

PLAT NO. S/D 70-22 MAP NO. 5447

NAME CIVIC CENTER SOUTH ADDITION

LOCATION In an area bounded by Douglas and  
Waterman and Main and the Arkansas River

ENGINEER Professional Engineering Consultants

OWNER Urban Renewal Agency and City of Wichita

APPLICATION FILED 4-27-70

SKETCH PLAT FILED 4-27-70

S/D ACTION 8-6-70 authorize prelim. & forward comment

PRELIMINARY FILED 9-4-70

S/D ACTION 9-17-70 Approve

FINAL FILED 12-18-70

S/D ACTION 1-7-71 Defers 3-4-71 Approve

MAPC ACTION 3-11-71 Approve

BCC ACTION 11-23-71 Approve

RECORDED 5-5-72

REMARKS \* to applicant & their engineer

S/D 70-22 - CIVIC CENTER SOUTH  
ADDITION in an area bounded by  
Douglas and Waterman and Main and  
the Arkansas River.

PEC

COMMITTEE  
" (prelim) Approve 2-17-70  
" (final) Report 1-9-71  
" ~~REC. comb.~~ Approve 3-4-71  
" Map Approve 3-11-71  
B.C.C. ~~REC. comb.~~ Approve 11-23-71

Map No. 5447  
Sec. No. 20  
Twp. No. 27 S  
Range 1 E

Subdivision Report and Progress  
S/D No.: 70-22

Name: CIVIC CENTER SOUTH ADDITION

General Location: In an area bounded by Douglas and Waterman and Main and the Arkansas River.

Owner: Urban Renewal Agency of Wichita, Kansas and City of Wichita

Address: 202 Century Plaza - 204 S. Main Phone: 262-0611

\* Subdivider: SAME

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Engineer/Surveyor: Professional Engineering Consultants

Address: 1440 East English Phone: 262-2691

Application Received 4-27-70

Conf. with Applicant July 1970

\* Sketch Plat Received 4-27-70

Present Zoning "D" & "E"

Proposed Zoning Same ?

Letter of Intent None

\*\*

PREL. PLAT RECEIVED 9-4-70

S/D Comm. Action 9-17-70 Approve

Dept. Report on Prel. 9-18-70

TRACING PROGRESS:

Received 11-8-71

Released \_\_\_\_\_

Received \_\_\_\_\_

Released \_\_\_\_\_

\* direct correspondence to PEC  
with CC to: - URA  
- ROBERT G. FINCH

Comments:

\* Revised sketch plat rec'd. 7-27-70

\*\* S/D COM. ACTION: 8-6-70 - authorize preparation of preliminary plat & forward. Committed to app. & engineer

DEPT. REPORT ON SKETCH: - 9-18-70

12-3-71 Called URA to pick up tracing for recording

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

*5-10-72*  
*at*

CIVIC CENTER SOUTH ADDITION was

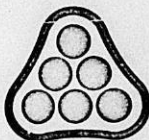
filed for record on May 5, 1972

S-2 3-16  
80  
vh

*John H. Hark*  
Register Of Deeds

T9-328

April 7, 1970



**PROFESSIONAL  
ENGINEERING  
CONSULTANTS**

HARTWELL / BAXTER /  
BRIDGES / KNOP /  
HYSOM AND PEUGH  
PROFESSIONAL ASSOC.

J. M. Stone  
Land Lease Office  
Missouri Pacific Railroad Company  
6400 Martin Avenue  
Kansas City, Missouri 64120

Re: Urban Renewal Agency  
Civic Center South  
P.E.C. File C-709-2

Dear Mr. Stone:

Transmitted herewith is a copy of the sketch plat of "Civic Center South" an addition to Wichita, Sedgwick County, Kansas, for your review.

Our firm is providing the engineering for platting "Civic Center South". We were requested by Mr. Gary Roush and Mr. Jerry Cooper of the Urban Renewal Agency of the Wichita, Kansas, Metropolitan Area to submit this copy to you with the Application for Subdivision Approval.

The Urban Renewal Agency desires that the Missouri Pacific Railroad Company join them and the City of Wichita in the platting of "Civic Center South". The Agency also wishes to include in your right-of-way that parcel of land originally platted as Lot 29 in River Addition to Wichita, Sedgwick County, Kansas, which, because of its size and location, would better serve your purposes.

You will note that the Missouri Pacific Railroad Company's property, along with the aforementioned Lot 29, is shown as Lot 2, Block 2 of "Civic Center South".

Also enclosed is a schedule of the steps required for the processing of the plat through the Wichita Metropolitan Area Planning Commission so that it may be recorded. We need the returned, signed application so that processing of the plat can be initiated.

Please feel free to contact either our office or the Urban Renewal Agency for any questions you may have.

Very truly yours,

Professional Engineering Consultants

*Charles M. Jeffries*  
Charles M. Jeffries  
Survey Chief

cc: Ralph Wulz, City Manager  
Gary Roush, Wichita URA

1440 EAST ENGLISH  
WICHITA, KANSAS 67211  
(316) 262-2691

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	70-22	Name	CIVIC CENTER SOUTH ADDITION
Application Filed:	4-27-70	Sketch Filed:	4-27-70
Preliminary Plat Filed:	9-4-70	Approved by S/D:	9-17-70
Final Plat Filed:	12-18-70	Approved by S/D:	<del>3-11-71</del> 3-4-71
Approved by Metropolitan Area Planning Commission:			3-11-71

DESCRIPTION

General Location: In an area bounded by Douglas and Waterman and Main and the Arkansas River

Surveyor or Engineer: Professional Engineering Consultants  
Owner: Urban Renewal Agency and City of Wichita  
Address: 202 Century Plaza 204 South Main

- |                          |              |                                |
|--------------------------|--------------|--------------------------------|
| 1. Gross Acreage of Plat | 27.9         | 5. Lineal Feet of New Streets: |
| 2. Number of Lots:       |              | a. 10 R/W 952 ft.              |
| Residential              |              | b. 40 R/W 550 ft.              |
| Commercial               |              | c. 70 R/W 860 ft.              |
| Industrial               |              | d. R/W ft.                     |
| Other                    |              | e. R/W ft.                     |
| Total Number of Lots:    | 9            | TOTAL 2362 ft.                 |
| 3. Minimum Lot Frontage: | 12.5 ft.     | 6. Existing Zoning: "D" & "E"  |
| 4. Minimum Lot Area      | 7,500 sq.ft. |                                |

Planning Commission Recommendation:

BURNETT moved and KAMEN seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to recording of the plat 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.

ANDERSON, CLARK AND APPLING

ATTORNEYS AT LAW  
1020 UNION NATIONAL BUILDING  
BROADWAY AND DOUGLAS  
WICHITA, KANSAS 67202

CHARLES D. ANDERSON  
DONALD B. CLARK  
MARVIN R. APPLING  
ROBERT T. CORNETT

October 7, 1971

AREA CODE 316  
267.4316

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

Re: Taxes, Special Assessments  
and Title to Civic Center South  
Addition to the City of Wichita,  
Sedgwick County, Kansas

Gentlemen:

This letter is to certify that title to all of the lands lying within the Civic Center South Addition to the City of Wichita, Sedgwick County, Kansas, other than those expressly excluded on the face of the plat in said addition is now owned by the City of Wichita, Sedgwick County, Kansas, and the Urban Renewal Agency of Wichita, Kansas, Metropolitan Area, in fee simple; and is, further, to certify that all taxes and special assessments heretofore assessed or levied against said property for the year 1970 and all prior years have been paid or abated in full.

Respectfully submitted,

*Charles D. Anderson*  
Charles D. Anderson  
Agency Counsel

CDA:js

c: Kenneth Kitchen



March 12, 1971

Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: S/D 70-22 - Final Plat of  
CIVIC CENTER SOUTH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 11, 1971, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of March 5, 1971.

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 consideration:

- JH* Compliance with the requirements of the Metropolitan Area Planning Commission.
- CF* Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- CF* Certification by an attorney that fee title is vested in the platlor.
- CF* Certification that all taxes due and payable for 1970 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:ber  
cc: Urban Renewal Agency, 202 Century Plaza 67202  
Robert G. Finch, Executive Secretary  
Charles D. Anderson, 1020 Union National Building 67202

March 5, 1971

Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Subject: S/D 70-22 - Final Plat  
of CIVIC CENTER SOUTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 4, 1971, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

*As verbal order given from Dick Linn, City Eng.*  
The applicant and/or their engineer shall contact the Engineering and Maintenance Divisions of the Department of Public Works relative to certain angles and dimensions reflected on the final plat.

2. 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, March 11, 1971, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Enclosure

cc: Urban Renewal Agency, 202 Century Plaza, 67202  
Robert G. Finch, Executive Secretary  
Charles D. Anderson, Attorney  
Suite 1020, Union National Building, 67202

**DIRECTORS**

R. M. HARTWELL, P.E.  
L. K. BAXTER, JR., P.E.  
H. W. BRIDGES, P.E.  
C. O. KNOP, P.E.  
E. E. HYSOM, P.E.  
R. B. PEUGH, P.E.  
C. J. FREUND, P.E.  
W. H. KELTYNER, P.E.



**PROFESSIONAL  
ENGINEERING  
CONSULTANTS**

HARTWELL / BAXTER /  
BRIDGES / KNOP /  
HYSOM AND PEUGH  
PROFESSIONAL ASSOC.

19 February 1971

Mr. John D. Gist  
Senior Planner  
W.S.C. Metropolitan Planning Department  
City Building Annex  
104 S. Main  
Wichita, Kansas

Re: Civic Center South Addition  
PEC File No. S-709-2

Dear Mr. Gist:

We are handing you herewith thirty prints of the Civic Center South Addition to Wichita, Sedgwick County, Kansas, revised in accordance with your letter dated January 11, 1971, after contact with the agencies and companies suggested.

With regard to the disputed boundary between the two railroad companies, it was decided to delete the disputed portion from the plat. Also, an easement for railroad purposes was added to the plat to accommodate the railroad encroachment and clearances for the A.T. and S. F. Railway Company. These items were accomplished upon the advice of Mr. Charles D. Anderson, Attorney for the U.R.A.

Sincerely,

PROFESSIONAL ENGINEERING CONSULTANTS

Charles J. Freund, P. E.  
Vice-President

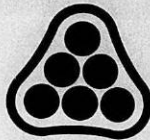
is

cc: M. Gary Roush  
Operations Officer, URA



1440 EAST ENGLISH  
WICHITA, KANSAS 67211  
(316) 262-2691

February 9, 1971



**PROFESSIONAL  
ENGINEERING  
CONSULTANTS**

HARTWELL / BAXTER /  
BRIDGES / KNOP /  
HYSOM AND PEUGH  
PROFESSIONAL ASSOC.

Mr. Charles Anderson  
Anderson, Clark and Appling  
Suite 1020  
Union National Building  
Wichita, Kansas 67202

Re: Civic Center South Addition  
Railroad R/W and Easement  
PEC File No. 30-S709-2

Dear Mr. Anderson:

As we discussed, we have enclosed three prints of the referenced plat showing three options in red for providing the railroad easement and the portion of railroad right-of-way boundary in dispute between the Missouri Pacific Railroad and A.T. & Santa Fe Railway to be deleted from the plat.

- ✓ Option No. 1 provides for a change in Lots 3 and 4 to accommodate clearance for the A.T. & S.F. tracks.
- ✓ Option No. 2 provides for an easement on the plat in lieu of the R/W line of Option No. 1.
- ✓ Option No. 3 provides for an easement dedicated by separate instrument in lieu of showing it on the plat as in Option 2. The easement to be described as follows:

Beginning at the N.E. corner of lot 4 block 2 Civic Center South Addition, Wichita, Sedgwick County, Kansas; thence west along the north line of said lot 4 and bearing  $S78^{\circ} 01' 58'' W$  a distance of 11.17 feet; thence bearing  $N 0^{\circ} 01' 30'' E$  a distance of 93.37 feet to a point on the east line of lot 3 in said block 2; thence southerly along the east line of lot 3 and lot 4 in said block 2 on

(continued)



1440 EAST ENGLISH  
WICHITA, KANSAS 67211  
(316) 262-2691

Mr. Charles Anderson  
February 9, 1971  
Page 2

a curve to the left having a radius of 391.065 and a central angle of  $19^{\circ} 00' 00''$  a distance of 129.68 feet, thence bearing  $S74^{\circ} 55' 01'' W$  a distance of 14 feet; thence bearing  $N 0^{\circ} 01' 30'' E$  a distance of 11.46 feet to the point of beginning.

Please let us know what option you prefer in the railroad dedication and if deletion of the disputed railroad R/W boundary is satisfactory to the City and U.R.A.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS

*Charles Freund*

Charles J. Freund, P. E.  
Vice-President

is

cc: Mr. Gary Roush  
Operations Officer U.R.A.  
Suite 202 Century Plaza Bldg.  
107 W. Douglas  
Wichita, Kansas 67202

Mr. John D. Gist  
Senior Planner  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

*discussed with:*  
- Charles Anderson, Atty for URA,  
on Feb. 8, 1971  
- Jay Setler, Asst. City Atty.  
on Feb. 9, 1971  
- again with Charles Anderson  
on Feb. 10, 1971  
Anderson will again talk with  
J. Setler and then advise  
URA & PEC how to  
proceed. / Gist

January 11, 1971

The Urban Renewal Agency  
Suite 202, Century Plaza Bldg.  
107 West Douglas  
Wichita, Kansas 67202

ATTENTION: Mr. Gary Roush,  
Chief of Operations

Subject: S/D 70-22 - Final Plat  
of CIVIC CENTER SOUTH ADDITION

Dear Mr. Roush:

ER  
OK

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 7, 1971, the above-captioned plat was considered. After discussion of the problems being encountered relative to the two railroad companies disagreeing with the boundaries of their ownerships as set forth on the final plat, it was the action of the Committee to defer the plat for 90 days. Such deferral is to permit sufficient time for the parties involved to meet and resolve any discrepancies in the property boundaries or ownerships which are being disputed as being shown incorrectly on the final plat. A 90 day deferral means rescheduling of the plat for April 1, 1971, but the Committee indicated that 90 days was a maximum time to not bring the plat back before them, and may be rescheduled at any prior time pending the matters being resolved by a sooner date.

Other matters which were discussed and require attention during the deferral period, are as follows:

- OK 1. The dates for all of the written texts on the final plat shall be changed to reflect the year 1971.
- OK 2. In an earlier and associated alley vacation, case V-0383, a portion of an east-west alley was vacated in that area now being platted as Lots 1 and 2, Block 1. This vacation request was approved subject to granting of a substitute utility easement for the alley being vacated, or making other easement

Page 2  
January 11, 1971

arrangements with KG&E, Southwestern Bell and Gas Service Companies. An additional condition was constructing an alley or access-way in the configuration which now exists in the parking lot located on said Lot 2. It will be necessary to contact the Gas Service Company relative to indicating such an easement as arranged for in case V-0383, and to contact the Planning Department and Engineering Division relative to indicating an adequate alley in conformance to the access-way which now physically exists on Lot 2.

Bank line  
OK

3. Continue to work with the Maintenance-Flood Control Office of the Department of Public Works regarding the location of the east bank line of the Arkansas River and the monument or tie points used in locating same.

Water  
line easements  
OK

4. Contact the Water Department regarding the water line easement as shown on Lot 1 Block 2 relative to the water line(s) which exist therein, and regarding existing lines and/or facilities as they relate to the new geometrics of right-of-way for English Street which may necessitate additional easements.

English  
R/W  
OK

5. Contact the Engineering Division of the Department of Public Works regarding the geometrics of right-of-way shown for English Street as it relates to the street improvements located therein.

If you have any questions concerning these matters, or if I can be any assistance in attending any meetings which are set to attempt to resolve the boundaries of the railroad companies, please call.

Very truly yours,

John D. Gist  
Senior Planner

JDG:rme

cc: Charles D. Anderson, Attorney  
Suite 1020, Union National Building, 67202

Professional Engineering Consultants  
Ralph Wuls, City Manager  
Robert G. Finch, Executive Secretary

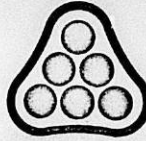
Record in 30 days

**DIRÉCTORS**

D. M. HARTWELL, P. E.  
K. BAXTER, JR. P. E.  
H. W. BRIDGES, P. E.  
C. O. KNOP, P. E.  
E. E. HYSOM, P. E.  
R. B. PEUGH, P. E.  
C. J. FREUND, P. E.  
W. H. KELTNER, P. E.

December 29, 1970

*John Dist*



**PROFESSIONAL  
ENGINEERING  
CONSULTANTS**

HARTWELL / BAXTER /  
BRIDGES / KNOP /  
HYSOM AND PEUGH  
PROFESSIONAL ASSOC.

The Urban Renewal Agency  
Suite 202, Century Plaza Building  
107 West Douglas  
Wichita, Kansas 67202

Attention: Mr. Gary Roush  
Chief of Operations

Re: Civic Center South Addition  
URA Proj. Kans R-19  
PEC File 30-S709-2

Dear Mr. Roush:

We have enclosed copies of letters received from the A.T. and Santa Fe Railway Company and the Missouri Pacific R.R. Company for your review and file.

As you may note, we are at a stalemate with regard to their respective rights-of-way for platting purposes. The Mo. Pac. R.R. Co. will not allow the Santa Fe Railway Co. right-of-way to encroach on their right-of-way; the Santa Fe will not give up any of their right-of-way, and to compound the problem the instruments submitted to us by the respective Railroads are in conflict with each other and with the trackage in the field. Apparently the railroads are content with the situation as it remains, unless another agency can resolve the problem.

Therefore, we believe it would be expedient for your agency to arrange a joint meeting with all concerned parties in an attempt arbitrate the differences and arrive at a solution mutually acceptable to both Railroad Parties.

Please let us know your feelings on this matter.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS

*Charles J. Freund*

Charles J. Freund, P. E.  
Vice-President

is

enclosures



from: *Dist* date: *1-4-71*

<b>admins.</b>	<b>adv. plans</b>	<b>com. dev.</b>	<b>graphics</b>
<input checked="" type="checkbox"/> Chan	<input type="checkbox"/> stockwell	<input type="checkbox"/> [unclear]	<input type="checkbox"/> pierce
<input type="checkbox"/> yoon	<input type="checkbox"/> kallenbach	<input type="checkbox"/> lytle	<input type="checkbox"/> garland
<input type="checkbox"/> franko	<input type="checkbox"/> looney	<input type="checkbox"/> young	<input type="checkbox"/> king
<input type="checkbox"/> boenig	<input type="checkbox"/> myers	<input type="checkbox"/> gisi	<input type="checkbox"/> dills
<input type="checkbox"/> scott	<input type="checkbox"/> smith	<input type="checkbox"/> meck	<input type="checkbox"/> haines
<input type="checkbox"/> evbanks	<input type="checkbox"/> mitchell	<input type="checkbox"/> shirley	<input type="checkbox"/> crook
<input type="checkbox"/>	<input type="checkbox"/> east	<input type="checkbox"/> manson	<input type="checkbox"/> livesay
<input type="checkbox"/>	<input type="checkbox"/> shen	<i>3001</i>	<input type="checkbox"/> schneider
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> intervention
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> files
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> signature
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> library

route  
 all staff  
 comment  
 note, initial  
 and return

for your....

remarks: \_\_\_\_\_

The Atchison, Topeka and Santa Fe Railway Company

L. D. LANGHAM,  
Division Engineer

OFFICE OF DIVISION SUPERINTENDENT

Middle Division

S-25229

Newton, Kansas

December 22, 1970

Charles J. Freund, Vice President  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Dear Mr. Freund:

This has reference to your file S-709-2 concerning the proposed re-plat of the Civic Center Area at Wichita, Kansas.

If we approve the plat received with your letter of December 11, we will be giving some right of way to the MoPac Railroad. This also would cause our track to encroach on the right of way we are asked to give them. The MoPac track in this area is out of service and covered with earth.

We would like to cooperate and assist you and the City of Wichita in your efforts to re-plat this area, but cannot approve this plat.

Yours truly,



# MISSOURI PACIFIC RAILROAD COMPANY

8400 MARTIN AVENUE, KANSAS CITY, MO. 64120  
TEL. AREA CODE 816 483-0525

**K. D. HESTES**  
GENERAL MANAGER  
**L. V. HOBBS**  
ASSISTANT GENERAL MANAGER

**J. N. STONE**  
ASSISTANT TO GENERAL MANAGER  
LAND, LEASES AND CONTRACTS

**T. L. GIBSON**  
DISTRICT ENGINEER  
**H. M. DOAN**  
MECHANICAL SUPERINTENDENT

November 18, 1970  
File: G 104-W-33

Mr. Enrique Sanchez  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Dear Mr. Sanchez:

Reference to your letter dated November 9, 1970 addressed to Mr. J. E. Ernest, concerning Missouri Pacific's right-of-way at Wichita, Kansas.

Attached for your ready reference is a portion of our right-of-way print, showing the Missouri Pacific right-of-way in the vicinity of Wichita and English Streets in red color and the Santa Fe's right-of-way in green color.

As you note, according to the attached print, there is no overlapping of right-of-way ownership, and any plat made to be presented to the City for acceptance should be made to comply with the attached print. Any print showing the Santa Fe's right-of-way other than that outlined in green is unacceptable to the Missouri Pacific Railroad Company and will not be accepted.

Yours truly,

*J. N. Stone*



S/D NO. 70-22 Name CIVIC CENTER SOUTH ADDITION  
Date Application Rec'd. 4-27-70 Preliminary Approval 9-17-70  
Scheduled S/D Meeting 1-7-71

DESCRIPTION

General Location In an area bounded by Douglas and Waterman and Main  
and the Arkansas River  
Owner Urban Renewal Agency of Wichita, Kansas & City of Wichita  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

- |                                |                                    |   |
|--------------------------------|------------------------------------|---|
| 1. Gross Acreage of Plat       | 27.9+                              | 7. Lineal Feet of New Streets:              |
| 2. Number of Lots:             |                                    | a. 10 R/W 952 ft.                           |
| Residential                    |                                    | b. 40 R/W 550 ft.                           |
| Commercial                     |                                    | c. 70 R/W 860 ft.                           |
| Industrial                     |                                    | d. R/W ft.                                  |
| Other                          |                                    | e. R/W 23 1/2 ft.                           |
| Total Number of Lots           | 9                                  | TOTAL 91,720 ft.                            |
| 3. Minimum Lot Frontage        | 12.5+ ft.                          | 8. Sidewalk adjacent to all streets? yes no |
| 4. Minimum Lot Area            | 7,500+ sq. ft.                     |   |
| 5. Existing Zoning             | "D" & "E"                          |   |
| 6. Proposed Zoning             | Same                               |   |
| 9. Public Water Supply         | yes (Yes-No), Name City of Wichita |   |
| 10. Public Sanitary Sewers     | yes (Yes-No), Name " "             |   |
| 11. Health Department Approval | (where applicable) (Yes-No)        |   |
| 12. City of Wichita            | x : Three-Mile Area                |   |

STAFF COMMENTS:

1. The dates for all of the written texts on the final plat shall be changed to reflect the year 1971.
2. In an earlier and associated alley vacation, case V-0383, a portion of an east-west alley was vacated in that area now being platted as Lots 1 and 2, Block 1. This vacation request was approved subject to granting of a substitute utility easement for the alley being vacated, or making other easement arrangements with KG&E, Southwestern Bell and Gas Service Companies. An additional condition was constructing an alley or access-way in the configuration which now exists in the parking lot located on said Lot 2. The need for indicating such alley, access-way and/or easements in this location will be discussed at the Subdivision Committee meeting.
3. Recording of the plat within 30 days after approval by the Board of City Commissioners.

**NOTE:** The Planning staff is aware that at least one of the railroad companies owning land and tracks running north and south across the area shown as Block 2, disagrees with the boundaries of their ownerships as set forth on the final plat. We also understand that there still remains unanswered questions as to the location of the east bank line of the Arkansas River and the tie points used in locating same, therefore, it is recommended the plat be deferred at the Subdivision Committee level until these matters are resolved.

S/D NO. 70-22 Name CIVIC CENTER SOUTH ADDITION  
Date Application Rec'd. 4-27-70 Preliminary Approval 9-17-70  
Scheduled S/D Meeting 1-7-71

DESCRIPTION

General Location In an area bounded by Douglas and Waterman and Main  
and the Arkansas River  
Owner Urban Renewal Agency of Wichita, Kansas & City of Wichita  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

- |   |                                 |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>27.9+</u>                                   | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. <u>10</u> R/W <u>952</u> ft. |
| Residential _____   | b. <u>40</u> R/W <u>550</u> ft. |
| Commercial _____  | c. <u>70</u> R/W <u>860</u> ft. |
| Industrial _____  | d. _____ R/W _____ ft.          |
| Other _____   | e. _____ R/W _____ ft.          |
| Total Number of Lots <u>9</u>   | TOTAL <u>91,720</u> ft.         |
| 3. Minimum Lot Frontage <u>12.5+</u> ft.                                | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area <u>7,500+</u> sq. ft.                               | streets? <u>yes</u> <u>no</u>   |
| 5. Existing Zoning <u>"D" &amp; "E"</u>                                 |                                 |
| 6. Proposed Zoning <u>Same</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>" "</u>         |                                 |
| 11. Health Department Approval (where applicable) _____ (Yes-No)        |                                 |
| 12. City of Wichita <u>x</u> : Three-Mile Area _____                    |                                 |

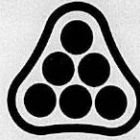
STAFF COMMENTS:

1. The dates for all of the written texts on the final plat shall be changed to reflect the year 1971.
2. In an earlier and associated alley vacation, case V-0383, a portion of an east-west alley was vacated in that area now being platted as Lots 1 and 2, Block 1. This vacation request was approved subject to granting of a substitute utility easement for the alley being vacated, or making other easement arrangements with KG&E, Southwestern Bell and Gas Service Companies. An additional condition was constructing an alley or access-way in the configuration which now exists in the parking lot located on said Lot 2. The need for indicating such alley, access-way and/or easements in this location will be discussed at the Subdivision Committee meeting.
3. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: The Planning staff is aware that at least one of the railroad companies owning land and tracks running north and south across the area shown as Block 2, disagrees with the boundaries of their ownerships as set forth on the final plat. We also understand that there still remains unanswered questions as to the location of the east bank line of the Arkansas River and the tie points used in locating same, therefore, it is recommended the plat be deferred at the Subdivision Committee level until these matters are resolved.

**DIRECTORS**

R. M. HARTWELL, P.E.  
L. K. BAXTER, JR., P.E.  
H. W. BRIDGES, P.E.  
C. D. KNOP, P.E.  
E. E. HYSOM, P.E.  
R. B. PEUGH, P.E.  
C. J. FREUND, P.E.  
W. H. KELTNER, P.E.



**PROFESSIONAL  
ENGINEERING  
CONSULTANTS**

HARTWELL / BAXTER /  
BRIDGES / KNOP /  
HYSOM AND PEUGH  
PROFESSIONAL ASSOC.

17 December 1970

Mr. John D. Gist  
Senior Planner  
W.S.C. Metropolitan Area  
Planning Department  
City Building Annex  
104 S. Main Street  
Wichita, Kansas 67202

Re: Civic Center South Addition  
PEC File No. S-709-2

Dear Mr. Gist:

We have previously handed you thirty prints of the Civic Center South Addition to Wichita, Sedgwick County, Kansas, as required for final plat review and approval.

We do not have firm acceptance by the railroad companies of the respective railroad rights-of-way as shown, but we do intend to obtain their approval prior to actual filing of the plat.

Mr. Sanchez of our firm has given you prints showing the coordinates, but he forgot the closure sheets, so we are enclosing a copy of these.

Sincerely,

Professional Engineering Consultants

Charles Freund, P. E.

enc.

CC: Mr. Gary Roush  
Mr. M.S. Mitchell



1440 EAST ENGLISH  
WICHITA, KANSAS 67211  
(316) 262-2691

CIVIC CENTER SQ. ADD.  
 WICHITA, SEDGWICK CO, KANSAS.  
 DEC 16, 1970.  
 by E. Sanchez

SHEET 1 OF 2

CLOSURE SHEET

LINE	DISTANCE	BEARING	SOS. BBS.	SIR. BBS.	LATITUDE		DEPARTURE		DND	DOUBLE AREA	
					N	S	E	W		PLUS	MINUS
1	214.02'	N69°44'08"E			0.991, 501.7		214.817, 701.4				
2	176.03'	S0°20'40"E				176.027, 551.4	0.017, 744.3				
3	124.08'	N59°44'02"E			0.576, 323.6		124.872, 663.7				
4	124.94'	S0°20'40"E				124.926, 571.0	1.111, 766.8				
5	472.42'	S0°18'23"E			472.413, 291.6		2.526, 171.4				
6	424.41'	S0°20'08"E			424.402, 615		2.544, 035.2				
7	279.78'	S89°42'44"W			1.907, 552.9		379.775, 116.1				
8	9.87'	S0°22'40"E			9.869, 783.8		0.0163, 450.8				
9	126.27'	S89°26'44"W			0.722, 222.9		126.266, 865.7				
10	299.89'	N10°20'06"W			299.823, 201.8		2.222, 226.8				
11	175.96'	N89°38'19"E			1.101, 850.1		175.956, 492.2				
12	44.27'	N10°22'48"W			44.269, 024.9		0.292, 623.0				
13	7.73'	N10°17'48"W			7.729, 076.4		0.020, 023.6				
14	526.49'	S89°38'19"W			3.446, 931		526.479, 124.8				
15	76.08'	S0°16'55"E			76.079, 186.9		0.273, 621.8				
16	292.27'	S89°37'49"W			1.225, 929		292.263, 922.7				
17	427.01'	N70°05'04"W			427.020, 034.8		52.663, 911.9				
18	248.13'	N12°57'23"W			248.262, 247.8		72.073, 627.7				

CIVIC CENTER SQ. ADD.  
 WICHITA, SEDGWICK CO. KANSAS  
 Dec 16, 1970 by E. Sanchez

SHEET 2 OF 2

CLOSURE SHEET

LINE #	DISTANCE	BEARING	COS. BRG.	SIN. BRG.	LATITUDE		DEPARTURE		DMD	DOUBLE AREA	
					N	S	E	W		PLUS	MINUS
1	200.04	N 89° 01' 20" E			100.245,845.7		200.042,645.3				
2	703.64	N 81° 40' 05" E			4276.228.3		703.668,178.8				
3					1221.894,721.1	1221.891,888.5	1488.722,482.3	1488.194,350.9			
ERROR OF CLOSURE = $\sqrt{(0.0022)^2 + (0.0021)^2}$											
PERIMETER → 3294.93								626,727.15			
LOT 1 BLOCK 4											
1	119.60	N 29° 28' 19" E			0.724,325.0		119.597,649.9				
2	100.00	S 0° 18' 19" E				99.998,600	0.932,790				
3	49.51	S 89° 20' 19" W				0.312,219.3		49.501,047			
4	93.81	N 48° 29' 59.5" W			61.902,762		70.422,880.1				
5	37.59	N 10° 16' 55" W			37.529,648.9		0.124,682.7				
100.200,675.9						100.210,879.3	120.130,489.9	120.127,495.5			
ERROR OF CLOSURE = $\sqrt{(0.0042)^2 + (0.0029)^2}$											
PERIMETER 400.51								78,542.77			

Recorded Nov. 2, 1970  
Deed bk 1514  
p. 455

*Index  
Book  
1514*

WARRANTY DEED

THIS INDENTURE made this 25<sup>th</sup> day of September, 1970, between the URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA (a body corporate and politic duly organized under the laws of the state of Kansas, acting by its Chairman being thereunto duly authorized) in the county of Sedgwick and the state of Kansas, Grantor, and THE BOARD OF PARK COMMISSIONERS OF THE CITY OF WICHITA, in the county of Sedgwick, and the State of Kansas, Grantee.

WITNESSETH:

That the said Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, and convey unto the Grantee, its successors and assigns, the following described land in GRIEFFENSTEIN'S ADDITION to Wichita, Sedgwick County, Kansas:

Beginning at the intersection of the South property Line of Douglas Avenue and the East Property Line of Water Street; thence East along the South line of Douglas Avenue bearing N90°00' E a distance of 174.88 feet to the Northeast corner of said Lot 77 on Douglas Avenue; thence South bearing S.0°03'40"E along the East line of said Lot 77 a distance of 119.53 feet to the P.C. of a curve to the right whose chord has a bearing of N73°17'40"W; thence along said curve having a radius of 27.52 feet, through a central angle of 33°32'00" a distance of 16.11 feet; thence bearing N56°31'40"W a distance of 12.10 feet to the P.C. of a curve to the left; thence along said curve having a radius of 39.98 feet through a central angle of 71°47'18" a distance of 50.09 feet; thence bearing S51°41'02"W a distance of 71.58 feet to the P.C. of a curve to the right whose chord has a bearing of N16°48'11"W; thence along said curve having a radius of 286.12 feet through a central angle of 32°47'46" a distance of 163.76 feet to the point of beginning, Douglas Avenue, Grieffenstein's Addition to Wichita;

subject to easements of record and being further subject to the terms and conditions of a certain lease heretofore entered into between the Urban Renewal Agency of the Wichita, Kansas, Metropolitan Area, Lessor, and Central Building, Inc., a corporation of Kansas, Lessee, filed with the Register of Deeds of Sedgwick County, Kansas, on the 20th day of July, 1970, in Miscellaneous Book 690 at page 545, and to the Land Use Provisions and Building Requirements and all

other terms and provisions contained in the Urban Renewal Plan, R-19, now on file in the Office of the Register of Deeds of Sedgwick County, Kansas, and not by way of limitation, subject further to such Declaration of Restrictive Covenants filed for record with the Register of Deeds of Sedgwick County, Kansas, in accordance with said Plan.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining forever.

And said Grantor, for itself and its successors and assigns, does hereby covenant, promise, and agree to and with said Grantees that at the delivery of these presents it is lawfully seized in its own right, of the above-granted and described premises, and that it will WARRANT AND DEFEND the same unto said Grantee, its successors and assigns, against said Grantor, its successors and assigns, and all and every person or persons, whomsoever, lawfully claiming or to claim the same.

AND PROVIDED that the Grantee, for itself and its successors and assigns and every such successor in interest, covenant and agree not to discriminate upon the basis of race, color, sex, religion or national origin in the sale, lease or rental, or in the use or occupancy of the property or any improvements erected or to be erected thereon or any part thereof. This covenant shall run with the land and shall be enforceable by the United States of America.

IN WITNESS WHEREOF, the said Grantor has executed this instrument and affixed its corporate seal on the day and year first above written.

THE URBAN RENEWAL AGENCY OF THE  
WICHITA, KANSAS, METROPOLITAN AREA

By *Arthur H. Curry*

ATTEST:

*Kenneth H. Kitchen*  
KENNETH H. KITCHEN, Secretary

STATE OF KANSAS )  
                  ) SS:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 25<sup>th</sup> day of Sept,  
1970, before me, a Notary Public, in and for said county  
and state personally appeared OTHELLO H. CURRY,  
Chairman of the Urban Renewal Agency of the Wichita, Kansas,

Metropolitan Area, a Corporation, to me personally known to be the same person who executed the foregoing instrument as the Chairman of said Agency, and such person duly acknowledged the execution of the same as its Chairman, for and on behalf of, and as the act and deed of said Agency.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal the day and year first above written.



My commission expires:

JANICE C. YOKE  
My Commission Expires June 10, 1973

*Janice C. Yoke*  
Notary Public

Recorded Aug. 29, 1969  
deed bk. 1490  
p. 87 (#17217)

WARRANTY DEED

THIS INDENTURE made this 25<sup>th</sup> day of August, 1969,  
between the URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN  
AREA (a body corporate and politic duly organized under the laws of the State of  
Kansas, acting by its Chairman being thereunto duly authorized) in the County of  
Sedgwick and the State of Kansas, Grantor, and CITY OF WICHITA, KANSAS,  
Grantee.

WITNESSETH:

That the said Grantor, in consideration of the sum of ONE MILLION  
SIX HUNDRED TWENTY-NINE THOUSAND FOUR HUNDRED DOLLARS (\$1,629,400)  
the receipt thereof is hereby acknowledged, does by these presents, grant,  
bargain, sell, and convey unto the Grantee, its successors and assigns, the  
following described land in the City of Wichita, Sedgwick County, Kansas:

TRACT NO. 1: Odd Lots 1 through 75 inclusive on Main Street  
and even Lots 2 and 24 through 76 inclusive on Water Street all in  
Grieffenstein's Addition to Wichita, Sedgwick County, Kansas. Lots  
118 through 128 even, on William Street resurvey of Lots 4, 6, 8, 10,  
and 12, on Water Street in Grieffenstein's Addition to Wichita. Odd  
Lots 65 through 77, inclusive on Douglas Avenue, all in the  
Grieffenstein's Addition to Wichita, Sedgwick County, Kansas, except  
that portion of the above described lots within the following legal  
description. Beginning at the intersection of the South Property Line  
of Douglas Avenue and the East Property Line of Water Street; thence  
East along the South line of Douglas Avenue bearing N 90°00'E a  
distance of 174.88 feet to the Northeast corner of said Lot 77 on  
Douglas Avenue; thence South bearing S 0°03'40" E along the East line of said  
Lot 77 a distance of 119.53 feet to the P.C. of a curve to the right  
whose chord has a bearing of N 73°17'40" W; thence along said  
curve having a radius of 27.52 feet, through a central angle of  
33°32'00" a distance of 16.11 feet; thence bearing N 56°31'40" W a  
distance of 12.10 feet to the P.C. of a curve to the left; thence  
along said curve having a radius of 39.98 feet through a central angle of  
71°47'18" a distance of 50.09 feet; thence bearing S 51°41'02" W  
a distance of 71.58 feet to the P.C. of a curve to the right whose chord  
has a bearing of N 16°48'11" W; thence along said curve having a radius of  
286.12 feet through a central angle of 32°47'46" a distance of 163.76  
feet to the point of beginning. All of Hay's Replat of Lots 14, 16, 18, 20  
and 22 on Water Street, Grieffenstein's Addition to Wichita, Sedgwick  
County, Kansas.

All of Grieffenstein's 2nd Addition to Wichita, Sedgwick County, Kansas, and a Tract beginning at the Northeast corner of Lot 1 in Grieffenstein's 4th Addition to Wichita, Kansas. Thence North 5 feet, thence West parallel to the North line of said Lot 1, 136 feet, thence South 5 feet to the Northwest corner of said Lot 1, thence East 136 feet to the point of beginning.

All of Grieffenstein's 4th Addition to Wichita, Kansas

All of Grieffenstein's 6th Addition to Wichita, Kansas.

All of Lots 1 through 5 inclusive, 11 through 23 inclusive, and 30 through 42 inclusive, all in River Addition to the City of Wichita, Sedgwick County, Kansas, except that portion owned by the Missouri Pacific Railroad Company as recorded in Book 1395, Page 595 of the Register of Deeds.

A strip of land 15 feet in width, containing 4,950 square feet, more or less, being that part of a strip of land identified as right-of-way of the Missouri Pacific Railroad Company on the Plat of River Addition to the City of Wichita, Kansas, of record in Plat Book 36, Pages 9 and 10, of the Register of Deeds, Sedgwick County, Kansas, bound as follows: On the North, by a Westerly extension of the North line of Lot 19 of said River Addition; on the East by the West lines of Lots 19, 20, 21, 22, 30, 31 and 32 of said River Addition and of a street between Lots 22 and 32; on the West by a line parallel to and 15 feet Westwardly, as measured at right angles, from the West line of said lots and street; and on the South by the applicable portion of a line described as follows. Beginning at the intersection of the North line of English Street with the West line of Wichita Street, said point being the Southeast corner of Lot 36 of said River Addition; thence Northwestwardly, on a curve to the right, having a radius of 373.065 feet and with a line tangent to said curve at the point of beginning deflecting northwestwardly from the West line of Wichita Street at an angle of  $53^{\circ}26'$ , 176 feet; thence southwestwardly, a normal to last described course, 2 feet to a point 8 feet northwestwardly, as measured normal, from the centerline of the Missouri Pacific Railroad Company's Track No. 193-57; thence northwardly, concentric to said track and an extension of above described curve to a point on the North line of "Track No. 3", as set forth in deed recorded in Book 1410, Page 386, of the Register of Deeds, Sedgwick County, Kansas. Also, beginning at a point 2 feet East of the Southwest corner of Lot 34 on William Street, in Grieffenstein's Fourth Addition to the City of Wichita; thence West 27 feet; thence South parallel with the West line of Water Street, 285.7 feet to the North line of English Street; thence East 27 feet; thence North, parallel with the West line of Water Street, 285.7 feet, more or less, to the point of beginning.

Beginning at the Southeast corner of Lot 17, on Water Street, in "Part of Riverside Reserve or Grieffenstein's 4th Addition" to Wichita, Sedgwick County, Kansas, thence South along the West line of Water Street to the point of intersection of said West line of Water Street and the North line of English Street; thence West along the North line of English Street a distance of 300 feet, more or less, to the East line of the Missouri Pacific Railroad Company property as described in

deed recorded in Book 193, Page 27, of the records of Sedgwick County, Kansas; thence North along the East line of said railroad property to the South line of "Part of Riverside Reserve or Grieffenstein's 4th Addition" to Wichita, Sedgwick County, Kansas; thence East along the South line of said Addition to the point of beginning; being a tract in the Southeast Quarter of Section 20, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

Included with the above descriptions are the Streets and Alleys therein vacated by Ordinance Numbers 28-374, 28-177, 28-268, in Miscellaneous Book No. 584, Pages 29-31.

Vacation Ordinance Number 469, Book 2, Page 204, Plat Book G1, Page 16.

Vacation Ordinance 2569, Book 9, Page 424, Plat Book G1, Page 16.

Vacation Ordinance 29-992, Miscellaneous Book 622, Pages 575-578.

Vacation Ordinance 2444, Book 9, Page 291, Plat Book G1, Page 16.

Vacation Ordinance 7590, Book 22, Page 518, Plat Book G2, Page 23.

TRACT NO. 2: Beginning at a point in the West right-of-way line of the Atchison, Topeka & Santa Fe Railroad, said point being also 30.00 feet North and 191.42 feet West of the centerline intersection of Wichita Street and English Street; thence West along the North line of English Street bearing S 89°54'48" W, a distance of 55.57 feet; thence Northwesterly bearing N 11°41'03" W, a distance of 153.98 feet; thence Northeasterly bearing N 78°18'57" E, a distance of 65.57 feet, to a point in the West right-of-way line of said Atchison, Topeka & Santa Fe Railroad, said point also being the P.C. of a curve to the left; thence Southeasterly along said West right-of-way on a curve to the left whose chord has a bearing of S 14°02'08" E having a radius of 391.065 feet and a central angle of 1°32'01" a distance of 10.47 feet, thence bearing S 75°12' W, a distance of 14.00 feet; thence along said West right-of-way line bearing S 14°48'00" E, a distance of 60.00 feet, to the P.C. of a curve to the right; thence along said curve to the right having a radius of 742.489 feet and through a central angle of 7°15'39", a distance of 94.09 feet to the point of beginning; containing 0.2043 acres, more or less.

subject to easements and restrictions of record and being further subject to the land-use provisions and building requirements and all other terms and provisions contained in the Amended Urban Renewal Plan, Civic Center, Project No. Kans. R-19.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining forever.


And said Grantor, for itself and its successors and assigns, does hereby covenant, promise, and agree to and with said Grantee that at the delivery of these presents it is lawfully seized in its own right, of the above granted and described premises, and that it will WARRANT AND DEFEND the same unto said Grantee, its successors and assigns, against said Grantor, its successors and assigns, and all and every person or persons, whomsoever, lawfully claiming or to claim the same.

AND PROVIDED that the Grantee, for itself and its successors and assigns and every such successor in interest, covenant, and agree not to discriminate upon the basis of race, color, religion, sex, or national origin in the sale, lease, or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon or any part thereof. This covenant shall run with the land and shall be enforceable by the United States of America.

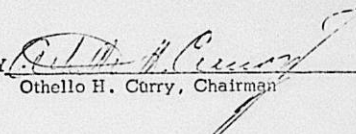
IN WITNESS WHEREOF, the said Grantor has executed this instrument and affixed its corporate seal on the day and year first above written.

THE URBAN RENEWAL AGENCY OF THE  
WICHITA, KANSAS, METROPOLITAN AREA

ATTEST

  
Kenneth H. Kitchen, Secretary

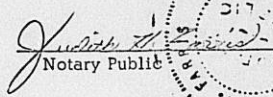
BY


  
Othello H. Curry, Chairman

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS.

BE IT REMEMBERED, that on this 25<sup>th</sup> day of August, 1969, before me, a Notary Public, in and for said County and State personally appeared OTHELLO H. CURRY, Chairman, of the Urban Renewal Agency of the Wichita, Kansas, Metropolitan Area, a Corporation, to me personally known to be the same person who executed the foregoing instrument as the Chairman of said Agency, and such person duly acknowledged the execution of the same as its Chairman, for and on behalf of, and as the act and deed of said Agency.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Official Seal, the day and year first above written.

  
Notary Public



My Commission Expires:

May 10, 1972

September 18, 1970

Professional Engineering  
Consultants  
1440 East English  
Wichita, Kansas 67211

Subject: S/D 70-22 - Preliminary  
Plat of CIVIC CENTER SOUTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 17, 1970, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- for need Mitchell to verify*
1. The applicant and their engineer shall contact M. S. Mitchell of the Maintenance Division of the Department of Public Works relative to establishing the east bank line of the Arkansas River. The plat should then correctly reflect said line on the final plat.
  2. The applicant's engineer shall furnish evidence that the distances and bearings permit subject plat to close, said evidence to include calculations for error of closure and to be submitted to the Maintenance-Flood Control Office and the Planning Department.
  3. The 40-foot dedication for river and beautification purposes shall be extended north to the north line of the plat, and extend south across the north half of vacated English Street.
  4. The balance of the north half of vacated English Street, lying west of Wichita Street, shall be labeled as a 30-foot access, utility and drainage easement.
  5. The applicant being aware that sanitary sewer is not now available to serve Lot 1 Block 4.

Page 2  
September 18, 1970

*JL* All tracts being platted as "Reserves" shall be defined within the plat's text as to what they are reserved for, or relabel such reserves as appropriate lots and blocks.

*JL* The applicant's engineer shall contact the Wichita Water Department regarding the necessary corrections needed to properly reflect the water line easement running north and south across Block 2.

5. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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  
Senior Planner

JDG:rme

Enclosure

cc: Urban Renewal Agency of Wichita  
# Gary Roush, Operations Officer  
202 Century Plaza, 67202

Ralph Wulz, City Manager

Robert G. Finch, Executive Secretary

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-22 Name CIVIC CENTER SOUTH ADDITION  
Date Application Rec'd. 4-27-70 Preliminary Approval  
Scheduled S/D Meeting 9-17-70

DESCRIPTION

General Location In an area bounded by Douglas and Waterman and  
Main and the Arkansas River.  
Owner Urban Renewal Agency of Wichita, Kansas and City of Wichita  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

- |   |                                 |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>27.9±</u>                                       | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. <u>10</u> R/W <u>952</u> ft. |
| Residential _____   | b. <u>40</u> R/W <u>550</u> ft. |
| Commercial _____  | c. <u>70</u> R/W <u>860</u> ft. |
| Industrial _____  | d. _____ R/W _____ ft.          |
| Other _____   | e. _____ R/W _____ ft.          |
| Total Number of Lots <u>9</u>   | TOTAL <u>91,720</u> ft.         |
| 3. Minimum Lot Frontage <u>12.5±</u> ft.                                    | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area <u>7,500±</u> sq.ft.                                    | streets? <u>yes</u> <u>no</u>   |
| 5. Existing Zoning <u>"D" &amp; "E"</u>                                     |                                 |
| 6. Proposed Zoning <u>Same</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 _____: Three-Mile Area _____                            |                                 |

STAFF COMMENTS:

1. The applicant and their engineer shall contact M. S. Mitchell of the Maintenance Division of the Department of Public Works relative to establishing the Arkansas River east bank line. The plat should then reflect said line on the final plat.
2. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

August 18, 1970

Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Subject: S/D 70-22 - Sketch Plat  
of Civic Center South Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 6, 1970, the above-captioned sketch plat was reviewed and considered. The Committee after hearing from City staff and utility advisory representatives, authorized a preliminary plat and indicated the following comments were to be forwarded to the Urban Renewal Agency and their engineer, so that these matters can be taken into account and/or resolved in the preparation of the preliminary plat. The comments are as follows:

- OK* The preliminary plat shall reflect the existing or current topographic survey information of the area being platted. The Engineering Division of the Department of Public Works indicated that an existing site plan was available which should reveal all existing structures, features and elevations of the land included within the plat lying east of the Railroad right-of-way exceptions. It was thought that this would be of some assistance to the applicant's engineer in preparing the preliminary plat, however, that portion of the plat lying west of the railroad would require new survey information.
- OK* The dimension indicated for the east line of Lot 1, Block 3, appears to be in error and needs to be checked by the applicant's engineer. (404.41' vs. 434.41' ?)
- OK* The "plus or minus" dimensions indicated along the north line of the plat shall be eliminated, and it was pointed out that the plat as drawn and dimensioned does not close, which should be brought to the attention of the applicant's engineer.

*sk* The applicant's engineer should contact the Engineering Division of the Department of Public Works relative to the review of actual construction plans on the current paving project of English Street. Based on said plans and information obtainable from that Division, the appropriate right-of-way shall be shown for English Street. The Engineering Division should also be contacted regarding various other matters which they have indicated should be reviewed and taken into account in the preparation of the preliminary plat.

*sk* If the existing parking lot improvements on Lot 1, Block 3, permit, consideration should be given to providing 6 feet of additional right-of-way for the existing 14 foot alley adjacent on the west.

6. The applicant and their engineer shall contact M. S. Mitchell of the Maintenance Division of the Department of Public Works relative to establishing the Arkansas River bank line. The plat should then reflect the 40 feet immediately east of the mean high bank of the Arkansas River as a dedication for river purposes to provide for drainage, river bank maintenance, flood control and river beautification.

*sk* English Street between the Arkansas River and Wichita Street is being vacated under separate MAPC case file #V-0533. The north half of said street which is being included within this plat, shall reflect the appropriate extensions to the south for Lots 3 and 4, Reserves A and B, and the railroad rights-of-way, all in Block 2. Said north half of vacated English Street shall also be labeled so as to clearly define the 40 foot river dedication the same as described in #6 above, with the balance labeled as a 30 foot utility and access easement.

*sk* The plat shall reflect "complete access control" on the south side of Douglas Avenue adjacent to Lot 1, Block 1, and Lots 1 & 2, Block 2; "complete access control" on the west side of Main Street adjacent to Lot 1, Block 2, and Lot 1, Block 3; and indicate "access control except for one opening" on the west side of Main adjacent to Lot 2, Block 1.

*sk* The name of the street indicated as Civic Center Drive shall be changed to Century 11 Drive.

Page 3  
August 18, 1970

10. The applicant's engineer shall contact the Planning Department regarding clarification of the easements and alley rights-of-way which have been vacated, and those that still remain, that need to be reflected on the preliminary plat for Block 1. This involves prior MAPC vacation cases V-0352, V-0383 and V-0394.

Enclosed is a "marked" copy of the sketch plat for your information and files. If you have any questions concerning the items contained herein, please call.

Very truly yours,

John D. Gist  
Senior Planner

JDG:rme

Enclosure

cc: Urban Renewal Agency of Wichita  
% Gary Roush, Operations Officer  
202 Century Plaza, 107 South Main, 67202

Ralph Wulz, City Manager

Map No.: 5447  
Section No.: 20  
Twp. No.: 27 S  
Range: 1 E

S/D No. 70-22

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Civic Center South  
to Wichita, Sedgwick County, Kansas  
General Location: In the SE 1/4 of Sec. 20, T 27 S, R 1 E. Bounded generally on  
the north and south by Douglas and Waterman and east and west by Main and the  
Arkansas River.  
Name of Property Owner: See below Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name of Subdivider: Same as Property Owner (see below) Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name of Agent/Surveyor: Professional Engineering Consultants  
Address: 1440 East English Phone: 262-2691  
Date of Application: \_\_\_\_\_

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 27.9<sup>±</sup> Acres
- Number of Lots:  
Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 9
- Minimum Lot Frontage 12.5<sup>±</sup> ft.
- Minimum Lot Area 7,500<sup>±</sup> sq. ft.
- Existing Zoning \_\_\_\_\_
- Proposed Zoning \_\_\_\_\_
- Lineal Feet of New Streets:  
a. 10' R/W 952 ft.  
b. 40'<sup>±</sup> R/W 550 ft.  
c. 70' R/W 860 ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 91,720 sq. ft. (±)
- Sidewalk adjacent to all streets? yes no
- Public Water Supply Yes (Yes-No), Name City of Wichita
- Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
- City of Wichita ~~THESE WILL BE~~

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. See Below

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

The Urban Renewal Agency of the Wichita, Kansas, Metropolitan Area - Suite 202 Central Building, Wichita, KS.  
Ph: 262-0611

Gary L. Roush  
Gary L. Roush, Operations Officer

The City of Wichita, Kansas

Ralph Wolfz  
Ralph Wolfz, City Manager

Received by [Signature]  
Date April 27, 1970  
Fee Submitted None

NOTE: Additional  
application forth-  
coming with sig-  
nature of Mo. Res. RR



Map No.: \_\_\_\_\_  
Section No.: \_\_\_\_\_  
Twp. No.: \_\_\_\_\_  
Range: \_\_\_\_\_

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

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Ph: 262-0611

Gary L. Roush  
Gary L. Roush, Operations Officer

The City of Wichita, Kansas

Ralph Wulz  
Ralph Wulz, City Manager

Received by [Signature]  
Date April 27, 1970  
Fee Submitted 2700



(Note: additional application forth-coming with signature of Mrs. Pac.)