filed: N/A
 Preliminary Plat Filed: 11-15-65 Approved by S/D: 11-24-65
 Final Plat Filed: 3-21-66 Approved by S/D: 3-31-66
 Approved by Metropolitan Area Planning Commission: 4-7-66

DESCRIPTION

General Location: West side of Perry in an area north of 13th Street

Owner: Bill Bachman
 Surveyor or Engineer: Baughman Company
 Address: 2522 East Kellogg

- | | | |
|--------------------------|-----------------|--------------------------------|
| 1. Gross Acreage of Plat | 0.9 | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | (a) 20 R/W 206 ft. |
| Residential | 2 | (b) R/W ft. |
| Commercial | | (c) R/W ft. |
| Industrial | | (d) Total 206 ft. |
| Other | | 8. Total Area of New Streets: |
| Total | 2 | R/W 4,020 sq. ft. |
| 3. Average Lot Frontage | 103.4 ft. | 9. Existing Zoning "AA" |
| 4. Minimum Lot Frontage | 95.85 ft. | 10. Lot Area Required by |
| 5. Average Lot Area | 15,666.3 sq.ft. | Zoning 6,000 sq. ft. |
| 6. Minimum Lot Area | 15,637.5 sq.ft. | |

Sidewalk required adjacent to the west side of Perry Avenue. A performance bond has been submitted guaranteeing its construction.

Planning Commission Recommendation:

MOONEY moved and HILL seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to being recorded within 30 days after approval by the City Commission.

Associated Zone Case: Z-0735 - Approved for "RB" zoning by the Board of City Commissioners on February 21, 1966, and publication withheld until plat is recorded.

Vote of Planning Commission: Unanimous

Respectfully submitted,

_____, Secretary

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

June 29, 1966

Baughman Company
2522 East Kellogg
Wichita, Kansas

Subject: S/D 65-101
BACHMAN ADDITION

Gentlemen:

It has been brought to our attention that the tie point on the above captioned plat lies in the river. We have discussed this problem with M. S. Mitchell and Dick Linn of the Department of Public Works, and we all agree that this tie point must be a known locatable point in the field.

OK

Therefore, it will be necessary that the tie point on the tracing be corrected to either a known half-section or a resurvey monument. It has been suggested that in this case, it would be logical and proper to tie to both the known half-section monument at 17th and Hood, and also to the nearby resurvey monument. Please contact Dick Linn for information regarding known resurvey monuments in this area.

If you have any further questions regarding this matter, please call.

Very truly yours,

Jack H. Galbraith,
Senior Planner

JHG:sa
cc: Bill Bachman
1901 West 13th Street

*verified copy
Mitch on 8-17-66*

THE CITY OF WICHITA
OFFICE OF Asst. Supt. of
Public Works Maint.

DATE 6/27/1966

RAL
JAG
**HELP! PREVENT
ACCIDENTAL
POISONING**



TO Jack Galbraith, Senior Planner
FROM M. S. Mitchell, Asst. Supt. of Public Works Maint.

SUBJECT Revised Edition, Final Plat of
Bachman Addition - Redescribed

Returned herewith is your copy of subject plat, which we have discussed with Mr. Linn of the City Engineer's Office. We concur that tie distances should be as exact as survey methods and monuments permit, even to within one one-hundreth (0.01) of a foot.

We are also in agreement that the SubDivision regulations do provide for the use of resurvey monuments as tie points since they are "known points". It would seem judicious for the City Engineer to decide where resurvey monuments would better serve the purpose than section or half section corners. We also point out that it might not be out of reason to require both ties in certain cases.

I trust this is the information you require; please advise.

M. S. Mitchell

M. S. Mitchell
Asst. Supt. of
Public Works Maint.

MSM:esvh
Enclosure
cc: Mr. Wilton, Supt. of Public Works Maint.
Dick Linn, City Engineer's Office
City Engineer's File
Bachman Addition Plat File



WARNER, HOLMES & O'HARA

ATTORNEYS AT LAW
COLORADO-DERBY BUILDING
WICHITA, KANSAS 67202

D. LEROY WARNER
LAURENCE S. HOLMES
T. L. O'HARA

June 2, 1966

TELEPHONE
AMHERST 2-7427
AREA CODE 316

1415 Perry

City of Wichita
Wichita, Kansas

Attention: Planning Department

OPINION ON TITLE

Dear Sirs:

I wish to state that I have examined the title to the following described property, to-wit:

Part of Lot 15, in The Hanna Subdivision, Sedgwick County, Kansas, described as follows: Commencing at a point in the West line of the right of way of The Arkansas Valley Interurban Railway Company 150 Feet South of the North line of said Lot 15, thence West parallel with the North line of said Lot 15, 250 Feet, more or less to the West line of said Lot 15, thence Southwesterly along said West line of said Lot 15, 165 Feet for point of beginning, thence Southwesterly along said West line of said Lot 15, 175 Feet, thence East parallel to the North line of said Lot 15, to the West line of Perry Avenue as platted in Riverside Court Second Addition to Wichita, thence Northeasterly along the West line of said Perry Avenue to a point due East of Beginning, thence West to the point of beginning,

and from my examination I find the FEE SIMPLE TITLE thereto to be vested in

C. BILL BACHMAN and JANET V. BACHMAN,
Husband and Wife, as joint tenants
and not as tenants in common with
full rights of survivorship, the
whole estate to vest in the survivor
in the event of the death of either,



Page 2 - City of Wichita
Opinion on Title
June 2, 1966

according to a warranty deed recorded in Book 1367, page 384 in the office of the Register of Deeds of Sedgwick County, Kansas, having been therein filed on February 11, 1965 at 4:00 P. M.

This title is subject to easements and restrictions of record.

TAXES for the year 1965 and prior years are shown to have been paid in full.

This examination covers the period of time from the earliest Government records to 7:00 A. M. on the 31st day of May, 1966, and last certified to by the Security Abstract and Title Co. Inc., under their certificate No. 135954, and is subject to the correctness of the abstract submitted in support thereof, which consists of three parts and of 100 entries in the first part, of 108 entries in the second part and 6 entries in the supplemental portion.

Respectfully submitted,

WARNER, HOLMES & O'HARA

Laurence S. Holmes

By

Laurence S. Holmes

LSH:mb

THE CITY OF WICHITA

OFFICE OF Asst. Supt. of
Public Works Maint.

DATE

4/21/1966

**HELP! PREVENT
ACCIDENTAL
POISONING**



TO Jack Galbraith, Senior Planner

FROM M.S. Mitchell, Asst. Supt. of Public Works Maint.

SUBJECT Final Plat of Bachman Addition

Reference is made to your letter of April 7 to the Baughman Company in which the second condition on Page 1 was "The Engineer staking all lot corners, which are to be checked by the Flood Control Division, and a letter being obtained from the Flood Control Division stating that the rear of the lots are properly aligned with the high bank line of the Little (SIC) Arkansas River prior to the forwarding of the plat to the Board of City Commissioners".

Please be advised that the Flood Control personnel have, this date, measured the distance from the lot corners to the mean high bank of the Arkansas River at the following locations:

1. Northwest corner Lot 1 - Distance 33'.
2. Southwest corner Lot 1 - Distance 25'.
3. Southwest corner Lot 2 - Distance 20'.

It is still my opinion that Reserve A of subject plat cannot be platted with distance of 47.39 and 39.07 along the north and south lines respectively, since these distances would extend the lot into the Arkansas River where the present owner of that land being platted as Bachman Addition cannot hold title.

M. S. Mitchell

M. S. Mitchell
Asst. Supt. of
Public Works Maint.

MSM:esvh
cc: Wilton
Bachman Addition Plat File
Baughman Company-2522 E. Kellogg



JOHN T. (JACK) REEVES

OFFICE OF
BAUGHMAN CO.
Surveyors

2522 EAST KELLOGG
WICHITA, KANSAS 67211
MURRAY 3-7431

FRED J. DOANE

April 21, 1966

Planning Office
City Building Annex
Wichita, Kansas

Gentlemen:

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

Fred J. Doane
Surveyor



April 7, 1966

Baughman Company
2522 East Kellogg
Wichita, Kansas

Subject: S/D 65-101 - Bachman Addition

Gentlemen:

At its regular meeting on April 7, 1966, the Metropolitan Area Planning Commission considered the Final Plat of Bachman Addition and recommended that this plat be approved subject to:

1. *OK* The applicant providing a sidewalk adjacent to the west side of Perry Avenue. (A performance bond in the amount of \$365 guaranteeing the construction of this sidewalk has been received in the Planning Department.
2. *OK* The Engineer staking all lot corners, which are to be checked by the Flood Control Division, and a letter being obtained from the Flood Control Division stating that the rear of the lots are properly aligned with the high bank line of the Little Arkansas River prior to the forwarding of the plat to the Board of City Commissioners.
3. Recording within 30 days after approval by the Board of City Commissioners.

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

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

April 7, 1966

- 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 should have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

cc: Mr. Bill Bachman
1901 West 13th Street
Wichita, Kansas

April 1, 1966

Baughman Company
2522 East Kellogg
Wichita, Kansas

Subject: S/D 65-101 - Final Plat of Bachman
Addition

Gentlemen:

At its regular meeting on March 31, 1966, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Final Plat of Bachman Addition. The action of the Subdivision Committee was to recommend that the final plat be approved subject to the following conditions:

1. The applicant shall provide a sidewalk adjacent to the west side of Perry Avenue.
2. Prior to the forwarding of the plat to the Board of City Commissioners, the applicant shall comply with one of the five adopted methods of guaranteeing the installation and financing of sidewalks. Total construction cost to be in the amount of \$365.
3. Prior to the forwarding of the plat to the Board of City Commissioners, the Engineer will stake all lot corners which are to be checked by the Department of Flood Control and a letter and a letter shall be obtained from the Flood Control Department stating that the rear of the lots are properly aligned with the high bank line of the Little Arkansas River.
4. 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 April 7, 1966.

Page 2 - April 1, 1966
S/D 65-101 - Bachman Addition

Enclosed herewith is the marked Engineer's copy of the final plat for your information and files.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:mmt

Enclosure

cc:

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 65-101 NAME BACHMAN ADDITION
DATE APPLICATION REC'D 11-15-65 PRELIMINARY APPROVAL 11-24-65

DESCRIPTION

GENERAL LOCATION On the west side of Perry in an area north of 13th

OWNER Bill Bachman
SURVEYOR/ENGINEER Baughman Company
ADDRESS 2522 East Kellogg

1. GROSS ACREAGE OF PLAT	<u>0.9</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A)	<u>20</u> R/W <u>206</u> FT.
RESIDENTIAL	<u>2</u>	(B)	_____ R/W _____ FT.
COMMERCIAL	_____	(C)	_____ R/W _____ FT.
INDUSTRIAL	_____	(D)	TOTAL <u>206</u> FT.
OTHER	_____	8. TOTAL AREA OF NEW STREET	
TOTAL	<u>2</u>	R/W	<u>4,020</u> SQ.FT.
3. AVERAGE LOT FRONTAGE	<u>103.4</u> FT.	9. EXISTING ZONING	<u>AA</u>
4. MINIMUM LOT FRONTAGE	<u>95.85</u> FT.	10. PROPOSED ZONING	<u>RB</u>
5. AVERAGE LOT AREA	<u>15,666.3</u> SQ.FT.	11. LOT AREA REQUIRED BY	
6. MINIMUM LOT AREA	<u>15,637.5</u> SQ.FT.	ZONING	<u> </u> SQ.FT.

STAFF COMMENTS:

1. The applicant shall provide a sidewalk adjacent to the west side of Perry Avenue.
2. Prior to the forwarding of the plat to the Board of City Commissioners, the applicant shall comply with one of the five adopted methods of guaranteeing the installation and financing of sidewalks. Total construction cost to be in the amount of \$365.
3. It should be noted that the east-west dimensions which were pointed out when the preliminary plat was considered do not concur with those shown on the final plat submission. It does appear that the requested dedication of "Reserve A" has been complied with but the discrepancy in dimensions shall be clarified at the time the final plat is heard by the Subdivision Committee.
4. Recording within 30 days after approval by the Board of City Commissioners.
5. Associated Zone Case Z-0735, "AA" to "RB".

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we C. Bill Bachman as Principal, and Trinity Universal Insurance Company as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Three Hundred Sixty-Five and no/100 (\$ 365.00) 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 BACHMAN ADDITION (name of subdivision) Plat located in Section 7 Township 27S Range 1E, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal C. Bill Bachman shall perform the following obligations and conditions:

1. Construction of a sidewalk adjacent to the west side of Perry Avenue, Wichita, Kansas.
2. *
3. *
4. *
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 November 30, 1967 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 therefore, 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 seal on this 30th day of November 1965

C. Bill Bachman
TRINITY UNIVERSAL INS. CO. Surety

BY Wendell Stinson
(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, SS:

Be it remembered that on this 4th day of February, 1966, before me, a Notary Public in and for said County and State, came C. Bill Bachman and _____ (Principal) (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 this day and above written.

Wendell Stinson Notary Public

My Commission Expires: June 9, 1967



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That TRINITY UNIVERSAL INSURANCE COMPANY, a Texas Corporation, in pursuance of authority granted by that certain resolution adopted at a regular meeting of its Board of Directors, held at the office of the Company, in the City of Dallas, Texas, on the twenty-third day of January, 1937 and of which the following is a true, full and complete copy:

Resolved, That the President, any Vice-President, or any Secretary of this Company be and they are hereby authorized and empowered to make, execute and deliver in behalf of the Company unto such person or persons residing within the United States of America, as they may select, its Power of Attorney, constituting and appointing each such person its Attorney-in-Fact, with full power and authority to make, execute and deliver, for it, in its name and in its behalf, as surely, any particular bond or undertaking that may be required in the specified territory, under such limitations and restrictions, both as to nature of such bonds or undertakings and as to limits of liability to be undertaken by the Company, as said officers may deem proper, the nature of such bonds or undertakings and the limits of liability to which such powers of attorney may be restricted, to be in each instance specified in such Power of Attorney.

amended at a regular meeting of its Board of Directors held at the office of the Company, in the City of Dallas, Texas, on the seventeenth day of October, 1962, and of which the following is a true, full and complete copy:

RESOLVED, That any and all Attorneys-in-Fact and officers of the Company, including Assistant Secretaries, whether or not the Secretary is absent, be and are hereby authorized and empowered to certify or verify copies of the By-Laws of the Company as well as any resolution of the Directors, having to do with the execution of bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, or with regard to the powers of any of the officers of the Company or of Attorneys-in-Fact.

RESOLVED, That the signature of any of the persons described in the foregoing resolution may be facsimile signatures as fixed or reproduced by any form of typing, printing, stamping or other reproduction of the names of the persons hereinabove authorized.

does hereby nominate, constitute and appoint: **T. H. HUSSEY or JAMES I. EBY or LLOYD P. ELLIOTT or WENDELL STROM or FOREST COURTNER**
Topeka, Kansas

its true and lawful Attorney-in-Fact, to make, execute, seal and deliver for and on its behalf, as surety in the United States of America:

Any and all bonds unlimited as to amount and to be given for the following purposes only, to-wit: Guaranteeing the fidelity of persons holding places of public or private trust; Guaranteeing the performance of contracts for public or private construction, including supply contracts; and all other bonds and undertakings required or permitted in all actions or proceedings or by law required.

PROVIDED, No authority is extended for the execution of Open Penalty Bonds

No authority is given to execute any bond wherein said attorney-in-fact appears as a party at interest either as principal or obligee.

And the execution of such bonds or undertakings, in pursuance of these presents, shall be as binding upon the said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the said Company at its office in Dallas, Texas, in their own proper persons.

In witness whereof, TRINITY UNIVERSAL INSURANCE COMPANY has caused its corporate seal to be hereto affixed and these presents to be duly executed by its proper officer this 30th day of January, 19 63.

Attest: **TRINITY UNIVERSAL INSURANCE COMPANY**
By: _____
G. L. Dumville, Secretary Title
(SEAL) Title R. M. McWhirter, Vice President

State of Texas
County of Dallas

On this day personally appeared before me, a Notary Public, in and for the County of Dallas, the above named officer of TRINITY UNIVERSAL INSURANCE COMPANY, who, being duly sworn by me, did depose and say that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the corporate seal of the said Company, and that the said corporate seal and his signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company.

Witness my hand and seal, this 30th day of January, 19 63
(SEAL)
My commission expires June 1, 1963 **Mary Morgan** Notary Public

I, the undersigned, _____ Secretary of TRINITY UNIVERSAL INSURANCE COMPANY, do hereby certify that the original POWER OF ATTORNEY, of which the foregoing is a full, true and correct copy, was signed by the Officers and Notary Public whose names are shown above and that it is in full force and effect.

In witness whereof, I have hereunto subscribed my name and affixed the corporate seal of the Company, this 30th day of November, 19 65.
(Seal) _____ Secretary

**CERTIFIED COPY OF POWER OF ATTORNEY
SEE CERTIFICATION**

November 30, 1965

Baughman Company
2522 East Kellogg
Wichita, Kansas

Subject: S/D 65-101 - Preliminary Plat
of Bachman Addition

Gentlemen:

At its regular meeting on November 24, 1965, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Preliminary Plat of Bachman Addition. The action of the Subdivision Committee was to approve the Preliminary Plat and authorize preparation of the Final Plat subject to:

1. The applicant providing a sidewalk adjacent to the west side of Perry Avenue.
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 \$365.
3. Indicating and dimensioning the water line easement on the face of the plat.
4. Indicating the east-west dimension along the north property line as 275 feet \pm and indicating the east-west dimension along the south property line

November 30, 1965

as 211 feet [±]. These dimensions are from the present right-of-way line of Perry Avenue to the high bank line of the Arkansas River. The high bank line as designated on the plat is the west property line.

5. The property west of a line beginning 30 feet east of the high bank line along the north property line and extending southwest to a point 20 feet east of the high bank line on the south property line shall be dedicated for drainage, river beautification, riverbank maintenance and flood control. A notation shall also be made in the plat's text. This property shall be designated as Reserve A on the face of the plat and referred to as same in the plat's text.
6. A notation of minimum pad elevation shall be indicated on the face of the plat as follows: "Minimum building pad 1307.4 Mean Sea Level".
7. Requirements for a Final Plat (see Pages 4 and 5 of the Subdivision Rules and Regulations).

The enclosed "marked" copy of the Preliminary Plat is for your information and files.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

Enclosure

cc: Mr. Bill Bachman
1901 West 13th Street
Wichita, Kansas

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 65-101 NAME Bachman Addition
DATE APPLICATION REC'D 11-15-65 S/D COMMITTEE MEETING 11-24-65

DESCRIPTION

GENERAL LOCATION On the west side of Perry in an area north of 13th.

OWNER Bill Bachman
SURVEYOR/ENGINEER Baughman Company
ADDRESS 2522 East Kellogg PHONE MU 3-7431

1. GROSS ACREAGE OF PLAT <u>0.9</u>	7. LINEAL FEET OF NEW STREETS:
2. NUMBER OF LOTS:	(A) <u>20</u> R/W <u>206</u> FT.
RESIDENTIAL <u>X 2</u>	(B) _____ R/W _____ FT.
COMMERCIAL _____	(C) _____ R/W _____ FT.
INDUSTRIAL _____	(D) TOTAL <u>206</u> FT.
OTHER _____	8. TOTAL AREA OF NEW STREET
TOTAL _____	R/W <u>4,020</u> SQ. FT.
3. AVERAGE LOT FRONTAGE <u>206.08</u> FT.	9. EXISTING ZONING <u>"BA"</u>
4. MINIMUM LOT FRONTAGE <u>206.08</u> FT.	10. PROPOSED ZONING <u>"RB"</u>
5. AVERAGE LOT AREA <u>39,200</u> SQ. FT.	11. LOT AREA REQUIRED BY
6. MINIMUM LOT AREA <u>39,200</u> SQ. FT.	ZONING _____ SQ. FT.
	<u>15,637.5</u> <u>15,666.3</u>

STAFF COMMENTS:

THIS PRELIMINARY PLAT COMPLIES WITH THE SUBDIVISION RULES AND REGULATIONS EXCEPT AS FOLLOWS:

1. It should be pointed out that the applicant intends to apply for "RB" four family zoning for area being platted.
2. The applicant shall provide a sidewalk adjacent to the west side of Perry Avenue.
3. Prior to the time this plat is forwarded to the City Commission for their consideration, the applicant shall provide for either:
 - a. construction of the sidewalk 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 \$365.
4. Requirements for a final plat, see pages 4 and 5 of the Subdivision Rules and Regulations.

MAP No.: D-3
SEC. No.: 7
TWP. No.: 27
RANGE: 1E

S/D No. 65-101

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Bachman Addition

GENERAL LOCATION: West Side of Perry North of 13th St.

NAME OF PROPERTY OWNER: Bill Bachman
ADDRESS: 1901 W. 13th St. PHONE: AM 77331
NAME OF SUBDIVIDER: Same ADDRESS: _____ PHONE: _____
NAME OF AGENT/SURVEYOR: Baughman Co.
ADDRESS: 2522 E. Kellogg PHONE: MU 37431
DATE OF APPLICATION: Nov. 15, 1965

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 0.9
2. NUMBER OF LOTS: 12
RESIDENTIAL _____
COMMERCIAL _____
INDUSTRIAL _____
OTHER _____
TOTAL NUMBER OF LOTS 12
3. AVERAGE LOT FRONTAGE 206.09 103.4
4. MINIMUM LOT FRONTAGE 206.09 95.85
5. AVERAGE LOT AREA _____ SQ. FT.
6. MINIMUM LOT AREA _____ SQ. FT.
7. LINEAL FEET OF NEW STREETS:
A. 20 R/W 206 FT.
B. _____ R/W _____ FT.
C. _____ R/W _____ FT.
D. TOTAL 206 FT.
8. TOTAL AREA OF NEW STREET R/W: 4020 SQ. FT.
9. EXISTING ZONING AA
10. PROPOSED ZONING RB

11. PUBLIC WATER SUPPLY yes (YES-NO), NAME _____ CITY _____
12. PUBLIC SANITARY SEWERS yes (YES-NO), NAME _____ CITY _____
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: Bill Bachman
BY: _____
AGENT

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

RECEIVED BY Leo Williams
DATE 11-15-65
File - 25-00



MAP No.: _____
SEC. No.: _____
TWP. No.: _____
RANGE: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Bachman Addition

GENERAL LOCATION: West Side of Peury North of 13th St.

NAME OF PROPERTY OWNER: B117 Bachman
ADDRESS: 1901 W. 13th St.

NAME OF SUBDIVIDER: Same PHONE: AM 77332

NAME OF AGENT/SURVEYOR: Baughman Co. PHONE: _____
ADDRESS: 2522 E. Kellogg

DATE OF APPLICATION: Nov. 15, 1965 PHONE: WU 37431

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 0.9

2. NUMBER OF LOTS:
RESIDENTIAL _____
COMMERCIAL _____
INDUSTRIAL _____
OTHER _____

TOTAL NUMBER OF LOTS 22

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. 20 R/W 206 FT.
B. _____ R/W _____ FT.
C. _____ R/W _____ FT.
D. TOTAL 206 FT.

8. TOTAL AREA OF NEW STREET R/W: 4020 SQ. FT.

9. EXISTING ZONING AA

10. PROPOSED ZONING BB

- 11. PUBLIC WATER SUPPLY yes (YES-NO), NAME _____ CITY _____
- 12. PUBLIC SANITARY SEWERS yes (YES-NO), NAME _____ CITY _____
- 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: [Signature]

BY: _____
AGENT

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

RECEIVED BY _____
DATE _____



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
<i>3000</i>	<i>5.00</i>

Name *Bill Jackson*

Address *1401 W 13th*

Type *R-712* Due Date

Comments:

Date *11-15-65* By *B. Showers*