

PLAT NO. S/D 71-14 MAP NO. 5746

NAME A.R.B. ADDITION

LOCATION At the northeast corner of Harry and Bluffview

ENGINEER Don C. Moehring

OWNER Mid Kansas Federal

APPLICATION FILED 3-8-71

SKETCH PLAT FILED none submitted

PRELIMINARY FILED none submitted

S/D ACTION N/A

FINAL FILED 3-8-71

S/D ACTION 3-18-71 Approve

MAPC ACTION 3-25-71 Approve

BCC ACTION 11-16-71 Approve

RECORDED 12-8-71

REMARKS EXPIRED L of C FOR SENER  
WORK.

S/D 71-14 - A.R.B. ADDITION - At  
the northeast corner of Harry and  
Bluffview

Don C. Moehring

POSTED  
3-7-71  
*[Signature]*

ACTION

|                                   | DATE     |
|-----------------------------------|----------|
| s/p COMMITTEE (Final) Approve     | 3-18-71  |
| M.A.P.C. Approve                  | 3-25-71  |
| B.C.C./ <del>B.C.C.</del> Approve | 11-16-71 |

Map No. 5746  
Sec. No. 26  
Twp. No. 27 S  
Range 1 E

Subdivision Report and Progress

S/D No.: 71-14

Name: A.R.B. ADDITION

General Location: At the northeast corner of Harry and Bluffview

Owner: Mid Kansas Federal  
Address: 230 South Market 67202 Phone: 267-1261  
Subdivider: Same c/o Carl A. Bell, Jr.  
Address: 230 South Market 67202 Phone: 262-1847  
Engineer/Surveyor: Don C. Moehring, II  
Address: 314 Brown Building 67202 Phone: 263-6781

Application Received 3-8-71  
Conf. with Applicant none  
Sketch Plat Received none submitted  
Present Zoning "B"  
\* Proposed Zoning "LC"  
Letter of Intent none

PREL. PLAT RECEIVED None submitted  
S/D Comm. Action N/A  
Dept. Report on Prel. N/A

TRACING PROGRESS:  
Received 4-14-71  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

FINAL PLAT RECEIVED 3-8-71  
S/D Comm. Action 3-18-71 Approve  
Dept. Report on Final 3-19-71  
M.A.P.C. ACTION 3-25-71 Approve  
Dept. Report on Final 3-26-71  
Letter on Irons Received N/A  
Title/Taxes Rec'd & Reviewed 11-9-71  
Final Review 11-10-71  
Referral to B.C.C. 11-11-71

B.C.C. ACTION 11-16-71 Approve  
Recorded 12-8-71

Comments:

\*Z-1241 Associated zone case "B" to "LC"

11-19-71 Called Jack Blatzers office to pick up tracing for recording.

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

*238*  
*12-13-71*

2 A.R.B. Addition ADDITION was

filed for record on December 8, 1971

S-1 8-11

79

vh



*John Hale*  
Register Of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

|  |        |                  |                 |  |
|--|--------|------------------|-----------------|--|
| S/D Number   | 71-14  | Name             | A.R.B. ADDITION |  |
| Application Filed:                                 | 3-8-71 | Sketch Filed:    | None            |  |
| Preliminary Plat Filed:                            | None   | Approved by S/D: | N/A             |  |
| Final Plat Filed:                                  | 3-8-71 | Approved by S/D: | 3-18-71         |  |
| Approved by Metropolitan Area Planning Commission: |        |                  | 3-25-71         |  |

DESCRIPTION

General Location: Northeast corner of Harry and Bluffview

Surveyor or Engineer: Don C. Moehring  
Owner: Mid Kansas Federal  
Address: 230 South Market

- |                          |                  |                                |          |
|--------------------------|------------------|--------------------------------|----------|
| 1. Gross Acreage of Plat | 0.536            | 5. Lineal Feet of New Streets: |          |
| 2. Number of Lots:       |                  | a. _____ R/W _____ ft.         |          |
| Residential _____        |                  | b. _____ R/W _____ ft.         |          |
| Commercial _____ 1 _____ |                  | c. _____ R/W _____ ft.         |          |
| Industrial _____         |                  | d. _____ R/W _____ ft.         |          |
| Other _____              |                  | e. _____ R/W _____ ft.         |          |
| Total Number of Lots:    | 1                | TOTAL                          | None ft. |
| 3. Minimum Lot Frontage: | 151.20 ft.       | 6. Existing Zoning:            | "B"      |
| 4. Minimum Lot Area      | 23,337.72 sq.ft. |                                |          |

A valid petition has been submitted guaranteeing the construction of a sidewalk on the north side of Harry, and an irrevocable letter of credit has been submitted guaranteeing the abandonment and termination of existing sanitary sewer lines with new manholes. A certificate has also been submitted certifying the petition.

Planning Commission Recommendation:

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

NOTE: The associated zone case Z-1241, "B" to "LC", has been approved by the Board of City Commissioners on February 2, 1971.

Vote of Planning Commission: Motion carried unanimously as to those voting. RISING abstained.

ACTION: Receive and file the irrevocable letter of credit and approve the petition, instruct the Director of Law to prepare the necessary resolution and 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.

CERTIFICATE

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

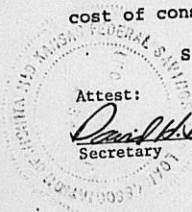
I, MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION OF WICHITA, KANSAS-owner and plat-  
tor of ARB Addition, do hereby

certify that petitions for the following improvements have been  
submitted to the Board of Commissioners of the City of Wichita,  
Kansas:

1. Sidewalk on North side of Harry Street.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

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

Signed this 10th day of November, 19 71.



Attest:  
David H. Brasted  
Secretary David H. Brasted

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION OF WICHITA, KANSAS

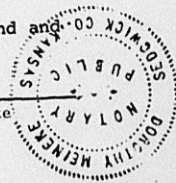
By Kenneth P. Brasted II  
Vice President Kenneth P. Brasted II

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

Be it remembered that on this 10th day of November,  
19 71, before me, a notary public in and for said County and State,  
came KENNETH P. BRASTED II, 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.

Dorothy Meineke  
Notary Public Dorothy Meineke



My Commission Expires:  
November 4, 1975

IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

Date: November 8, 1971

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 700.00 for the account of Mid-Kansas Federal Savings & Loan Association of Wichita (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before March 26, 1973  
(Insert date two years from MAPC approval of plat)

1. Installation of new manhole.
- 2.
- 3.

in A. R. B. Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under \_\_\_\_\_

First National Bank in Wichita, Credit No. c223, dated Nov. 8, 1971.  
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before March 26, 1973.

Very truly yours,

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

By: John W. Long  
(Authorized signature)  
John W. Long, Cashier

(CORPORATE SEAL)



**THE CITY OF WICHITA**

OFFICE OF Water Department

DATE November 11, 1971

TO Jack Galbraith, Chief Planner

FROM Bill H. Otten, Supt. Design & Planning

SUBJECT A.R.B. Addition

The platfords of the A.R.B. Addition have made a cash deposit of the estimated cost for cutting and plugging a 2-inch water main on this property. Therefore, all of the requirements of the Water Department have been complied with in regard to the filing of this plat.



Bill H. Otten  
Supt. of Design & Planning

BO:sd

cc: John D. Wynkoop, Operations Chief Engineer



  
**THE GAS SERVICE COMPANY**  
General Offices • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO  
WICHITA, KANSAS DIVISION  
127 NORTH MARKET  
WICHITA, KANSAS 67201

November 9, 1971

Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67208

Attention: Mr. Robert Lakin

RE: Plat of A.R.B. Addition

Gentlemen:

This is to advise you that satisfactory arrangements have been completed between Mid-Kansas Federal Savings and Loan Association and The Gas Service Company relative to our facilities involved in the platting of A.R.B. Addition.

Yours very truly,  
THE GAS SERVICE COMPANY



S. E. Walker, Jr.  
General Superintendent

SEW:ch

*Distributor of Natural Gas in the Heart of the Nation.*





LAW OFFICES OF  
**TIMMERMAN & KRATZER**

SUITE THREE - MID KANSAS BUILDING  
230 SOUTH MARKET

WICHITA, KANSAS 67202

TELEPHONE (316) 262-1847

LEWIN E. TIMMERMAN  
JOHN L. KRATZER, JR.

November 9, 1971

Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas

Gentlemen:

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

Lots 3, 4, 18 and the West 76.2 feet of Lot 5, Block H,  
Hilltop Manor, a re-plat of parts of Hilltop Manor and  
Hilltop Manor Second Addition, Sedgwick County, Kansas,

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

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION OF WICHITA, KANSAS.

Such records further indicate that ad valorem taxes for the year 1970 and all prior years are paid.

Very truly yours,

TIMMERMAN & KRATZER

By 

JLK:ca



June 17, 1971

Ralph Wulz, City Manager

Robert A. Lakin, Director of Planning

Final Plats of ARB and Randy's Additions  
Associated with Proposed Medials for  
Harry Street

Attached is a copy of a memorandum from Ray Bruggeman pointing out that right-of-way and access control requirements on the above two captioned plats were based on the proposed construction of medials on Harry Street. Inasmuch as the construction of the medials and other traffic controls have now been referred by the City Commission to the Traffic Commission for public hearing, it is Ray's recommendation, and I certainly concur, that consideration of these plats should be deferred and not approved until the medial and traffic control matters have been resolved.

Our position has been pointed out to Bill Higgins, the attorney representing the Randy's Addition plat, however, Bill has complied with all conditions and has requested that this plat be forwarded to the City Commission for their consideration at their regular meeting of June 22, 1971. It will be our recommendation also that the plat be deferred until the medials are determined as the design of the plat was based on their being installed.

RAL:JHG:ber

Attachment

cc: Ray Bruggeman  
Director of Public Works



THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE

June 16, 1971

TO Robert Lakin, Director of Planning  
FROM R. W. Bruggeman, Director of Public Works

SUBJECT Final Plat of ARB and  
Randy's Addition

Consideration by representatives of this department for right-of-way and access control for the above two plats was based on the construction of a medial in Harry Street. The construction of a medial and other traffic controls for Harry Street has been referred by the City Commission to the Traffic Commission for a public hearing.

It is my recommendation that the two plats be held and not approved until the medial and traffic control matter has been resolved. Construction of a medial influences the need for access control and other traffic controls.

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

RWB:gg

cc: John Gist, Principal Planner  
Richard Linn, City Engineer  
Paul B. Graves, City Traffic Engineer

March 26, 1971

Mr. Don E. Moehring II  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 71-14 - Final Plat of  
A.R.B. ADDITION

Dear Mr. Moehring:

At the regular meeting of the Metropolitan Area Planning Commission on March 25, 1971, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of March 22, 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:

- Compliance with the requirements of the Metropolitan Area Planning Commission.
- Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- Certification by an attorney that fee title is vested in the platior
- 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: Mid Kansas Fed. Savings & Loan Assn., 230 South Market 67202  
Carl A. Bell, Jr., Attorney, 230 South Market 67202

*OK 1/22  
Receipts  
furnished*

March 22, 1971

Mr. Don C. Moehring, II  
314 Brown Building  
Wichita, Kansas 67202

Subject: S/D 71-14 - Final of  
A.R.B. ADDITION

Dear Mr. Moehring:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 18, 1971, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. Any relocation or reconstruction of utilities necessitated because of street right-of-way and easements being vacated by this replat, shall be at the sole expense of the applicant; and all proceedings connected therewith being without cost of the City, County or any utility company.
2. Indicating a 20-foot utility easement adjacent to the north line of Harry Street within the front building setback.
3. The 10-foot utility easement adjacent to the east line of Bluffview shall be increased to 20-feet in width.
4. Setting and indicating irons on all corners of the lot.
5. The applicant shall install or guarantee the installation of a deceleration lane along the north side of Harry. The applicant should contact the Engineering Division of the Department of Public Works relative to the method of said guarantee. *check with Eng. on decel lane - not needed contract already let. Eng. Verified on 11-9-71*
6. *need petition returned from Engineering*  
The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of Harry Street and the east side of Bluffview Drive; the total estimated construction cost to be in the amount of \$910.  
*do not need, Eng already has resolution*

Page 2  
March 22, 1971

*op*  
The applicant shall contact the Engineering Division of the Department of Public Works relative to making satisfactory arrangements and submission of guarantee for abandonment of the existing sanitary sewer lines extending into subject property from the north, and for termination of said sewers with new manholes.

*J.F.*  
The applicant shall contact the Gas Service Company and the Wichita Water Department and make satisfactory arrangements for substitute easements, relocation and/or abandonment of existing lines crossing subject property. A letter shall be obtained from this company and department indicating that the necessary arrangements have been completed and said letters shall be furnished to the Planning Department.

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

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, March 25, 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: Mid Kansas Federal Savings and Loan Association  
230 South Market, 67202  
Attorney Carl A. Bell, Jr., 230 South Market, 67202

*submitted  
letter of credit  
in amb of 1/1/71*

*submitted ask to  
Water Dept.*

  
**THE GAS SERVICE COMPANY**  
General Offices - 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO  
WICHITA, KANSAS DIVISION  
127 NORTH MARKET  
WICHITA, KANSAS 67201

March 16, 1971

Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67202

Attention: Mr. Robert Lakin

Re: Plat of A.R.B. Addition

Gentlemen:

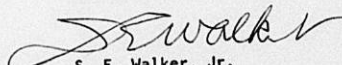
Reference is made to the final plat of A.R.B. Addition which vacates a part of an existing easement granted by Hilltop Manor Subdivision.

The Gas Service Company has a 3" low pressure main in that part of the easement immediately east of the A.R.B. Addition, and the part of the easement to be vacated will be needed as long as existing customers are served from this main.

Before the plat of A.R.B. Addition is forwarded to the City Commission for approval, arrangements will be necessary for the following:

1. An adequate easement for the existing main serving customers.
2. The abandonment of any part of the main that will no longer be required to serve customers.

Yours very truly,  
THE GAS SERVICE COMPANY

  
S. E. Walker, Jr.  
General Superintendent

GWE:sn



Distributor of Natural Gas in More Than 375 Communities in the Heart of the Nation.

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 71-14 Name A.R.B. ADDITION  
Date Application Rec'd. 3-8-71 Preliminary Approval N/A  
Scheduled S/D Meeting 3-18-71

DESCRIPTION

General Location At the northeast corner of Harry and Bluffview

Owner Mid Kansas Federal Savings and Loan Association  
Surveyor/Engineer Don C. Moehring, II  
Address 314 Brown Building Phone 263-6781

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>0.536</u>                                       | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft. |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </u> 1  | 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>1</u>   | TOTAL <u>        </u> none ft.             |
| 3. Minimum Lot Frontage <u>151.20</u> ft.                                   | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>23,337.72</u> sq. ft.                                | streets? <u>        </u> yes <u>X</u> no   |
| 5. Existing Zoning <u>"B"</u>   |  |
| 6. Proposed Zoning <u>"LC"</u>  |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)       |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>              |  |

STAFF COMMENTS:

1. Associated zone case Z-1241, "B" to "LC" has been approved by the Board of City Commissioners subject to replatting.
2. There is 70 feet of right-of-way existing for the north half of Harry between Bluffview and Terrace. Sixty (60) feet has been required from Mor-ell Addition to the west, and the Mall Shopping Center to the south, to enable a full deceleration lane which has been required adjacent to those properties. It should be noted that this plat proposes to vacate the north 10 feet of Harry Street.

As was pointed out at the Planning Commission hearing on associated zone case Z-1241, there is existing "complete access control" to Harry Street along the entire frontage of subject property and that the replatting would vacate said control but that access to Harry should be limited to one opening.

3. Setting and indicating irons at all corners of the lot.
4. The applicant shall install or guarantee the installation of a deceleration lane along the north side of Harry. The applicant should contact the Engineering Division of the Department of Public Works relative to the method of said guarantee, plans and profiles necessary for said deceleration lane, etc.
5. The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of Harry Street and the east side of Bluffview Drive; the total estimated construction cost to be in the amount of \$910.

(over)

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

March 10, 1971

Mr. Stan Chilton  
Air Capital Music Co., Inc.  
446 Ida Street  
Wichita, Kansas 67211

Subject: S/D 71-14 - Final Plat of  
A.R.B. Addition, generally located at  
the northeast corner of Harry & Bluffview

Gentlemen:

The purpose of this notice is to advise the owners and/or the representatives of the property adjoining both sides of Harry Street between Terrace and Bluffview, that on Thursday, March 18, 1971, the Subdivision Committee of the Metropolitan Area Planning Commission will consider the final plat of A.R.B. Addition. This plat is a replat of certain lots in Block H, Hilltop Manor Subdivision, the existing recorded plat of which provides for 70 feet of right-of-way for the north side of Harry Street, and that no driveway or curb openings are to be constructed along Harry Street.

The plat of A.R.B. Addition proposes to vacate the north 10 feet of said 70 feet of right-of-way, and to vacate said existing access controls so as to permit one (1) point of access within the plat's frontage on Harry which is 151.20 feet extending east of Bluffview. The Committee meeting will be held at 2:00 p.m. in Room 401, City Building Annex, 104 South Main, Wichita, Kansas. You may attend this meeting, if you so desire, to discuss with members of the Committee your feelings concerning this plat as they relate to the vacation of said portion of right-of-way and the existing access controls.

Yours very truly,

John D. Gist  
Principal Planner

JDG:ls

WICHITA—SEDCWICK COUNTY

Page 2 - Air Capital Music Co., Inc.  
March 10, 1971

cc: Mid Kansas Federal Savings & Loan Assoc., 230 S. Market 67202  
Mr. Carl Bell, Jr., 230 South Market 67202  
G.L.B.&W., Inc. (Wood Plaza)  
    c/o Richard F. Mullins, Attorney, R. H. Garvey Bldg. 67202  
Suzanne Driscoll Lamme & Charles Leo Driscoll, Jr.  
    c/o Commonwealth Theaters, Inc., 4825 East Douglas 67209  
Andeel & Company, Attn: Bill Rich, 5900 East Central 67208  
William P. Higgins, 313 First National Bank Bldg. 67202  
Don C. Moehring II, 314 Brown Building 67202

LAW OFFICES OF  
**BELL, TIMMERMAN & KRATZER**  
SUITE THREE - MID KANSAS BUILDING  
230 SOUTH MARKET  
WICHITA, KANSAS 67202  
TELEPHONE (316) 262-1847

CARL A. BELL, JR.  
LEWIN E. TIMMERMAN  
JOHN L. KRATZER, JR.

March 2, 1971

Mr. John Gist  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

RE: Subdivision Application  
to be filed by Mid Kansas  
Federal Savings and Loan  
Association on "A-R-B Addition"  
Bluffview and Harry

Dear John:

This letter pertains to my telephone conference with you on this date respecting the existence of numerous driveway and public utilities easements over the property to be included in the above referenced subdivision application, together with the access control and the blanket dedication appearing in the reported plat of Hilltop Manor 2nd Addition granting an easement on each side of any existing utility line which has been inadvertently omitted from such plat. As I explained to you, these easements have all been set up as exceptions on the title binder provided to my client, Mid Kansas Federal, by Chicago Title Insurance Company and my concern has been that the title insurer would remove these various easement exceptions at the time the replatting has been completed.

After discussing the matter with you, I did consult with Roger Bell of Security Abstract & Title Co., Inc., local agent for Chicago Title. He has discussed the matter with the home office of Chicago Title, in Chicago and has been advised that by virtue of K.S.A. 12-512(b), Chicago Title will remove the exceptions as to specifically described driveway and public utilities easements and dedication of access. As to the "blanket" easement dedication respecting a dedication of easement as to any utility lines located on this property which have been inadvertently omitted, the title insurance company feels that it can remove this particular exception, upon the completion of replatting, if it is provided with a letter from the secretary of the subdivision committee of NAPC, setting forth the minutes of the meeting of the subdivision committee



Mr. John Gist  
Page 2  
March 2, 1971

and showing that there were present at such commission meeting the representatives of the various public utilities who might have an interest in the matter by reason of any utility lines which have been "inadvertently omitted" from the Hilltop Manor 2nd plat. Therefore, I would greatly appreciate it if you would provide me, after the meeting of the subdivision committee on this particular plat, with the letter of the secretary of the subdivision committee setting forth the minutes of that particular meeting and also stating, if you can, that the individuals present at the meeting do comprise the representatives of all public utilities.

If you have any questions concerning this, I would appreciate your calling me.

Yours very truly,

BELL, TIMMERMAN & KRATZER

By

*Gene A. Beeper*

CAB:ca

cc: Kenneth P. Brasted, II

Map No.: 5746  
Section No.: 26  
Twp. No.: 27S  
Range: 1E

S/D No. 71-14

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: "A.R.B. ADDITION"

General Location: Harry at Bluffview NE corner

Name of Property Owner: Mid Kansas Federal Savings & Loan Assco. of Wichita, Ks.  
Address: 230 S. Market Phone: 267-1261  
Name of ~~Subdividing~~ Attorney: Carl A. Bell, Jr.  
Address: 230 S. Market Phone: 262-1847  
Name of Agent/Surveyor: Don G. Moehring, II  
Address: 314 Brown Building Phone: 263-6781  
Date of Application: March 8, 1971

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 0.536 acres
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 1
  - Industrial \_\_\_\_\_
  - Other 1Total Number of Lots 1
3. Minimum Lot Frontage 151.20 ft.
4. Minimum Lot Area 23,337.72 sq. ft.
5. Existing Zoning EB B
6. Proposed Zoning 1C
7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 0 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply (Yes-NE), Name City of Wichita
10. Public Sanitary Sewers (Yes-NS), Name City of Wichita
11. Health Department Approval (where applicable) NA (Yes-No)
12. City of Wichita X 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.

Mid Kansas Federal Savings and Loan Association

Owner's Signature: David H. Brasted V.P.  
David H. Brasted, Vice President

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

Received by Newby (ls)  
Date 3-8-71  
Fee Submitted 7.00

T9-301B (10-68)



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     |             |             |

| DESCRIPTION | AMOUNT |
|-------------|--------|
|-------------|--------|

Name

Address

Type

Due Date

Comments:

Date

By