

FLAT NO. S/D 69-10

*serial 4441*  
MAP NO. L-4W-D

NAME K-42 ESTATES

LOCATION North of 55th St. South in an area  
west of Highway K-42.

ENGINEER: Reiss & Goodness

OWNER M-C Land Investors, Inc.

APPLICATION FILED 1-22-69

SKETCH FLAT FILED 1-22-69

PRELIMINARY FILED 3-5-69

S/D ACTION 3-20-69 Approval

FINAL FILED 5-19-69

S/D ACTION 6-5-69 Approval

MAP ACTION 6-16-69 <sup>Difer</sup> ~~6-26-69~~ <sup>6-26-69</sup> Approval

BOE ACTION 7-16-69 <sup>7-10-69</sup> Approval as <sup>Recommended</sup> 2-1

RECORDED 7-21-69

REMARKS Outdated performance bond.

S/D 69-10 - K-42 ESTATES - North  
of 55th St. South in an area west  
of Highway K-42. M-C Land Inv.

# ACTION

	DATE
S/D COMMITTEE (Gorelin) Approved	3-20-69
S/D Com. (final) Approved	6-5-69
M.A.P.C. <del>Peter Hoff</del>	6-12-69
<del>B. C. C. Approved</del>	6-26-69
<del>B. C. C. Approved</del>	7-0-69
<del>Recommended 2-1</del>	7-16-69

MAPC 7-10-69 Reapproved the plot and  
recommended that underground utilities  
not be required.



REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

K-42 Estates ADDITION was

filed for record of July 21, 1969.



John Hake  
Register of Deeds

T9-328

7-15-69 - *W. H. Beaker*

## **They Shouldn't Be Ignored**

The Metropolitan Area Planning Commission reversed its action the other day and voted to waive subdivision requirements that electric and telephone wires must be placed underground in the development of K42 Estates.

The reason for the reversal was that the requirement would work a financial hardship on the applicants.

The reconsideration was on the basis that the developer did not understand from the staff in the original platting stages that the utilities must be placed underground.

The requirement is a good one and

should be adhered to. To bury above-ground utility wires already in place would be impractical, but requiring new ones to be underground is sensible and fair.

The benefits in aesthetics and protection of wiring undoubtedly would make up for the added expense of burial, and a beautiful development is less likely to become a slum in the future.

The county subdivision regulations should be adhered to, and if they are poor regulations, they should be amended. They should not be continually ignored.

July 11, 1969

Mr. Leo Munson  
M-C Land Investors  
111 South Hydraulic  
Wichita, Kansas 67211

Subject: S/D 69-10 - Final Plat of  
K-42 ESTATES

Dear Mr. Munson:

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 1969, the above captioned plat was reconsidered. In the discussion of the requirement of assuring the installation of underground telephone and electric lines, the action of the Planning Commission was to recommend that the Board of County Commissioners waive this requirement since there was a misunderstanding as to this required obligation.

This plat will be forwarded to the Board of County Commissioners for its consideration at the regular meeting of July 16, 1969, at 9:00 a.m. in Room 320 of the Sedgwick County Courthouse.

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

Sincerely,

Jack H. Galbreith  
Senior Planner

JHG:vjp

Page 2 - S/D 69-10  
Mr. Leo Munson  
July 11, 1969

cc: Mr. Ernest McRae  
Attorney at Law  
Union National Building  
Wichita, Kansas 6720 2

Leo Wetts  
Attorney at Law  
Beacon Building  
Wichita, Kansas 67202

Stephen R. Mikesell  
Southern Kansas Telephone Company, Inc.  
112 South Lee Avenue  
Clearwater, Kansas 67026

Jack S. Hutchinson  
Sedgwick County Electrical Coop  
P. O. Box 220  
Cheney, Kansas 67025

Reiss and Goodness  
Engineers  
2160 East Douglas  
Wichita, Kansas 67214

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
BOARD OF COUNTY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 69-10 Name K-42 ESTATES  
Application Filed: 1-22-69 Sketch Filed: 1-22-69  
Preliminary Plat Filed: 3-5-69 Approved by S/D: 3-20-69  
Final Plat Filed: 5-19-69 Approved by S/D: 6-5-69  
Approved by Metropolitan Area Planning Commission: 6-26-69  
Reconsidered by Metropolitan Area Planning Commission: 7-10-69

DESCRIPTION

General Location: North of 55th Street South in an  
area west of Highway K-42

Surveyor or Engineer: Reiss and Goodness  
Owner: M-C Lane Investors  
Address: 111 South Hydraulic

- |                          |               |                                |            |
|--------------------------|---------------|--------------------------------|------------|
| 1. Gross Acreage of Plat | 160 acres     | 5. Lineal Feet of New Streets: |            |
| 2. Number of Lots:       |               | a. 70&80 R/W                   | 17,500 ft. |
| Residential              | 128           | b. _____ R/W                   | _____ ft.  |
| Commercial               | _____         | c. _____ R/W                   | _____ ft.  |
| Industrial               | _____         | d. _____ R/W                   | _____ ft.  |
| Other                    | _____         | e. _____ R/W                   | _____ ft.  |
| Total Number of Lots:    | 128           | TOTAL                          | 17,500 ft. |
| 3. Minimum Lot Frontage: | 130 ft.       | 6. Existing Zoning:            | None       |
| 4. Minimum Lot Area      | 25,000 sq.ft. |                                |            |

Planning Commission Recommendation: (6-26-69)  
BLEDSOE moved and TROUT seconded that the Planning Commission recommend  
to the County Commissioners that this plat be approved, subject to:

1. The applicant's performance bond guaranteeing the maintenance of the drainage right of way through Blocks 15, 12, 5 and 1, shall be forwarded to be received and filed by the Board of County Commissioners along with the forwarding of the final plat.
2. Recording of the plat within 30 days after approval by the Board of County Commissioners.

**NOTE:** The Planning Commission, at their regular meeting of July 10, 1969, reconsidered this plat, and recommended by a vote of 4 to 3 that the Board of County Commissioners waive the required installation of both electric power and telephone lines, the reason being that there was a misunderstanding as to this requirement.

Vote of Planning Commission: Motion carried by a vote of 4 in favor (Hennessy, Goebel, Wilkinson and Jackson) and 3 opposed (Bledsoe, Trout and Souders). Kratzer abstained.

**ACTION:** Receive and file the performance bond, and approve the plat as approved by the Metropolitan Area Planning Commission.

July 7, 1969

Mr. Ernest McRae  
Attorney at Law  
Union National Building  
Wichita, Kansas 67202

Subject: S/D 69-10 - Final Plat of  
K-42 ESTATES

Dear Mr. McRae:

You will recall, that at your request, we had advised that we would forward the above captioned plat to the Board of County Commissioners for their consideration at their regular meeting of July 9, 1969. This letter is to advise you that we have had a request from one of the Planning Commissioners that this matter be brought up again for discussion at their next regular meeting this Thursday, July 10, 1969. Since we were unable to place this matter on their next agenda, this is to advise you that it will be brought up under other matters at the end of the agenda.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:vjp

cc: Leo Munson, M-C Land Investors, 111 S. Hydraulic, Wichita, Ka.  
Leo Wetts, Attorney, Beacon Building, Wichita, Kansas  
Stephen R. Miksell, Southern Kansas Telephone Co., 112 S. Lee,  
Clearwater, Kansas  
Jack S. Hutchinson, Sedg-Co Electrical Coop, P. O. Box 220,  
Cheney, Kansas  
Reiss & Goodness, Engineers, 2160 E. Douglas, Wichita, Kansas

ERNEST MCRAE  
PORT EARLY

LAW OFFICES OF  
**McRAE & EARLY**

PHONE FOREST 3-5261  
UNION NATIONAL BLDG.  
WICHITA, KANSAS 67202

ROGER C. SKINNER

July 1, 1969

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

Re: S/D 69-10 - Final Plat of  
K-42 ESTATES

Dear Mr. Galbraith:

Pursuant to our conversation and your letter of June 30, please be advised that we do appeal from the action of the Metropolitan Area Planning Commission taken on June 26 regarding the above captioned matter insofar as it relates to the underground utilities.

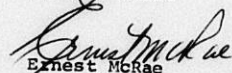
It is my understanding that in all other respects we have a completed plat and have met or guaranteed to meet all other requirements.

It is hoped that this matter might be set for hearing before the Board of County Commissioners on July 9 at its regularly scheduled meeting.

I am causing copies of this letter to be transmitted to those individuals having some interest in the same. Your assistance in obtaining such an early hearing date is greatly appreciated.

Very truly yours,

McRAE & EARLY

  
Ernest McRae

EM:fg



Page 2  
Mr. Jack H. Galbriath  
July 1, 1969

cc: Leo Munson  
M-C Land Investors  
111 South Hydraulic  
Wichita, Kansas 67211

Leo Wetta  
Attorney at Law  
Beacon Building  
Wichita, Kansas 67202

Stephen R. Mikesell  
Southern Kansas Telephone Co., Inc.  
112 South Lee Avenue  
Clearwater, Kansas 67026

Jack S. Hutchinson  
Sedgwick County Electrical Coop  
P.O. Box 220  
Cheney, Kansas 67025

Reiss and Goodness  
Engineers  
2160 East Douglas  
Wichita, Kansas 67214

July 1, 1969

Mr. Leo Wetta  
Attorney at Law  
Beacon Building  
Wichita, Kansas 67202

Subject: S/D 69-10 - Final Plat of  
K-42 ESTATES

Dear Mr. Wetta:

At Mr. McRae's request, we are forwarding the above captioned plat to the Board of County Commissioners for its consideration at the regular meeting of July 9, 1969, 9:00 a.m., Sedgwick County Courthouse.

Mr. McRae has asked that this matter be forwarded to the County Commission so that he can appeal the Planning Commission's requirement that the applicant install underground utilities.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:vjp

cc: Stephen R. Mikasell  
Southern Kansas Telephone Co.  
112 South Lee Avenue  
Clearwater, Kansas 67026

Jack S. Hutchinson  
Sedgwick County Electrical Coop  
P. O. Box 220  
Cheney, Kansas 67025

June 30, 1969

Mr. Ernest McRae  
Attorney at Law  
Union National Bldg.  
Wichita, Kansas 67202

Subject: S/D 69-10 - Final Plat of  
K-42 ESTATES

Dear Mr. McRae:

At the regular meeting of the Metropolitan Area Planning Commission on June 26, 1969, the above captioned plat was considered. After considerable discussion concerning the requirement of guaranteeing underground utilities, the action of the Planning Commission was to approve the plat subject to the conditions listed in our letter dated June 6, 1969, which included making satisfactory arrangements for the installation of underground utilities.

In addition to complying with those conditions, it is necessary that you meet the following requirement before this plat can be forwarded to the Board of County Commissioners for its consideration.

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

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:vjp

Page 2 - S/D 69-10  
Mr. Ernest McRae  
June 30, 1969

cc: Leo Munson  
M-C Land Investors  
111 South Hydraulic  
Wichita, Kansas 67211

Leo Wetts  
Attorney at Law  
Beacon Building  
Wichita, Kansas 67203

Stephen R. Mikasell  
Southern Kansas Telephone Co., Inc.  
112 South Lee Avenue  
Clearwater, Kansas 67026

Jack S. Hutchinson  
Sedgwick County Electrical Coop  
P. O. Box 220  
Cheney, Kansas 67025

Reiss and Goodness  
Engineers  
2160 East Douglas  
Wichita, Kansas 67214

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we M. - C. Land Investors, Inc. As Principal, and Maryland Casualty Company as Surety, are held and firmly bound unto the Board of County Commissioners, County of Sedgwick and State of Kansas, in the sum of One Thousand and no/100 (\$ 1,000.00) Dollars, lawful money of the United States, for payment of which will and truly be made, we bind ourselves, our heirs, executors, successors and assigns jointly and severally, 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 County Engineering Department for the development and improvement in K-42 Estates, Sedgwick County, Kansas

(name of subdivision) Plat located in Section 22 (SW 1/4) Township 28 South Range 2 West, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal M. - C. Land Investors, Inc. shall perform the following obligations and conditions:

- 1. To maintain the 40' drainage easement starting Block 15, running through Block 12, Block 5 and Block 1, as shown on the recorded plat of K-42 Estates, Sedgwick County, Kansas, for a period of five (5) calendar years, commencing from the date of recording of said plat.
2. Not applicable
3. Not applicable
4. Not applicable
5. Reimbursement to the Board of County Commissioners 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 June 5, 1974 and all of which shall be performed and accomplished in accordance with presently established standards and specifications of the County Engineering Department, Sedgwick County, Kansas.

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 County may declare said bond forfeited if the conditions herein have not been fully complied with in every respect and further, that the County 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 seals on this 15th day of May, 1969



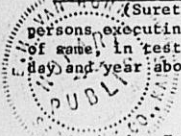
M. - C. Investors, Inc. BY: Leo M. Monson, President (Principal) Robert E. Sayre, Attorney in Maryland Casualty Company



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it Remembered that on this 15th day of May, 1969, before me a Notary Public in and for said County and State, came Leo M. Monson, President, M. - C. (Principal) Investors, Inc.

and Robert E. Sayre, Attorney in Fact for Maryland Casualty Company (Surety) persons, executing the foregoing instrument of writing and duly acknowledged the execution of same, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.



E. M. Van Horn Notary Public

My Commission Expires: June 17, 1969

CERTIFIED COPY

**Know all Men by these Presents:** That MARYLAND CASUALTY COMPANY, a corporation created by and existing under the laws of the State of Maryland, of Baltimore City, Maryland, in pursuance of the authority set forth in Section 12 of Article V of its By-laws, from which the following is a true extract, and which Section has not been amended nor rescinded:

"The Chairman of the Board or the President or any Vice-President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority."

does hereby nominate, constitute and appoint CHARLES P. WARD, DORAN R. ONEALE, ROBERT E. SAYRE and E. M. VAN HORN, each with full power to act alone,

of WICHITA State of KANSAS, its Attorney s-in-Fact to make, execute, seal, and deliver on its behalf as Surety, and as its act and deed, any and all bonds, recognizances, stipulations, undertakings, and other like instruments.

Such bonds, recognizances, stipulations, undertakings, or other like instruments shall be binding upon said Company as fully and to all intents and purposes as if such instruments had been duly executed and acknowledged and delivered by the authorized officers of the Company when duly executed by any one of the aforesaid attorneys in fact.

This instrument supersedes power of attorney granted the abovenamed persons dated February 2, 1966.

In Witness Whereof, MARYLAND CASUALTY COMPANY has caused these presents to be executed in its name and on its behalf and its Corporate Seal to be hereunto affixed and attested by its officers thereunto duly authorized, this 4th day of October, 1968, at Baltimore City, Maryland.

ATTEST: (CORPORATE SEAL) MARYLAND CASUALTY COMPANY

(Signed) Kathryn B. Young By (Signed) Albert H. Walker  
Assistant Secretary. Vice-President.

STATE OF MARYLAND } ss.  
BALTIMORE CITY

On this 4th day of October, A. D., 1968, before the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, duly commissioned and qualified, came Albert H. Walker Vice-President, and Kathryn B. Young Assistant Secretary, of MARYLAND CASUALTY COMPANY, to me personally known, and known to be the officers described in, and who executed the preceding instrument; and they each acknowledged the execution of the same; and, being by me duly sworn, they severally and each for himself deposed and said that they respectively hold the offices in said Corporation as indicated, that the Seal affixed to the preceding instrument is the Corporate Seal of said Corporation, and that the said Corporate Seal, and their signatures as such officers, were duly affixed and subscribed to the said instrument pursuant to all due corporate authorization.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at Baltimore City, the day and year first above written.

(NOTARIAL SEAL) (Signed) Lila G. Schwartz  
Notary Public.

My commission expires July 1, 1969

CERTIFICATE

I, an Assistant Secretary of the Maryland Casualty Company, do hereby certify that I have compared the aforesaid copy of the Power of Attorney with the original now on file among the records of the Home Office of the Company and in my custody, and that the same is a full, true and correct copy, and that the Power of Attorney has not been revoked, amended or abridged, and is now in full force and effect.

Given under my hand as Assistant Secretary and the Seal of the Company, at Baltimore City, Md., this 15th day of May, 1969.



Kathryn B. Young  
Assistant Secretary.

June 13, 1969

Mr. Ernest McRae  
Attorney at Law  
Union National Building  
Wichita, Kansas 67202

Subject: S/D 69-10 - Final Plat of  
K-42 ESTATES

Dear Sir:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 1969, the above captioned plat was considered. The action of the Planning Commission was to defer subject plat to its next regular meeting on June 26, 1969, as per your request.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:vjp

cc: Leo Munson  
M-C Land Investors  
111 South Hydraulic  
Wichita, Kansas 67211

Stephen R. Mikesell  
Southern Kansas Telephone Co., Inc.  
112 South Lee Avenue  
Clearwater, Kansas 67026

Leo Wetts  
Attorney at Law  
Beacon Building  
Wichita, Kansas 67202



SOUTHERN KANSAS TELEPHONE COMPANY, INC.

112 SOUTH LEE AVENUE CLEARWATER, KANSAS 67026  
TELEPHONE: AREA CODE 316. 584-2255

June 11, 1969

Mr. John Gist  
Planner III  
W.S.M.A.P.C.  
City Annex Building 104 So. Market *Wichita*  
Wichita, Kansas 67202

Dear Mr. Gist:

I have discussed our easement needs in the proposed K-42 Estates development with Mr. Al Reiss, project engineer and he has agreed to include the several easements we requested.

We discussed the necessity for an easement adjacent to the public roadway at the east side of lot 5, Block 13. We note that no easements have been included adjacent to a public right of way in other portions of the development and agreed with Mr. Reiss's contention that an easement is not needed since the public roadway would serve the same purpose in this limited area.

Accordingly, we waive our request for a specific easement adjacent to the east line of lot 5, Block 13, with the understanding that where necessary, telephone cables may be placed along and over public street rights of way.

Yours sincerely,

*Steve Mikesell*  
Stephen R. Mikesell  
Manager

SM

June 6, 1969

Reiss and Goodness  
2160 East Douglas  
Wichita, Kansas 67214

Subject: S/D 69-10 - Final Plat of  
K42 ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 5, 1969, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- JK* A legend for the designation of irons shall be indicated on the face of the plat.
- JK* Define purpose and dimension the 40-foot easement in Blocks 1 and 4.
- JK* The applicant's engineer should check the radii dimensions for the curve in 54th Street South, at the point where it skews to the north between Blocks 5 and 12.
- JK* The plat's text shall be expanded to include the granting of access controls adjacent to 55th Street South and 167th Street West, by adding the following:

All abutters rights of access to and from 55th Street South over the south line of Blocks 10, 14, 15 and 16, and to and from 167th Street West over the west line of Blocks 1, 3, 9 and 10, are hereby granted to the appropriate governing body.

*OK* The mortgagee, Stockyards National Bank, which has provided a letter consenting to the subdividing of subject property, should as well sign or ratify the plat. The applicant's engineer should contact the Planning Department regarding this matter.

*OK* Indicating a 20-foot utility easement adjacent to the west line of Block 9 and the south line of Block 15. Also a 20-foot utility easement centered on the south line of Lots 4 and 5, Block 13, and a 20-foot utility easement adjacent to the east line of Lot 5, Block 13.

*OK* The applicant's performance bond guaranteeing the maintenance of the drainage right of way through Blocks 15, 12, 5 and 1, shall be forwarded to be received and filed by the Board of County Commissioners along with the forwarding of the final plat. *request with drawn see letter CID*

8. The applicant shall make satisfactory arrangements for underground wiring installations of both electric power and telephone service. Letters shall be obtained from the appropriate utilities involved indicating such arrangements have been made, copies of which shall be forwarded to the Planning Department.

*OK* All utility easements which lead up to, but stop at, the north or south line of the 66-foot gas line easement, shall be extended across said easement on the face of the plat.

10. Recording of the plat within 30 days after approval by the Board of County Commissioners.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 12, 1969, at 1:45 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Planner III

JDG:vjp  
Enclosure

Page 3 - S/D 69-10  
Reiss and Goodness  
June 6, 1969

cc: Leo Munson  
M-C Land Investment  
111 South Hydraulic  
Wichita, Kansas 67211

Ernest McRae  
Attorney at Law  
Union National Building  
Wichita, Kansas 67202

Stephen R. Mikessel  
Southern Kansas Telephone Co., Inc.  
P. O. Box 220  
Cheney, Kansas 67025



SOUTHERN KANSAS TELEPHONE COMPANY, INC.

112 SOUTH LEE AVENUE CLEARWATER, KANSAS 67026  
TELEPHONE: AREA CODE 316, 584-2255

June 4, 1969

Subdivision Advisory Committee  
Wichita Sedgwick County Metropolitan Area Planning Commission  
City Annex Building  
Wichita, Kansas

Gentlemen:

We have reviewed the final proposed plat for the K-42 Estates subdivision and offer no objection to the design except as follows:

We would like to have the 20' utility easement include blocks 9 and 15 in order to have an easement all along the north side of 55th st. south and all along the east side of 167th west. These easement additions are necessary to provide a practical and economical method of entrance and routing along the south and west sides of the subdivision.

Since the owners have verbally guaranteed us these easements we see no problems in this proposed change.

As mentioned in our letter to Mr. C. L. Munson, a copy of which is attached, we will offer telephone service in this area to any and all qualified applicants.

It is our intention to utilize underground facilities for this project if at all possible.

Yours sincerely,

*Stephen R. Mikesell*

Stephen R. Mikesell  
Manager

So. Ks. Tel. Co. Inc. called  
on 6/5/69 and requested  
additional 20' E-W case,  
centered on S. side of lot 445  
of BLK. 13. And 20' N-S case, on  
E. side of L. 5, BLK 13



MICROFILMED  
FROM THE BEST  
AVAILABLE COPY



SOUTHERN KANSAS TELEPHONE COMPANY, INC.

112 SOUTH LEE AVENUE CLEARWATER, KANSAS 67026  
TELEPHONE AREA CODE 316 984-2255

June 4, 1969

Mr. C. L. Munson  
M C Land Developers, Inc.  
1713 East 1st Street  
Wichita, Kansas 67212

Dear Mr. Munson:

We have reviewed the final plat of the K-42 Estates subdivision with regard to easements and other utility considerations. The easements provided in the final plat all appear to be adequate except in blocks 9 and 15 where the 20' utility easements were not carried through. We would like these entered on the final plat in order that easements be provided all along the north side of 55th street south and the east side of 167th street West, because they are vital to proper telephone construction. When these easements are included we will offer no objection to plat as finally shown.

This letter is also our commitment to serve all qualified applicants for telephone service at K-42 estates. We will utilize underground facilities wherever practical and will be in a position to offer all qualified applicants service within a reasonable time after their application. It will be necessary for each applicant to arrange for his service with us by establishing his credit, making written application, and paying any deposit or advance payments deemed necessary.

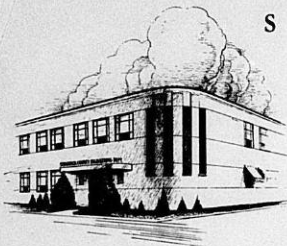
Also, we would appreciate your keeping us advised as to the number of lots sold and approximate date that that people will be moving to the subdivision so that we can schedule our construction accordingly.

Yours sincerely,

*Stephen R. Mikesell*  
Stephen R. Mikesell

SRM/mh

Copy- WSCMAPC ✓



SEDGWICK COUNTY

WICHITA · KANSAS

OFFICE OF  
COUNTY ENGINEER  
1015 STILLWELL

PHONE AM 5-6636

June 5, 1969

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

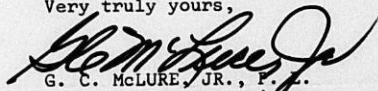
RE: S/D 6910  
Plat K-42 Estates

Gentlemen:

The above referenced plat has been reviewed by the County Engineer's office for compliance with your letter dated April 10, 1969 pertaining to paragraphs one and two.

We have reviewed the roadway design and drainage system with the owners engineers, and have received a maintenance bond for the drainage facilities and therefore we recommend approval of the final plat.

Very truly yours,

  
G. C. McLURE, JR., P. E.  
Sedgwick County Engineer

GCM/fw

cc: Reiss & Goodness Engineers



POST OFFICE BOX 970  
730 EAST 21st STREET  
2001 NORTH BROADWAY — Auto Bank  
AREA CODE 316 • AM 2-5111 • TWX 316-554-9491  
WICHITA, KANSAS 67201

**STOCKYARDS NATIONAL BANK**

June 3, 1969

M-C Land Investors, Inc.  
1713 East First Street  
Wichita, Kansas

Attention: Leo Monson, President

Gentlemen:

This letter will give you our permission to sub-divide your property described as the

Southwest Quarter (SW/4) of Section 22, Township 28 South, Range 2 West, Sedgwick County, Kansas,

on which property the Stockyards National Bank holds a mortgage.

Very truly yours,

Leland F. Johnson  
Vice President

LFJ:wb

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 69-10 Name K-42 ESTATES  
Date Application Rec'd. 1-22-69 Preliminary Approval 3-20-69  
Scheduled S/D Meeting 6-5-69

DESCRIPTION

General Location North of 55th Street South in an area west of  
K-42 Highway

Owner M-C Land Investors  
Surveyor/Engineer Reiss and Goddness  
Address 2160 East Douglas Phone AM-4-1391

- |   |                       |  |  |
|---|-----------------------|--|--|
| 1. Gross Acreage of Plat  | <u>160</u>            | 7. Lineal Feet of New Streets:         |  |
| 2. Number of Lots:  |                       | a. <u>64</u> R/W <u>17,500</u> ft.     |  |
| Residential   | <u>128</u>            | b. _____ R/W _____ ft.                 |  |
| Commercial  | _____                 | c. _____ R/W _____ ft.                 |  |
| Industrial  | _____                 | d. _____ R/W _____ ft.                 |  |
| Other   | _____                 | e. _____ R/W _____ ft.                 |  |
| Total Number of Lots  | <u>128</u>            | TOTAL <u>17,500</u> ft.                |  |
| 3. Minimum Lot Frontage   | <u>130</u> ft.        | 8. Sidewalk adjacent to all            |  |
| 4. Minimum Lot Area   | <u>25,000</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |  |
| 5. Existing Zoning  | <u>NONE</u>           |  |  |
| 6. Proposed Zoning  | <u>N/A</u>            |  |  |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____                 |                       |  |  |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____             |                       |  |  |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) |                       |  |  |
| 12. City of Wichita <u>No</u> : Three-Mile Area <u>No</u>             |                       |  |  |

STAFF COMMENTS:

1. A legend for the designation of irons shall be indicated on the face of the plat.
2. Define purpose and dimension the 40-foot easement in Blocks 1 and 4.
3. The applicant's engineer should check the radii dimensions for the curve in 54th Street South, at the point where it skews to the north between Blocks 5 and 12.
4. The plat's text shall be expanded to include the granting of access controls adjacent to 55th Street South and 167th Street West, by adding the following:

All abutters rights of access to and from 55th Street South over the south line of Blocks 10, 14, 15 and 16, and to and from 167th Street West over the west line of Blocks 1, 3, 9 and 10, are hereby granted to the appropriate governing body.

5. Mortgages which are outstanding against subject property, if any, should be acknowledged by the mortgagees consent or ratifying subject plat.
6. It should be noted that the 20-foot utility easements adjacent to 167th Street West and 55th Street South are discontinued on Blocks 9 and 15 respectively. Any alterations or adjustments, if needed, should be requested at the Subdivision Committee Meeting.

**REISS & GOODNESS ENGINEERS**

*Consulting Engineers*

2100 E. DOUGLAS AVE.  
WICHITA, KANSAS 67214

May 19, 1969

Mr. John D. Gist, Planner III  
Wichita-Sedgwick County Metropolitan  
Area Planning Department  
104 S. Main St.  
Wichita, Kansas 67202

Re: Final Plat  
K-42 Estates

Dear Mr. Gist:

We are transmitting herewith the final plat of "K-42 Estates"  
together with the following requested documents:

1. 29 prints of the plat.
2. One copy of agreement between M-C Land Investors, Inc. and  
Kansas Gas Supply Corporation.
3. One copy of tax receipt.
4. One copy of Owners Title Insurance.
5. One copy of Owner's Drainage Easement Maintenance Bond.
6. One copy of Engineer's certification.
7. One copy of plat traverse closure.

Very truly yours,

*Charles M. Goodness*  
Charles M. Goodness, P. E.

CMG:h  
Encls.



83

AGREEMENT

THIS AGREEMENT, made and entered into this 7 day of May, 1969, by and between M-C LAND INVESTORS, INC., Wichita, Kansas, First Party, herein called "Owners", and KANSAS GAS SUPPLY CORPORATION, a Delaware corporation, with an office in Oklahoma City, Oklahoma, Second Party, herein called "Company";

WITNESSETH: That

WHEREAS, Company is the present owner of that certain valid and subsisting right of way contract dated September 30, 1955, granted by Sam E. Stewart and Emma J. Stewart, his wife, as Grantors to Kansas Gas Supply Corporation, as Grantee, covering a strip of land 66 feet in width beginning at a point approximately 800 feet North of the Southwest corner of Section 22, Township 28 South, Range 2 West, of the 6th P. M. running thence Easterly roughly parallel with the South line of the Southwest Quarter (SW/4) of said Section to a point approximately 800 feet North of the Southeast corner of the said Southwest Quarter (SW/4), Sedgwick County, Kansas, and recorded in Book M 354, Page 507 in the Office of the Register of Deeds of Sedgwick County, Kansas, and said contract will herein be called "Contract";

WHEREAS, subject to said Contract, Owners own the following described land, to-wit:

Southwest Quarter of Section 22, Township 28 South,  
Range 2 West, Sedgwick County, Kansas, herein called  
"Owners' Tract";

under which Contract Company, owns, operates and maintains a 16-inch natural gas pipeline, herein called "Pipeline", upon and across said Owners' Tract; and,

WHEREAS, Owners represent and warrant to Company that subject to the above described Contract, they fully own and are in possession of said Owners' Tract; and,

WHEREAS, Owners have requested Company to modify the Contract as to streets, utility easements and drainage ways; and,

WHEREAS, subject to and as provided in this Agreement, Company is willing to comply with Owners' request.

NOW, THEREFORE, the parties hereto, each in consideration of the covenants and agreements of the other, hereby mutually covenant and agree as follows:

1. Owners, for themselves, their successors and assigns, agree that during the existence and continuance of the Contract as modified herein, they and each of them are hereby prohibited, enjoined and restrained from:

(a) erecting over or on said 66-foot strip any building, improvements or structures whatsoever, except, without limiting the generality of the foregoing, streets as provided for in Paragraph 3 hereof;

(b) removing or adding soil over said 66-foot strip so that the pipeline shall not at any time have less covering than now exists or more than 5 feet of covering measured from the top of the pipe; and,



(c) constructing, allowing or permitting any water line, telephone line, electric line, sewer line, drainage line, or any other utility lines whatsoever, to be constructed closer than 12 feet on either side of said pipeline except that such utility lines may cross said Pipeline at approximate right angles provided such lines are installed leaving a minimum clearance of 18 inches between such utility lines and said pipeline; and,

(d) parking or placing of any object or thing whatsoever, upon any part of said 66-foot strip.

2. (a) In the event Owners, their successors or assigns, violate any of the provisions of Paragraph 1 hereinabove, then Company, after giving five days' notice in writing to the Owners thereof, may remove any such structure or object at the expense of such Owners. Company, its successors and assigns, shall not be liable for any damage on account of the removal of such thing; provided, however, when in Company's opinion, an emergency in the operation, maintenance, or replacement of its said Pipeline or any part thereof requires prompt action, Company shall have the right to remove such thing without notice to the Owners thereof and without liability for so doing.

(b) Failure of Company to give notice as provided above or to remove any such structure or object shall in no way affect or impair the right of Company to give notice and remove such thing, nor shall any acquiescence by Company in the existence of any such thing in violation of the provisions of Paragraph 1 hereinabove constitute a waiver or relinquishment of Company's right at any time thereafter to give such notice and remove such thing.

3. Owners, agreeing that it is necessary to enclose a gas pipeline in casing where such pipeline is crossed by hard surface streets, shall have the right to locate streets on or across said Pipeline and said 66-foot strip subject to the following provisions of this Paragraph 3.

Owners agree:

(a) That no hard surface street shall cross over unencased pipeline; no street crossing on or over said Pipeline or said 66-foot strip shall exceed 80-feet in width; and all streets shall cross said Pipeline and said 66-foot strip at approximately right angles; and,

(b) To give Company written notice thirty days prior to the commencement of the construction of any street; and,

(c) To pay Company its estimated cost of encasing its said pipeline at such crossing prior to the commencement of said Pipeline encasing and prior to the commencement of such street construction.

Company agrees:

(a) Within a reasonable time after receipt of such notice to submit an estimate of the cost of encasing its said Pipeline at the crossing to Owners' and,

(b) After receipt of such payment from Owners, to commence encasing its said Pipeline at the crossing within a reasonable time; and

(c) To furnish the labor and materials necessary to perform encasing at the crossing and to complete same with due diligence in a workmanlike manner; and,





**Lawyers Title Insurance Corporation**  
Home Office - Richmond, Virginia

**OWNER'S TITLE INSURANCE POLICY**  
**SCHEDULE A**

EFFECTIVE DATE

AMOUNT

\$ 57,475.00

September 27, 1968

NAME OF INSURED  
M-C LAND INVESTORS, INC.

1. The estate or interest in the land described or referred to in this Schedule covered by this Policy is:  
Fee simple
2. Title to the estate or interest covered by this Policy at the date hereof is vested in the Insured.
3. The land referred to in this Policy is described as follows:

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section 22 Township 28  
South, Range 2 West of the 6th P.M. Sedgwick County,  
Kansas.

Being the same property conveyed by John E. Dugan and Marilyn K. Dugan,  
husband and wife, to M-C Investors, Inc., dated September 25, 1968,  
and recorded September 26, 1968, in Deed Book 1467, page 353.



GTCO 4438

Countersigned: GUARANTEE-TITLE CO., INC.

Issued at: Wichita, Kansas

Authorized Officer or Agent R. A. Phillips

ORIGINAL Page 1—Sched. A—Policy No. **V 972131**

# Lawyers Title Insurance Corporation

Home Office - Richmond, Virginia

## OWNER'S TITLE INSURANCE POLICY

### SCHEDULE B

This Policy does not insure against loss or damage by reason of the following:

1. The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual Insured.
2. General taxes for the year 1968 and subsequent years, together with special assessments due and payable therewith.
3. Right of Way to Kansas Gas Supply Corporation, recorded October 15, 1955 in Miscellaneous Book 354, page 507.
4. Terms and conditions of an Oil and Gas Lease dated January 24, 1968, and recorded in Book Miscellaneous 623, page 273, on June 27, 1968, in favor of Sam S. Bailey.
5. No liability is assumed for possible unfiled mechanic's and materialmen's liens.
6. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
7. Mortgage dated September 25, 1968, in favor of M-C Land Investors, Inc., recorded September 27, 1968, in the original amount of \$44,800.00, in Mortgage Book 1642, page 280.

Service available in 45 states including Hawaii; and in the District of Columbia, Puerto Rico and Canada.



National Division, Branch and Agency offices and Approved Attorneys located throughout the operating territory as shown on the map.

**Lawyers Title Insurance Corporation**  
Home Office - Richmond, Virginia

**Lawyers Title  
Insurance Corporation**  
Home Office  
Richmond, Virginia



**Policy  
of  
Title Insurance**

**A word of thanks  
to our insured . . . . .**

As we make your policy a part of our permanent records, we want to express our appreciation of this evidence of your faith in Lawyers Title Insurance Corporation.

There is no recurring premium.

This policy provides valuable title protection and we suggest you keep it in a safe place where it will be readily available for future reference.

**Lawyers Title Insurance Corporation**

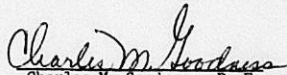
**REISS & GOODNESS ENGINEERS**

*Consulting Engineers*

2160 E. DOUGLAS AVE.  
WICHITA, KANSAS 67214

State of Kansas        )  
                          ) ss.  
County of Sedgwick    )

I, Charles M. Goodness, Professional Engineer in said county and state, do hereby certify this 16th day of May, 1969 that iron pins have been set in K-42 Estates to Sedgwick County, Kansas as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

  
Charles M. Goodness, P. E.





April 10, 1969

Reiss and Goodness  
2160 East Douglas  
Wichita, Kansas 67214

Subject: S/D 69-10 - Preliminary Plat  
of K-42 ESTATES

Gentlemen:

At the specially called meeting of the Utility Advisory Committee of the Subdivision Committee, April 8, 1969, the above captioned plat was further considered. Resulting from said meeting, the preliminary plat is approved and you are authorized to prepare the final plat subject to the conditions outlined in our earlier letter dated March 24, 1969, and subject to the following:

1. The applicant's engineer shall prepare and submit to the County Engineer, appropriate plans and profiles for necessary street and drainage improvements involved in subject plat, and as described in Article 9-102, 9-103, and 9-104 of the MAPC Subdivision Regulations. Said submission shall be prior to, or at the time the final plat is submitted, and a letter shall be obtained from the County Engineer and submitted to the Planning Department indicating the required plans and profiles are satisfactory and have been approved.
2. The applicant shall submit a bond approved as to form by the Planning Department, guaranteeing the construction and continued maintenance of the drainage facilities required within the plat. Said bond shall be for an amount and a duration of time as specified by the County Engineer, and shall be self-releasing of obligation, if legislation is adopted to provide for such maintenance by the County Engineer and/or Township

Page 2 - S/D 69-10  
Reiss and Goodness  
April 10, 1969

3. The applicant shall obtain and submit to the Planning Department a letter from the Cities Service Gas Company giving their approval that the drainage right-of-way; utility easements; and the utilities to be accommodated within said easements; and the street right-of-way as shown on the preliminary plat all may cross the 66-foot east-west easement and the 16-inch gas line located therein.

It was again pointed out the recommendations of the Soil Conservation Service which have been previously forwarded for your information.

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

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

cc: Leo Munson, M-C Land Investment  
111 South Hydraulic, Wichita, Kansas 67211

G. C. McLure, County Engineer  
P. O. Box 13205, Wichita, Kansas 67213

Guy Moorefield, Soil Conservation Service  
4100 Maple, Wichita, Kansas 67209

Lynn Beerki, Illinois Township Trustee  
Goddard, Kansas 67052

WICHITA-SEDGWICK COUNTY

DATE 4/1/69

METROPOLITAN AREA PLANNING DEPARTMENT

TO Utility Advisory Committee  
FROM Jack H. Galbraith, Senior Planner



SUBJECT NOTICE OF SPECIAL MEETING, Tuesday, April 8, 1969 at 9:00 a.m.  
4th Floor, City Building Annex, 104 South Main, Wichita, Kansas.  
Discussion of S/D 68-101, REECE ADDITION, and S/D 69-10, K-42 ESTATES.

As you will recall, the two above-captioned county plats were considered by the Subdivision Committee at its regular meeting of March 20, 1969. Both preliminary plats were approved and the preparation of the final plats was authorized, subject to several conditions. The specific conditions necessitating this special meeting were primarily concerned with resolving surface and street drainage, drainage easements and dedications, and the responsibility for the maintenance of the drainage areas.

Although this notice is being directed to the members of the Utility Advisory Committee, it is specifically urged that the County Engineer, Township Trustees, and the District Conservationist of the Soil Conservation Service be present to discuss and resolve these problems.

JHG:vjp

cc: Subdivision Committee  
G. C. McLure, County Engineer  
Markus Strunk, Attica Township Trustee  
Lynn Buerki, Illinois Township Trustee  
Guy Moorefield, Soil Conservation Service  
Reiss and Goodness  
M-C Land Investors  
Don C. Moehring  
M. W. Reece

March 24, 1969

Reiss and Goodness  
2160 East Douglas  
Wichita, Kansas 67214

Subject: S/D 69-10 - Preliminary Plat  
of K-42 ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 20, 1969, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to:

1. Prior to the preparation of the final plat, a joint meeting shall be held involving the applicant's engineer, County Engineer, M. S. Mitchell of Maintenance-Flood Control, the Township representative and the Planning Department to discuss and satisfactorily resolve surface and street drainage, drainage easements and dedications, and the responsibility for maintenance thereof, and to discuss the installation of utility lines across easements and dedications granted for other than utility purposes.
2. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

A meeting will be arranged for the purpose described in condition #1 above, and affected parties will be notified of its time and place.

It was also pointed out at the meeting the recommendation of the Soil Conservation Service regarding subject plat. Attached is a copy of a letter containing these recommendations, and it is urged that the applicant make every attempt to proceed in the manner suggested therein.

Page 2 - S/D 69-10  
Reiss and Goodness  
March 24, 1969

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

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

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

Enclosures 2

cc: Leo Munson  
M-C Land Investors  
111 South Hydraulic  
Wichita, Kansas 67211

Guy Moorefield  
Soil Conservation Service  
4100 Maple  
Wichita, Kansas 67209

G. C. McLure  
County Engineer  
P. O. Box 13205  
Wichita, Kansas 67213

Lynn Buerki  
Township Trustee  
Goddard, Kansas

4100 Maple  
Wichita, Kansas 67209

March 19, 1969

Mr. Bickley Foster, Director  
Metropolitan Area Planning Commission  
104 S. Main  
Wichita, Kansas

Dear Bickley,

Attached are findings and recommendations of the Soil Conservation Service relative to the K-42 Estates and Reese Addition areas to be platted for residential development.

Sorry I cannot be present at the March 20th Subdivision Committee meeting. I must be out of town. Owen Smith, Conservation Technician, will represent the SCS and present recommendations.

Sincerely yours,

*Guy Moorefield*  
Guy Moorefield, DC

JGM/mah

K-42 ESTATES

Total drainage 200 acres  
CFS at outlet end 405  
Means equivalent of 300 acres of cropland

Structure weir is 2'X30' with 4' overfall. To discharge the expected flow would require a weir 3'X32' with 4' overfall.

The present structure will not handle the additional runoff. The terraces outleting in this structure will be overtopped and washed out at this spot.

A structure of adequate design and capacity will solve the problem. It is the recommendation of the Soil Conservation Service that this be done. The SCS will survey and design the structure if desired.

When the ground is exposed during street and other excavations, a serious silt problem on the cropland to the north will be created. Exposure should be as little as practical at any one time. Mulch and cover crop should be established where possible. Permanent grasses should be established at the seeding rate of 2 pounds per 1,000 sq. ft. and fertilized with 5 pounds of ammonium nitrate per 1,000 sq. ft.

The drainageways should be established to a permanent cover of perennial grasses, probably brome and K-31 Fescue. A cover crop of Sudangrass should be planted or a mulch applied if shaping is out of season for grass planting.

Silt can be a problem for downstream cropland if measures are not taken.

Soil Conservation Service  
Guy Moorefield  
3/19/69

K-42 ESTATES

Total drainage 200 acres  
CFS at outlet end 405  
Means equivalent of 300 acres of cropland

Structure weir is 2'X30' with 4' overfall. To discharge the expected flow would require a weir 3'X32' with 4' overfall.

The present structure will not handle the additional runoff. The terraces outleting in this structure will be overtopped and washed out at this spot.

A structure of adequate design and capacity will solve the problem. It is the recommendation of the Soil Conservation Service that this be done. The SCS will survey and design the structure if desired.

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The drainageways should be established to a permanent cover of perennial grasses, probably brome and K-31 Fescue. A cover crop of Sudangrass should be planted or a mulch applied if shaping is out of season for grass planting.

Silt can be a problem for downstream cropland if measures are not taken.

Soil Conservation Service  
Guy Moorefield  
3/19/69

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health      DATE March 20, 1969

TO            John Gist, Planner III  
FROM        Fred Deay, Chief, Public Health Engineering Services

SUBJECT    K-42 Estates  
              S/D 69-10

The Health Department will approve the installation of individual water supply and septic tank systems on the property known as K-42 Estates. Said property is located north of 55th Street South approximately one-half mile west of Highway K-42.

Approval, however, is subject to the systems being constructed in accordance with Health Department specifications.



Fred Deay, Chief  
Public Health Engineering Services

FDD:pp

cc        M. C. Land Investors  
           Reiss & Goodness



PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 69-10 Name K-42 ESTATES  
Date Application Rec'd. 1-22-69 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-20-69

DESCRIPTION

General Location North of 55th Street South in an area west of  
K-42 Highway

Owner M-C Land Investors  
Surveyor/Engineer Reiss and Goodness  
Address 2160 East Douglas Phone AM 4-1391

- |   |                                    |
|---|------------------------------------|
| 1. Gross Acreage of Plat <u>160</u>                                   | 7. Lineal Feet of New Streets:     |
| 2. Number of Lots:  | a. <u>64</u> R/W <u>17,500</u> ft. |
| Residential <u>128</u>  | b. _____ R/W _____ ft.             |
| Commercial _____  | c. _____ R/W _____ ft.             |
| Industrial _____  | d. _____ R/W _____ ft.             |
| Other _____   | e. _____ R/W _____ ft.             |
| Total Number of Lots <u>128</u>                                       | TOTAL <u>17,500</u> ft.            |
| 3. Minimum Lot Frontage <u>130</u> ft.                                | 8. Sidewalk adjacent to all        |
| 4. Minimum Lot Area <u>25,000</u> sq. ft.                             | streets? <u>yes</u> <u>X</u> no    |
| 5. Existing Zoning <u>NONE</u>  |                                    |
| 6. Proposed Zoning <u>N/A</u>   |                                    |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____                 |                                    |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____             |                                    |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) |                                    |
| 12. City of Wichita <u>No</u> : Three-Mile Area <u>No</u>             |                                    |

STAFF COMMENTS:

- see memo from W-SCHD dated 3-20-69 from Fred Reay.*
1. The applicant should contact the Wichita-Sedgwick County Health Department relative to the advisability of the use of private water and septic tank systems for subject property. A letter should be obtained from the Health Department stating approval of the use of such systems, and a copy of this letter shall be submitted to the Planning Department.
  2. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
  3. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Form 223-024

**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		<u>431.00</u>

DESCRIPTION	AMOUNT
<u>Platting of K-42 Estate</u>	

Name M. C. Land Investors

Address 111 So. Hydraulic

Type R 71 C Due Date \_\_\_\_\_

Comments: \_\_\_\_\_

Date 3-10-69 By Joyce Smith

**REISS & GOODNESS ENGINEERS**

*Consulting Engineers*

2160 E. DOUGLAS AVE.  
WICHITA, KANSAS 67214

Mar. 3, 1969

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

Re: Preliminary Plat  
K-42 Estates

Dear Mr. Galbraith:

Under separate cover we are submitting 29 copies of the preliminary plat of K-42 Estates, a proposed subdivision of Sedgwick County, Kansas.

The preliminary plat incorporates all of the comments and suggestions brought out in your review of the sketch plan and subsequent discussions.

The filing fee of \$431.00 is enclosed herewith.

Improvements on the tract will be as follows:

- (1) Roadways will be graded and gravelled as required. Culverts will be installed where required.
- (2) Power and telephone service will be provided by the respective utility companies upon individual application of residents.
- (3) Each homeowner will provide for water and sewer service with a water well and a septic tank.

The preliminary plat has 128 lots rather than the 127 indicated on the subdivision application. Minimum street right of way will be 70 feet rather than 64 feet as shown on the application.

I trust this is the information you required.

Very truly yours,

*Charles M. Goodness*  
Charles M. Goodness, P. E.

CMG:h  
Encl.  
cc-M-C Land Dev. Co.



February 12, 1969

Reiss and Goodness  
2160 East Douglas  
Wichita, Kansas 67214

Subject: S/D 69-10 - Sketch Plat of  
K-42 ESTATES

Gentlemen:

We have reviewed the Sketch Plat of K-42 Estates as well as subject area in the field. We concur in the overall design and our comments are general, resulting in authorization to prepare the preliminary plat subject to the following conditions:

1. The new streets shown as having 64 feet of right-of-way shall be increased to 70 feet in width as required for suburban residential streets in the MAPC Subdivision Regulations.
2. One street should be provided at the collector width standard of 80 feet. It is recommended that the most westerly north-south street which intersects with 55th Street South be made the collector with said street being straightened in its east-west orientation south of Block 2. This will require an adjustment of the intersection of the two streets between Blocks 2, 6, and 7. (see the marked "engineer's copy of the sketch plat)
3. The section line roads on the south and west shall be labeled 55th Street South and 167th Street West respectively.
4. All other streets shall be properly named.
5. "Complete access control" shall be indicated adjacent to 55th Street South and 167th Street West, except where intersected by streets.
6. Indicate 30-foot building setbacks from all street rights-of-way.

Page 2 - S/D 69-10  
Reiss and Goodness  
February 12, 1969

7. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

The enclosed marked "engineer's" copy of the Sketch Plat is for your information and files. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

Enclosure

cc: M-C. Land Investors  
111 South Hydraulic  
Wichita, Kansas 67211

Map No.: L 4W-D  
Section No.: 22  
Twp. No.: 28  
Range: 2 W

S/D No. 69-10

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: K-42 Estates

General Location: 3 miles southwest of Schulte

Name of Property Owner: M-C Land Investors, Inc.  
Address: 111 S. Hydraulic, Wichita, Kansas Phone: AM 7-0854  
or AM 7-8482  
Name of Subdivider: Same Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Agent/Surveyor: Reiss & Goodness Engineers  
Address: 2160 E. Douglas, Wichita, Kansas Phone: AM 4-1391  
Date of Application: 1-22-69

SUBDIVISION INFORMATION:

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>160</u>                                   | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots: <u>128</u>   | a. <u>64</u> ft. R/W <u>17,500</u> ft.  |
| Residential <u>128</u>  | b. _____ R/W _____ ft.  |
| Commercial <u>0</u>   | c. _____ R/W _____ ft.  |
| Industrial <u>0</u>   | d. _____ R/W _____ ft.  |
| Other <u>0</u>  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>128</u>                                       | TOTAL <u>17,500</u> ft.   |
| 3. Minimum Lot Frontage <u>130</u> ft.                                | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>25,000</u> sq. ft.                             |   |
| 5. Existing Zoning <u>---</u>   |   |
| 6. Proposed Zoning <u>---</u>   |   |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____                 |   |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____             |   |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) |   |
| 12. City of Wichita <u>No</u> Three-Mile Area <u>No</u>               |   |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: M-C Land Investors Inc.  
By Leo M. Mowere

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Newly  
Date 1-22-69  
Fee Submitted 431.00

WICHITA—SEDCWICK COUNTY



DEPARTMENT OF COMMUNITY HEALTH  
ADDRESS 2-2651 — AREA CODE 316  
1900 E. 9TH ST.—WICHITA, KAN. 67214

November 13, 1968

Mr. Charles Goodness, P. E.  
Reiss and Goodness Consulting Engineers  
2160 East Douglas  
Wichita, Kansas

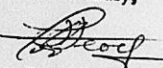
RE: Percolation tests on Clark &  
Munson Property

Dear Charles:

On or about the 1st of November, 1968, I analyzed the data from percolation tests which were run on twelve test holes located on the Clark and Munson property. This property, approximately 160 acres, is located about two miles east and five miles south of Goddard, Kansas.

On the basis of my visual inspection of the subject soil, in addition to the analysis of percolation test results, I recommend that none of the lots be platted with an area of less than 25,000 square feet.

Yours truly,

  
F. D. Deay, Chief  
Public Health Engineering Services

FDD:pp

cc Clark & Munson