

PLAT NO. S/D 70-65 MAP NO. 5046

NAME AIR PARK 2ND ADDITION

LOCATION At the northeast corner of U. S. 54 Highway  
and Dugan Road

ENGINEER Baughman Company

OWNER NANCY  
Henry B. Dugan et al.

APPLICATION FILED 11-9-70

SKETCH PLAT FILED none

PRELIMINARY FILED 11-9-70

S/D ACTION 11-19-70 Approve

FINAL FILED 9-29-71

S/D ACTION 10-9-71 Approve.

MAPC ACTION 10-14-71 Approve.

BCC ACTION 11-2-71 Approve

RECORDED 11-19-71

REMARKS \_\_\_\_\_

S/D 70-65 - AIR PARK 2ND ADDITION  
At the northeast corner of U. S.  
54 Highway and Dugan Road  
Baughman Company

POSTED  
11-10-70

ACTION

	DATE
S/D COMMITTEE (prelim) Approve	11-19-70
" (final) Approve	10-7-71
M.A.P.C. Approve	10-14-71
B.C.C. <del>Approve</del>	11-2-71

Map No. 5046  
Sec. No. 27  
Twp. No. 27 S  
Range 1 W

Subdivision Report and Progress  
S/D No.: 70-65

Name: AIR PARK 2ND ADDITION

General Location: At the northeast corner of U. S. 54 Highway and Dugan Road

Owner: Henry B. Dugan  
Address: 602 South Ridge Road (09) Phone: 943-6206  
Subdivider: Air Park of Wichita, Inc.  
Address: 6572 East Central (06) Phone: 684-6576  
Engineer/Surveyor: Baughman Company  
Address: 2522 East Kellogg (11) Phone: 683-7491

Application Received 11-9-70  
Conf. with ~~Subdivider~~ OCT. 1970  
Sketch Plat Received none  
Present Zoning "C"  
Proposed Zoning "C"  
Letter of Intent none

PREL. PLAT RECEIVED 11-9-70  
S/D Comm. Action 11-19-70 Approve  
Dept. Report on Prel. 11-20-70

TRACING PROGRESS:  
Received 10-27-71  
Released 11-9-71  
Received \_\_\_\_\_  
Released \_\_\_\_\_

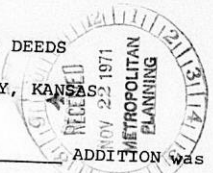
FINAL PLAT RECEIVED 9-27-71  
S/D Comm. Action 10-7-71 Approve  
Dept. Report on Final 10-8-71  
M.A.P.C. ACTION 10-14-71 Approve  
Dept. Report on Final 10-15-71  
Letter on Irons Received N/A  
Title/Taxes Rec'd & Reviewed 10-15-71  
Final Review 10-27-71  
Referral to B.C.C. 10-28-71  
B.C.C. ACTION 11-2-71 Approve  
Recorded 11-19-71

Comments:

\*Z-0507 Associated zone case & Community Unit Plan DP-2.  
11-9-71 Called Craig Feagins office to pick up tracing for recording

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS



AIR PARK SECOND

ADDITION was

filed for record on November 19, 1971

S-1 7-14

79

vh

*John Hale*

Register Of Deeds

T9-328

*John Hale*

**THE CITY OF WICHITA**

**OFFICE OF** Ass't. Supt. of Public  
Works Maint.

**DATE** Oct. 27, 1971

**TO** John Gist, Principal Planner

**FROM** M. S. Mitchell

**SUBJECT** - Air Park 2nd Addn.  
SD 70-65

Reference is made to my request before the Subdivision Committee that a lot grading plan for subject plat be submitted and approved prior to forwarding the final plat to the Planning Commission. On September 9, 1971, a conference between Mr. Korber, the applicant's surveyor; Mr. Feagins, the applicant, and Mr. Linn and I resulted in agreement that the grading plan would be drawn to slope the plat from the minimum pad elevation of 121.7 City datum directly over the sidewalk elevations along the Kellogg frontage road, Dugan Road and Taft Avenue.

Since that time, the applicant's surveyor has attempted to obtain sidewalk grades along Dugan Road and Taft Avenue, but since the City Engineer has not completed the necessary surveys, was unable to finish the grading plan. In order not to delay consideration of the plat by the Planning Commission any further, we suggested to Mr. Korber that he furnish a plan which shows the plat to be graded from the minimum pad elevation of 121.7 toward Kellogg service road to go over sidewalk grades ranging from 119.4 to 120.4 and that he state on the plan it's the intention to drain the balance of the plat over the sidewalk grade for Dugan Road and for Taft Avenue as established by the City Engineer.

The applicant and his surveyor have agreed and will furnish such a plan. I trust this information is sufficient to permit the final processing of the plat; however, if further information or discussion is desired, please advise.

*M. S. Mitchell*

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

cc: G. H. Wilton, Supt. of Public Works Maint.  
Dick Linn, City Engineer  
Mr. Korber  
Air Park 2nd Addn. Plat File

P. S. Approved plan attached. (Nov. 3, 1971)



October 29, 1971

Dear Citizens of Wichita:

The City has received a letter signed by you concerning the proposed paving of Taft Avenue from the west line of Dugan Road to the east line of Air Park Addition.

Please be advised that your property is not located within the proposed paving benefit district and you will not be liable for assessment in connection with this paving.

Other signers of the letter are within the proposed benefit district and they have been advised by phone that the City Commission will consider this matter about 9:00 a. m. on Tuesday, November 2, 1971.

If you desire to attend the City Commission meeting when this matter will be considered, you are, of course, welcome to do so. The petition for the paving will be considered in conjunction with item 3 of the City Manager's Agenda which is the proposed plat for Sub-Division 70-65, Air Park 2nd Addition.

Sincerely,

Elmer Karstensen  
Administrative Assistant  
to the City Manager

EKiam

cc: Mr. and Mrs. David D. Dysart, 452 South Arapaho  
Mr. and Mrs. D. C. Clark, 436 South Arapaho  
Mr. Ernest Clark, 403 South Arapaho  
Mrs. Clara Watkins, 357 Brunnmett

bcc: Dick Linn, City Engineer  
R. A. Lakin, Director of Planning



CERTIFICATE

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

I, Air Park of Wichita, Inc., Lessee  
~~owner~~ and plat-  
tor of Air Park 2nd Addition, do hereby  
certify that petitions for the following improvements have been  
submitted to the Board of Commissioners of the City of Wichita,  
Kansas:

1. Sanitary sewer to serve subject property.
2. Paving Taft Avenue from west line of Dugan Road to east line of Air Park 2nd Addition.
3. Paving Dugan Road from Kellogg Drive to south line of Taft Avenue.
4. Providing for a sidewalk on the south side of Taft Avenue.
5. Providing for a sidewalk on the east side of Dugan Road.
6. Providing for a sidewalk on the north side of Kellogg Drive.
- 7.

As a result of the above-mentioned petitions for im-  
provements, lots within Air Park 2nd Addition  
may be subject to special assessments assessed thereto for the  
cost of constructing the above-described improvements.

Signed this 22 day of OCTOBER, 1971.



Robert T. Ferguson  
Secretary

Air Park of Wichita, Inc.

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

Be it remembered that on this 22 day of October  
1971, before me, a notary public in and for said County and State,  
came Robert T. Ferguson, to me personally  
known to be the same person who executed the fore-going instrument  
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and  
affixed my notarial seal the day and year above written.

Robert T. Ferguson  
Notary Public

My Commission Expires:

July 25<sup>th</sup> 1975



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	70-65	Name	AIR PARK 2ND ADDITION
Application Filed:	11-9-70	Sketch Filed:	None
Preliminary Plat Filed:	11-9-70	Approved by S/D:	11-19-70
Final Plat Filed:	9-27-71	Approved by S/D:	10-7-71
Approved by Metropolitan Area Planning Commission:			10-14-71

DESCRIPTION

General Location: Northeast corner of U.S. 54 Highway and Dugan Road

Surveyor or Engineer: Baughman Company  
 Owner: Nancy Dugan, et al.  
 Address: 602 South Ridge Road

1. Gross Acreage of Plat	18.03	5. Lineal Feet of New Streets:
2. Number of Lots:		a. 40 R/W 1196 ft.
Residential		b. 30 R/W 621 ft.
Commercial	1	c. 10 R/W 621 ft.
Industrial		d. R/W ft.
Other		e. R/W ft.
Total Number of Lots:	1	TOTAL 2438 ft.
3. Minimum Lot Frontage:	621 ft.	6. Existing Zoning: "C"
4. Minimum Lot Area:	712,900 sq.ft.	

Valid petitions have been submitted guaranteeing the construction of sidewalks on the south side of Taft Avenue, the east side of Dugan Road, the north side of Kellogg Drive, paving of Taft Avenue and Dugan Road, and extension of sanitary sewer to serve subject property. A certificate has also been submitted certifying the petitions.  
 Planning Commission Recommendation:

HENNESSY moved and TAYLOR 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.

NOTE: Notices regarding the paving petition on Taft Avenue have been sent to the abutting property owners.

Vote of Planning Commission: Unanimous.

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

KIDWELL, O'KEEFE & WILLIAMSON

CHARTERED  
ATTORNEYS AT LAW  
800 WEST DOUGLAS  
WICHITA, KANSAS 67202

DALE KIDWELL  
TERRY O'KEEFE  
WALTER C. WILLIAMSON  
MICHAEL M. MORAN

October 27, 1971

263-6141  
AREA CODE 316

Robert V. Kirsch  
Robert T. Feagins  
Feagins & Kirsch, P.A.  
6572 East Central  
Wichita, Kansas

Re: Supplemental update to abstract of title opinion dated October 13, 1971 on the real estate being platted as Air Park Second Addition to the City of Wichita, more particularly described as The W/2 SW/4 NE/4, Section 27, Township 27S, Range 1 West, lying north of U.S. 54 Highway right of way case number A-38302, on Sedgwick County, Kansas

Dear Mr. Kirsch and Mr. Feagins:

Pursuant to your request I have this day prepared a Partial Release of Mortgage covering the land you propose to plat as Air Park Second Addition (described above) and have had the same executed by the East Sid National Bank of Wichita.

As of this date, there is no longer any mortgage encumbrance on the said real estate.

I have also this day seen a redemption certificate, #134168, from the office of the Treasurer of Sedgwick County, showing on its face that the real estate taxes for the year 1970 on the property in question have been paid in full.

Respectfully submitted,

KIDWELL, O'KEEFE, WILLIAMSON & MORAN, CHARTERED

*Michael M. Moran*  
Michael M. Moran

MMM:ar



THE CITY OF WICHITA  
OFFICE OF WATER DEPARTMENT

DATE October 22, 1971



TO Jack Galbraith, Chief Planner  
FROM Bill H. Otten, Design & Planning Superintendent  
SUBJECT Air Park 2nd Addition

An existing 16-inch water main in the south side of U.S. 54 Highway will provide service to the proposed Air Park 2nd Addition. However, it has been brought to the attention of the plattors that when the property actually develops, they may wish to participate in the cost of a main extension to better serve their needs.

*Bill H. Otten*  
Bill H. Otten  
Design & Planning Supt.

BHO:bg

cc: John D. Wynkoop, Operations Chief Engineer

Bob Feagins, Architect  
6416 East Central  
Wichita, Kansas 67206



October 20, 1971

Bill Korber  
Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: Title Opinion for  
S/D 70-65 - Air Park 2nd  
Addition.

Dear Mr. Korber:

Enclosed please find an extra copy of a title and tax opinion which we received relative to the final processing of Air Park 2nd Addition. I believe Curtis Newby of our office has discussed with you an entry on the opinion relative to a mortgage of record for which there is no consent given on the final plat tracing. I personally have discussed with Bob Feagins that the opinion also reflects that the last half of 1970 taxes are still unpaid.

This is being forwarded to you for your information and files and perhaps will be some assistance in indicating the appropriate entry for mortgage consent on the plat tracing.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Enclosure

cc: Robert T. Feagins, Feagins and Kirsch, 6572 East Central,  
67206

October 20, 1971

Robert T. Feagins  
Feagins and Kirsch  
6572 East Central  
Wichita, Kansas 67206

Subject: S/D 70-65 - Air Park  
2nd Addition

Dear Mr. Feagins:

Based on our telephone conversation yesterday, I have reviewed the plat file for Air Park 2nd Addition. The following are matters which you should concern yourself with in order that all required materials can be submitted to our office by Wednesday, October 27th to permit the scheduling of this plat for the Board of City Commissioners on Tuesday, November 2, 1971. These matters are as follows:

1. The submission of the fully completed and signed tracing of the subdivision to the Planning Department.
2. Make satisfactory arrangements with the Water Department for the extension of City water to serve subject property.
3. *Mitchell is sending memo gave verbal ok on 10-27-71*  
A letter shall be obtained from M. S. Mitchell of the Maintenance-Flood Control office and submitted to the Planning Department, indicating that a lot grading plan has been submitted and approved.
4. Certification submitted to the Planning Department indicating that the taxes for the last half of 1970 have been paid.
5. Completing the enclosed Certificate with the names, dates and notarization and returning of same to the Planning Department.

10-28-71  
have certificate  
but need corp.  
seal. Kirsch said  
this date he would  
come to office &  
affix seal. /RS

Page 2  
October 20, 1971

You will remember that I also discussed with you on the phone the fact that because of the City Commission policy regarding the processing of improvement petitions, that it is important to schedule the hearing of this plat before the City Commission which gives ample time to notify the appropriate people regarding the paving petition for Taft as said petition was signed by less than one hundred percent of the abutting property owners.

Please keep us informed as to the status of your completing the above items, and if you have any questions regarding same please contact our office.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Enclosure

cc: Bill Korber, Baughman Company, 2522 East Kellogg, 67211

KIDWELL, O'KEEFE & WILLIAMSON

CHARTERED  
ATTORNEYS AT LAW  
800 WEST DOUGLAS  
WICHITA, KANSAS 67202

DALE KIDWELL  
TERRY O'KEEFE  
WALTER C. WILLIAMSON  
MICHAEL M. MORAN

October 13, 1971



263-6141  
AREA CODE 316

Robert V. Kirsch  
Robert T. Feagins  
Feagins & Kirsch, P.A.  
6572 East Central  
Wichita, Kansas

Re: Real Estate being platted as Air Park Second Addition to  
the City of Wichita

Dear Mr. Kirsch and Mr. Feagins:

Pursuant to your request, I have examined the title to the following  
described real estate, located in Sedgwick County, Kansas, which is  
currently being platted as Air Park Second Addition:

The W/2 SW/4 NE/4, Section 27, Township 27S, Range  
1 West, lying north of U.S. 54 Highway right of way,  
case number A-38302, on Sedgwick County, Kansas

reflected in a base abstract of title containing sixty-four entries  
and last certified to by the Security Abstract & Title Company, Inc.,  
on September 18, 1968, at 7:00 a.m.; base abstract containing four  
entries and last certified to by the Guaranty Title Company, Inc. on  
October 1, 1971, at 7:00 a.m.

From examination of these abstracts, it would appear that title to  
the land under examination is vested, as of the date and time of  
last certification, in the following named persons, to-wit:

Nancy Dugan,

subject to the following exceptions, comments and requirements:

1. As is reflected in Entry No. 56 of the base abstract, a statutory  
warranty deed appears, granting to Henry B. Dugan and Nancy Dugan, husband  
and wife, as joint tenants, with right of survivorship, and not as  
tenants in common, filed of record in the office of the Sedgwick  
County Register of Deeds on July 9, 1953, covering the land in question.

On May 8, 1971, Henry B. Dugan died in Wichita, Kansas. A petition to probate will was filed in Sedgwick County Probate Court on May 14, 1971, and assigned Case No. 55182. Said probate proceedings are not complete, and no waiver of liability for Kansas Inheritance Taxes has been filed, nor has there been any waiver filed by the Federal Government.

2. At Entry No. 64 of the base abstract, is a mortgage, filed in Book 1641, at Page 373, filed of record September 17, 1968, between Air Park of Wichita, Inc. and East Side National Bank, Wichita, Kansas, in consideration of a loan of \$55,000 covering the W/2 W/2 S/2 NE/4 Section 27, Township 27S, Range 1W, of the 6th P.M. and other real estate.

Air Park of Wichita, Inc. was permitted to so encumber the land under a lease assignment executed April 26, 1963, by and between Harry B. Dugan and Nancy Dugan, as Lessors, and Norman H. Bekemeyer, as Lessee. Said lease was ultimately assigned to Air Park of Wichita, Inc.

3. Plat. At Entry No. 62 of the base abstract, is a plat from Henry B. Dugan and Nancy Dugan, his wife, to the public, filed of record on February 8, 1968, in Book 73, Page 11, which was platted as "Air Park Addition to Wichita", but deals solely with the NW/4 Section 27, and not the land under examination.

4. Easements. At Entry No. 58 is a "dedication of road" easement filed of record in Miscellaneous 408, at Page 424, on November 19, 1957, wherein Henry B. Dugan and Nancy Dugan, his wife, dedicated a street to be known as Dugan Road, in the County of Sedgwick, State of Kansas, as follows: The West 30 feet of the SW/4 NE/4 Section 27, Township 27S, Range 1W, and the East 30 feet of the S/2 NW/4 Section 27, Township 27S, Range 1W, of the 6th P.M., and a tract of land lying east of the Hudson station 10 feet wide and 200 feet long, described as the west 10 feet of the east 40 feet of the south 200 feet, commencing on the north side of U.S. 54 Highway for roadway and drainage purposes, in the S/2 NW/4, Section 27, Township 27S, Range 1W, in Sedgwick County, Kansas; a tract of land in the SW/4 NE/4 of Section 27, Township 27S, Range 1W, described as follows: Beginning at the intersection of the north right of way line of U.S. 54 Highway and the west line of said quarter section, 124.8 feet north of the southwest corner of said quarter section, thence east along said right of way line 70 feet, thence northwesterly 63.6 feet to a point 45 feet north of said right of way line, thence southwesterly to a point on said west line 20 feet north of the place of beginning, thence south 20 feet along said west line to the place of beginning, containing 0.4 acres, more or less, exclusive of the existing highway, and dedicated to the public for public use, forever. At Entry No. 59, an Order and Resolution for this road dedication was approved and accepted.

At Entry No. 60 is a dedication of road easement filed in Book 445, Miscellaneous, Page 391, on July 16, 1959, wherein Henry B. Dugan

and Nancy Dugan, his wife, dedicated a street to be known as Taft Avenue, in the County of Sedgwick, State of Kansas, as follows:  
Certain lands, including the north 30 feet of the SW/4 of the NE/4 Section 27, Township 27S, Range 1W, being dedicated for public use, for street and road purposes.

At Entry No. 61 is an Order and Resolution, filed of record July 16, 1959, in Book 445, Miscellaneous, Page 392, in which the County Commissioners approved and accepted such dedication.

There are no pipeline easements or utility easements of record affecting the property under examination.

5. Also contained in the base abstract is Court Case No. A-38302, entitled, In The Matter of the Condemnation of Land for State Highway Purposes. Petition was filed November 1, 1951, wherein a tract of land for highway right of way in the SW/4 NE/4 Section 27, Township 27S, Range 1W, described as: Beginning at the southwest corner of said quarter section; thence north along the west line of said quarter section 124.8 feet, thence easterly to a point on the east line 155 feet north of the southeast corner of said SW/4 NE/4; thence south 155 feet to the south line of the said quarter section; thence west along said south line to the place of beginning; containing 4.2 acres, more or less.

All proceedings filed of record were duly completed. The land was appraised and all proceedings concluded.

6. Taxes. As of the date and time of last certification of the tax rolls of Sedgwick County, Kansas, it is reflected that the first half of 1970, and prior years are paid in full, but that the last half of 1970, in the amount of \$612.03 is not paid.

Respectfully submitted

KIDWELL, O'KEEFE, WILLIAMSON & MORAN, CHARTERED

  
Michael M. Moran

MMM:ar

October 15, 1971

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Re: S/D 70-65 - Final Plat of  
AIR PARK 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 14, 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 October 8, 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:

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 for 1970 and prior years have been paid.

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

Sincerely,

John D. Gist  
Principal Planner

JDG:ber

cc: Henry B. Dugan, 602 South Ridge Road 67209  
Air Park of Wichita, Inc., 6572 East Central 67206  
Robert T. Feagins, 6572 East Central 67206

October 8, 1971

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 70-65 - Final Plat  
of AIR PARK 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 7, 1971, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- ~~1.~~ The amount of right-of-way for Taft Avenue shown on the plat, shall be dimensioned.
- ~~2.~~ The plat's text shall be amended as follows: "...platted into a lot, drive, road and avenue to be known as ...".
3. The applicant shall install or guarantee the extension of sanitary sewer to serve subject property. *petitioned*
- 2 ~~4.~~ The applicant shall make satisfactory arrangements with the Water Department for the extension of City water to serve subject property. *see memo from Water Dept. 10-21-71*
- ~~5.~~ The applicant shall install or guarantee the installation of paving for Taft Avenue and Dugan Road. *petitioned*
- ~~6.~~ The applicant shall install or guarantee the installation of sidewalks on the south side of Taft Avenue, the east side of Dugan Road and the north side of Kellogg Drive; the total estimated construction cost to be in the amount of \$7,110. *petitioned*

Page 2  
October 8, 1971

3 *OK*  
The applicant, and/or their surveyor, shall furnish a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office of the the Department of Public Works. A letter shall be obtained from Mr. Mitchell, and furnished to the Planning Department, indicating that said plan has been approved.

*OK*  
8. Indicating on the face of the plat, and within the plat's text, that the maximum building height for subject property is 50 feet.

*OK*  
9. Indicating building setbacks on the plat, as were established in the approval of the associated CUP, DP-2, as follows:

- a. 30-foot building setback from the east property line.
- b. 100 foot building setback from the north property line.

*OK*  
10. Recording of the plat within 30 days after approval by the Board of City Commissioners.

A note has been added to the Planning Commission agenda regarding this plat, that the applicant desires to discuss the 100 foot setback required in condition #9.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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, October 14, 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

*10-27-71  
M.S. Mitchell  
paid OK to forward  
plat to see if a  
memo would be  
forthcoming from  
him to this  
office.  
J*

Page 3  
October 8, 1971

cc: Henry B. Dugan  
602 South Ridge Road, 67209

Air Park of Wichita, Inc.  
6572 East Central, 67206

Robert T. Feagins  
6572 East Central, 67206

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-65 Name AIR PARK 2ND ADDITION  
Date Application Rec'd. 11-9-70 Preliminary Approval 11-19-70  
Scheduled S/D Meeting 10-7-71

DESCRIPTION

General Location At the northeast corner of U. S. 54 Highway  
and Dugan Road  
Owner Henry B. Dugan  
Surveyor/Engineer Baughman Company  
Address 2522 East Kellogg Phone 683-7431

- |   |                                  |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>18.03</u>                                   | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>40</u> R/W <u>1196</u> ft. |
| Residential _____   | b. <u>30</u> R/W <u>621</u> ft.  |
| Commercial <u>1</u>   | c. <u>10</u> R/W <u>621</u> ft.  |
| Industrial _____  | d. _____ R/W _____ ft.           |
| Other _____   | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>1</u>   | TOTAL <u>2438</u> ft.            |
| 3. Minimum Lot Frontage <u>621</u> ft.                                  | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>712,900±</u> sq.ft.                              | streets? <u>yes</u> <u>X</u> no  |
| 5. Existing Zoning <u>C</u>   |                                  |
| 6. Proposed Zoning <u>C</u>   |                                  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                  |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____               |                                  |
| 11. Health Department Approval (where applicable) _____ (Yes-No)        |                                  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                    |                                  |

STAFF COMMENTS:

1. It should be pointed out that subject property is included within an approved Community Unit Plan DP-2 covering property generally bounded by Taft Avenue on the north, U. S. 54 Highway on the south, the east line of subject plat on the east and Ridge Road on the west.
2. The amount of right-of-way for Taft Avenue shown on the plat, shall be dimensioned.
3. The plat's text shall be amended as follows: "...platted into a lot, drive, road and avenue to be known as..."
4. A 10 foot utility easement shall be indicated adjacent to the east line of Lot 1, as required in the approval of the preliminary plat.
5. The applicant shall install or guarantee the extension of sanitary sewer to serve subject property.
6. The applicant shall make satisfactory arrangements with the Water Department for the extension of City water to serve subject property.
7. The applicant shall install or guarantee the installation of paving for Taft Avenue and Dugan Road.
8. The applicant shall install or guarantee the installation of sidewalks on the south side of Taft Avenue, the east side of Dugan Road and the north side of Kellogg Drive; the total estimated construction cost to be in the amount of \$7,110.
9. As per discussion in the approval of the preliminary plat, it is assumed that all utilities have been contacted and there is no need for any utility easement to be indicated within the 35 foot building setback adjacent to Kellogg Drive.

(over)

FORM 42-017

EASEMENT

THIS EASEMENT made this 25th day of September, 19 71,  
by and between Nancy Dugan  
of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part y, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer pipes and a sewer system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A permanent easement described as follows: Beginning at a point thirty (30) feet west of the east line of the Northwest Quarter, Section 27, Township 27 South, Range 1 East of the 6th P.M., and two hundred (200) feet north of the north line of U. S. 54 Highway; thence west one thousand two hundred sixty one and seventy-six hundredths (1,261.76) feet to a point two hundred (200) feet north of the north line of U. S. 54 Highway; thence south ten (10) feet; thence west to the east line of Clinton Addition; thence north twenty (20) feet; thence east to a point ten (10) feet north of the point of beginning; thence south to the point of beginning.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and sewer system.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

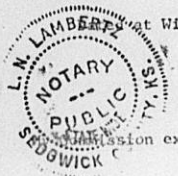
Nancy Dugan  
Mayor of Wichita, Kan  
by Don Satterthwaite Sec



Robert T. Feagins  
Secretary

Personally appeared before me a notary public in and for the County and State of Kansas NANCY DUGAN, ROBERT T. FEAGINS AND DON E. SATTERTHWAITE

to me personally known to be the same person S who executed the foregoing instrument of writing and said person S duly acknowledged the execution thereof.



at Wichita, Kansas, this 25th day of September, 19 71.

L.N. Lambertz  
Notary Public

L.N. Lambertz

L. N. LAMBERTZ  
My Commission Expires April 23, 1974

FORM 42-017

EASEMENT

THIS EASEMENT made this 25th day of September, 1971,

by and between NANCY DUGAN

of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part Y, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer pipes and a sewer system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

Beginning at a point on the west line of Reserve "C" Wichita Municipal Airport Addition, said point being four hundred ninety three and forty five hundredths (493.45) feet south of the south line of U. S. 54 Highway; thence north thirty (30) feet; thence west one hundred (100) feet; thence north two hundred and sixty two hundredths (200.62) feet; thence westerly parallel with the south line of U. S. 54 Highway a distance of two hundred twenty (220) feet; thence south twenty (20) feet; thence easterly parallel with the south line of U. S. 54 Highway a distance of two hundred (200) feet; thence south two hundred ten and sixty two (210.62) feet; thence east one hundred twenty (120) feet to the point of beginning. Said easement being in the Southwest Quarter of Section 27, Township 27 South, Range 1 West of the 6th P.M.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and sewer system.

IN WITNESS WHEREOF: The said first part Y has signed these presents the day and year first written.

Nancy Dugan

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid NANCY DUGAN, ROBERT T. FLEMING AND DON E. SATTERWHITE

to me personally known to be the same person S who executed the foregoing instrument of writing and said person S duly acknowledged the execution thereof.

Witnessed at Wichita, Kansas, this 25th day of September, 1971.



L.N. Lambertz  
Notary Public  
L.N. Lambertz

My Commission expires April 28, 1974

L. N. LAMBERTZ  
My Commission Expires April 28, 1974

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE November 25, 1970

TO John Gist, Planner III, Regulations Division

FROM Steve Innes, Public Health Engineer

SUBJECT Preliminary Plat  
Air Park 2nd Addition

An individual septic tank system is approved for the Air Park 2nd Addition (Henry B. Dugan) with the following conditions:

1. The developer should petition for public sanitary sewers and, at such time as they become available, connect to them.
2. The volume of sewage produced on this property does not exceed 2,000 gallons per day except as otherwise agreed upon by the Wichita-Sedgwick County Health Department.
3. The design and construction of the system to be approved by this department.

*Steve Innes*

Steve Innes  
Public Health Engineer

SI/jk

November 20, 1970

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 70-65 - Preliminary  
Plat of AIR PARK 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 19, 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:

- SK* The applicant submitting a revised preliminary plat drawing to the Planning Department and to the Engineering, Traffic Engineering and Maintenance Divisions of the Department of Public Works, reflecting the correct geometrics and dimensions for the rights-of-way for Dugan Road and its intersection with Kellogg Drive. Such a revised drawing is also to include, or be accompanied by, a lot grading and drainage plan for subject property which the applicants shall review with the Department of Public Works prior to the submission of the final plat. Minimum building pad elevations as determined necessary from such review shall then be indicated on the face of the plat and within the plat's text.
- SK* The frontage road adjacent to the south line of the subject property shall be labeled as Kellogg Drive.
- SK* There appears to be an error in the dimension indicated for the west line of the lot being platted, and should be corrected by the applicant's surveyor.
- SK* Indicating a 10 foot utility easement adjacent to the east line of subject property.

5. In accordance with the associated and approved Community Unit Plan DP-2, if it is the intent of the developer to have the one access point to Taft on the larger parcels lying west of Dugan Road, then "complete access control" shall be indicated on the south side of Taft adjacent to this plat.
6. The applicant being advised with regard to use of private septic systems until sanitary sewer is available, that the Environmental Health Department has informed the Planning Department the following: A private septic tank system or systems may be used on a temporary basis provided that said systems do not exceed a consumption of more than 2,000 gallons per day for the total site area. The applicant should consult the Environmental Health Department with regard to this matter.
7. The applicant shall guarantee the ultimate extension of sanitary sewer to serve subject property.
8. The applicant shall make satisfactory arrangements with the Water Department for the extension of City water to serve subject property.
9. The applicant shall install or guarantee the installation of paving for Taft Avenue and Dugan Road. The Engineering Division of the Department of Public Works should be contacted regarding this matter.
10. The applicant shall install or guarantee the installation of sidewalks on the south side of Taft Avenue, the east side of Dugan Road and the north side of Kellogg Drive; the total estimated construction cost to be determined upon submission of the final plat.
11. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
12. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The Committee discussed with the applicant the establishing of building setbacks on the plat, and considered their request that the 100 foot setback from Taft be reduced to 65 feet. It was pointed out that the setbacks requested to be designated

Page 3  
November 20, 1970

by the staff, were the same setbacks as established for the property by the approval of the associated C.U.P., DP-2. It was determined to not show any building setbacks insofar as the approval of the preliminary plat is concerned, but it was suggested that the applicant make his request known to the Planning Director and the Superintendent of Central Inspection relative to whether such a reduction in setback would constitute a substantial deviation from the approved C.U.P. requiring an amendment to the plan. The Committee indicated that if it became necessary they could again address themselves to building setbacks in their consideration of the final plat.

It is also suggested that prior to the preparation of the final plat, the applicant contact the Water Department, Gas Service Company, Southwestern Bell and K&E relative to what needs exist, if any, for a utility easement adjacent to the north side of Kellogg Drive. If such a need is found to exist, the applicant might consider increasing the right-of-way for Kellogg Drive if it is preferred and agreed to have all utilities between the sidewalk and the curb of the frontage road.

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: Henry B. Dugan, 602 South Ridge Road, 67209  
Air Park of Wichita, Inc., 6572 East Central, 67206  
& Robert T. Feagin

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-65 Name AIR PARK 2ND ADDITION  
Date Application Rec'd. 11-9-70 Preliminary Approval  
Scheduled S/D Meeting 11-19-70

DESCRIPTION

General Location At the northeast corner of U. S. 54 Highway  
and Dugan Road.

Owner Henry B. Dugan  
Surveyor/Engineer Baughman Company Phone 683-7431  
Address 2522 East Kellogg

- |   |  |                                      |                        |
|---|--|--------------------------------------|------------------------|
| 1. Gross Acreage of Plat                          | <u>18.03</u>                                     | 7. Lineal Feet of New Streets:       |                        |
| 2. Number of Lots:                                |  | a. 40 R/W                            | <u>1196</u> ft.        |
| Residential                                       |  | b. 30 R/W                            | <u>621</u> ft.         |
| Commercial  | <u>1</u>   | c. 10 R/W                            | <u>621</u> ft.         |
| Industrial  |  | d. R/W                               | ft.                    |
| Other   |  | e. R/W                               | ft.                    |
| Total Number of Lots                              | <u>1</u>   | TOTAL                                | <u>2438</u> ft.        |
| 3. Minimum Lot Frontage                           | <u>621</u> ft.                                   | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area                               | <u>712,900±</u> sq.ft.                           |                                      |                        |
| 5. Existing Zoning                                | <u>C</u>   |                                      |                        |
| 6. Proposed Zoning                                | <u>C</u>   |                                      |                        |
| 9. Public Water Supply                            | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                      |                        |
| 10. Public Sanitary Sewers                        | <u>No</u> (Yes-No), Name _____ (Yes-No)          |                                      |                        |
| 11. Health Department Approval (where applicable) | _____ (Yes-No)                                   |                                      |                        |
| 12. City of Wichita                               | <u>X</u> : Three-Mile Area _____                 |                                      |                        |

STAFF COMMENTS:

1. It should be pointed out that subject property is included within an approved Community Unit Plan DP-2 covering property generally bounded by Taft Avenue on the north, U. S. 54 Highway on the south, the east line of subject plat on the east and Ridge Road on the west.
2. The associated C.U.P. (DP-2) permits only one access point to Taft Avenue other than the intersection of Dugan Road. Since it probably is the intent of the developers to have the one access point to Taft on the larger parcels lying west of Dugan Road, "complete access control" shall be indicated along the south line of Taft adjacent to this plat.
3. The frontage road adjacent to the south line of the subject property shall be labeled as Kellogg Drive.
4. There appears to be an error in the dimension indicated for the west line of the lot being platted, and should be corrected by the applicant's surveyor.
5. The following building setbacks, as established on the approved C.U.P., shall be indicated on the final plat:
  - a. 35 feet from Kellogg Drive
  - b. 35 feet from Dugan Road
  - c. 100 feet from Taft Avenue
  - d. 30 feet from the east property line
6. There is a 16-foot utility easement indicated on the approved C.U.P. adjacent to the south line of subject property. After the 10 feet of dedication for Kellogg Drive there is only 6 feet of easement remaining. The need and appropriate width for such easement shall be further discussed at the Subdivision Committee meeting.

(over)

7. The existing improvement for Dugan Road curves southeasterly at its intersection with Kellogg Drive. The need for additional right-of-way to accommodate this curved geometric of Dugan Road will be discussed at the Subdivision Committee meeting.
8. Since sanitary sewer is not now available to serve subject property, the applicant shall furnish a letter from the Wichita-Sedgwick County Health Department stating that the use of private septic tank systems are permissible on a temporary basis until such time as sanitary sewer is available.
9. The applicant shall guarantee the ultimate extension of sanitary sewer to serve subject property.
10. The applicant shall make satisfactory arrangements with the Water Department for the extension of City water to serve subject property.
11. The applicant shall install or guarantee the installation of paving for Taft Avenue and Dugan Road.
12. The applicant shall install or guarantee the installation of sidewalks on the south side of Taft Avenue, the east side of Dugan Road and the north side of Kellogg Drive; the total estimated construction cost to be determined upon submission of the final plat.
13. A minimum building pad elevation, to be established on the plat, will be discussed at the Subdivision Committee meeting.
14. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
15. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5046  
Section No.: 27  
Twp. No.: 27S  
Range: 1W

S/D No. 10-65

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Air Park 2nd. Add.  
General Location: Dugan Road & U.S. 54  
Name of Property Owner: Henry B. Dugan Phone: 643 6206  
Address: 602 S. Ridge Rd.  
Name of Subdivider: Air Park of Wichita, Inc. Phone: 684 6576  
Address: 6572 E. Central  
Name of Agent/Surveyor: Baugman Co. Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Date of Application: \_\_\_\_\_

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 18.03
2. Number of Lots:  
Residential \_\_\_\_\_  
Commercial 1  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 1
3. Minimum Lot Frontage 621 ft.
4. Minimum Lot Area 712,900 ± sq.ft.
5. Existing Zoning C
6. Proposed Zoning C
7. Lineal Feet of New Streets:  
a. 40 R/W 1196 ft.  
b. 30 R/W 621 ft.  
c. 10 R/W 621 ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 2438 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply (Yes-No), Name City
10. Public Sanitary Sewers (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: Robert F. Ferguson

Secretary AIRPARK OF WICHITA, INC.

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

Received by Nicolay (ls)  
Date 11-9-70  
Fee Submitted 9.50

TS-301B (10-68)



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

Name \_\_\_\_\_

Address \_\_\_\_\_

Type \_\_\_\_\_ Due Date \_\_\_\_\_

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

Date \_\_\_\_\_ By \_\_\_\_\_