

S/D 66-12

F-7

NAME: DUNDEE ADDITION

LOCATION: Northwest corner of Roosevelt and Kellogg

ENGINEER: Don C. Moehring

OWNER: McEwen Investment Co., Inc.

1-31-66

None

1-31-66

2-10-66 *Approve*

6-10-66

6-30-66 *Approve Final*

7-7-66 *Approve*

7-26-66 *Approved*

8-8-66

*Closed 7-26-66*

8-20-68 BCC approved new letter of credit on sidewalk for additional 2 years.

*Expired Letter of Credit for sidewalk construction*

S/D 66-12 - DUNDEE ADDITION, at the  
northwest corner of Roosevelt and  
Kellogg - Don C. Moehring

5/1 Comm. Review 7-7-66

Approved

M.A.P.C.

7-26-66

~~B.C.C. 13-606~~ Approved

Closed 7-26-66

8-20-68 B.C.C. approved new letter  
of credit on sidewalks for  
Additional 2 years.

Map No. F-7  
Sec. No. 23  
Twp. No. 27  
Range 1E

Subdivision Report and Progress  
S/D No.: 66-12

Name: DUNDEE ADDITION

General Location: Northwest corner of Kellogg and Roosevelt

Owner: McEwen Investment Co., Inc.  
Address: 700 East Central Phone: AM 4-8504  
~~Subdivider:~~ Attorney, Robert W. Nelson *Charles Harris*  
Address: 816 Union Center Bldg. Phone: AM 2-3777 AM 41376  
Engineer/Surveyor: Don C. Moehring  
Address: 314 Brown Building Phone: FO 3-6781

Application Received 1-31-66  
Conf. with Applicant None  
Sketch Plat Received None  
Present Zoning "A"  
Proposed Zoning "BB"  
Letter of Intent None

FINAL PLAT RECEIVED 6-10-66  
Tracing Received 7-7-66  
S/D Report #2 Prepared 6-14-66  
S/D Comm. Action 6-30-66 Approve  
Dept. Report on Final 6-7-66

PREL. PLAT RECEIVED 1-31-66  
S/D Report #1 Prepared 2-3-66  
S/D Comm. Action 2-10-66 App  
Dept. Report on Prel. 2-11-66

M.A.P.C. ACTION 7-7-66 Approve  
Dept. Report on Final 7-7-66  
Letter on Irons Received 6-23-66  
\*Title/Taxes Rec'd & Reviewed 2-1-66  
Final Review 7-21-66  
Letter to B.C.C. 7-21-66

TRACING PROGRESS:  
Received 7-7-66  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_

B.C.C. ACTION 7-26-66 approve  
Recorded 8-8-66  
Annexed \_\_\_\_\_

Comments:

Associated Zone Case No. Z-0689

~~Plat was last reviewed~~  
7-29-66 Called McEwen Investment Co. to pick up tracing.  
8-20-68 BCC approved new letter of credit by which the completion time to construct sidewalk was extended 2 years.

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

DUNDEE \_\_\_\_\_ ADDITION WAS:

FILED FOR RECORD ON August 8, 1966  
Drawer H-1 8-13

*Rufus L. Seering*  
\_\_\_\_\_  
REGISTER OF DEEDS

8-8-66

jo

T9-328

Z-0657

October 9, 1970

John D. McEwen, President  
McEwen Investment Co., Inc.  
P. O. Box 1836  
Wichita, Kansas 67201

Subject: S/D 66-12 - DUNDEE  
ADDITION Irrevocable Letter of  
Credit for sidewalk guarantee.

Dear Mr. McEwen:

We are in receipt of your letter dated October 8, 1970 regarding the sidewalk guarantee on the above captioned case. As was stated in our earlier correspondence with you, the irrevocable letter of credit guarantee that was submitted, guaranteed that the required sidewalk would be constructed within two years time (on or before September 9, 1970). Since the expiration date of the guarantee has now passed and no sidewalk has been constructed, either the sidewalk must now be installed or a new substitute guarantee extending the completion time for the sidewalk construction must be submitted to and accepted by the City.

As you no longer have any interest in the subject property we are enclosing a sidewalk petition form which should be forwarded to the present property owner, Mr. Caro, for his signature. The properly executed petition must be returned to our office no later than October 19, 1970.

In the event the petition is not returned to our office by the October 19 date, we will have to instruct the City Treasurer to collect the \$100 on the Irrevocable Letter of Credit.

Sincerely,

Curtis L. Newby  
Planning Analyst

CLN:rme

Enclosure

McEwen Investment Co., Inc.  
P.O. Box 1836  
Wichita 1, Kansas

Offices  
700 E. Central  
5621 E. 13th

October 8, 1970

Phone  
HO 4-8504  
MU 6-5233

Mr. Curtis L. Newby  
Planning Analyst  
Metropolitan Area Planning Department  
104 S. Main  
Wichita, Kansas 67202

Subject: S/D 66-12 - Dundee  
Addition - Irrevocable Letter  
of Credit for sidewalk guarantee

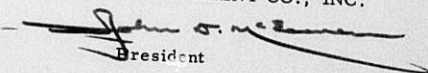
Dear Mr. Newby:

We have contacted Mr. Caro and he is aware of this sidewalk provision, and that in the very near future he plans an office building on this lot, which, of course, will take care of the sidewalk provision.

We hope this is satisfactory with you all.

Sincerely yours,

McEWEN INVESTMENT CO., INC.

  
President

JDMc:LJ

cc: Mr. John W. Long, Cashier  
First National Bank in Wichita  
Wichita, Kansas 67201

Mr. Alfred Caro  
2604 E. Central  
Wichita, Kansas 67214



McEwen Investment Co., Inc.

P.O. Box 1836  
Wichita 1, Kansas

October 1, 1970

Offices  
700 E. Central  
5621 E. 13th

Phone  
HO 4-8504  
MU 6-5233

Mr. H. J. Towner  
Madden Towner, Inc.  
522 South Broadway  
Wichita, Kansas 67202

Lot 1, Block A, Dundee  
Addition to Wichita, Sedgwick  
County, Kansas

Dear Mr. Towner:

In November, 1968 your firm handled a transaction for us involving the above mentioned lot, and lots 10, 11 & 12, Block B, in Washington Heights Addition.

We do not have the name of the party acquiring the Dundee Lot. Since we do not own this lot we wish to get the Irrevocable Letter of Credit guaranteeing sidewalk construction released, and as stated in the enclosed letter from the Metropolitan Area Planning Department the present owners should make arrangements with their office and submit a satisfactory guarantee to replace our letter of credit.

We will appreciate anything you can do for us.

Sincerely yours,

McEWEN INVESTMENT CO., INC.

*Leslie Jones*  
Assistant Secretary

Encl.



September 29, 1970

John D. McEwen, President  
McEwen Investment Co., Inc.  
P. O. Box 1836  
Wichita, Kansas 67201

Subject: S/D 66-12 - DUNDEE  
ADDITION - Irrevocable Letter  
of Credit for sidewalk guarantee

Dear Mr. McEwen:

We received your letter concerning the sidewalk guarantee requirement on the above-captioned case on September 28, 1970. In your letter dated September 24, 1970, you stated that the subject property has changed in ownership, the owners now being Madden Towner Inc.

This is to inform you however, that although the property is not now owned by you, the Irrevocable Letter of Credit guaranteeing the sidewalk construction was issued to and submitted by McEwen Investment Co., Inc., and still remains in effect. Until such time as a satisfactory guarantee for the sidewalk construction has been submitted by the present owners of the subject property, your letter of credit cannot be released. We would suggest you contact the present owners and have them make arrangements with our office for submitting a satisfactory guarantee to replace your letter of credit.

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

Sincerely,

Curtis L. Newby  
Planning Analyst

CLN:rme

cc: John W. Long, Cashier  
First National Bank in Wichita  
105 North Market, 67202

McEwen Investment Co., Inc.

P.O. Box 1836  
Wichita 1, Kansas

September 24, 1970

Offices  
700 E. Central  
5621 E. 1316

Phone  
HO 4-8504  
MU 6-5233

Mr. Curtis L. Newby, Planning Analyst  
Wichita - Sedgwick County Metropolitan  
Area Planning Department  
104 S Main Street  
Wichita, Kansas 67202

Subject: S/D 66-12 - Dundee  
Addition sidewalk guarantee.  
(Lot 1, Block A, Dundee Addition)

Dear Mr. Newby:

Relative to your letter of the 23rd the McEwen Investment Company, Inc. disposed of this property in 1968 to Madden Towner Inc. I am sure you will want to contact them, and we were of the opinion that the First National Bank in Wichita had been advised of this transaction so that they could clear the guarantee we had with them.

A copy of this letter is being sent to Mr. John W. Long.

Sincerely yours,

McEWEN INVESTMENT CO., INC.

*John S. McEwen*  
President

JDMc:LJ

CC: John W. Long, Cashier  
First National Bank in Wichita



September 23, 1970

McEwen Investment Co., Inc.  
700 East Central  
Wichita, Kansas 67202

Subject: S/D 66-12 - Dundee  
Addition sidewalk guarantee.

Gentlemen:

As you will recall we wrote you on July 30, 1968, informing you that the Irrevocable Letter of Credit guaranteeing the installation of a sidewalk on west side of Roosevelt, in connection with the conditions of approval on the above-captioned plat, had expired. You then submitted a new letter of credit guaranteeing the installation of the required sidewalk on or before September 7, 1970. A recent field inspection indicated that the sidewalk has not been installed.

Since the guarantee date of the present guarantee has expired, we would appreciate your advising our office as to your intent to fulfill this requirement of platting.

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

Sincerely,

Curtis L. Newby  
Planning Analyst

CLN:rme

cc: John W. Long, Cashier  
First National Bank in Wichita  
105 North Main, 67202

September 21, 1970

John W. Long, Cashier  
First National Bank in Wichita  
105 North Main  
Wichita, Kansas 67202

Subject: S/D 66-12 - Dundee  
Addition Irrevocable Letter of  
Credit (C-147) and S/D 68-38 -  
Brookhollow Addition Irrevocable  
Letter of Credit (C-166).

Dear Mr. Long:

We are in receipt of your letter dated September 18, 1970, concerning the above-captioned Letters of Credit. In regards to Letter of Credit C-147, we are at present trying to determine if the required sidewalk has been constructed and approved by the City. At such time as the sidewalk is built and approved, or at such time as the applicant submits an acceptable replacement for the letter credit such as a bond, cash or new letter of credit, the original letter of credit will be released.

With regards to the second Letter of Credit you mentioned C-166, the applicant entered into a cash contract with the Water Department in January of last year. Enclosed is a copy of our letter to the applicant returning his Letter of Credit.

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

Sincerely,

Curtis L. Newby  
Planning Analyst

CLN:rme



WICHITA, KANSAS F I R S T N A T I O N A L B A N K I N W I C H I T A

September 18, 1970

City of Wichita  
Metropolitan Area  
Planning Department  
104 South Main  
Wichita, Kansas 67202

Gentlemen:

This letter is to notify you that we are cancelling the following Irrevocable Letters of Credit which have been issued to your order.

| <u>NUMBER</u>              | <u>DEVELOPER</u>          | <u>AMOUNT</u> | <u>MATURITY</u> |
|----------------------------|---------------------------|---------------|-----------------|
| <i>Douglas added</i> C-147 | McEwen Co., Inc.          | \$100.00      | 9-7-68          |
| C-166                      | Douglas Development, Inc. | \$10,322.17   | 8-12-70         |

Please return the original Letters of Credit at your earliest opportunity for cancellation.

Very truly yours,

*John W. Long*  
John W. Long  
Cashier

JWL:km



August 14, 1968

Russell E. McClure, City Manager  
Jack H. Galbraith, Senior Planner

S/D 66-12 - Dundee Addition

The above-captioned plat was approved by the Metropolitan Area Planning Commission on July 7, 1966, and the Board of City Commissioners on July 26, 1966. One of the conditions of approval was that the applicant guarantee the construction of sidewalks adjacent to the west side of Roosevelt in the amount of \$100.00, within two years. Our file indicates that the applicant submitted an irrevocable letter of credit, secured from the First National Bank of Wichita, guaranteeing that sidewalks would be constructed on or before September 7, 1968, in accordance with City specifications.

On July 30, 1968, 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. Since development has not taken place on subject property, the applicant has submitted a new Irrevocable Letter of Credit, by which it is requested that the completion time to perform the obligation of constructing a sidewalk be extended from September 7, 1968, to November 7, 1970. Attached is the new letter of credit which should be placed on the City Manager's Agenda for formal approval by the Board of City Commissioners at their regular meeting on August 20, 1968.

A copy of this memorandum is being sent to the City Clerk, and at such time as the Commission takes action on the new letter of credit, the original guarantee which is being held by the Clerk may be cancelled upon request from the applicant to that office.

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

JHG:JDG:js

Attachment

cc: Ralph C. Eberly,  
City Clerk

McEwen Investment Co.  
700 E. Central

E. W. Oakes, Senior Vice President, First National Bank

IRREVOCABLE LETTER OF CREDIT  
FIRST NATIONAL BANK IN WICHITA, WICHITA, KANSAS  
(Name of Bank)

T9-122

Date August 12, 1968

CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on First National Bank in Wichita, for a sum or sums not exceeding a total of \$100.00 for the account of McEwen Investment Com- to be accepted by beneficiaries' signed statement that drawing is due to default or failure to perform on or before November 7, 1970 by McEwen Investment Company, Inc. regarding improvements described as follows:  
(Name of Customer)

1. Construction of sidewalk adjacent to west side of Roosevelt Avenue
- 2.
- 3.

in Dundee Addition located in Section 23, Township 27S, Range 12, Sedgwick County, Kansas.  
(Name of Subdivision).

Beneficiaries will notify bank when above improvements are completed and upon receipt of such notification, this credit will be released.

All drafts so drawn must be marked: "Drawn under First National Bank in Wichita, Credit number C-147, dated July 14, 1966" The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 7, 1970  
(Insert Date two years plus 60 days from

MAPC approval)

Yours very truly,

FIRST NATIONAL BANK IN WICHITA, WICHITA, KANSAS  
(Name of Bank)

BY: [Signature]  
(Authorized signature) Senior Vice President

**FIRST NATIONAL BANK IN WICHITA**

**WICHITA, KANSAS**

August 12, 1968

E. W. OAKES  
SENIOR VICE PRESIDENT

Re: S/D 66-12 Dundee Addition

Wichita-Sedgwick County  
Metropolitan Area Planning Department  
104 S. Main  
Wichita, Kansas 67202

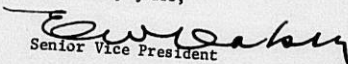
Attention: Mr. Jack Galbraith  
Senior Planner

Gentlemen:

In accordance with our telephone conversation, we enclose, herewith, extension of Letter of Credit for the account of the McEwen Investment Company, Inc., in the amount of \$100.00, and designated as your No. C-147 City of Wichita. It is my understanding you will file this copy, acknowledging receipt of it to me for our records.

We are pleased to handle this for you and our customer, Mr. McEwen. If you have any questions, let me know.

Very truly yours,

  
Senior Vice President

EWO:v  
cc Mr. John D. McEwen



**FIRST NATIONAL BANK IN WICHITA**

**WICHITA, KANSAS**

August 6, 1968

E. W. OAKES  
SENIOR VICE PRESIDENT

Re: S/D 66-12 Dundee Addition

Wichita-Sedgwick County  
Metropolitan Area Planning Department  
104 S. Main  
Wichita, Kansas 67202

Attention: Mr. Jack Galbraith  
Senior Planner

Gentlemen:

Under date of July 14, 1966 we addressed a letter to the City of Wichita giving an Irrevocable Letter of Credit for the account of the McEwen Investment Company, Inc. for an amount not exceeding \$100.00 and a check designated by you as Letter of Credit No. C 147.

I understand this is now subject to termination, that Mr. McEwen has discussed this matter with you and that you have agreed nothing further needs to be done at this time. Accordingly, I would appreciate it if you would acknowledge receipt of this letter terminating the Letter of Credit on the enclosed copy and return it to us that we may close our files on the outstanding credit.

I am sure both you and Mr. McEwen understand that if we can be of further service at any time, we will be pleased to hear from you.

Very truly yours,

*E. W. Oakes*  
Senior Vice President

EWO:v  
cc Mr. John D. McEwen



FIRST NATIONAL BANK IN WICHITA  
WICHITA, KANSAS

August 6, 1968

Re: S/D 66-12 Dundee Addition

Wichita-Sedgwick County  
Metropolitan Area Planning Department  
104 S. Main  
Wichita, Kansas 67202

Attention: Mr. Jack Calbraith  
Senior Planner

Gentlemen:

Under date of July 14, 1966 we addressed a letter to the City of Wichita giving an Irrevocable Letter of Credit for the account of the McEwen Investment Company, Inc. for an amount not exceeding \$100.00 in the name of the payee designated by you as Letter of Credit No. C 147.

I understand this letter is now subject to termination, that Mr. McEwen has discussed this matter with you and that you have agreed nothing further needs to be done at this time. Accordingly, I would appreciate it if you would acknowledge receipt of this letter terminating the Letter of Credit on the enclosed copy and return it to us that we may close our files on the outstanding credit.

I am sure both you and Mr. McEwen understand that if we can be of further service at any time, we will be pleased to hear from you.

Very truly yours,

Senior Vice President

EMO:v  
cc Mr. John D. McEwen

We accept the above release and terminate any claims we have or may have had to the \$100.00 guaranty, designated by us as Letter of Credit No. C 147.

CITY OF WICHITA

By \_\_\_\_\_

8-1-68

Representative of McEwen Invest. Co.  
said he would contact Eng. Dew. and  
then arrange for a contractor to install  
the sidewalks. Upon completion of work  
he would then notify our dept. JH

July 30, 1968

McEwen Investment Company, Inc.  
700 East Central  
Wichita, Kansas 67202

Subject: S/D 66-12 - DUNDEE ADDITION

Gentlemen:

As you will recall, the above-captioned plat was approved by the Metropolitan Area Planning Commission on July 7, 1966, and by the Board of City Commissioners on July 26, 1966. One of the conditions of approval was that the applicant guarantee the construction of sidewalks adjacent to the west side of Roosevelt in the amount of \$100.00, within two years. Our file indicates that you submitted an irrevocable letter of credit, secured from the First National Bank of Wichita, guaranteeing that sidewalks would be constructed on or before July 7, 1968, in accordance with City specifications.

Since the two year guarantee has now expired, 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.

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:vjp

cc: First National Bank, 105 N. Main, Wichita, Kansas 67202







**FIRST NATIONAL BANK IN WICHITA**  
105 North Main Street, Wichita, Kansas 67202

Date July 14, 1966

Letter of Credit No. **C147**  
City of **Wichita,**  
**Wichita, Kansas**

Dear Sirs:

We hereby establish our **IRREVOCABLE** credit in your favor for account of **McEwen Investment Company, Inc.**

available by your drafts drawn at **sight**

on

**FIRST NATIONAL BANK IN WICHITA, WICHITA, KANSAS**

for any sum or sums not exceeding a total of **One Hundred Dollars (\$100.00)**

~~is subject to the terms and conditions of the Letter of Credit No. C147, dated July 14, 1966, and is not negotiable.~~

accompanied by beneficiary's signed statement that drawing is due to default or failure to perform within two years from MAPC approval--July 7, 1966, by McEwen Investment Company, Inc., construction of sidewalk adjacent to West side of Roosevelt Avenue, Dundee Addition located in Section 23, Township 27S, Range 1E, Sedgwick County, Kansas.

Beneficiaries will notify Bank when above improvements are completed and upon receipt of such notification, this credit will be released.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practice for Documentary Credits (1962 Revision), International Chamber of Commerce, Brochure No. 222.

Also except as otherwise expressly stated herein, any charges or commission in respect to the negotiation of drafts under this credit are for your account.

The amount of each draft negotiated, with the date of negotiation, must be endorsed hereon by the negotiating bank, and any draft presented to us shall constitute a warranty of the negotiating bank that such endorsement was effected.

All drafts drawn under this credit should bear the clause "Drawn under **FIRST NATIONAL BANK IN WICHITA** Letter of Credit No. **C147** dated Wichita, Kansas, **July 14, 1966**."

We hereby agree with you and with negotiating banks and bankers that all drafts drawn by virtue of this credit, and in accordance with its terms, shall meet with due honor upon presentation and delivery of documents as specified to **FIRST NATIONAL BANK IN WICHITA, WICHITA, KANSAS**, if negotiated, or if presented at this Office together with this letter of credit on or before **September 7, 1968**

Yours very truly,

Authorized Signature

**COPY — NOT NEGOTIABLE**

July 7, 1966

Mr. Don C. Moehring  
314 Brown Building  
Wichita, Kansas

Subject: S/D 66-12 - Final Plat of Dundee Addition

Dear Mr. Moehring:

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

1. The applicant providing a sidewalk adjacent to the west side of Roosevelt.
2. The applicant complying with one of the five adopted methods of guaranteeing the installation and financing of sidewalks prior to forwarding of the plat to the Board of City Commissioners; the total construction cost to be in the amount of \$100.
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. Compliance with the requirements of the Metropolitan Area Planning Commission.

~~OK~~  
Certification that all taxes due and payable have been paid.

*Need  
letter on last 1/2 of 1965 taxes*

July 7, 1966

If you should have any questions concerning this matter, please do not hesitate to call.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bgs

cc: McEwen Investment Co., Inc.  
700 East Central

Mr. Charles W. Harris  
830 First National Bank Bldg.

July 1, 1966

Don C. Moehring  
314 Brown Building  
Wichita, Kansas

Subject: S/D 66-12, Final Plat of  
DUNDEE ADDITION

Dear Mr. Moehring:

At its regular meeting on June 30, 1966, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Final Plat of DUNDEE ADDITION. The action of the Subdivision Committee was to recommend that this plat be approved subject to:

- OK. The engineers certificate shall be changed to read "plat and being a REPLAT of ----".
2. The applicant shall provide a sidewalk adjacent to the west side of Roosevelt.
  3. The applicant complying with one of the five adopted methods of guaranteeing the installation and financing of sidewalks prior to the forwarding of the plat to the Board of City Commissioners; the total construction cost to be in the amount of \$100.
- OK. If complete access control is taken for only the east 60 feet as indicated, then the balance of the frontage to the west shall be limited to one opening and the proper notation made on the face of the plat and in the plat text.

July 1, 1966  
Page -2-

OK Changing the east-west tie dimension from  
707.60 feet to read 737.60 feet.

6. Recording within 30 days after approval by  
The Board of City Commissioners.

This matter will be forwarded to the Metropolitan Area Planning  
Commission for its consideration on July 7, 1966.

The enclosed "marked" copy of the Final Plat is for your infor-  
mation and files.

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

Sincerely yours,

Jack H. Galbraith  
Senior Planner

JHG:da

cc: McEwen Investment Co., Inc.  
700 East Central

Charles Harris, Attorney  
1st National Bank Bldg.

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 66-12 NAME DUNDEE ADDITION  
DATE APPLICATION REC'D 1-31-66 PRELIMINARY APPROVAL 2-10-66

DESCRIPTION

GENERAL LOCATION Northwest corner of Kellogg and Roosevelt  
OWNER McEwen Investment Co., Inc. - Robert Nelson, Attorney  
SURVEYOR/ENGINEER Don C. Moehring  
ADDRESS 314 Brown Building

|                          |                 |                                |             |
|--------------------------|-----------------|--------------------------------|-------------|
| 1. GROSS ACREAGE OF PLAT | <u>0.19</u>     | 7. LINEAL FEET OF NEW STREETS: |             |
| 2. NUMBER OF LOTS:       |                 | (A) <u>None</u> R/W _____      | FT.         |
| RESIDENTIAL _____        |                 | (B) _____ R/W _____            | FT.         |
| COMMERCIAL <u>1</u>      |                 | (C) _____ R/W _____            | FT.         |
| INDUSTRIAL _____         |                 | (D) TOTAL _____                | FT.         |
| OTHER _____              |                 | 8. TOTAL AREA OF NEW STREET    |             |
| TOTAL <u>1</u>           |                 | R/W _____                      | SQ.FT.      |
| 3. AVERAGE LOT FRONTAGE  | <u>123.5</u>    | 9. EXISTING ZONING             | <u>"A"</u>  |
| 4. MINIMUM LOT FRONTAGE  | <u>123.5</u>    | 10. PROPOSED ZONING            | <u>"BB"</u> |
| 5. AVERAGE LOT AREA      | <u>8,144.77</u> | 11. LOT AREA REQUIRED BY       |             |
| 6. MINIMUM LOT AREA      | <u>8,144.77</u> | ZONING _____                   | SQ.FT.      |

STAFF COMMENTS:

1. It should be pointed out that conditions of approval of the preliminary plat included the establishment of a 20 foot building setback line on Kellogg and complete access control to Kellogg over the east 90 feet of the plat. These conditions have not been met.
2. The engineers certificate shall be changed to read "----plat and being a REPLAT of----".
3. The applicant shall provide a sidewalk adjacent to the west side of Roosevelt.
4. The applicant complying with one of the five adopted methods of guaranteeing the installation and financing of sidewalks prior to the forwarding of the plat to the Board of City Commissioners; the total construction cost to be in the amount of \$100.
5. If complete access control is taken for only the east 60 feet as indicated, then the balance of the frontage to the west shall be limited to one (1) opening and the proper notation made on the face of the plat and in the plat text.
6. Recording within 30 days after approval by the Board of City Commissioners.

DON C. MOEHRING, C. E.  
CONSULTING CIVIL ENGINEERS  
314 BROWN BUILDING TELEPHONE FO 3-8781  
SINCE 1927  
WICHITA, KANSAS 67202

DON C. MOEHRING, C. E.  
DON C. MOEHRING, II

June 22, 1966

SEWERS, SEWAGE DISPOSAL  
WATER WORKS, ROADS AND PAVEMENTS  
SPECIAL STEEL AND CONCRETE PROBLEMS  
DRAINAGE, IRRIGATION, AIRPORTS  
VALUATIONS, APPRAISALS, SURVEYS  
SUBDIVISIONS, SITE PLANNING

LICENSED PROFESSIONAL ENGINEERS  
REFERENCE—  
"WHO'S WHO IN ENGINEERING"

Wichita-Sedgwick County  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main Street  
Wichita, Kansas

Gentlemen:

This is to advise that the block irons on  
Dundee Addition to Wichita, Sedgwick County, Kansas,  
are all set as of 1-7-66.

Very truly yours,

DON C. MOEHRING, C. E.  
CONSULTING CIVIL ENGINEERS

BY: Don Moehring, C.E.

DCM:rh



February 11, 1966

Don C. Moehring  
314 Brown Building  
Wichita, Kansas

Subject: S/D 66-12 - Preliminary Plat of Dundee Addition

Gentlemen:

At its regular meeting on February 10, 1966, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Preliminary Plat of Dundee Addition. The action of the Subdivision Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following conditions:

1. The applicant shall dedicate additional right-of-way for the north half of Kellogg to provide the necessary 50-foot of half-street right-of-way required for major streets.
2. The applicant shall provide a 35-foot building setback adjacent to Roosevelt and a 20-foot building setback adjacent to Kellogg.
3. The applicant shall provide sidewalks adjacent to the west side of Roosevelt Avenue.
4. 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 \$100.
5. The applicant shall grant complete access control adjacent to Kellogg from the east property line west for a distance of 90 feet and the same shall be shown on the face of the plat and in the plat's text.

February 11, 1966  
Preliminary Plat of Dundee  
Addition

6. Requirements for a final plat see pages 4 and 5 of the Subdivision Rules and Regulations.

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

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

Sincerely yours,

Jack H. Galbraith  
Senior Planner

JHG:mt  
Enclosure

CC: McEwen Investment Co., Inc.  
700 East Central

Robert H. Nelson  
816 Union Center Building

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 66-12 NAME DUNDEE ADDITION  
DATE APPLICATION REC'D 1-31-66 S/D COMMITTEE MEETING 2-10-66

DESCRIPTION

GENERAL LOCATION Northwest corner of Kellogg and Roosevelt

OWNER McEwen Investment co., Inc.

SURVEYOR/ENGINEER Don C. Moehring

ADDRESS 314 Brown Building PHONE EO 3-6781

|  |                                |
|--|--------------------------------|
| 1. GROSS ACREAGE OF PLAT <u>0.19</u>       | 7. LINEAL FEET OF NEW STREETS: |
| 2. NUMBER OF LOTS:                         | (A) _____ R/W _____ FT.        |
| RESIDENTIAL _____                          | (B) _____ R/W _____ FT.        |
| COMMERCIAL <u>1</u>                        | (C) _____ R/W _____ FT.        |
| INDUSTRIAL _____                           | (D) TOTAL <u>none</u> FT.      |
| OTHER _____                                | 8. TOTAL AREA OF NEW STREET    |
| TOTAL <u>1</u>                             | R/W <u>none</u> <u>89</u> FT.  |
| 3. AVERAGE LOT FRONTAGE <u>123.5</u> FT.   | 9. EXISTING ZONING <u>A</u>    |
| 4. MINIMUM LOT FRONTAGE <u>123.5</u> FT.   | 10. PROPOSED ZONING <u>BB</u>  |
| 5. AVERAGE LOT AREA <u>8144.77</u> SQ. FT. | 11. LOT AREA REQUIRED BY       |
| 6. MINIMUM LOT AREA <u>8144.77</u> SQ. FT. | ZONING _____ <u>89</u> FT.     |

STAFF COMMENTS:

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

1. The applicant shall dedicate additional right-of-way for the north half of Kellogg to provide the necessary 50' of half-street right-of-way required for major streets.
2. The applicant shall provide a 35' building setback adjacent to Roosevelt and a 20' building setback adjacent to Kellogg.
3. The applicant shall provide sidewalks adjacent to the north side of Kellogg and the west side of Roosevelt Avenue.
4. 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 \$305.
5. The applicant shall dedicate complete access control adjacent to Kellogg from the east property line west for a distance of 90'.
6. Requirements for a final plat see pages 4 and 5 of the Subdivision Rules and Regulations.

**KAHRS, NELSON, FANNING & HITE**  
ATTORNEYS AT LAW

UNION CENTER BUILDING  
WICHITA, KANSAS 67202

TELEPHONE  
AMHERST 2-3777

AUSTIN M. COWAN (1888-1946)  
W. A. KAHRS  
ROBERT H. NELSON  
H. W. FANNING  
RICHARD C. HITE  
DARRELL D. KELLOGG  
ROGER M. SHERWOOD  
RICHARD L. HONEYMAN

January 26, 1966

Metropolitan Area Planning Commission  
Wichita, Kansas

and

The Board of Commissioners of the  
City of Wichita  
Wichita, Kansas

Gentlemen:

This is to certify that I have examined the title to the  
following described real property, to-wit:

Lots 9 and 10, except the West 16½ feet,  
on Roosevelt Avenue, in CIRCLE DRIVE  
ADDITION to the City of Wichita, and that  
part of Kellogg Street, now vacated, ad-  
joining said Lot 10 on the South, in  
Sedgwick County, Kansas,

as shown by the accompanying abstract of title, containing 50  
entries, together with proceedings had in the Probate Court of  
Sedgwick County, Kansas, in

Case No. 25386, In the Matter of the  
Estate of Julia A. Warren, deceased,

all as last certified to by The Security Abstract and Title Co.,  
Inc. on the 10th day of January, 1966, at 7:00 o'clock A.M., and  
from my examination, based upon the correctness of the abstract  
submitted, I find a good and merchantable title to said property  
to be vested in

McEWEN INVESTMENT COMPANY, INC.,

as shown at Entry #50, subject, nevertheless, to the following:

1. Mortgages - none
2. Restrictions - none



3. At Entry #48 we find a sewer easement, dated December 13, 1954, between Orville J. Rickards and Nadine Rickards, his wife, as grantors, and Charles D. Markey, as grantee, a former owner of the above described property, which grants an easement for sewer purposes on the West 16 $\frac{1}{2}$  feet of Lots 9 and 10 on Roosevelt Avenue in CIRCLE DRIVE ADDITION to the City of Wichita, such easement "to run east and west and to extend five feet north and five feet south inclusive of the existing sanitary sewer line between the City lateral sewer and the property now owned by the grantees".

4. Taxes for the year 1964 and prior years are shown paid. Taxes for the year 1965 in the sum of \$231.52, plus interest, are shown to be unpaid.

5. Inquiry should be made to ascertain whether or not there have been any unpaid bills for labor performed or material furnished upon the above described property within the past four months, which might become the basis for a lien thereon.

6. Ascertain the rights of parties in possession, if any.

7. Ascertain the correct boundaries of the above described property by survey or otherwise.

Respectfully submitted,

*Robert H. Allison*

OF KAHRNS, NELSON, FANNING & HITE

RHN:CEM:dr

MAP No.: \_\_\_\_\_  
SEC. No.: \_\_\_\_\_  
TWP. No.: \_\_\_\_\_  
RANGE: \_\_\_\_\_

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Dundee Addition to Wichita, Sedgwick County, Kansas.

GENERAL LOCATION: NW Corner Kellogg & Roosevelt.

NAME OF PROPERTY OWNER: McEwen Inv. Co., Inc.  
ADDRESS: 700 East Central PHONE: AM 4-8504  
NAME OF SUBDIVIDER: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
NAME OF AGENT/SURVEYOR: Don C. Moehring, C. E.  
ADDRESS: 311 Brown Building PHONE: FO 3-6701  
DATE OF APPLICATION: 1-31-66

SUBDIVISION INFORMATION:

- |   |   |
|---|---|
| 1. GROSS ACREAGE OF PLAT <u>0.19</u>      | 7. LINEAL FEET OF NEW STREETS:                |
| 2. NUMBER OF LOTS:                        | A. None R/W _____ FT.                         |
| RESIDENTIAL _____                         | B. _____ R/W _____ FT.                        |
| COMMERCIAL <u>1</u>                       | C. _____ R/W _____ FT.                        |
| INDUSTRIAL _____                          | D. TOTAL _____ FT.                            |
| OTHER _____                               |   |
| TOTAL NUMBER OF LOTS <u>1</u>             | 8. TOTAL AREA OF NEW STREET R/W: _____ SQ.FT. |
| 3. AVERAGE LOT FRONTAGE <u>123.5</u> FT.  |   |
| 4. MINIMUM LOT FRONTAGE <u>123.5</u> FT.  | 9. EXISTING ZONING <u>AA</u>                  |
| 5. AVERAGE LOT AREA <u>8111.77</u> SQ.FT. | 10. PROPOSED ZONING <u>LC</u>                 |
| 6. MINIMUM LOT AREA <u>8111.77</u> SQ.FT. |   |
11. PUBLIC WATER SUPPLY Yes (YES-No), NAME City of Wichita  
12. PUBLIC SANITARY SEWERS Yes (YES-No), NAME City of Wichita  
13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) \_\_\_\_\_ (YES-No)  
14. CITY OF WICHITA OR 3 MILE AREA: \_\_\_\_\_

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: Don C. Moehring, C. E.  
BY: \_\_\_\_\_  
AGENT  
Don C. Moehring, C. E.  
Consulting Civil Engineers

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

RECEIVED BY Blowers  
DATE 1-31-66



MAP No.: \_\_\_\_\_  
SEC. No.: \_\_\_\_\_  
TWP. No.: \_\_\_\_\_  
RANGE: \_\_\_\_\_

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Dundee Addition to Wichita, Sedgwick County, Kansas.

GENERAL LOCATION: NW Corner Kellogg & Roosevelt

NAME OF PROPERTY OWNER: McEwen Inv. Co., Inc.

ADDRESS: 700 East Central

NAME OF SUBDIVIDER: \_\_\_\_\_

PHONE: AM 4-8504

ADDRESS: \_\_\_\_\_

NAME OF AGENT/SURVEYOR: Don C. Moehring, C. E.

PHONE: \_\_\_\_\_

ADDRESS: 314 Brown Building

DATE OF APPLICATION: 1-31-66

PHONE: FO 3-6781

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 0.19  
2. NUMBER OF LOTS:  
RESIDENTIAL \_\_\_\_\_  
COMMERCIAL 1  
INDUSTRIAL \_\_\_\_\_  
OTHER \_\_\_\_\_  
TOTAL NUMBER OF LOTS 1  
3. AVERAGE LOT FRONTAGE 123.5 FT.  
4. MINIMUM LOT FRONTAGE 123.5 FT.  
5. AVERAGE LOT AREA 8144.77 SQ.FT.  
6. MINIMUM LOT AREA 8144.77 SQ.FT.

7. LINEAL FEET OF NEW STREETS:  
A. None R/W \_\_\_\_\_ FT.  
B. \_\_\_\_\_ R/W \_\_\_\_\_ FT.  
C. \_\_\_\_\_ R/W \_\_\_\_\_ FT.  
D. TOTAL \_\_\_\_\_ FT.

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

9. EXISTING ZONING AA  
10. PROPOSED ZONING LG

11. PUBLIC WATER SUPPLY Yes (YES-NO), NAME City of Wichita  
12. PUBLIC SANITARY SEWERS Yes (YES-NO), NAME City of Wichita  
13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) \_\_\_\_\_  
14. CITY OF WICHITA OR 3 MILE AREA: \_\_\_\_\_ (YES-NO)

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 SIGNATURES: \_\_\_\_\_

BY: \_\_\_\_\_

Don C. Moehring, C. E.  
AGENT  
Don C. Moehring, C. E.  
Consulting Civil Engineers

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

RECEIVED BY \_\_\_\_\_  
DATE \_\_\_\_\_

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



FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR.

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

| DESCRIPTION            | AMOUNT       |
|------------------------|--------------|
| <i>sid Application</i> | <i>25.00</i> |

Name *McLure's Inv. Co.*

Address *710 East Central*

Type *R-712* Due Date *1-31-66*

Comments:

Date *1-31-66* By *McLure's*