

PLAT NO. S/D 69-28 MAP NO. 5846

NAME WARR'S No. 2 ADDITION

LOCATION North side of Harry in an area east
of Oliver.

ENGINEER Baughman Company

OWNER Bonnie North, Inc. % Carl Bell

APPLICATION FILED 2-28-69

SKETCH PLAT FILED 2-28-69

PRELIMINARY FILED None Submitted

S/D ACTION N/A

FINAL FILED 4-21-69

S/D ACTION 5-1-69 Approved

MARC ACTION 5-8-69 Approved

BCC ACTION 6-3-69 Approved as Recm.

RECORDED 6-13-69

REMARKS Old cash guarantee for sidewalk

construction.

S/D 69-28 - WARR'S No. 2 Addition
North side of Harry in an area
east of Oliver. Bonnie North, Inc.

POSTED
3-6-69

ACTION

DATE

S/D COMMITTEE (first) Approve 5-1-69

M.A.P.C. — *Approve 5-8-69*

B.C.C. [REDACTED] *Approve on 6-3-69*
Recommended

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

WARR'S NO. 2 _____ ADDITION was

filed for record on June 13, 1969
Drawer PQ 5-17
6-13-69
rn

John Hale

Register of Deeds

T9-328

September 19, 1974

Dick Linn, City Engineer

Jack H. Galbraith, Chief Planner

Expired cash guarantees.

The following files have outstanding cash guarantees which have long expired. All attempts to have the applicant either complete the work or submit an alternate guarantee have failed. We therefore feel that the guarantees should be used to do the associated work.

- (1) Lieberman Addition - check for \$1,273 to install sidewalks adjacent to the east side of Seneca and the south side of 26th Street South (expired March 13, 1971)
- (2) Warr's No. 2 Addition - check for \$330 to install a sidewalk on the north side of Harry Street (expired May 3, 1969)
- (3) L/S-0093 - check for \$180 to install a sidewalk adjacent to the east side of St. Paul (expired November 17, 1972)
- (4) L/S-0073 - check for \$175 to install a sidewalk on the north side of Evans Street (expired November 18, 1972).

If you have any questions regarding this matter, please call.
Please keep advised.

JHG:JR:rme

*applicant called on Sept 23, 74
to request petition in lieu
of cash guarantee*

August 8, 1974

Bonnie North, Inc.
c/o Carl Bell
230 South Market
Wichita, Kansas 67202

Re: S/D 69-28 - WARR'S NO. 2
ADDITION; generally located
on the north side of Harry
in an area east of Oliver.

Gentlemen:

As you will recall, the above captioned plat was approved by the Metropolitan Area Planning Commission on May 8, 1969, and by the Board of City Commissioners on June 3, 1969. One of the conditions of approval was that the applicant guarantee the construction of a sidewalk on the north side of Harry Street. Our file indicates that you submitted a check in the amount of \$330 guaranteeing that the sidewalk would be installed by May 8, 1971.

We are still obligated to see that the conditions of approval of the plat are complied with. We would appreciate your assistance in fulfilling the requirement of the plat. If we have not heard from you by August 19, 1974, we will assume that either you no longer own the property or are not interested in submitting an alternate guarantee. In this case, we will bring this requirement to the attention of the City Commission at their regular meeting of September 3, 1974 with the suggestion that the sidewalk be ordered to be installed by the City Engineering Department.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:JR:rme

August 16, 1973

Bonnie North, Inc.
c/o Carl Bell
230 South Market
Wichita, Kansas 67202

Subject: S/D 69-28 - Warr's No. 2
Addition, generally located on the
north side of Harry in an area east
of Oliver.

Gentlemen:

As you will recall, the above captioned plat was approved by the Metropolitan Area Planning Commission on May 8, 1969, and by the Board of City Commissioners on June 3, 1969. One of the conditions of the approval was that the applicant guarantee the construction of a sidewalk on the north side of Harry Street within two years time. A check in the amount of \$330 was submitted by Shopeze Food Stores, Inc., guaranteeing that the sidewalk would be constructed on or before May 8, 1971.

A recent field inspection indicates that the sidewalk has not been constructed, and since the completion date for the sidewalk construction has expired, we would appreciate your contacting our office regarding your intentions to complete this requirement of the plat approval. In the event we do not hear from you by August 24, 1973, we will advise the City Engineer to construct the sidewalk.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

August 17, 1971

Bonnie North, Inc.
% Carl Bell
230 South Market
Wichita, Kansas 67202

Subject: S/D 69-28 - Warr's No. 2
Addition, generally located on the
north side of Harry in an area east
of Oliver.

Gentlemen:

As you will recall, the above captioned plat was approved by the Metropolitan Area Planning Commission on May 8, 1969, and by the Board of City Commissioners on June 3, 1969. One of the conditions of the approval was that the applicant guarantee the construction of a sidewalk on the north side of Harry Street within two years time. A check in the amount of \$330 was submitted by Shopeze Food Stores, Inc., guaranteeing that the sidewalk would be constructed on or before May 8, 1971.

A recent field inspection indicates that the sidewalk has not been constructed, and since the completion date for the sidewalk construction has expired, we would appreciate your contacting our office regarding your intentions to complete this requirement of the plat approval.

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

Sincerely,

Curtis L. Newby
Planning Analyst

CLN:rme

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	69-28	Name	WARR'S NO. 2 ADDITION
Application Filed:	2-28-69	Sketch Filed:	2-28-69
Preliminary Plat Filed:	None	Approved by S/D:	N/A
Final Plat Filed:	4-21-69	Approved by S/D:	5-1-69
Approved by Metropolitan Area Planning Commission:			5-8-69

DESCRIPTION

General Location: North side of Harry in an area east of Oliver

Surveyor or Engineer: Baughman Company
Owner: Bonnie North, Inc., % Carl Bell
Address: 230 South Market

- | | | |
|--------------------------|---------------|--------------------------------|
| 1. Gross Acreage of Plat | 0.43 | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. 25 R/W 131.8 ft. |
| Residential | | b. R/W ft. |
| Commercial | 1 | c. R/W ft. |
| Industrial | | d. R/W ft. |
| Other | | e. R/W ft. |
| Total Number of Lots: | 1 | TOTAL 131.8 ft. |
| 3. Minimum Lot Frontage: | 131.8 ft. | 6. Existing Zoning: "B" |
| 4. Minimum Lot Area | 15,553 sq.ft. | |

A sidewalk was required adjacent to the north side of Harry Street, and a check has been submitted guaranteeing its construction.

Planning Commission Recommendation:

TROUT moved and KRATZER seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to:

1. Approval of the plat is subject to approval of the associated zone case Z-1086 - "B" to "LC".
2. Recording within 30 days after approval by the Board of City Commissioners.

Vote of Planning Commission: Unanimous

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

WICHITA-SEDGWICK COUNTY

DATE May 27, 1969

METROPOLITAN AREA PLANNING DEPARTMENT



TO FILES
FROM John D. Gist, Planner III *JDG*

SUBJECT S/D 69-28 - Warr's No. 2 Addition

The check issued through the First National Bank in Wichita dated 5-21-69 and received on 5-26-69, from Shopeze Food Stores, Inc. signed by Ford Madison, for the amount of \$330 guaranteeing installation of a sidewalk adjacent to the north side of Harry Street, has been cashed and the money placed in a Guarantee Deposit Trust Account (T1-15). The original receipt of which is hereto attached.

JDG:CLN:vjp

Attachment

Check <input type="checkbox"/>	Cash <input checked="" type="checkbox"/>	Date	Mo.	Day	Year
		5-26-69			
Fund No.	Account No.	Invoice No.	Amount		
T1-15			330. ⁰⁰		
TOTAL					
2704					
Department					
Being For: <i>Sidewalk guarantee - Warr's #2 add.</i>					
The Sum of <i>Three hundred thirty & no/100</i> DOLLARS					
Received of <i>Shopeze Food Stores, Inc.</i>					
Wichita, Kansas 5-26-1969					
The City of <i>Wichita</i>					
No. 36417					
Collector <i>BD</i>					

D. EMMETT FOLEY

ATTORNEY AT LAW
THE R. H. GARVEY BUILDING - TELEPHONE 363-1161
WICHITA, KANSAS 67202

May 14, 1969

TO WHOM IT MAY CONCERN:

This is to certify that I have examined the pertinent records covering the following-described property, to-wit:

Lot 1, Block 3, in Replat of Part of
Builders Fourth Addition to Wichita,
Sedgwick County, Kansas,

and from such examination, I find that merchantable fee title to said property is vested in -

BONNIE NORTH, INC.,

subject to an easement 8 feet in width along the rear lot line and 6 feet in width along the west lot line for construction and maintenance of all public utilities.

Taxes for the year 1968 and all prior years are shown paid.

Respectfully,


D. Emmett Foley

DEF:jdr

WILLIAM L. KORBER

OFFICE OF
BAUGHMAN CO.
Surveyors

RONALD G. WAYMIRE

2522 EAST KELLOGG
WICHITA, KANSAS 67211
MURRAY 3-7431

May 12, 1969

Planning Office
City Building Annex
Wichita, Kansas

Gentlemen:

This is to inform you that the irons have been set
in WARR'S No.2 ADDITION, Wichita, Kansas, according to
the plat on file in your office.

William L. Korber
Surveyor



ADDITION

Warr's No 2

LINE	bearing	DIST.	COSINE	SINE	LATITUDE		DEPARTURE	
					N	S	E	W
W ₁	N-0°-00'	15.82			15.82			
Chord	N-11°-51'-12" E	139.0	97867661	26539764	136.036		28.550	
N	N-89°-58'-30" E	102.5	00043633	99999990	0.044		102.499	
	S-0°-25' E	151.88	99997356	00727214		151.875	1.104	
	S 90°-00' W	132.2	-	-				132.2
					151.9	151.88		
							132.15	132.2

May 8, 1969

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Subject: S/D 69-28 - Warr's No. 2
Addition

Gentlemen:

At its regular meeting on May 8, 1969, the Metropolitan Area Planning Commission considered the Final Plat of Warr's No. 2 Addition. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions as stated in our letter of May 2, 1969.

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

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
- OK 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.
- OKs. Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

Baughman Company
May 8, 1969
Page 2

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

cc: Bonnie North, Inc.
c/o Carl Bell
230 South Market
Wichita, Kansas 67202

May 2, 1969

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Subject: S/D 69-28 - Final Plat of
WARR'S NO. 2 ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 1, 1969, the above captioned plat was considered. The action of the Committee was to recommend to the Planning Commission that plat be approved, subject to:

1. Approval of the plat is subject to the approval of the associated zone case Z-1086, "B" to "LC".

OK
The 6-foot utility easement adjacent to the west side of the plat shall be increased to 10 feet in width.

OK
The notation of "complete access control" adjacent to the north side of Harry, shall be adjusted to exclude the east 40 feet of the plat.

OK
The applicant shall install or guarantee the installation of a sidewalk adjacent to the north side of Harry Street; the total estimated construction cost to be in the amount of \$330.

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

Page 2 - S/D 69-28
Baughman Company
May 2, 1969

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, May 8, 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

cc: Bonnie North, Inc.
c/o Carl Bell
230 South Market
Wichita, Kansas 67202

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 69-28 Name WARR'S NO. 2 ADDITION
Date Application Rec'd. 2-28-69 Preliminary Approval N/A
Scheduled S/D Meeting 5-1-69

DESCRIPTION

General Location North side of Harry in an area east of Oliver

Owner Bonnie North, Inc. c/o Carl Bell
Surveyor/Engineer Baughman Company
Address 2522 East Kellogg Phone MU 3-7431

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>0.43</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>25</u> R/W <u>131.8</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>131.8</u> ft. |
| 3. Minimum Lot Frontage <u>131.8</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>15,553.0</u> sq. ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>B</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

1. Approval of the plat is subject to the approval of the associated zone case Z-1086, "B" to "LC".
2. The applicant shall install or guarantee the installation of a sidewalk adjacent to the north side of Harry Street; the total estimated construction cost to be in the amount of \$330.
3. Recording within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5, of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Form 273-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

50.00

DESCRIPTION	AMOUNT
-------------	--------

*Plotting of W. ave
Add.*

Name *Carl A. Bell, Jr.*

Address *230 So. Market*

Type *R71C* Due Date

Comments:

Date *4-21-69* By *Joyce Smith*

Carl Bell says
that there are 2
utility poles in the
vicinity of the eastern
most access point as
was made a condition
on the sketch plate

Map No.: 5846
Section No.: 25
Twp. No.: 27
Range: _____

S/D No. 69-28

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Warr's No. 2 Add.

General Location: Harry & Oliver

Name of Property Owner: Bonnie North Inc. c/o Carl Ball

Address: 230 S. Market Phone: AM 21847

Name of Subdivider: _____ Phone: _____

Address: _____ Phone: _____

Name of Agent/Surveyor: Baughman Co.

Address: _____ Phone: _____

Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 0.43
2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 131.8 ft.
4. Minimum Lot Area 15,553.0 ft.
5. Existing Zoning "B"
6. Proposed Zoning "C"
7. Lineal Feet of New Streets:
 - a. 25 R/W 131.8 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 131.8 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name _____ City _____
10. Public Sanitary Sewers Yes (Yes-No), Name _____ " _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Three-Mile Area

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: _____

*Bonnie North Inc.
by Carl Ball
Edward Lawrence + Ann Hoy*

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

Received by Carl Ball
Date 2-28-69
Fee Submitted \$50.00

March 7, 1969

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Subject: S/D 69-28 - Sketch Plat
of Warr's No. 2 Addition

Gentlemen:

We have reviewed the sketch plat of Warr's No. 2 Addition and from said review, authorizes the preparation of a preliminary plat subject to the following conditions and comments:

1. Approval of the plat will be subject to the approval of the associated zone case Z-1086.
2. Indicating "complete access control" except for the east 30 feet, adjacent to the north line of Harry.
3. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

It should be noted that installation of a sidewalk will be required adjacent to the north side of Harry Street.

Enclosed is marked "engineers copy" of the sketch plat for your information and files. If you have any questions regarding this matter, please call.

Page 2
March 7, 1969

Very truly yours,

John D. Gist
Planner III

JDG:rne

cc: Bonnie Worth, Inc.
315 N. Harvey
Okla. City, Okla.

Carl Bell
230 South Market
Wichita, Kansas

Willard W. Garvey, Trustee
W. W. G. Trust
300 West Douglas
Wichita, Kansas

Floyd A. Ensminger
Doris J. Ensminger
646 N. Pershing
Wichita, Kansas

Builders, Inc.
300 W. Douglas
Wichita, Kansas

Trustees of the Pizza Hut, Inc.
4328 E. Kellogg
Wichita, Kansas

Enclosure