

PLAT NO. S/D 66-103 MAP NO. 5647

NAME MEDICAL ARTS ADDITION

LOCATION Northwest corner of 2nd and Hillside

ENGINEER: Baughman Company

OWNER Medical Arts Inc. by W. P. Higgins

APPLICATION FILED 8-29-66

SKETCH PLAT FILED None

PRELIMINARY FILED 8-29-66

S/D ACTION 9-8-66 *Refer Prelim*  
S/S Action 9-29-66 *Approve Prelim*  
FINAL FILED 2-6-67

S/D ACTION 2-16-67 *Approve Final*

MAPC ACTION 2-23-67 *Approve*

BCC ACTION 5-9-67 *Approved*

RECORDED 5-22-67

REMARKS Closed 5-9-67

D 66-103 - MEDICAL ARTS ADDITION,  
at the northwest corner of 2nd and  
Hillside - Baughman Company

B.C.C. 15-60-C Appraised 5-9-67

Closed 5-9-67

Map No. 5647  
Sec. No. 22  
Twp. No. 27  
Range 1E

Subdivision Report and Progress

S/D No.: 66-103

Name: MEDICAL ARTS ADDITION

General Location: Northwest corner of 2nd and Hillside

Owner: Medical Arts, Inc.  
Address: 132 North Minnesota Phone: AM 5-7523  
Subdivider: Wm. P. Higgins  
Address: First National Bank Bldg. Phone: FO 3-6148  
Engineer/Surveyor: Baughman Company  
Address: 2522 East Kellogg Phone: MU 3-7431

Application Received 8-29-66  
Conf. with Applicant None  
Sketch Plat Received None  
Present Zoning "RB"  
Proposed Zoning "BB"  
Letter of Intent None

FINAL PLAT RECEIVED 2-6-67  
Tracing Received 4-13-67  
S/D Report #2 Prepared 2-8-67  
S/D Comm. Action 2-16-67 (Approve)  
Dept. Report on Final 2-17-67

PREL. PLAT RECEIVED 8-29-66  
S/D Report #1 Prepared 8-30-66  
S/D Comm. Action 9-8-66 (Refer)  
2-29-66 (Approve, Prelim)  
Dept. Report on Prel. 2-12-66/10-3-66

M.A.P.C. ACTION 2-23-67 (Approve)  
Dept. Report on Final 2-24-67  
Letter on Irons Received 3-31-67  
Title/Taxes Rec'd & Reviewed 3-29-67  
Final Review 5-4-67  
Letter to B.C.C. 5-4-67

TRACING PROGRESS:  
Received 4-13-67  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_

B.C.C. ACTION 5-9-67 (Approved)  
Recorded 5-22-67  
Annexed \_\_\_\_\_

Comments:

ASSOCIATED ZONE CASE NO. Z-0809

Associated Vacatur Case No V-0398

4-13-67 Tracing under cooperation seal OK

5-12-67 Called Bill Higgins to pick up tracing

REGISTER OF DEEDS.

SEDGWICK COUNTY, KANSAS

MEDICAL ARTS

ADDITION WAS

FILED FOR RECORD ON May 22, 1967

Mc 1-11

5-22-67  
jo

*Rufus L. Dering*  
REGISTER OF DEEDS

T9-328

PRIVATE SEWER EASEMENT

This indenture, made this 12 day of June, 1978,  
by MEDICAL ARTS BUILDING, INC., a corporation of Wichita, Kansas,  
hereinafter called "Grantor", and CALIENDO DEVELOPMENT CORPORATION,  
a corporation of Wichita, Kansas, hereinafter called "Grantee".

DECLARATIONS

1. Whereas Grantor is the owner of the following described  
real property in Sedgwick County Kansas:

Lot 1, Medical Arts Addition, to the  
City of Wichita, Sedgwick County, Kansas,

and,

2. Whereas Grantee is the owner of the following described  
real property in Sedgwick County, Kansas:

Lots 118, 120, 122, 124 and 126 on Second  
Street, except the North 100 feet, Maple  
Grove Addition to the City of Wichita,  
Kansas,

and,

3. Whereas Grantor desires to grant, bargain, sell and  
convey a private sewer easement to Grantee pursuant to its letter  
to the Wichita Planning Commission of May 2, 1967 in conformity  
with its platting requirements of the above described real property  
belonging to Grantor, and Grantee desires said private sewer ease-  
ment in conformity with similar requirements in platting the above  
described real property belonging to Grantee, and

4. Whereas Grantor's said real property abuts Grantee's  
property on the North and West lines of Grantee's said real property,

and a portion thereof ties generally between the West line of Grantee's said real property and the public easement immediately to the West of Grantee's said real property.

CONVEYANCE OF EASEMENT

Witnesseth, that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys unto the said Grantee the following rights and easements, namely:

- a. A private sewer easement for the construction, maintenance, repair or replacement of sewer, and the right to use said sewer for the passage of sewage, sewage water and soil from the said described real property belonging to and being the property of Grantee which sewer is located in and under the above described real property being the property of Grantor, and said sewer line lies within the following described tract: Part of Lot 1, Medical Arts Addition, Wichita, Kansas, described as follows: Beginning at the N.W. Corner of Lot 1, Caliendo 4th Addition, Wichita, Kansas; thence west along the north line of said Lot 1, Caliendo 4th Addition, extended 50 feet to the west line of said Lot 1, Medical Art Addition; thence north along said west line, 100.04 feet to the south line of alley, adjacent to said Lot 1; thence east along said alley, 10 feet; thence South parallel with the west line of said Lot 1, 75 feet; thence southeasterly 11.2 feet to a point 15 feet east of the west line of said Lot 1, Medical Arts Addition and 15 feet north of the north line of said Lot 1, Caliendo 4th Addition, extended west; thence easterly 54.2

feet to a point 10 feet north of the north line of said Lot 1, Caliendo 4th Addition; thence southeasterly 37.3 feet to a point 55 feet east of beginning; thence west along the north line of said Lot 1, Caliendo 4th Addition, 55 feet to beginning.

The building on Lot 1, Medical Arts Addition, Wichita, Kansas, does not encroach upon the above described tract containing said sewer service line, as shown in the attached plat marked Exhibit "A" which is attached hereto and incorporated herein by reference.

b. Grantee to have and to hold the above granted rights and private sewer easements, with all rights and appurtenances thereto belonging to the said Grantee, its assigns and successors in interest forever.

c. Grantor for itself, its assigns and successors in interest, hereby covenants with Grantee, its assigns and successors in interest, that neither party will ever erect any building upon the private sewer easement herein described and granted to Grantee, which covenant and easement shall run with the land.

IN WITNESS WHEREOF, we the undersigned, duly authorized corporate agents and officers have hereunto set our hands and seal this 12 day of June, 1978.

MEDICAL ARTS BUILDING INC.

By *James M. Chiles*  
"Grantor"

CALIENDO DEVELOPMENT CORPORATION

By *Richard W. ...*  
"Grantee"

STATE OF KANSAS )  
                  ) ss:  
SEDGWICK COUNTY )

The foregoing instrument was duly acknowledged before  
me this 17 day of June, 1978, by MEDICAL ARTS BUILDING,  
INC., a corporation, by *Spencer M. Cruden*  
*Secy - Gen*

BEVERLY J. LEWIS  
NOTARY PUBLIC  
SEDGWICK COUNTY, KANSAS  
MY APPT. EXP. 11-1-80

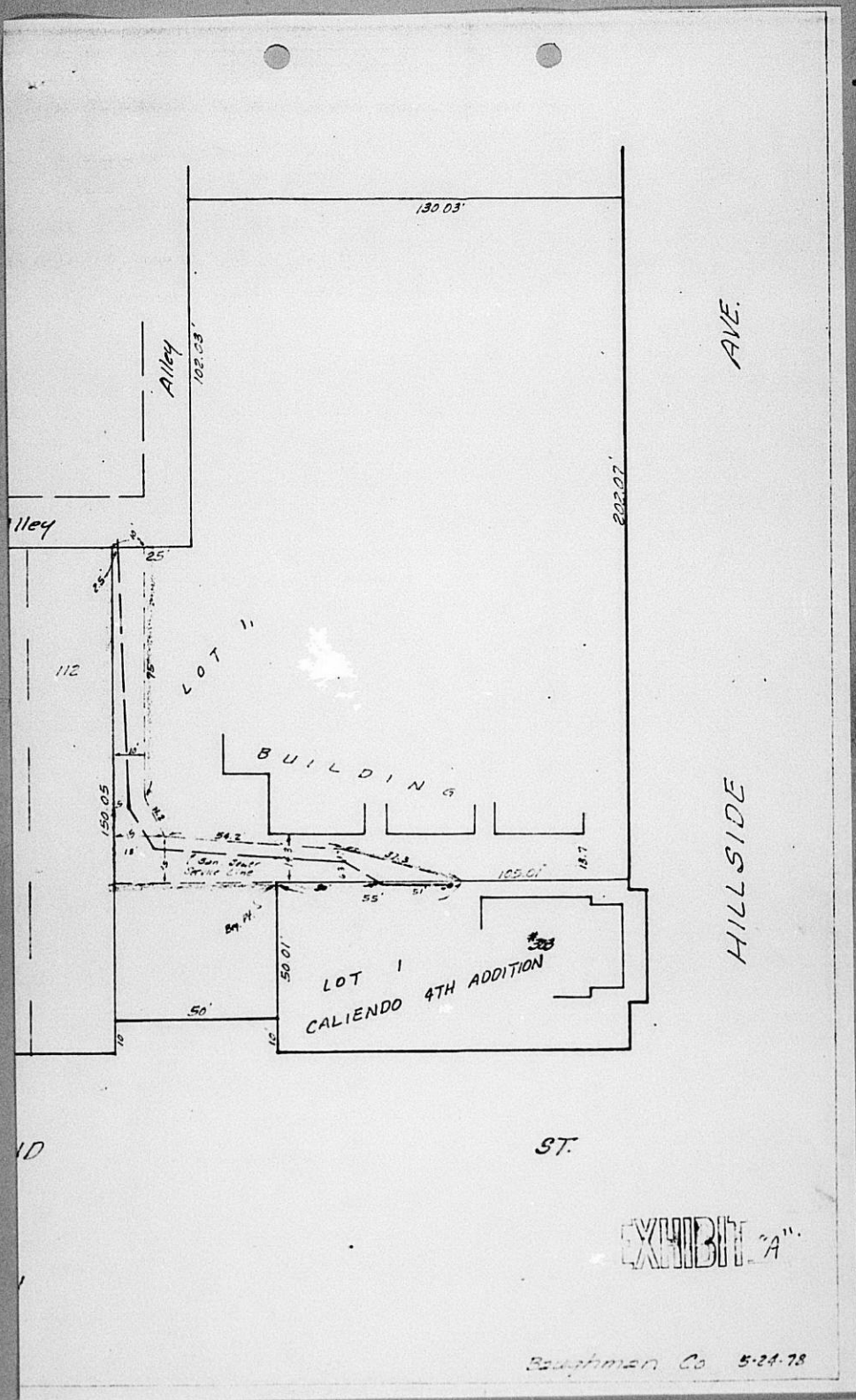
*Beverly J. Lewis*  
Notary Public

STATE OF KANSAS )  
                  ) ss:  
SEDGWICK COUNTY )

The foregoing instrument was duly acknowledged before  
me this 13 day of June, 1978, by CALIENDO DEVELOPEMENT  
CORPORATION, a corporation, by Richard S. Caliendo, President.

CHRISTINE WEBER  
Notary Public  
Sedgwick County, Ks.  
My Appt. Exp. Apr. 23, 1980

*Christine Weber*  
Notary Public



Form 29-029

**AUTHORIZATION TO REFUND**  
 CITY OF WICHITA

 Route:  
 Original to City Treasurer  
 File Duplicate

PLEASE WRITE CHECK PAYABLE TO:		Check No.
Name <i>Medical Arts Bldg. Inc.</i>	Address <i>315 N. Hillside</i>	Amount <i>\$100.00</i>
Refund Of	Circle Charge	Reason For Refund:
Liquor License Fee	G1-R212	<i>Release of deposit in T1-15 guaranteeing sidewalks on the north side of 2nd st. which was required as a condition of approval on 5/17 66-103 Medical Arts Addition. Amount \$100.00</i>
Other License & Permit Fees	G1-66	
Sanitation Charges	G1-66	
Police & Traffic Court Fines & Bail Bond Forfeitures	G1-66	
Beer License Fee	G1-R-321	
Innoculation Payments	T1-4	
Payroll Deduction Blue Cross & Blue Shield Group Life Insurance	T1-9 T1-8	
Commissions For Collection Of Past Due Accounts	G1-R81	Department Head or Authorized Representative
Other <i>T1-15</i>		Signature <i>Janis L. Fulbright</i> Date <i>1-9-69</i>

## SUBDIVISION REPORT

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

## Subdivision Approval

S/D Number:	66-103	Name:	Medical Arts Addition
Application Filed:	8-29-66	Sketch Filed:	None
Preliminary Plat Filed:	8-29-66	Approved by S/D:	9-29-66
Final Plat Filed:	2-6-67	Approved by S/D:	2-16-67
Approved by Metropolitan Area Planning Commission:			2-23-67

DESCRIPTION

General Location: Northwest corner of 2nd and Hillside

Owner: Medical Arts, Inc.  
 Surveyor or Engineer: Baughman Company  
 Address: 2522 East Kellogg

- |                          |                 |                                |
|--------------------------|-----------------|--------------------------------|
| 1. Gross Acreage of Plat | 0.81            | 7. Lineal Feet of New Streets: |
| 2. Number of Lots:       |                 | (a) 20 R/W 202 ft.             |
| Residential              |                 | (b) R/W ft.                    |
| Commercial               |                 | (c) R/W ft.                    |
| Industrial               |                 | (d) Total 202 ft.              |
| Other                    | 1               | 8. Total Area of New Streets:  |
| Total                    | 1               | R/W 4,040 sq. ft.              |
| 3. Average Lot Frontage  | ft.             | 9. Existing Zoning "A" & "RB"  |
| 4. Minimum Lot Frontage  | ft.             |                                |
| 5. Average Lot Area      | sq.ft.          |                                |
| 6. Minimum Lot Area      | 31,264.5 sq.ft. |                                |

Sidewalk required adjacent to the north side of 2nd Street. A check has been submitted guaranteeing its construction.

## Planning Commission Recommendation:

GOEBEL moved and BRANSON seconded that the Planning Commission recommend to the Board of City Commissioners that this plat be approved, subject to being recorded within 30 days after approval by the Board of City Commissioners.

Associated Zone Case Z-0809

Associated Vacation Case V-0398

Vote of Planning Commission: Unanimous

Action: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

HIGGINS & BRIMER  
ATTORNEYS AT LAW  
SUITE 617 - FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

May 2, 1967

FOREST 3-6148  
AREA CODE 316

WILLIAM P. HIGGINS  
JOHN W. BRIMER

Wichita Planning Commission  
City of Wichita  
Wichita, Kansas

In re: Medical Arts Building, Inc. -  
Medical Arts Addition to  
Wichita, Sedgwick County, Kansas

Gentlemen:

In conformity with requirement of our platting a Medical Arts Addition on North Hillside, we do hereby agree to install a sewer to the house located on the Northwest Corner of Hillside and Second Street, which by necessity must be replaced by reason of our development of the property platted, Medical Arts Addition. We cannot give an exact legal description of the easement on our property until the line has been laid and we are, therefore, using this method of informing you that an easement will be executed along the general description as follows:

A new Four Inch Diameter Vitrified Clay Tile Sanitary Sewer Line for the property at 303 North Hillside, said sewer line to begin at the existing house connection five feet from the West side of House and continue West to within five feet of the West property line of Medical Arts Addition; thence North parallel to Medical Arts, Inc. West property line to connection of city sewer line in alley.

Medical Arts will provide all services, materials, labor and equipment to complete said installation at no cost to the owner of the property being served.

Immediately upon the completion of the work, we will execute and record an easement describing the location exactly as it appears on our property and will forward the recorded copy of said easement to the landowner and Planning Commission.

Respectfully submitted,

MEDICAL ARTS, Inc.

By *Charles H. Miller, M.D.*  
*Secretary*

WPH:ar


WICHITA-SEDGWICK COUNTY

DATE 4-20-67

METROPOLITAN AREA PLANNING DEPARTMENT

TO The Files  
FROM G. Lynn Shirkey, Planner I  
SUBJECT S/D 66-103 - Medical Arts Addition

The Fourth National Bank in Wichita, check received April 18, 1967, from Medical Arts Building, Inc. in the amount of \$100.00, guaranteeing the installation of a sidewalk, has been cashed and the money placed in a Guarantee Deposit Trust Account (T-1-15). The original receipt is attached to this file.

Cash <input type="checkbox"/>	The City		of Wichita	N <sup>o</sup> 19187
Check <input checked="" type="checkbox"/>				\$ 100 <sup>00</sup>
Wichita, Kansas	4-19 1967			
Received of	Medical Arts Bldg. Inc.			
The Sum of	One Hundred & 00/100			DOLLARS
Being For	T-15-816-66-103-Medical Arts Addition -			
Department	Sidewalk construction guarantee TR -			100.00
	MR			Collector



HIGGINS & BRIMER  
ATTORNEYS AT LAW  
SUITE 817 - FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

WILLIAM P. HIGGINS  
JOHN W. BRIMER

FOREST 3-6148  
AREA CODE 316

April 18, 1967

Mr. Jack H. Galbraith  
Senior Planner  
Metropolitan Area Planning Commission  
City Building Annex  
104 S. Main Street  
Wichita, Kansas 67202

In re: Medical Arts Building, Inc.

Dear Mr. Galbraith:

Enclosed please find a check in the amount of \$100.00 made payable to the City of Wichita as a deposit on the sidewalks which we are required to replace west of Hillside on the north side of Second Street.

We shall appreciate receiving a receipt for this payment.

Very truly yours,

HIGGINS & BRIMER

By *William P. Higgins, Jr.*  
William P. Higgins

WPH:ar  
Enc. 1

*ck for \$100.00  
Bew attached*



HIGGINS & BRIMER  
Attorneys at Law  
Suite 817  
First National Bank Building  
Forest 3-6148  
Wichita, Kansas

STATE OF KANSAS } 88  
SEDGWICK COUNTY }  
FILED FOR RECORD AT  
9:30 4:15  
MAR 8 1967  
NO. 4115  
RUFUS E. DEERING  
REGISTER OF DEEDS  
*R. E. Deering*

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

In the Matter of the Petition of  
MEDICAL ARTS BUILDING, INC.,  
For the Vacation of an Alley Easement.

Original Compared  
With Record

ORDER

NOW, On this ~~25th~~ day of March, 1967, at 9:00 o'clock  
A.M., this matter comes on for hearing on the Petition of Medical  
Arts Building, Inc., for an order vacating the alley easement de-  
scribed as follows, to-wit:

The east and west alley lying between Second  
Street and Third Street from the West line  
of Hillside Avenue, to the extended West line  
of Lot 67, on Hillside Avenue, in Maple Grove  
Addition to Wichita, Sedgwick County, Kansas.

The members of the Board being present, after examining  
the file, find that the said Petition was set for hearing on the  
~~25th~~ day of March, 1967, at 9:00 o'clock A.M.; that notice of said  
hearing was published for four consecutive weeks in The Democrat, a  
weekly newspaper of general circulation in the vicinity of the above-  
described real property, and which weekly newspaper is published in  
the City of Wichita; that proof of publication of such notice as by  
law required has been filed in this case, and such notice shall be  
and the same is hereby approved; that no one is present opposed to the  
vacation as requested in said Petition; and that the matter should be  
fully and finally heard upon this date.

Thereupon, the Board hears the evidence presented by the

REC'D MAR 23 1967

MISC 595 PAGE 45  
BOOK

2 =  
Lou Korn  
Co. Clerk.

petitioners; and after examining the file and being fully advised in the premises, finds that the testimony introduced is sufficient to enable said County Commissioners of Sedgwick County to fully understand the true nature of the Petition and the propriety of granting the same.

The Board further finds that no private rights will be injured or endangered by the vacation for which petitioners pray in said Petition; that the public will suffer no loss or inconvenience by said vacation; that in justice to the petitioners, the prayer of the Petition should be granted; that said easement above-set forth is located within the boundaries of the City of Wichita; and that appropriate ordinance passed, published and filed with the Board of County Commissioners, the governing body of the City of Wichita, has recommended that this Petition be granted.

IT IS THEREFORE BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, Ordered that the alley easement above-described be and the same is hereby vacated.

IT IS FURTHER BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY ORDERED That this Order be entered at length on the records of the proceedings of this Board.

IT IS THE FURTHER ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY That the County Clerk be and he is hereby directed to certify a copy of this Order to the Register of Deeds of Sedgwick County, Kansas, for recording in the above Office of the said Register of Deeds, at the expense of the above-named petitioner.

APPROVED:

HIGGINS & BRIMER

By William J. Higgins  
Charles Brimer  
Attorneys for Petitioners

Wm Scott  
Edmund Schuchman  
Edmund Stiles

COMMISSIONERS

ATTEST:

Wm. D. Anderson

COUNTY CLERK

By J. K. Key  
Deputy

JOHN T. (JACK) REEVES

OFFICE OF  
**BAUGHMAN CO.**  
Surveyors

FRED J. DOANE

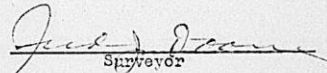
2522 EAST KELLOGG  
WICHITA, KANSAS 67211  
MURRAY 3-7431

March 29, 1967

Planning Office  
City Building Annex  
Wichita, Kansas

Gentlemen:

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

  
Surveyor



HIGGINS & BRIMER  
ATTORNEYS AT LAW  
SUITE 817 - FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

WILLIAM P. HIGGINS  
JOHN W. BRIMER

March 29, 1967

FOREST 3-6146  
AREA CODE 316

Mr. Jack H. Galbraith  
Senior Planner  
Metropolitan Area Planning Commission  
City Building Annex  
104 S. Main Street  
Wichita, Kansas 67202


Re: Medical Arts Building, Inc.  
BZA 36-66

Dear Jack:

Enclosed please find copy of Order in the above captioned matter. I shall appreciate hearing from you as to the date on the hearing on the final plat.

Very truly yours,

HIGGINS & BRIMER

By  -  
William P. Higgins

WPH:ar  
Enc. 1



HIGGINS & BRIMER  
ATTORNEYS AT LAW  
SUITE 817 - FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

WILLIAM P. HIGGINS  
JOHN W. BRIMER

March 21, 1967

FOREST 3-6148  
AREA CODE 316

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

Re: S/D 66-103-Final Plat of  
Medical Arts Addition

Gentlemen:

This is to certify that I am familiar with the fee title to the following-described property, to-wit:

All of Medical Arts Addition to the  
City of Wichita, Sedgwick County,  
Kansas,

and that I am qualified to certify that the entire title to this Addition which is being platted is in the Medical Arts Building, Inc., a Kansas corporation.

This will further certify that all taxes due and payable on said property have been paid.

Yours very truly,

HIGGINS & BRIMER

By

*William P. Higgins*  
William P. Higgins

WPH:las



February 24, 1967

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 66-103 - Final Plat of  
MEDICAL ARTS ADDITION

Gentlemen:

At its regular meeting on February 23, 1967, the Metropolitan Area Planning Commission considered the Final Plat of MEDICAL ARTS ADDITION. The action of the Planning Commission was to recommend that this plat be approved subject to:

1. The applicant shall provide for the reconstruction of the sidewalk adjacent to the north side of 2nd Street. Said reconstruction shall be in alignment with the presently existing sidewalks.
  2. 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.
  3. The applicant shall grant a private easement for the sewer running diagonally across the plat or make satisfactory arrangements for the relocation of said sewer to a more advantageous location.
- It will be necessary that the vacation of the east-west alley (V-0398) be approved by the Board of County Commissioners and filed with the Register of Deeds and a copy of same submitted to the Planning Department prior to releasing the plat tracing for recording.

*check  
copy of same.  
on satisfactory letter*

*OK*

Baughman Company  
February 24, 1967  
Page -2-

— 9: 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.

OK② Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

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

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

OK 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.

Jack H. Galbraith

Senior Planner

JHG:sa  
cc: Medical Arts, Inc.  
132 North Minnesota

William P. Higgins  
1st National Bank Bldg.

*Needs  
the seal*

February 17, 1967

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: Final Plat of S/D 66-103,  
MEDICAL ARTS ADDITION

Gentlemen:

At its regular meeting on February 16, 1967, the Subdivision Committee of the Metropolitan Area Planning Commission considered the final plat of MEDICAL ARTS ADDITION. The action of the Subdivision Committee was to recommend approval of the plat subject to:

1. The applicant shall provide for the reconstruction of the sidewalk adjacent to the north side of 2nd Street. Said reconstruction shall be in alignment with the presently existing sidewalks.
2. 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.
3. The applicant shall grant a private easement for the sewer running diagonally across the plat or make satisfactory arrangements for the relocation of said sewer to a more advantageous location.

Baughman Company  
February 17, 1967  
Page -2-

4. The Board of Zoning Appeals, at their regular meeting of January 24, 1967, considered case BZA 36-66, a request for a variance of the front yard setback from 20 feet to 0. The action of the Board was to waive all front setback requirements. It is the recommendation of the Planning Department that the Planning Commission establish a policy regarding a reasonable setback for properties redeveloping along Hillside. The staff recommends a 20 foot front yard setback as required by the zoning ordinance.
5. It will be necessary that the vacation of the E-W alley (V-0398) be approved by the Board of County Commissioners and filed with the Register of Deeds and a copy of same submitted to the Planning Department, prior to releasing the plat tracing for recording.
6. Recording within 30 days after approval by the Board of City Commissioners.

The Subdivision Committee instructed the Planning staff to point out to the Planning Commission that there was a controversy over item No. 4, and that a policy should be established in regard to an appropriate setback for this area.

This matter will be forwarded to the Metropolitan Area Planning Commission for its consideration of February 23, 1967.

The enclosed "marked copy" of the final plat is for your information and files.

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

Very truly yours,

Jack H. Galbraith  
Senior Planner

JHG:GDJ:sa  
Enclosure

cc: Medical Arts, Inc.  
132 North Minnesota

William P. Higgins  
1st National Bank Bldg.

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 66-103 NAME MEDICAL ARTS ADDITION  
DATE APPLICATION REC'D 8-29-67 PRELIMINARY APPROVAL 9-8-67

DESCRIPTION

GENERAL LOCATION Northwest corner of 2nd and Hillside.  
OWNER Medical Arts, Inc.  
SURVEYOR/ENGINEER Baughman Company  
ADDRESS 2522 East Kellogg

1. GROSS ACREAGE OF PLAT 0.81  
2. NUMBER OF LOTS:  
RESIDENTIAL \_\_\_\_\_  
COMMERCIAL \_\_\_\_\_  
INDUSTRIAL \_\_\_\_\_  
OTHER 1  
TOTAL 1

3. AVERAGE LOT FRONTAGE \_\_\_\_\_ FT.  
4. MINIMUM LOT FRONTAGE \_\_\_\_\_ FT.  
5. AVERAGE LOT AREA \_\_\_\_\_ SQ.FT.  
6. MINIMUM LOT AREA 31,264.5 SQ.FT.

7. LINEAL FEET OF NEW STREETS:  
(A) 20 R/W 202 FT.  
(B) \_\_\_\_\_ R/W \_\_\_\_\_ FT.  
(C) \_\_\_\_\_ R/W \_\_\_\_\_ FT.  
(D) TOTAL 202 FT.

8. TOTAL AREA OF NEW STREET  
R/W 4,040 SQ.FT.

9. EXISTING ZONING "A" & "RB"  
10. PROPOSED ZONING "BB"  
11. LOT AREA REQUIRED BY  
ZONING \_\_\_\_\_ SQ.FT.

ASSOCIATED ZONE CASE NO. Z-0809,

STAFF COMMENTS:

1. The applicant shall provide for the reconstruction of the sidewalk adjacent to the north side of 2nd Street. Said reconstruction shall be in alignment with the presently existing sidewalks.
2. 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.
3. The applicant shall grant a private easement for the sewer running diagonally across the plat or make satisfactory arrangements for the relocation of said sewer to a more advantageous location.
4. The Board of Zoning Appeals, at their regular meeting of January 24, 1967, considered case BZA 36-66, a request for a variance of the front yard setback from 20 feet to 0. The action of the Board was to waive all front setback requirements. It is the recommendation of the Planning Department that the Planning Commission establish a policy regarding a reasonable setback for properties redeveloping along Hillside. The staff recommends a 20 foot front yard setback as required by the zoning ordinance.
5. It will be necessary that the vacation of the east-west alley (V-0398) be approved by the Board of County Commissioners and filed with the Register of Deeds and a copy of same submitted to the Planning Department, prior to releasing the plat tracing for recording.
6. Recording within 30 days after approval by the Board of City Commissioners.

October 3, 1966

Baughman Company  
2522 East Kellogg  
Wichita, Kansas

Subject: S/D 66-103, Preliminary Plat of  
MEDICAL ARTS ADDITION

Gentlemen:

At its regular meeting on September 29, 1966, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Preliminary Plat of MEDICAL ARTS 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 shall dedicate 10 feet of right-of-way for that portion of the plat abutting Second Street.
2. The applicant shall provide for the reconstruction of the sidewalk adjacent to the north side of Second Street. Said reconstruction shall be in alignment with the presently existing sidewalks.
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 \$100.00.

Page -2-  
October 3, 1966

4. The applicant shall grant a private easement for the sewer running diagonally across the plat or make satisfactory arrangements for the relocation of said sewer to a more advantageous location.
5. Indicating an 8-foot utility easement along the west line of the plat from 2nd Street north to the existing alley.
6. Complete access control adjacent to Hillside, except for two openings, shall be indicated on the face of the plat and in the plat's text.
7. Requirements for a final plat (see pages 4 & 5 of the Subdivision Rules and Regulations).

Enclosed herewith is a "marked copy" of the preliminary plat for your information and files.

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

Very truly yours,

Jack H. Galbraith  
Senior Planner

JHG:sa  
Enclosure

cc: Medical Arts, Inc.  
132 North Minnesota

William P. Higgins  
1st National Bank Bldg.

September 12, 1966

Baughman Company  
2522 East Kellogg  
Wichita, Kansas

Subject: S/D 66-103 - Preliminary Plat  
of MEDICAL ARTS ADDITION

Gentlemen:

At its regular meeting on September 8, 1966, the action of the Subdivision Committee was to defer this matter until their next regular meeting on September 29, 1966. This is to permit sufficient time for the applicant to attempt negotiation for the purchase of the property located to the southeast corner of subject plat. Upon such a purchase, the corner lot could then be incorporated into the plat of MEDICAL ARTS ADDITION.

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

Very truly yours,

Jack H. Galbraith  
Senior Planner

JHG:sa  
cc:

Medical Arts Building, Inc.  
132 North Minnesota  
Wichita, Kansas

Mr. Charles K. Massie  
3110 East 2nd Street  
Wichita, Kansas

Mr. William P. Higgins  
Attorney at Law  
817 1st National Bk. Bldg.  
Wichita, Kansas

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 66-103 NAME MEDICAL ARTS ADDITION  
DATE APPLICATION REC'D 8-29-66 S/D COMMITTEE MEETING 9-8-66

DESCRIPTION

GENERAL LOCATION Northwest corner of 2nd and Hillside.

OWNER Medical Arts, Inc.  
SURVEYOR/ENGINEER Baughman Company  
ADDRESS 2522 East Kellogg PHONE MU 3-7431

1. GROSS ACREAGE OF PLAT <u>0.81</u>	7. LINEAL FEET OF NEW STREETS:
2. NUMBER OF LOTS:	(A) <u>20</u> R/W <u>202</u> FT.
RESIDENTIAL _____	(B) _____ R/W _____ FT.
COMMERCIAL _____	(C) _____ R/W _____ FT.
INDUSTRIAL _____	(D) TOTAL _____ R/W <u>202</u> FT.
OTHER <u>1</u>	8. TOTAL AREA OF NEW STREET
TOTAL <u>1</u>	R/W <u>4,040</u> SQ. FT.
3. AVERAGE LOT FRONTAGE _____ FT.	9. EXISTING ZONING <u>"RB"</u>
4. MINIMUM LOT FRONTAGE _____ FT.	10. PROPOSED ZONING <u>"BB"</u>
5. AVERAGE LOT AREA _____ SQ. FT.	11. LOT AREA REQUIRED BY
6. MINIMUM LOT AREA <u>31,264.5</u> SQ. FT.	ZONING _____ SQ. FT.

STAFF COMMENTS:

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

NOTE:

A basic planning question is involved in consideration of this plat and that is--- "should this plat be approved which will leave an almost unuseable piece of property for future redevelopment. The property in question is only 50 feet wide and is at the intersection of two major streets, Second and Hillside. The Planning Department is of the opinion that every effort should be made by the applicant to incorporate the corner property into their area. It is suggested that the plat be deferred to provide the applicant sufficient time to make an effort to purchase the property to the southeast of subject plat.

1. Second Street is designated as a major street in the Master Plan for Thorofares and serves as a one-way street with First Street. The Planning Staff is of the opinion that 80 feet of right-of-way is sufficient for future street improvements since the street serves one-way traffic only. It is, therefore, recommended that the applicant dedicate 10 feet of right-of-way for that portion of the plat abutting Second Street.
2. The applicant shall provide for the reconstruction of the sidewalk adjacent to the north side of Second Street. Said reconstruction shall be in alignment with the presently existing sidewalks.
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.

PRELIMINARY PLAT  
SUBDIVISION REPORT  
S/D 66-103, MEDICAL ARTS ADDITION  
PAGE -2-

4. The applicant shall grant a private easement for the sewer running diagonally across the plat or make satisfactory arrangements for the relocation of said sewer to a more advantageous location.
5. Forwarding of the plat with the associated cases V-0398 and Z-0809, to the Board of City Commissioners.
6. Requirements for a final plat (see pages 4 & 5 of the Subdivision Rules and Regulations).

MAP No.: 5647  
SEC. No.: 23  
TWP. No.: 37  
RANGE: \_\_\_\_\_

S/D No. 66-103

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Medical Arts Addition

GENERAL LOCATION: N.W. Cor. 2nd. & Hillside

NAME OF PROPERTY OWNER: Medical Arts Inc.

ADDRESS: c/o Wm. F. Higgins, 1st Nat'l. Bank PHONE: PO 30148

NAME OF SUBDIVIDER: Same PHONE: \_\_\_\_\_

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

NAME OF AGENT/SURVEYOR: Baughman Co. PHONE: \_\_\_\_\_

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

DATE OF APPLICATION: 8-29-66

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 0.87

2. NUMBER OF LOTS:

RESIDENTIAL \_\_\_\_\_

COMMERCIAL \_\_\_\_\_

INDUSTRIAL \_\_\_\_\_

OTHER 7

TOTAL NUMBER OF LOTS 7

3. AVERAGE LOT FRONTAGE \_\_\_\_\_ FT.

4. MINIMUM LOT FRONTAGE \_\_\_\_\_ FT.

5. AVERAGE LOT AREA \_\_\_\_\_ SQ.FT.

6. MINIMUM LOT AREA 37,204.5 SQ.FT.

7. LINEAL FEET OF NEW STREETS:

A. 20 R/W 202 FT.

B. 10 R/W 50 FT.

C. \_\_\_\_\_ R/W \_\_\_\_\_ FT.

D. TOTAL 252 FT.

8. TOTAL AREA OF NEW STREET R/W: 4540 SQ.FT.

9. EXISTING ZONING RB

10. PROPOSED ZONING BB

2-0807

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: \_\_\_\_\_

BY: Baughman Co.  
AGENT

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

RECEIVED BY Jack Galbraith

DATE 8-29-66

2500 fee to be submitted



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

fee submitted 8-30-66

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
<i>SA Application</i>	<i>25.00</i>

Name *W. J. Smith, Jr., Inc.*

Address *121 S. P. Higgins*

*1st National Bank Bldg.*

Type *R-712* Due Date *8-29-66*

Comments:

Date *8-29-66* By *Shrover*

**HIGGINS & BRIMER**  
ATTORNEYS AT LAW  
SUITE 817 - FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

WILLIAM P. HIGGINS  
JOHN W. BRIMER

FOREST 3-6148  
AREA CODE 316

MEMORANDUM

DATE: August 29, 1966

TO: Mr. Jack Galbraith  
RE: Medical Arts, Inc.

Dear Mr. Galbraith:

Enclosed please find our Check No. 1693, in the amount of \$25.00, which is the fee for filing the Plat in Medical Arts, Inc.

If you have any questions, please let us know.

William P. Higgins

