

PLAT NO. S/D 70-16 MAP NO. 5248

NAME ~~SIMONS~~ **CENTURY** ADDITION

LOCATION On the north side of Central in an
area east of St. Paul.

ENGINEER R. S. Delamater & Associates

OWNER E. P. Kletchka

APPLICATION FILED 3-23-70

SKETCH PLAT FILED N/A

PRELIMINARY FILED N/A

S/D ACTION N/A

FINAL FILED 3-23-70

S/D ACTION 4-2-70 *Approved*

MARC ACTION 4-9-70 *Approved*

BCC ACTION 8-11-70 *Approved*

RECORDED 8-31-70

REMARKS _____

Old cash guarantee for sidewalk
construction.

ACTION

	DATE
S/D COMMITTEE (final) <u>Approve</u>	<u>4-2-70</u>
M.A.P.C. <u>Approve</u>	<u>4-9-70</u>
B.C.C. Approve <u>Approve</u>	<u>8-11-70</u>

S/D 70-16 - ~~SIMONS~~ ^{CENTRAL} ADDITION - On the north side of Central in an area east of St. Paul. Delamater

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

CENTURY

ADDITION was

filed for record on August 31, 1970

R-2 4-17

Book 77

vh

John Hall

Register Of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	70-16	Name	CENTURY ADDITION	
Application Filed:	3-23-70	Sketch Filed:		N/A
Preliminary Plat Filed:	N/A	Approved by S/D:		N/A
Final Plat Filed:	3-23-70	Approved by S/D:		4-2-70
Approved by Metropolitan Area Planning Commission:				4-9-70

DESCRIPTION

General Location: North side of Central in an area east of St. Paul

Surveyor or Engineer: R. S. Delamater & Associates
Owner: E.P. Kletchka
Address: 341 Wetmore Drive

- | | |
|-----------------------------------|--------------------------------|
| 1. Gross Acreage of Plat _____ | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. 20 R/W 125.6 ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots: 1 | TOTAL 125.6 ft. |
| 3. Minimum Lot Frontage: 125 ft. | 6. Existing Zoning: "AA" |
| 4. Minimum Lot Area 37,300 sq.ft. | |

The applicant has submitted a cashier's check guaranteeing construction of a sidewalk on the north side of Central Avenue.

Planning Commission Recommendation:

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

Associated Zone Case: Z-1145 - "AA" to "BB", approved by the City Commission on October 28, 1969, subject to platting.

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

METROPOLITAN AREA PLANNING DEPARTMENT

DATE August 3, 1970



TO The File
FROM Curtis L. Newby, Planning Analyst
SUBJECT S/D 70-16 - Century Addition

The cashiers check issued through the Wichita State Bank and received on July 31, 1970, from E. P. Kletchka in the amount of \$375, guaranteeing construction of a sidewalk on the north side of Central Avenue, has been cashed and the money placed in a Guaranteed Deposit Trust Account (TI-15). The original receipt is attached hereto.

CLN:rne

Attachment

Date			The City		N ^o 70051	
Mo.	Day	Year	of Wichita			
			Wichita, Kansas	8-3	1970	\$375 ⁰⁰
15			Received of	E. P. Kletchka		
		375 ⁰⁰	The Sum of	Three hundred Seventy Five ⁰⁰ / ₁₀₀ DOLLARS		
			Being For	to guarantee construction of sidewalk		
			Department	on north side of Central Ave. MAP ^o S/D 70-16		
TOTAL				L. Coy		Collector

Paul V. Dugan
Attorney at Law

1400 Wichita Plaza
Wichita, Kansas 67202
S.M. 7-0235

July 28, 1970

Mr. Ed Kletchka
341 Wetmore Drive
Wichita, Kansas 67209

Dear Mr. Kletchka:

I have examined the title of the following described property:

Beginning at a point 1,773.3 feet east of the southwest corner of the southeast quarter of Section 13, Township 27, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence north 398.1 feet parallel with the west line of said quarter section; thence east 100 feet; thence south 248.1 feet; thence east 25 feet; thence south 150 feet; thence west 125 feet to place of beginning,

and legal title is vested in:

Floyd J. Simmons and Alice J. Simmons, husband and wife,
subject to the following:

1. O. H. Peltzer, Paul V. Dugan, Edmond P. Kletchka and Louis W. Cates have entered into a Real Estate Escrow Purchase Agreement with Mr. and Mrs. Simmons relative to said property. Thus, said parties have equitable title to the described property. Attached hereto is an appropriate notice filed relative to this transaction.

2. All taxes, including the 1969 Ad Valorem Real Property Tax, have been paid in full. Attached is a receipt for the 1969 taxes.

I trust this will be adequate for your requirements at this time.

Very truly yours,

Paul V. Dugan
Paul V. Dugan

PVD:pk

MARD 7-31-70
Rec'd H

NOTICE TO THE PUBLIC

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, under date of September 5, 1969, a certain Real Estate Escrow Purchase Agreement was entered into by and between FLOYD J. SIMMONS and ALICE J. SIMMONS, husband and wife, of Sedgwick County, Kansas, as Seller, and PAUL V. DUGAN, O. H. PELTZER, EDMOND P. KLETCHKA, AND LOUIS W. CATES, of Sedgwick County, Kansas, as Buyers, relating to the purchase by Buyers of the following described tract of land, all in accordance with the terms and provisions of said agreement, a copy of which may be found in the office of PAUL V. DUGAN at 1400 Wichita Plaza Building, Wichita, Kansas, and this instrument is given for the purpose of charging all persons with notice of the respective rights of the parties to said agreement:

Beginning at a point 1,773.3 feet east of the southwest corner of the southeast quarter of Section 13, Township 27, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence north 398.1 feet parallel with the west line of said quarter section; thence east 100 feet; thence south 248.1 feet; thence east 25 feet; thence south 150 feet; thence west 125 feet to place of beginning.

EXECUTED this 28th day of July, 1970.

Paul V. Dugan

PAUL V. DUGAN

State of KANSAS, County of SEDGWICK, ss:

BEFORE ME, the undersigned, a Notary Public, within and for said County and State, on this 28th day of July, 1970, personally appeared PAUL V. DUGAN, to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

(NOTARY SEAL)

Patricia Kettler

Patricia Kettler, Notary Public

My commission expires:

May 4, 1974

April 10, 1970

R. S. Delamater & Associates
512 Century Plaza
Wichita, Kansas 67202

Re: S/D 70-16 - Final Plat of
~~CENTURY~~ - SIMMONS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 9, 1970, the above-captioned plat was considered. The action of the Commission was to recommend that it be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 3, 1970.

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.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platlor.
4. Certification that all taxes due and payable have been paid.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:ber

cc: E. P. Kletchka
341 Wetmore Drive
Wichita, Kansas 67209

April 3, 1970

R. S. Delamater & Associates
512 Century Plaza
Wichita, Kansas 67202

Subject: S/D 70-16 - Final Plat of
SIMMONS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 2, 1970, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. The appropriate changes being made in the title and written texts of the plat to reflect the new name selected by the applicant, "Century Addition".
2. The 35-foot building setback shown on the plat may be reduced to 20 feet from the north line of Central as required for that district by the Zoning Ordinance.
3. The legal tie indicated on the face of the plat shall be changed to refer to Range 1 West.
4. Indicating a 5-foot utility easement adjacent to the north and west sides of the plat.
5. The applicant checking the private easement to Kansas Gas and Electric Company as recorded in Miscellaneous Book 234, page 231, and any portion of said easement which may affect subject property shall be indicated and properly labeled on the plat.

Call
H. O. Davis
Easement is not on
property being
platted herein
/s/

Page 2 - S/D 70-16
R. S. Delamater & Associates
April 3, 1970

- OK* 6. The applicant shall install or guarantee the installation of a sidewalk on the north side of Central Avenue; the total estimated construction cost to be in the amount of \$375. *(Cashiers check)*
- 7.* Recording of the plat within 30 days after approval by the Board of City 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, April 9, 1970, at 1:30 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: E. P. Kletchka
341 Wetmore Drive
Wichita, Kansas 67209

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 70-16 Name SIMMONS ADDITION
Date Application Rec'd. 3-23-70 Preliminary Approval N/A
Scheduled S/D Meeting 4-2-70

DESCRIPTION

General Location On the north side of Central in an area east
of St. Paul.

Owner E. P. Kletchka
Surveyor/Engineer R. S. Delamater and Associates
Address 512 Century Plaza Phone 262-8293

- | | |
|---|-----------------------------------|
| 1. Gross Acreage of Plat <u>1</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>20</u> R/W <u>125.6</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>125.6</u> ft. |
| 3. Minimum Lot Frontage <u>125</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>37,300</u> sq. ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>BB</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. The associated zone case Z-1145 "AA" to "BB", was approved by the Board of City Commissioners on October 28, 1969, subject to platting.
2. A new name shall be selected for the plat as Simmons Addition is a duplication of an already recorded plat, necessitating the appropriate changes in the title and written texts of the plat.
3. The associated request for change in zoning is for the "BB" Office District, and the 35-foot building setback shown on the plat may be reduced to 20 feet from the north line of Central as required for that district by the Zoning Ordinance.
4. The legal tie indicated on the face of the plat shall be changed to refer to Range 1 West.
5. The applicant shall install or guarantee the installation of a sidewalk on the north side of Central Avenue; the total estimated construction cost to be in the amount of \$375.
6. Recording of the plat 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.

Map No.: _____
Section No.: 13
Twp. No.: 27S
Range: 1W

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: SIMMONS ADDITION
General Location: West of Meridian - North of Central Avenue - Adjacent west of Osteopathic Addition - Abuts Central Avenue
Name of Property Owner: E. P. Kletchka Phone: 722-2426
Address: 341 Wetmore Drive
Name of Subdivider: E. P. Kletchka Phone: 722-2426
Address: 341 Wetmore Drive
Name of Agent/Surveyor: R. S. Delamater & Associates Phone: 262-8293
Address: 512 Century Plaza
Date of Application: March 20, 1970

SUBDIVISION INFORMATION:

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>One Acre</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u>one</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>One</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>125</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> X <u>no</u> |
| 4. Minimum Lot Area <u>37,300</u> ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>BB</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Wichita Water Department</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita x <u>Three-Mile Area</u> | |

The owner 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. 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: [Signature]

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

Received by [Signature]
Date 3/23/70
Fee Submitted 50/nc

T9-301 (1-67)



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		

DESCRIPTION	AMOUNT
<i>Simmons Add</i>	<i>\$50.00</i>

Name *E. P. Kitchka*

Address *341 Wetmore Drive*

Type *R-71-C* Due Date *3-23-70*

Comments:

Date *3-23-70* By *njp*