

HOUSE PLAZA -  
Woodchuck and

PLAT NO. S/D 70-74 MAP NO. 4946

NAME CARRIAGE HOUSE PLAZA

LOCATION At the northwest corner of Woodchuck and  
U. S. 54 Highway

ENGINEER Baughman Company

OWNER Ruth E. Bailey

APPLICATION FILED 12-28-70

SKETCH PLAT FILED ~~12-28-70~~ None

\* PRELIMINARY FILED 12-28-70

S/D ACTION 1-7-71 *Refer for submission of rev. plat*

FINAL FILED 1-25-71

S/D ACTION 2-4-71 *Approve*

MAPC ACTION 2-11-71 *Approve*

BCC ACTION 2-9-71 *Approve*

RECORDED 3-23-71

REMARKS \* REVISED PRELIMINARY FILED 1-11-71

S/D ACTION 1-21-71 Approve

S/D 70-74 - CARRIAGE HOUSE PLAZA -  
At the NW corner of Woodchuck and  
U. S. 54 Highway

K. O. Taylor

POSTED  
1-4-71

ACTION

	DATE
S/E COMMITTEE (prelim) defer	1-7-71
" " (new prelim) approve	1-21-71
" " (final) approve	2-4-71
M.A.P.C. approve	2-11-71
D.C.C. <del>approve</del> approve	3-9-71

Map No. 4946  
Sec. No. 28  
Twp. No. 27 S  
Range 1 W

Subdivision Report and Progress  
S/D No.: 70-74

Name: CARRIAGE HOUSE PLAZA

General Location: At the northwest corner of Woodchuck and U. S. 54 Highway

\* Owner: Ruth E. Bailey  
Address: 8227 Maple (09) Phone: 722-1102  
Subdivider: Marion M. Wimmer  
Address: 6411 East Kellogg (07) Phone: 684-5271  
Engineer/Surveyor: K. O. Taylor  
Address: 1542 South St. Francis (11) Phone: 264-4072

\* also send Bill Mesker, 33 Rolling Hills 67212  
Correspondence to: Bud White, 210 Patti 67211  
Application Received 12-28-70 FINAL PLAT RECEIVED 1-25-71  
Conf. with Applicant Dec. 1970 S/D Comm. Action 2-4-71 Approve  
Sketch Plat Received 12-28-70 none

Present Zoning "AA"  
\*\* Proposed Zoning "A" & "LC"  
Letter of Intent 12-29-70  
Dept. Report on Final 2-5-71  
M.A.P.C. ACTION 2-11-71 Approve  
Dept. Report on Final 2-12-71  
Letter on Irons Received N/A  
Title/Taxes Rec'd & Reviewed 3-2-71  
Final Review 3-4-71  
Referral to B.C.C. 3-4-71  
B.C.C. ACTION 3-9-71 Approve  
Recorded 3-23-71

\*\*\* PREL. PLAT RECEIVED 12-28-70  
S/D Comm. Action 1-7-71 Refer for  
Submission of Revised Plat  
Dept. Report on Prel. 1-11-71

TRACING PROGRESS:

Received 3-3-71  
Released 3-12-71  
Received  
Released

Comments:

\*\*1244 Associated zone case "AA" to "LC" & "AV"  
\*\*\* REVISED PREL. PLAT RECEIVED 1-11-71  
S/D COM. ACTION 1-21-71 Approve  
DEPT. REPORT ON REV. PRELIM. 1-25-71  
3-12-71 Called Marion Wimmer to pick up tracing for recording

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

CARRIAGE HOUSE PLAZA ADDITION was

filed for record on March 23, 1971

R-2 7-20

78

vh

*John Hal*  
Register Of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	70-74	Name	CARRIAGE HOUSE PLAZA
Application Filed:	12-28-70	Sketch Filed:	None
Preliminary Plat Filed:	1-11-71	Approved by S/D:	1-21-71
Final Plat Filed:	1-25-71	Approved by S/D:	2-4-71
Approved by Metropolitan Area Planning Commission:			2-11-71

DESCRIPTION

General Location: Northwest corner of Woodchuck  
and U. S. 54 Highway

Surveyor or Engineer: Baughman Company  
Owner: Ruth E. Bailey  
Address: 8227 Maple

1. Gross Acreage of Plat	<u>10.4</u>	5. Lineal Feet of New Streets:
2. Number of Lots:		a. <u>60</u> R/W <u>570</u> ft.
Residential	<u>10</u>	b. <u>10</u> R/W <u>680</u> ft.
Commercial	<u>3</u>	c. _____ R/W _____ ft.
Industrial	_____	d. _____ R/W _____ ft.
Other	_____	e. _____ R/W _____ ft.
Total Number of Lots:	<u>13</u>	TOTAL <u>1,250</u> ft.
3. Minimum Lot Frontage:	<u>110</u> ft.	6. Existing Zoning: <u>"AA"</u>
4. Minimum Lot Area	<u>11,000</u> sq.ft.	

Petitions have been submitted guaranteeing the installation of sidewalks, paving of Hendryx, and extension of sewer and water to serve subject property. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

BLEDSE moved and HENNESSY seconded that the Planning Commission recommend to the City Commission that this plat be approved subject to:

See attached sheet for conditions.

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, temporary drainage easement and covenant 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.

S/D 70-74 - CARRIAGE HOUSE PLAZA

Conditions to Approval:

1. Approval of the plat is subject to the approval of associated Zone Case Z-1244, "AA" to "A" and "LC", Vacation Case V-0546, Vacation of a portion of Floyd Bailey Third Addition, and DR 71-1, Street name change for Tourmaline Lane.
  2. Granting by separate instrument a temporary drainage easement for the drainage running south across Block E, Floyd Bailey Third Addition.
  3. The applicant being advised that Lots 8 and 9, Block 1, Lots 1 and 2, Block 2, and Lots 1 and 2, Block 3, are not to be developed until Hendryx Street has been paved. Further, that Hendryx cannot be opened, maintained or improved until a drainage system for the general area can be accomplished in conjunction with the paving of the street. The applicant shall include a note to this affect within the plat's text of the final plat, or if preferred submit a separate instrument in the form of a covenant properly executed to be recorded with the Register of Deeds.
  4. Recording of the plat within 30 days after approval by the Board of City Commissioners.
-

**THE CITY OF WICHITA**

**OFFICE OF** Ass't. Superintendent of  
Public Works Maintenance

**DATE** 3/4/71

**TO** John Gist, Planner III

**FROM** M. S. Mitchell



**SUBJECT** Final Plat of Carriage House  
Plaza, SD 70-74

Reference is made to my request for a temporary drainage easement along the route of the existing ditch between Topaz Lane and Hendryx Street and an instrument which would withhold development and use of certain lots until Hendryx Street has been paved.

Please be advised that I have received a temporary drainage easement dated February 26, 1971, for a 50 ft. strip of land extending from the south line of Topaz to the north line of Hendryx, generally following the route of the existing ditch and a covenant of the same date, restricting development of certain lots. Both the easement and the covenant are satisfactory.

I trust this information is sufficient to permit final processing of the plat.

A handwritten signature in cursive script, appearing to read "M. S. Mitchell".

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

MSM/glm

cc: G. H. Wilton, Supt. of Public Works Maint.  
K. O. Taylor  
Carriage House Plaza Addn. Plat File

March 4, 1971

Bob Feldner, Superintendent of Central Inspection

Curtis L. Newby, Planning Analyst

S/D 70-74 - Carriage House Plaza (Restrictive Covenants)

The Metropolitan Area Planning Commission considered the above captioned plat on February 11, 1971. Their action was to approve the plat subject to several conditions. One of the conditions of the plat approval was that the applicant shall be advised that Lots 8 and 9, Block 1, Lots 1 and 2, Block 2 and Lots 1 and 2, Block 3, are not to be developed until Hendryx Street has been paved. Further, that Hendryx cannot be opened, maintained or improved until a drainage system for the general area can be accomplished in conjunction with the paving of the street. The applicant shall submit a separate instrument in the form of a covenant, properly executed which sets forth the aforementioned conditions and which shall be recorded with the Register of Deeds.

Attached for your information and files is a copy of the applicant's executed covenant. If you have any questions concerning this matter, please call.

CLN:ls

cc Tom Byrnes, Central Inspection

C O V E N A N T

This declaration made this 26th day of February, 1971, by the undersigned owners of real property hereinafter described and called Grantors.

WITNESSETH:

WHEREAS, Grantors are the owners of the following described real property, to wit:

Lots 8 and 9, Block 1, Lots 1 and 2, Block 2, and  
Lots 1 and 2, Block 3, all in Carriage House Plaza,  
Wichita, Sedgwick County, Kansas.

WHEREAS, said lots and blocks adjoin Hendryx Street as platted in said Carriage House Plaza and all of said lots lie west of the west line of Turquoise Lane extended to the south as platted in Floyd Bailey Third Addition, Sedgwick County, Kansas; and for the purposes of satisfying a requirement of platting as set forth by the Board of Commissioners of the City of Wichita, Grantors are subjecting this covenant as hereinafter set forth which shall inure to the benefit of and pass with said property, and shall apply to and bind the successors in interest in any Owner thereof.

NOW, THEREFORE, the undersigned Grantors hereby acknowledge and agree that Lots 8 and 9, Block 1, Lots 1 and 2, Block 2, and Lots 1 and 2, Block 3, in Carriage House Plaza, Wichita, Sedgwick County, Kansas, shall be held, transferred, sold, conveyed and occupied subject to the following restrictions, to wit:

1. That said Lots 1 and 2, Block 2, and Lots 1 and 2, Block 3, in said Carriage House Plaza are not to be developed until Hendryx Street has been paved in accordance with plans and specifications of the City Engineer of the City of Wichita, Kansas.
2. That Hendryx Street can be opened from the west line of Turquoise Lane extended south to the west line of Lot 9, Block 1, extended north, in said Carriage House Plaza as a private drive, and that the City of Wichita shall not be responsible for grading, maintenance, sanding or upkeep and expense whatsoever for said portion of Hendryx Street.

PROVIDED HOWEVER, when said Hendryx Street has been paved,  
this covenant shall become null and void without further notice or act.

IN WITNESS WHEREOF, the undersigned Grantors being the owners  
of the property described herein, have caused this instrument to be exe-  
cuted this 26th day of February, 1971.

Bud White  
Bud White

Joyce B. White  
Joyce B. White

Bill E. Mesker  
Bill E. Mesker

Doris Jean Mesker  
Doris Jean Mesker

\* Ruth E. Bailey  
Ruth E. Bailey

ACKNOWLEDGMENT

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss

BE IT REMEMBERED, that on this 26<sup>th</sup> day of February,  
1971, before me, a Notary Public within and for the County and State  
aforesaid, personally appeared Bud White and Joyce B. White, husband  
and wife, Bill E. Mesker and Doris Jean Mesker, husband and wife, and  
Ruth E. Bailey, a single woman, who are personally known to me to be  
the same persons who executed the foregoing instrument, and such per-  
son duly acknowledged the execution of the same, and at the same time  
and place, they subscribed and swore to the same before me.

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

Priscilla Hill  
Notary Public

Commission expires:

September 27, 1974



**TEMPORARY DRAINAGE EASEMENT**

THIS EASEMENT made this 26th day of February, 19 71.

by and between Bud White and Joyce B. White, Bill E. Mesker and Doris Jean Mesker

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

WITNESSETH: That the said first parties, 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 temporary right-of-way and easement, said temporary right-of-way and easement to expire when the City Engineer of the City of Wichita, Kansas, determines that said right-of-way and easement is no longer needed. Said right-of-way and easement is for the purpose of constructing, maintaining and repairing an open channel drainage system, over and along the following described real estate situated in Sedgwick County, Kansas, to wit:

A 50 foot strip of land extending from the north line of Hendryx Street to the easterly line of Topaz Lane, being 25 feet on either side of the following described center line: Beginning 210 feet west of the SE corner of Lot 2, Block 2, Carriage House Plaza, Wichita, Sedgwick County, Kansas; thence north to a point on the south line of Topaz Lane, said point being 40 feet southwesterly from the NE corner of Lot 4, Block E, Floyd Bailey Third Addition, Sedgwick County, Kansas.

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 drainage system.

IN WITNESS WHEREOF: The said first parties have signed these presents the day and year first written,

Bud & Mesker x Doris Jean Mesker  
Bud White x Joyce B. White

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Bud White and Joyce B. White, husband and wife, Bill E. Mesker and Doris Jean Mesker, husband and wife,

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

Dated at Wichita, Kansas, this 26th day of February, 19 71.  
Priscilla Hill  
Notary Public

My Commission expires Sept. 27, 1974



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1 1970  
FIRST HALF DELINQUENT DEC 31 1970 SECOND HALF DELINQUENT  
JUNE 21 1971 WITH INTEREST AT 10% PER ANNUM

**1970 REAL ESTATE TAX**  
SEDDWICK COUNTY  
WICHITA, KANSAS 67203

*Ronald L. Miller* COUNTY TREASURER  
*Marie Warden* COUNTY CLERK

**D-299-UP**  
RUTH E BAILEY ETAL  
8287 MAPLE  
WICHITA KS 67209  
  
N71/2 EXC FLOID BAILEY 1ST 2ND.  
2ND. & 4TH. ADD. & EXC W 193 FT  
N 200 FT & EXC N 436 FT E 200 FT  
EXC CCA 38302 SEC 23-27-1W

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
8,500	89 7.69		448.85	448.84	897.69

RONALD G. MILLER  
COUNTY TREASURER SEDGWICK COUNTY  
WICHITA, KANSAS 67203

INTEREST

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

2

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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FIRST HALF DELINQUENT DEC 31 1970 SECOND HALF DELINQUENT  
JUNE 21 1971 WITH INTEREST AT 10% PER ANNUM

**1970 REAL ESTATE TAX**  
SEDDWICK COUNTY  
WICHITA, KANSAS 67203

*Ronald L. Miller* COUNTY TREASURER  
*Marie Warden* COUNTY CLERK

**D 296-UP**  
RUTH E BAILEY ETAL  
8287 MAPLE  
WICHITA KS 67209  
  
N71/2 EXC FLOID BAILEY 1ST 2ND.  
2ND. & 4TH. ADD. & EXC W 193 FT  
N 200 FT & EXC N 436 FT E 200 FT  
EXC CCA 38302 SEC 23-27-1W

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
8,500	89 7.69		448.85	448.84	897.69

RONALD G. MILLER  
COUNTY TREASURER SEDGWICK COUNTY  
WICHITA, KANSAS 67203

INTEREST

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

3

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

CA-84  
448.84  
CK

SEDDWICK COUNTY		TOWNSHIP		SECTION		RANGE		MERIDIAN	
SE	SW	NE	NW	1	2	3	4	5	6
01	02	03	04	05	06	07	08	09	10

PLEASE RETURN ALL COPIES OF THIS STATEMENT, DUE NOV. 1 1970  
 FIRST HALF DELINQUENT DEC. 21, 1970 SECOND HALF DELINQUENT  
 JUNE 21, 1971 WITH INTEREST AT 10% PER ANNUM

**1970 REAL ESTATE TAX**

SEDGWICK COUNTY  
 WICHITA, KANSAS 67203

*Ronald G. Miller*  
 COUNTY TREASURER

*Marie Warden*  
 COUNTY CLERK

D-296-UP  
 RUTH E BAILEY ETAL  
 2227 MAPLE  
 WICHITA KS 67209

INT EXC FLOYD BAILEY 1ST 2ND,  
 3RD, & 4TH, ADD. & EXC W 193 FT  
 N 200 FT & EXC N 436 FT E 300 FT 2 11  
 EXC CCA 23302 SEC 20-27-1W

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
8,500	697.69		448.85	448.84	697.69
448.85			448.85		240.888

RONALD G. MILLER  
 COUNTY TREASURER, SEDGWICK COUNTY  
 WICHITA, KANSAS 67203

PLEASE CONTACT  
 COUNTY ASSESSOR ON  
 QUESTIONS ABOUT  
 ASSESSED VALUATION

PLEASE RETURN ALL COPIES OF THIS STATEMENT, DUE NOV. 1 1970  
 FIRST HALF DELINQUENT DEC. 21, 1970 SECOND HALF DELINQUENT  
 JUNE 21, 1971 WITH INTEREST AT 10% PER ANNUM

**1970 REAL ESTATE TAX**

SEDGWICK COUNTY  
 WICHITA, KANSAS 67203

*Ronald G. Miller*  
 COUNTY TREASURER

*Marie Warden*  
 COUNTY CLERK

D 296-UP

D-296-UP  
 RUTH E BAILEY ETAL  
 2227 MAPLE  
 WICHITA KS 67209

INT EXC FLOYD BAILEY 1ST 2ND,  
 3RD, & 4TH, ADD. & EXC W 193 FT  
 N 200 FT & EXC N 436 FT E 300 FT 2 11  
 EXC CCA 23302 SEC 20-27-1W

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
8,500	697.69		448.85	448.84	697.69
448.84			448.84		349.205

RONALD G. MILLER  
 COUNTY TREASURER, SEDGWICK COUNTY  
 WICHITA, KANSAS 67203

PLEASE CONTACT  
 COUNTY ASSESSOR ON  
 QUESTIONS ABOUT  
 ASSESSED VALUATION

SEDGWICK COUNTY  
 WICHITA, KANSAS 67203

THIS RECEIPT IS YOUR TAX RECEIPT WHEN VALIDATED HERE

INTEREST TOTAL PAID RECEIPT NO.

CA  
 4/28/81  
 KW

LAW OFFICES

RENDER, KAMAS & KELLY

RICHARD A. RENDER

RONALD L. NIETO

ALBERT L. KAMAS

JAMES B. ZONGKER

PATRICK F. KELLY

MARVIN C. PENDERGRAFT

612 UNION NATIONAL BUILDING  
WICHITA, KANSAS 67202

316-267-2212

March 3, 1971

The Wichita-Sedgwick County Metropolitan  
Area Planning Commission  
City Annex Building  
Wichita, Kansas

Gentlemen:

This is to certify that we have examined abstract of title certified to the 10th day of February, 1971, at 7:00 a.m., by The Security Abstract & Title Co., Inc., which abstract and certificate covers the property legally described as:

A tract in the Northwest One Quarter of Section 28, Township 27 South, Range 1 West of the Sixth P.M., Sedgwick County, Kansas, described as follows:

Beginning at the Southeast corner of Lot 11, Block E, Floyd Bailey Second Addition, Sedgwick County, Kansas; said Southeast corner being 40 feet West of the East line of said Northwest One Quarter; thence West on the South line of said Lot 11 and on the South line of Lot 10 in said Block E in said addition, 400 feet to the Southwest corner of said Lot 10 and to the P.C. of a curve; thence Northwesterly on a curve to the right, having a radius of 390 feet to a point 720 feet West of the East line of said Northwest One Quarter; thence South parallel to the East line of said Northwest One Quarter to the North right-of-way line of U.S. Highway 54; thence Easterly along said North right-of-way line of said highway to a point 40 feet West of the East line of said Northwest One Quarter; thence North 445.2 feet to the point of beginning, subject to the right-of-way of Robin Road, now Hendryx Street, as platted in said Floyd Bailey Second Addition, Sedgwick County, Kansas.

*NOTE: (THE ABOVE LEGAL DESCRIPTION COVERS ONLY THE AREA INCLUDED ON THE ORIGINAL PRELIMINARY PLOT. FOR THE OWNERSHIP OF THE ADDITIONAL PROPERTY INCLUDED IN THE REVISED AND APPROVED PLOT THE CERTIFIED OWNERSHIP LIST ON THE ASSOCIATED ZONE CASE 2-1244 WAS USED.)*

The Wichita-Sedgwick County Metropolitan  
Area Planning Commission  
Page 2 - abstract opinion  
March 3, 1971

Assuming said abstract to be complete and accurate, we find:

RECORD TITLE

In Ruth E. Bailey by deed dated December 7, 1970, and filed December 16, 1970, in the Office of the Register of Deeds and recorded in Book 1517 at Page 121.

LIENS AND ENCUMBRANCES

Temporary easement for drainage purposes to the City of Wichita over and across the captioned property to continue until such time as all or any part of the captioned property is platted and the plat instrument filed of record in the Office of the Register of Deeds, Sedgwick County, Kansas.

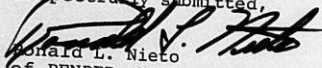
LEASES

None of record.

TAXES

Taxes for the year 1970 are shown by the abstract to be unpaid.

Respectfully submitted,

  
Donald L. Nieto  
of RENDER, KAMAS & KELLY

RLN:jk

February 12, 1971

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 70-74 - Final Plat of  
CARRIAGE HOUSE PLAZA

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on February 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 February 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:

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,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Ruth E. Bailey, 8227 Maple 67209  
Bill E. Mesker, 1300 Airport Road 67209  
Bud White, 210 Pattie 67211  
Marion Wimmer, 4027 Countryside 67218

CERTIFICATE

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

I, RUTH E. BAILEY, BILL E. MESKER & BUD WHITE, owner and plat-  
tor of CARRIAGE HOUSE PLAZA 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. Sidewalk:
  - X. Blk. 3 Lots 1-2, Blk. 2 Lots 1-2
  - X. Blk. 1 Lots 4 thru 9 abutting Hendryx, Blk. 1 Lots 3-4 abutting Woodchuck Lane, Blk. 1 Lots 1-2-3 abutting Kellogg Drive.
2. Sanitary Sewer Lateral
  - #. Blk. 1 Lots 1 thru 9, Blk. 2 Lot 1-2, Blk. 3 Lots 1-2
3. Paving
  - X. West line of Lot 1 Blk. 3 to the west line of Woodchuck
4. Special Benefit Waterworks
  - X. Benefit District 170-71, GETW 5-69401, the property adjacent to Hendryx from Tyler to Woodchuck

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

Signed this 1 day of February, 1971.

x Bill E. Mesker

Bud White

x Ruth E. Bailey

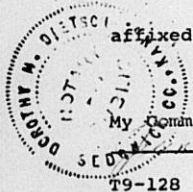
City of Wichita)  
Sedgwick County) ss  
State of Kansas)

Be it remembered that on this 1 day of February  
1971, before me, a notary public in and for said County and State,  
came Bill E. Mesker, Bud White, Ruth E. Bailey, 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 M. Detsch  
Notary Public

My Commission Expires:



THE CITY OF WICHITA

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

DATE Feb. 9, 1971

TO John Gist, Planner III

FROM M. S. Mitchell



SUBJECT : Final Plat of Carriage  
House Plaza, SD 70-74

Reference is made to my request before the Subdivision Committee for a lot grading plan for Lots 1, 2 and 3 of Block 1. At the last meeting, this request was expanded to include the balance of the block. Please be advised that Mr. K. O. Taylor has submitted such a plan. The plan proposes to grade Lots 1, 2 and 3 from a minimum elevation at the northwest corner of Lot 1 of 142.4 and a minimum elevation at the northeast corner of Lot 3 of 142.6 south at a slope of not less than 0.5% to clear the proposed sidewalk grade of 140.8 for Lot 1 and 140.6 for Lot 3 at the Kellogg Service Road.

The residential lots, 4 through 9, are to be graded from the back at the same elevations as set for Lots 1, 2 and 3 with a uniform slope to the north over the proposed sidewalk grade on Hendryx.

At the last meeting, the location of the 30 foot drainage easement along the west side of Lots 1 and 9 were discussed. The final plat shows a 10 foot drainage easement off the west side of the lots with the understanding that an additional 20 feet west of and adjacent to the platted easement will be granted by separate instrument. However, a request was made to delete the 10 foot drainage easement from Lots 1 and 9 and to grant the full 30 feet west of them by separate instrument. We have advised Mr. Taylor that we do not object to his changing the location of the drainage easement so long as:

- 1) it is 30 feet wide with at least 8 feet either side of the bank of the existing ditch or,
- 2) that the existing ditch be re-located to fit the granted easement.

\* If the developer decides to re-locate the ditch, we would expect to approve cross sections and arrange for re-location of the ditch prior to the final processing of this plat.

*M. S. Mitchell*

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

MSM/glm  
Enc. - 1

cc: G. H. Wilton  
K. O. Taylor  
Carriage House Plaza Assn. Plat File

THE CITY OF WICHITA  
OFFICE OF WATER DEPARTMENT

DATE February 9, 1971



TO Jack Galbraith

FROM Bill H. Otten, Design & Planning Superintendent

SUBJECT Carriage House Plaza  
Addition

The platfords of the Carriage House Plaza Addition have submitted valid petitions for the water main extensions to serve this plat. Therefore, all of our requirements for water service to this area have been fulfilled.

*Bill H. Otten*

Bill H. Otten  
Design & Planning Superintendent

BHO:ls

cc: John D. Wynkoop, Operations Chief Engineer



February 5, 1971

K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 70-74 - Final Plat  
of CARRIAGE HOUSE PLAZA

Dear Mr. Taylor:

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

1. Approval of the plat is subject to the approval of associated zone Case Z-1244, "AA" to "A" and "IC", vacation Case V-0546 - Vacation of a portion of Floyd Bailey Third Addition, and DR 71-1 - Street name change for Tourmaline Lane.

2. Elmer S. Peters shall be indicated as the Chairman of the Board of County Commissioners within the proper text of the plat.

3. The applicant shall grant by separate instrument a 20-foot drainage easement west of and adjacent to the west line of Block 1. Said instrument shall be properly executed and submitted to the Planning Department to be forwarded with the final plat to the City Commission.

4. The plat's text shall be expanded to include proper wording for the granting of the 10-foot drainage easement adjacent to the west line of Lots 1 and 9, Block 1.

5. The applicant's engineer shall submit a lot grading plan for Lots 1 thru 7, Block 1, to M. S. Mitchell of the Maintenance Division of the Department of Public Works.

No longer a requirement M.S. Mitchell on 2-11-71 stated that an already existing N-S. temporary easement adjacent to the west line of Block 1 is adequate C.C.N.

A letter obtained from M. S. Mitchell approving said lot grading plan shall be submitted to the Planning Department. It is also necessary to discuss with Mr. Mitchell the method of granting a temporary drainage easement which is to be submitted for the drainage running south across Block E, Floyd Bailey Third Addition, and relative to the angles indicated on the final plat.

Provisions shall be made on the final plat for establishing access control for the south 30 feet of the east line of Lot 3, Block 1, both on the face of the plat and within the plat's text.

The applicant shall petition for sanitary sewer to serve subject property. The Engineering Division of the Department of Public Works should be contacted regarding this matter.

The applicant shall contact the Water Department and make satisfactory arrangements for the extension of City water to serve subject property.

The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of Kellogg Drive, the west side of Woodchuck and both sides of Hendryx; the total estimated construction cost to be in the amount of \$9,910.

The applicant shall contact the Engineering Division regarding the submission of a satisfactory guarantee for the paving of Hendryx Street.

The applicant being advised that Lots 8 and 9, Block 1, Lots 1 and 2, Block 2, and Lots 1 and 2, Block 3, are not to be developed until Hendryx Street has been paved. Further, that Hendryx cannot be opened, maintained or improved until a drainage system for the general area can be accomplished in conjunction with the paving of the street. The applicant shall include a note to this effect within the plat's text of the final plat, or if preferred, submit a separate instrument in the form of a covenant, properly executed to be recorded with the Register of Deeds.

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

Page 3  
February 5, 1971

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, February 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: Ruth E. Bailey, 8227 Maple, 67209  
Bill E. Meaker, 1300 Airport Road, 67209  
Bud White, 210 Pattie, 67211  
Marion Wimmer, 4027 Countryside, 67218

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-74 Name CARRIAGE HOUSE PLAZA  
Date Application Rec'd. 12-28-70 Preliminary Approval 1-21-71  
Scheduled S/D Meeting 2-4-71

DESCRIPTION

General Location At the northwest corner of Woodchuck and U. S. 54 Highway

Owner Ruth E. Bailey, et. al.  
Surveyor/Engineer K. O. Taylor Phone 264-4072  
Address 1542 South St. Francis

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>10.4</u>  | 7. Lineal Feet of New Streets:                                     |
| 2. Number of Lots:  | a. <u>60</u> R/W <u>570</u> ft.                                    |
| Residential <u>10</u>   | b. <u>10</u> R/W <u>680</u> ft.                                    |
| Commercial <u>3</u>   | c. <u>        </u> R/W <u>        </u> ft.                         |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.                         |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft.                         |
| Total Number of Lots <u>13</u>  | TOTAL <u>1250</u> ft.  |
| 3. Minimum Lot Frontage <u>110</u> ft.                                      | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area <u>11,000</u> sq. ft.                                   |  |
| 5. Existing Zoning <u>"AA"</u>  |  |
| 6. Proposed Zoning <u>"AA", "A", &amp; "LC"</u>                             |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No)       |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>              |  |

STAFF COMMENTS:

- Approval of the plat is subject to the approval of the associated zone case Z-1244, "AA" to "A" & "LC", vacation case V-0546 - vacation of a portion of Floyd Bailey Third Addition, and DR 71-1-street name change for Tourmaline Lane.
- Elmer S. Peters shall be indicated as the Chairman of the Board of County Commissioners within the proper text of the plat.
- The applicant was advised at the Subdivision Committee hearing of the preliminary plat, that a 30 foot drainage easement was required adjacent to the west line of Lots 1 and 9, Block 1, and further, that a portion of said easement could possibly be granted by separate instrument from the property west of the plat. The final plat indicates a 10 foot drainage easement adjacent to the west line of said Lots. Therefore, the applicant shall grant by separate instrument a 20 foot drainage easement west of and adjacent to the west line of Block 1. Said instrument shall be properly executed and submitted to the Planning Department to be forwarded with the final plat to the Board of City Commissioners.
- The plattors text shall be expanded to include proper wording for the granting of the 10 foot drainage easement adjacent to the west line of Lots 1 and 9, Block 1.
- The applicant's engineer shall submit a lot grading plan for Lots 1, 2 and 3, Block 1, to M. S. Mitchell of the Maintenance Division of the Department of Public Works. A letter obtained from M. S. Mitchell approving said lot grading plan shall be submitted to the Planning Department. It is also necessary to discuss with Mr. Mitchell the alternate solutions to temporarily handling the drainage running south across Block E, Floyd Bailey 3rd Addition (relocate in Topaz Lane and Hendryx or temporary easement through block).

6. Provisions shall be made on the final plat for the establishment of access control on the east line of Lot 3, Block 1, said control to be further discussed and determined by the Committee in their consideration of the final plat.
7. The applicant shall petition for sanitary sewer to serve subject property. The Engineering Division of the Department of Public Works should be contacted regarding this matter.
8. The applicant shall contact the Water Department and make satisfactory arrangements for the extension of City Water to serve subject property.
9. The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of Kellogg Drive, the west side of Woodchuck and both sides of Hendryx; the total estimated construction cost to be in the amount of \$9,910.
10. The applicant shall contact the Engineering Division regarding the submission of a satisfactory guarantee for the paving of Hendryx Street.
11. The applicant being advised that Lots 4 through 9, Block 1, Lots 1 and 2, Block 2, and Lots 1 and 2, Block 3 are not to be developed until Hendryx Street has been paved. Further, that Hendryx cannot be opened, maintained or improved until a drainage system for the general area can be accomplished in conjunction with the paving of the street.

It should be noted that the applicant has advised the Planning Department that he desires to discuss with the Subdivision Committee, the feasibility of developing Lots 4 through 9, Block 1, prior to satisfying permanently the conditions regarding drainage and street paving on Hendryx.

12. Recording of the plat within 30 days after approval by the Board of City Commissioners.

January 25, 1971

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 70-74 - Preliminary Plat  
of Carriage House Plaza

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 21, 1971, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following conditions:

1. Approval of the plat is subject to the approval of the associated zone case Z-1244, "AA" to "A" & "LC", vacation case V-0546 - vacation of a portion of Floyd Bailey Third Addition, and DR 71-1 - street name change for Tourmaline Lane.

*for well need cont. 20' wide by separate instrument.*  
A 30 foot drainage easement shall be indicated adjacent to the west lines of Lots 1 and 9, Block 1, and a 10 foot utility easement indicated adjacent to the east line of said 30 foot drainage easement. (The applicant may wish to contact the Maintenance and Engineering Divisions of the Department of Public Works regarding the possible alternatives of some of the drainage easement being granted by separate instrument from the property west of the plat, and whether such easement should be permanent or temporary in nature.)

Page 2 - K. O. Taylor  
January 25, 1971  
Carriage House Plaza

3. The applicant's engineer shall submit a lot grading plan for Lots 1, 2 and 3, Block 1, to M. S. Mitchell of the Maintenance Division of the Department of Public Works. A letter obtained from M. S. Mitchell approving said lot grading plan shall be submitted to the Planning Department. It is also necessary to discuss with Mr. Mitchell the alternate solutions to temporarily handling the drainage running south across Block E, Floyd Bailey 3rd Addition (relocate in Topaz Lane and Hendryx or temporary easement through block).
4. A 20 foot utility easement shall be indicated between Lots 5 and 6, Block 1, and shall be extended south so as to create a 10 x 25 foot guy and anchor easement south of the north lines of Lots 2 and 3, Block 1.
5. Indicating a 5 x 25 foot guy and anchor easement in the northeast corner of Lot 2, Block 3, as shown on the marked engineer's copy of the preliminary plat.
6. Making provisions on the final plat for the establishment of access control on the east line of Lot 3, Block 1, said control to be further discussed and determined by the Committee in their consideration of the final plat.
7. The applicant shall petition for sanitary sewer to serve subject property. The Engineering Division of the Department of Public Works should be contacted regarding this matter.
8. The applicant shall contact the Water Department and make satisfactory arrangements for the extension of City water to serve subject property.
9. The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of Kellogg Drive, the west side of Woodchuck and both sides of Hendryx; the total estimated construction cost to be determined upon submission of the final plat.
10. The applicant shall contact the Engineering Division regarding the submission of a satisfactory guarantee for the paving of Hendryx Street.

Page 3 - K. O. Taylor  
January 25, 1971  
Carriage House Plaza

11. The applicant being advised that Lots 4 through 9, Block 1, Lots 1 and 2, Block 2, and Lots 1 and 2, Block 3 are not to be developed until Hendryx Street has been paved. Further, that Hendryx cannot be opened, maintained or improved until a drainage system for the general area can be accomplished in conjunction with the paving of the street.
12. 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:ls  
Enclosure

cc Ruth E. Bailey, 8227 Maple 67209  
Bill E. Mesker, 1300 Airport Road 67209  
Bud White, 210 Pattie 67211  
Marion Wimmer, 4027 Countryside 67218

REVISED PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-74 Name CARRIAGE HOUSE PLAZA  
Date Application Rec'd. 12-28-70 Preliminary Approval  
Scheduled S/D Meeting 1-21-71

DESCRIPTION

General Location At the northwest corner of Woodchuck and U. S. 54 Highway

Owner Ruth E. Bailey, et. al.  
Surveyor/Engineer K. O. Taylor  
Address 1542 South St. Francis Phone 264-4072

- |   |                                    |   |          |
|---|------------------------------------|---|----------|
| 1. Gross Acreage of Plat                          | 10.4                               | 7. Lineal Feet of New Streets:                      |          |
| 2. Number of Lots:                                |                                    | a. 60 R/W   | 570 ft.  |
| Residential                                       | 10                                 | b. 10 R/W   | 680 ft.  |
| Commercial  | 3                                  | c. R/W  | ft.      |
| Industrial  |                                    | d. R/W  | ft.      |
| Other   |                                    | e. R/W  | ft.      |
| Total Number of Lots                              | 13                                 | TOTAL   | 1250 ft. |
| 3. Minimum Lot Frontage                           | 110 ft.                            | 8. Sidewalk adjacent to all                         |          |
| 4. Minimum Lot Area                               | 11,000 sq. ft.                     | streets? yes <input checked="" type="checkbox"/> no |          |
| 5. Existing Zoning                                | "AA"                               |   |          |
| 6. Proposed Zoning                                | "AA", "A", & "LC"                  |   |          |
| 9. Public Water Supply                            | Yes (Yes-No), Name City of Wichita |   |          |
| 10. Public Sanitary Sewers                        | Yes (Yes-No), Name City of Wichita |   |          |
| 11. Health Department Approval (where applicable) | Yes (Yes-No)                       |   |          |
| 12. City of Wichita                               | X : Three-Mile Area                |   |          |

STAFF COMMENTS:

- Approval of the plat is subject to the approval of the associated zone case Z-1244, "AA" to "A" & "LC", vacation case V-0546 - vacation of a portion of Floyd Bailey Third Addition, and DR 71-1 - Street name change for Tourmaline Lane.
- A 30 foot drainage easement shall be indicated adjacent to the west lines of Lots 1 and 9 and a 10 foot utility easement indicated adjacent to the east line of said 30 foot drainage easement.
- A 20 foot utility easement shall be indicated between Lots 5 and 6.
- In accordance with the access controls to Woodchuck established on Ridge Plaza Second Addition immediately to the east, it is recommended that "complete access control" be indicated on the south 40 feet of the east line of Lot 3. Said access controls to Woodchuck will be discussed at the Subdivision Committee meeting.
- The applicant shall petition for sanitary sewer to serve subject property. The Engineering Division of the Department of Public Works should be contacted regarding this matter.
- The applicant shall contact the Water Department and make satisfactory arrangements for the extension of City water to serve subject property.
- The applicant's engineer shall submit a lot grading plan for Lots 1, 2 and 3, to M. S. Mitchell of the Maintenance Division of the Department of Public Works and consult with Mr. Mitchell regarding other drainage easements which may be necessary. A letter obtained from M. S. Mitchell approving said lot grading plan shall be submitted to the Planning Department.

(over)

8. The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of Kellogg Drive, the west side of Woodchuck and both sides of Hendryx; the total estimated construction cost to be determined upon submission of the final plat.
9. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
10. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

CITY OF WICHITA, KANSAS  
TRAFFIC ENGINEERING DIVISION

*Received on  
1-13-71  
Carl Hawley*

form 43-010

TRAFFIC RECORD

Street Woodchuck Location W of Kellogg 9  
Surface Type ASPT Condition good

DAY	SUNDAY	MONDAY	TUESDAY	WED.	THURSDAY	FRIDAY	SATURDAY
DATE							
HOUR					AM		
12-1			5				
1-2			7				
2-3			1				
3-4			3				
4-5			4				
5-6			20				
6-7			22				
7-8			28				
8-9			43				
9-10			34				
10-11			14				
11-12			33				
					PM		
12-1		57					
1-2		29					
2-3		22					
3-4		39					
4-5		18					
5-6		49					
6-7		53					
7-8		39					
8-9		16					
9-10		41					
10-11		25					
11-12		17					
TOTAL		411					
% Avge. Wk. Day							

Stop Hour 12:00 AM Date 1-12-71 19\_\_ Reading \_\_\_\_\_  
Start Hour \_\_\_\_\_ Date \_\_\_\_\_ 19\_\_ Reading \_\_\_\_\_  
Hours of Count \_\_\_\_\_ No. of Vehicles \_\_\_\_\_  
Remarks: \_\_\_\_\_

Counter No. \_\_\_\_\_ Signed J. M. Grogan

*Special  
A. B. M. Kelly*

Factor \_\_\_\_\_ 24 Hour Average Traffic \_\_\_\_\_

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

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

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Carriage House Plaza

General Location: NW Cor. Woodchuck and Highway 54

Name of Property Owner: Ruth Bailey, Bill Meeker, Bud White

Address: 1300 Airport Road Phone: 943-3223

Name of Subdivider: Marion Winzner

Address: 6411 East Kellogg Phone: 684-5271

Name of Agent/Surveyor: K.O. Taylor

Address: 1542 S. St. Francis Phone: 264-4072

Date of Application: 1-11-71

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 10.4
2. Number of Lots:
  - Residential ~~10~~ 10
  - Commercial 3
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 13
3. Minimum Lot Frontage 100 ft.
4. Minimum Lot Area 11,000 ft.
5. Existing Zoning A-A
6. Proposed Zoning LC-A-AA
7. Lineal Feet of New Streets:
  - a. 60 R/W 570 ft.
  - b. 10 R/W 650 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 1250 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) Yes (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: Bud White

This is Revised application

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

Received by Newby (No)  
Date 1-12-71  
Fee Submitted (none)

T9-301B (10-68)



January 11, 1970

Ruth E. Bailey  
8227 Maple  
Wichita, Kansas 67209

Subject: S/D 70-74 - Preliminary  
Plat of CARRIAGE HOUSE PLAZA,  
generally located at the northwest  
corner of U. S. 54 Highway and  
Woodchuck Lane.

Dear Madam:

At their regular meeting on January 7, 1971, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above-captioned plat. After discussion of the problems associated with the application area and its affect on the existing street rights-of-way and platted lots of the Floyd Bailey Third Addition, it was the action of the Committee to defer the matter until their next regular meeting on January 21, to enable the submission of a revised preliminary plat as was presented at the meeting by your engineer. Such a revised plat can be made to clean up these problems resulting from the encroachment into the other addition, and when submitted should be accompanied by an associated vacation application covering the affected portions of Floyd Bailey Third Addition. It is also necessary to submit a certified ownership list from an abstracting company sufficient for the vacation application purposes, as well as containing properties and property owners on both sides of Tourmaline Lane between Tyler Road and Woodchuck so that a street name change may be initiated for changing Tourmaline Lane to Hendryx which becomes necessary by the design of the revised preliminary plat. Pending receipt of all the above-mentioned items by this date will allow us to schedule the revised preliminary plat, the associated vacation application and the street name change all for joint consideration by the Committee on January 21, 1971.

We refer you to the "staff comment" sheet which was mailed out prior to the meeting on January 7, and suggest you concern yourself with the comments and/or conditions thereon which can be resolved prior to the next meeting. Additional items and requests which were also brought out at the last meeting which you should also concern yourself and your engineer with, are as follows:

Page 2  
January 11, 1970

1. Indicating a 30-foot drainage easement on the west side of Lots 1 and 9, contacting the Maintenance-Flood Control Office regarding other possible drainage easements which may be necessary, and submitting a lot grading plan for Lots 1, 2 and 3.
2. Indicating a 10-foot utility easement immediately east and adjacent to the 30-foot drainage easement referred to above, and a 20-foot utility easement between Lots 5 and 6.
3. Contacting the Wichita Water Department and making satisfactory arrangements for the extension of City water to serve subject property.

The Committee also discussed at some length the recommendation of "complete access control" adjacent to the south 40 feet of the east line of Lot 3. The Committee indicated they would again discuss this matter in their consideration of the revised preliminary plat, and they requested that the Traffic Engineer furnish traffic count information on the number of vehicles using Woodchuck Lane.

If you have any questions concerning these matters, please contact our office.

Very truly yours,

John D. Gist  
Senior Planner

JDG:rme

cc: Bill Mesker, 33 Rolling Hills, 67212  
Bud White, 210 Pattie, 67211  
Marion M. Wismer, 6411 East Kellogg, 67207  
K. O. Taylor, 1542 South St. Francis, 67211  
Bill McKinley, Assistant Traffic Engineer

**THE CITY OF WICHITA**

OFFICE OF Public Works - Administrative DATE January 7, 1971

TO Subdivision Committee - Attention: Jack Galbraith

FROM Robert G. Vinson, Administrative Aide III

SUBJECT Street Name Change  
Tourmaline Lane to  
Hendryx Street

Description of Street Affected:

Tourmaline Lane as presently platted in Floyd Bailey Third and Fourth Additions.

Reason for Change:

The first Street North of U.S. 54 Highway should be Hendryx Street in order to maintain our policy of carrying one name along the entire length of a street and on an extension of that street.

The Street is unimproved and not inhabited as yet. It can be changed now much more easily than after it is developed.

Please bring this to the attention of the Subdivision Committee at its next meeting.

*Robert G. Vinson*  
Robert G. Vinson  
Administrative Aide III

RGV:bc

APPROVED:

*C. W. Dotts*  
C. W. Dotts, Administrative Supervisor

*R. W. Bruggeman*  
R. W. Bruggeman, Director of Public Works

cc: R. W. Bruggeman  
C. W. Dotts

Ownership list is being furnished by developer.

*street name change  
set up in case  
file DE 71-1 / JH*

Preliminary Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-74 Name CARRIAGE HOUSE PLAZA  
Date Application Rec'd. 12-28-70 Preliminary Approval N/A  
Scheduled S/D Meeting 1-7-71

DESCRIPTION

General Location At the northwest corner of Woodchuck and U. S. 54 Highway

Owner Ruth E. Bailey  
Surveyor/Engineer K. O. Taylor Phone 264-4072  
Address 1542 South St. Francis

1. Gross Acreage of Plat 7.0
2. Number of Lots:
  - Residential 6
  - Commercial 3
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Minimum Lot Frontage 100 ft.
4. Minimum Lot Area 11,000 sq. ft.
5. Existing Zoning "AA"
6. Proposed Zoning "A" & "LC"
7. Lineal Feet of New Streets:
  - a. 60 R/W 240 ft.
  - b. 10 R/W 680 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ 920 ft.
8. Sidewalk adjacent to all streets? yes x no
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 (Yes-No)
12. City of Wichita X: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

It is recommended that in order to plat the property contained within this preliminary plat drawing, the application area should be enlarged so that the existing rights-of-way and platted lots of the Floyd Bailey Third Addition, that are encroached upon and affected, may also be replatted and cleaned up at this time. The staff has written the applicant and asked that they be in a position to address themselves to this matter at the Subdivision Committee meeting. We have suggested the possibility of cutting back the application area and eliminate the encroachment into the other addition, or preferably to defer the plat for resubmission of an enlarged and revised preliminary which would solve these problems of the encroachment at this time.

OTHER COMMENTS:

- ✓ 1. Approval of the plat is subject to the approval of the associated zone case Z-1244, "AA" to "A" & "LC".
- ✓ 2. The frontage road shall be labeled as Kellogg Drive, and the applicant should contact Bob Vinson of the Department of Public Works regarding the necessity of a street name change which may be created by the continuation of Hendryx into Tourmaline Lane.
- ✓ 3. In accordance with the access controls to Woodchuck established on Ridge Plaza Second Addition immediately to the east, it is recommended that "complete access control" be indicated on the south 40 feet of the east line of Lot 3.
- ✓ 4. The applicant shall petition for sanitary sewer to serve subject property. The Engineering Division of the Department of Public Works should be contacted regarding this matter.

- ✓ 5. The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of Kellogg Drive, the west side of Woodchuck and the south side of Hendryx; the total estimated construction cost to be determined upon submission of the final plat.
- ✓ 6. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- ✓ 7. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

December 29, 1970

Ruth E. Bailey  
8227 Maple  
Wichita, Kansas 67209

Subject: S/D 70-74 - Preliminary Plat  
of Carriage House Plaza, generally  
located at the northwest corner of U.S.  
54 Highway and Woodchuck Lane

Dear Madam:

We are in receipt of the above captioned preliminary plat, submitted on the closing date of December 28, 1970, and to be scheduled before the Subdivision Committee for their consideration at their regular meeting on January 7, 1971. It is our recommendation that to plat the property contained within the preliminary plat, the application area should be enlarged so that the existing street rights-of-way and platted lots of the Floyd Bailey Third Addition which are encroached upon and affected, may also be replatted and cleaned up at this time. If you are not desirous of involving those portions of the Floyd Bailey Third Addition at this time, then the area contained in subject preliminary plat should be reduced in size to include only that part shown as lots 2 through 7.

We suggest that you or your representative be in a position to comment in this regard at the Subdivision Committee meeting on January 7. Depending on your comments at that time, the Committee could approve only that part shown as lots 2 through 7, or defer further consideration until a revised and expanded preliminary plat had been resubmitted which would also include the replatting of the affected portions of the other Addition. If such a revised plat is submitted, it should be accompanied by a certified ownership list containing names and mailing addresses of all property owners involved in lots 11-21, Block D, and lots 1-6, Block E, Floyd Bailey Third Addition so that proper notice can be given of the plats upcoming consideration and its resulting vacations if approved.

Page 2 - Ruth E. Bailey  
December 29, 1970  
S/D 70-74 - Carriage House Plaza

If you have any questions concerning this matter prior to the  
scheduled meeting of January 7, please call.

Sincerely,

John D. Gist  
Senior Planner

JDG:ls

cc Bill Mesker, 33 Rolling Hills 67212  
Bub White, 210 Pattie 67211  
Marion M. Wimmer, 6411 East Kellogg 67207  
K. O. Taylor, 1542 South St. Francis 67211

S/D No. 70-74

Map No.: 4946  
Section No.: 28  
Twp. No.: 27 S  
Range: 1 W

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Carriage House Plaza  
General Location: NW Corner Woodchuck & Kellogg (US 54)  
Name of Property Owner: Ruth E. Bailey Phone: 722-1102  
Address: 8227 Maple  
Name of Subdivider: Marion M. Wimmer Phone: 684-5271  
Address: 6411 East Kellogg  
Name of Agent/Surveyor: K. O. Taylor Phone: 264-4072  
Address: 1542 S. St. Francis  
Date of Application: Dec. 28, 1970

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2.0
2. Number of Lots:
  - Residential 6
  - Commercial 3
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- Total Number of Lots 9
3. Minimum Lot Frontage 100 ft.
4. Minimum Lot Area 11,000 ft.
5. Existing Zoning "AA"
6. Proposed Zoning "A" & "LC"

7. Lineal Feet of New Streets:
  - a. 60 R/W 240 ft.
  - b. 10 R/W 680 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 920 ft.
8. Sidewalk adjacent to all streets?  yes  no

9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) Yes (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: X Ruth E. Bailey

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

Received by Mat (L)  
Date 12-28-70  
Fee Submitted 74.00

T9-301B (10-68)



2-1244

FORM 273-021

**PAYMENT NOTICE**  
City of Wichita

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		

114.00

DESCRIPTION	AMOUNT
Plant - Campaign	114.00

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 6411 E. Kellogg  
 Type R-71-C      Due Date \_\_\_\_\_

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

Date 12-28-70      By \_\_\_\_\_