

PLAT NO. S/D 71-94 MAP NO. 5946

NAME EAST SIDE CENTER

LOCATION At the southwest corner of Kellogg and Rock
Road

ENGINEER Baughman Company

OWNER Wiedemann Trust c/o J. W. Shane

APPLICATION FILED 12-27-71

SKETCH PLAT FILED 12-27-71

PRELIMINARY FILED 2-22-72

S/D ACTION 3-2-72 Approve

FINAL FILED 3-27-72

S/D ACTION 4-6-72 Approve

MAPC ACTION 4-13-72 Approve

BCC ACTION 5-2-72 Approve

RECORDED 5-12-72

REMARKS _____

S/D 71-94 - EAST SIDE CENTER -
At the southwest corner of Kellogg
and Rock Road

Baughman Company

POSTED
1-5-72
11

ACTION

5/8 COMMITTEE (Prelim) Approve 3-2-72
(Final) Approve 4-6-72
M.H.A.C. Approve 4-18-72
B.C.C. Approve 5-2-72

Map No. 5946
Sec. No. 30
Twp. No. 27 S
Range 2 E

Subdivision Report and Progress

S/D No.: 71-94

Name: EAST SIDE CENTER

General Location: At the southwest corner of Kellogg and Rock Road

Owner: Wiedemann Trust c/o J. W. Shane

Address: Fourth National Bank 67202 Phone: 268-4220

* Subdivider: Transamerican Investment Properties, Inc. c/o Max Eberhart

Address: 260 North Rock Road 67206 Phone: 685-5355

Engineer/Surveyor: Baughman Company

Address: 2522 East Kellogg 67211 Phone: 683-7431

330 LAURA 67211 262-7271

Application Received 12-27-71

Conf. with Applicant N/E. 1491

Sketch Plat Received 12-27-71

Present Zoning "AA" & "LC"

* Proposed Zoning "LC"

Letter of Intent 2-2-72

FINAL PLAT RECEIVED 3-27-72

S/D Comm. Action 4-6-72 Approve

Dept. Report on Final 4-7-72

M.A.P.C. ACTION 4-13-72 Approve

Dept. Report on Final 4-14-72

Letter on Irens Received N/A

Title/Taxes Rec'd & Reviewed 4-19-72

Final Review 4-27-72

Referral to B.C.C. 4-27-72

PREL. PLAT RECEIVED 2-22-72

S/D Comm. Action 3-2-72 Approve

Dept. Report on Prel. 3-9-72

B.C.C. ACTION 5-2-72 Approve

Recorded 5-12-72

TRACING PROGRESS:

Received 4-19-72

Released 5-8-72

Received _____

Released _____

Comments:

*Z-1336 - Associated zone case "AA" & "LC" to "LC" &

DP-44, Commercial C.U.P.

* also send all correspondence to:

CON SPANGENBERG

ROBSON, KUHNEL & SPANGENBERG - ARCHITECTS

260 N ROCK ROAD 67206

REGISTER OF DEEDS

128
5-16-72

SEDGWICK COUNTY, KANSAS

EAST SIDE CENTER

ADDITION was

filed for record on May 12, 1972

S-2 3-17

80

vh

John Hale

Register Of Deeds

T9-328

April 22, 1974

Ralph C. Eberly, City Clerk

Jack H. Galbraith, Chief Planner

S/D 71-94 - East Side Center
(letter of credit)

We have received notification from the Water Department and the Engineering Division of the Department of Public Works that the extension of water, the extension and relocation of sanitary sewer lines, the closing of the curb return on Orme, and the construction of a storm sewer required in the above-captioned case were constructed to City specifications, inspected and approved.

An irrevocable letter of credit was submitted in the amount of \$30,500 to guarantee the aforementioned improvements. This letter of credit is being held by your office and may now be released upon the request of the applicant. It is our understanding that release of the letter of credit requires no action by the Board of City Commissioners.

If you have questions concerning this matter, please call.

JHG:JR:rme

cc: Transamerican Investment Properties, Inc.
c/o Max Eberhart
260 North Rock Road, 67206

East Side National Bank & Trust Company
7701 East Kellogg, 67207

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	71-94	Name	EAST SIDE CENTER
Application Filed:	12-27-71	Sketch Filed:	12-27-71
Preliminary Plat Filed:	2-22-72	Approved by S/D:	3-2-72
Final Plat Filed:	3-27-72	Approved by S/D:	4-6-72
Approved by Metropolitan Area Planning Commission:			4-13-72

DESCRIPTION

General Location: Southwest corner of Kellogg and Rock Road

Surveyor or Engineer: Baughman Company
Owner: Wiedemann Trust, c/o J. W. Shane
Address: 4th National Bank

- | | | |
|--------------------------|---------------|---------------------------------|
| 1. Gross Acreage of Plat | 14 | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. 12 R/W 700 ft. |
| Residential | | b. 10 R/W 100 ft. |
| Commercial | 5 | c. R/W ft. |
| Industrial | | d. R/W ft. |
| Other | | e. R/W ft. |
| Total Number of Lots: | 5 | TOTAL 800 ft. |
| 3. Minimum Lot Frontage: | 125 ft. | 6. Existing Zoning: "AA" & "LC" |
| 4. Minimum Lot Area | 16,800 sq.ft. | |

Valid petitions have been submitted guaranteeing the paving of an acceleration-deceleration lane on the west side of Rock Road, construction of sidewalks on the east and west sides of Longfellow Lane, on the south side of Kellogg Drive and on the west side of Rock Road. A certificate has been submitted certifying the petitions. An irrevocable letter of credit has also been submitted guaranteeing the construction of a storm sewer, relocation and extension of sanitary sewer, extension of a water line to serve Lot 5 of the plat and closing of the intersection curb returns on Orme Street at its intersection with Longfellow.

Planning Commission Recommendation:

JACKSON moved and HARRISON 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: Associated Cases Z-1336 - Zone change from "AA" and "LC" to "LC" and DP-44 Commercial Community Unit Plan, have been approved by the Board of City Commissioners subject to platting.

Vote of Planning Commission:

ACTION: Receive and file the irrevocable letter of credit and approve the petitions, instruct the Director of Law to prepare the necessary resolutions, 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, Transamerican Investment Properties, Inc., owner and plat-
tor of East Side Center 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. Chesney Petition, Concrete Pavement
2. Sidewalk, West side of Longfellow Lane from S.L. Lot 1 East Side Center Addn. to N.L. Lot 1 East Side Center Addn.
3. Sidewalk, East side of Longfellow Lane from S.L. East Side Center Addn. to Kellogg Street
4. Sidewalk, South side of Kellogg Street from Longfellow Lane to Rock Road
5. Sidewalk, West side of Rock Road from S.L. East Side Center Addn. to Kellogg Street
- 6.
- 7.

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

Signed this 24th day of April, 1972.

TRANSAMERICAN INVESTMENT PROPERTIES, INC.

By Max E. Eberhart
Max E. Eberhart, Vice President



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

Be it remembered that on this 24th day of April,
1972, before me, a notary public in and for said County and State,
came Max E. Eberhart, 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.

Carole Lee Sacat
Notary Public



My Commission Expires:
May 17, 1974
T9-128

IRREVOCABLE LETTER OF CREDIT
EAST SIDE NATIONAL BANK AND TRUST COMPANY
(Name of bank)

Date: April 24, 1972

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 \$ 30,500.00 for the account of Transamerican Investment Properties, Inc. (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 May 1, 1974
(Insert date two years from MAPC approval of plat)

1. Construction of storm sewer extending West to Armour Drive drainage ditch.
2. Relocation of sanitary sewer across lots two and three and extension to four and five; and extension of water to lot five.
3. Removal of Eastern intersection wing at Orme and Longfellow.

in East Side Center 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 _____
East Side Nat'l Bank & Trust, Credit No. 1002, dated 4-24-72
(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.

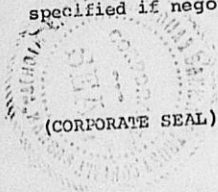
Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

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 August 4, 1974.

Very truly yours,

East Side National Bank & Trust Co.
(Name of bank)

By: Keith Pecker
(Authorized signature)



robson kuhnel and spangenberg architects and planners

February 18, 1972

Mr. John D. Gist
Principal Planner
Metropolitan Area Planning Department
City Building Annex
104 South Main
Wichita, Kansas 67202

Re: East Side Financial Center

*(SW corner of Kellogg
and Rock Rd.)*

Dear Mr. Gist:

In reference to the sound control problem for this project we have met with officials of McConnell AFB and discussed the problems for building in this area and received their information concerning sound levels at this site.

We propose for construction on this project to use insulating double-paned glass for all exterior walls and use 4" concrete roof slab. Additional insulation will also be provided in the spandrel panels. We feel that this construction will provide a satisfactory design.

Sincerely,

ROBSON, KUHNEL & SPANGENBERG

Ron Spangenberg
Ron Spangenberg

RS/jh



260 north rock road wichita kansas 67206

telephone 316 685-4234

April 14, 1972

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 71-94 - Final Plat of
EAST SIDE CENTER

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 13, 1972, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 7, 1972.

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.

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 platator.

Certification that all taxes due and payable for 1971 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Wiedemann Trust, c/o J. W. Shane, 4th National Bank 67202
Transamerican Investment Properties, Inc., 260 N. Rock Road 67206
Max Eberhart, 260 N. Rock Road 67206
Ron Spangenberg, Architect, 260 N. Rock Road 67206

Page 2 - Baughman Company
April 14, 1972

cc: (Continued)

Mrs. Cleve C. Holland, 7814 East Indianapolis 67207
Mrs. Jean Elliott, 553 Longfellow Lane 67207
Alfred A. Farha, 554 Longfellow Lane 67207
Mrs. John D. Moody, 608 Longfellow Lane 67207
Mrs. Lowell Ferris, 615 Longfellow Lane 67207
Everett Fettis, Attorney, One Twenty Building 67202

April 17, 1972

Mr. William H. Thompson
Vice President - Construction
Transamerican Investment Properties, Inc.
Rockborough Executive Park
260 North Rock Road
Wichita, Kansas 67218

Subject: East Side Financial Center

Dear Mr. Thompson:

In reply to your letter of April 12, 1972 regarding the above subject, I wish to advise that the guarantee as proposed is adequate.

We urge that these revisions be made at your earliest convenience.

Yours truly,



R. W. Bruggeman
Director of Public Works

RWB:gg

cc: John Gist, Principal Planner ✓



LAW OFFICES OF
MORRIS, LAING, EVANS & BROCK
CHARTERED

LESTER L. MORRIS
1901-1966

VERNE M. LAING
FERD E. EVANS, JR.
RALPH R. BROOK
JOSEPH W. KENNEDY
C. ROBERT BELL
ROBERT I. GUENTHNER
DAVID C. ADAMS
KEN M. PETERSON
JOHN C. McMURRY

SUITE 430
200 WEST DOUGLAS
WICHITA, KANSAS 67202
(316) 262-2671

April 19, 1972

Re: S/D 71-94 - Final Plat of
EAST SIDE CENTER

WICHITA-SEDCWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

This is to certify that we have examined the title to the
following-described real property situate in Sedgwick County, Kansas,
to-wit:

Lots 1, 2 and 3, Block 1, and Lots 1, 2 and 3,
Block 2, Eastridge Eleventh Addition to Wichita,
Kansas; Block 2, Kellogg Crest Addition to
Wichita, Kansas; and a tract in the Northeast
Quarter (NE/4) of Section 30, Township 27 South,
Range 2 East of the 6th P.M., described as
beginning at a point on the south right-of-way
line of U. S. 54 Highway as condemned in Case
A-17549 and 150 feet west of the east line of
said NE/4; thence southeast 120.37 feet to a
point 85 feet south of the south right-of-way
line of said U.S. 54 and 65 feet west of the
east line of said NE/4; thence south parallel
with the east line of said NE/4, 713.73 feet to
a point 877 feet south of the north line of said
NE/4; thence west parallel with the north line
of said NE/4, 100 feet; thence north parallel
with the east line of said NE/4, 50 feet;
thence west parallel with the north line of
said NE/4, 540 feet; thence north parallel with
the east line of said NE/4, 752 feet to the south
right-of-way line of said U.S. 54; thence east
555 feet to the point of beginning, except the
north 10 feet thereof deeded for street in Misc.
Book 468 at page 388;

as evidenced by

(a) Photocopy of Commitment for Title Insurance issued by
Chicago Title Insurance Company on that portion of the property herein-
after designated as Tract 1, dated March 21, 1972 at 7:00 a.m., bearing
No. 187398a and addressed to Transamerican Investment Properties, Inc.
and The Fourth National Bank and Trust Company, Wichita.



Wichita-Sedgwick County MAPC
Page 2
April 19, 1972

(b) Photocopy of title insurance policy issued by Chicago Title Insurance Company covering that portion of the captioned property hereinafter designated as Tract 2, dated March 21, 1972 at 7:00 a.m. and insuring the mortgage title of The Kansas State Bank and Trust Company in and to said Tract 2.

(c) Photocopies of nine tax receipts.

Based upon such examination we find that as of the date of said commitment for title insurance and said title insurance policy, fee title to the captioned property was vested as follows:

Tract 1: A tract in the NE/4 of Section 30-27S-2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the South right-of-way line of U.S. 54 as condemned in Case A-17549 and 255 feet West of the East line of said NE/4; thence South parallel with the East line of said NE/4, 110 feet; thence East parallel with the South right-of-way line of U. S. 54, 30 feet; thence South 60 feet; thence East 25 feet; thence South 125 feet; thence East 135 feet; thence South parallel with and 65 feet West of the East line of said NE/4, 503.73 feet to a point 877 feet South of the North line of said NE/4; thence West parallel with the North line of said NE/4, 100 feet; thence North parallel with the East line of said NE/4, 50 feet; thence West parallel with the North line of said NE/4, 540 feet; thence North parallel with the East line of said NE/4, 752 feet to the South line of said U.S. 54; thence East 450 feet to beginning, except the North 10 feet thereof deeded for street (Misc. Book 468, page 388), and Lots 1, 2 and 3, Block 1 and Lots 1, 2 and 3, Block 2, Eastridge Eleventh Addition to Wichita, and Block 2, Kellogg Crest Addition to Wichita

TRANSAMERICAN INVESTMENT PROPERTIES, INC.

Wichita-Sedgwick County MAPC
Page 3
April 19, 1972

Tract 2: All of the captioned property other than
Tract 1

RICHARD M. LESLIE

all subject to mortgages, easements, rights-of-way and restrictive covenants
of record.

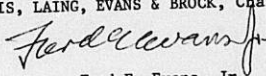
Neither the commitment for title insurance nor the title insurance policy makes any exception for taxes for 1971 and prior years. In addition, we have been furnished with photocopies of tax receipts showing the payment of the taxes for the last half of 1971. Accordingly we are of the opinion that taxes for 1971 and prior years have been paid.

This opinion is subject to the usual qualifications concerning matters not appearing of record, such as rights of parties in possession, matters which would be shown by a proper survey, possibility of unmatured mechanics' liens, and the like.

Respectfully submitted,

MORRIS, LAING, EVANS & BROCK, Chartered

By



Ferd E. Evans, Jr.

FEE:IL

April 7, 1972

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 71-94 - Final Plat
of EAST SIDE CENTER

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 6, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

A. The applicant's surveyor shall contact M. S. Mitchell of the Maintenance Division of the Department of Public Works relative to dimensions on the final plat.

B. Any abandonment or relocation of existing utilities necessitated by this plat shall be at the applicant's expense.

C. As far as street and alley rights-of-way being vacated either by virtue of the replat or separate vacation application, any relocation, abandonment or reconstruction of utilities and public facilities resulting from such vacation shall be at the applicant's expense without cost to the City, County or any utility company.

de As required in the approval of the associated CUP, the applicant shall continue to work with the Planning Department relative to review of adequate design and construction standards to minimize all possible noise affects on the occupants of the proposed development resulting from its proximity to the McConnell Air Force Base.

need petition returned from Eng.
de The applicant shall install or guarantee the paving of an acceleration-deceleration lane on the west side of Rock Road adjacent to subject property, in accordance with the standards and specification of the City Engineer.

Page 2
April 7, 1972

read petitions returned from eng

The applicant shall install or guarantee the construction of sidewalks on the south side of Kellogg Drive, the west side of Rock Road and both sides of Longfellow Lane adjacent to subject property; the total estimated construction cost to be in the amount of \$6,546.

ok The applicant shall make satisfactory arrangements with the Maintenance and Engineering Divisions for the guarantee of construction of a storm water sewer extending west to the drainage ditch in Armour Drive, all in accordance with the applicant's submitted and approved drainage plan. 20,000'

ok The applicant shall contact the Engineering Division and make satisfactory arrangements and guarantee for relocation of sanitary sewer across Lots 2 and 3 and for the extension of same to serve Lots 4 and 5.

ok The applicant shall contact the Wichita Water Department and make satisfactory arrangements and guarantee for the extension of water to serve Lot 5.

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

The applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.

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, April 13, 1972, 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: Wiedenmann Trust, c/o J. W. Shane, Fourth National Bank, 67202
Transamerican Investment Properties, Inc., 260 N. Rock Road
Max Eberhart, 260 North Rock Road, 67206
RON Spangenberg, Architect, 260 N. Rock Road, 67206

Page 3
April 7, 1972

cc: Mrs. Cleve C. Holland, 7814 East Indianapolis, 67207
Mrs. Jean Elliott, 553 Longfellow Lane, 67206
Mr. Alfred A. Farha, 554 Longfellow Lane, 67206
Mrs. John D. Moody, 608 Longfellow, 67207
Mrs. Lowell Ferris, 615 Longfellow, 67207
Mr. Everett Fettis, Attorney, One Twenty Bldg., 67202

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 71-94 Name EAST SIDE CENTER
Date Application Rec'd. 2-22-72 Preliminary Approval 3-2-72
Scheduled S/D Meeting 4-6-72

DESCRIPTION

General Location At the southwest corner of Kellogg and Rock Road

Owner Wiedemann Trust, c/o J. W. Shane
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | |
|--|---------------------------------|
| 1. Gross Acreage of Plat <u>14</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>12</u> R/W <u>700</u> ft. |
| Residential _____ | b. <u>10</u> R/W <u>100</u> ft. |
| Commercial <u>5</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>5</u> | TOTAL <u>800</u> ft. |
| 3. Minimum Lot Frontage <u>125</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>16,800</u> sq. ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA & LC</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. It should be noted that the configuration of Lots 2 and 3 indicated on the final plat do not lend themselves to development as approved for the same areas on the associated CUP as readily as if the lots were to coincide with the parcel boundaries on the approved C.U.P. The applicant should be aware of the possible difficulties and conflicts which may arise with this lotting arrangement as opposed to the parcels approved on the associated C.U.P. The lotting arrangement will be discussed at the Subdivision Committee meeting.
- B. Any abandonment or relocation of existing utilities necessitated by this plat shall be at the applicant's expense.
- C. As far as street and alley rights-of-way being vacated either by virtue of the replat or separate vacation application, any relocation, abandonment or reconstruction of utilities and public facilities resulting from such vacation shall be at the applicant's expense without cost to the City, County or any utility company.
- D. In accordance with the approved C.U.P. a contingent dedication, in the form of a separate instrument, shall be submitted for the additional right-of-way for Rock Road and Kellogg Drive adjacent to Lots 4 and 5. Said dedication to be contingent upon becoming effective on June 30, 1977. Once the contingent dedication has been approved and properly executed it will be forwarded with the final plat to the Board of City Commissioners.

The right-of-way to be dedicated contingently, shall be indicated on the plat and labeled as "Contingent Street Dedication".

As required in the approval of the associated C.U.P., the applicant shall continue to work with the Planning Department relative to review of adequate design and construction standards to minimize all possible noise affects on the occupants of the proposed development resulting from its proximity to the McConnell Air Force Base.

03

(over)

- G. The applicant shall install or guarantee the paving of an acceleration-deceleration lane on the west side of Rock Road adjacent to subject property, in accordance with the standards and specification of the City Engineer.
- H. The applicant shall install or guarantee the construction of sidewalks on the south side of Kellogg Drive, the west side of Rock Road and both sides of Longfellow Lane adjacent to subject property; the total estimated construction cost to be in the amount of \$6.546.
- I. The applicant shall make satisfactory arrangements with the Maintenance and Engineering Divisions for the guarantee of construction of a storm water sewer extending west to the drainage ditch in Armour Drive, all in accordance with the applicant's submitted and approved drainage plan.
- J. The applicant shall contact the Engineering Division and make satisfactory arrangements and guarantee for relocation of sanitary sewer across Lot 2 and 3 and for the extension of same to serve Lots 4 and 5.
- K. The applicant shall contact the Wichita Water Department and make satisfactory arrangements and guarantee for the extension of water to serve Lot 5.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

March 30, 1972

Mrs. Cleve C. Holland
7814 East Indianapolis
Wichita, Kansas 67207

Subject: S/D 71-94 - Final Plat
of EAST SIDE CENTER

Dear Mrs. Holland:

This is to advise you and those receiving copies of this letter that the above captioned final plat has been submitted to our office and scheduled for the Subdivision Committee meeting to be held on Thursday, April 6, 1972, at 2:00 p.m., in Room 401, City Building Annex, 104 South Main, Wichita, Kansas.

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

Very truly yours,

Jack H. Galbraith
Chief Planner

JHG:rme

cc: Ron Spangenberg, Architect, 260 North Rock Road, 67206
Wiedemann Trust, c/o J. W. Shane, Fourth National Bank, 67202
Everett Pettis, Attorney, One Twenty Building, 67202
Mrs. Lowell Ferris, 615 Longfellow, 67207
Mrs. John D. Moody, 608 Longfellow, 67207
Mr. Alfred A. Farha, 554 Longfellow Lane, 67206
Mrs. Jean Elliott, 553 Longfellow Lane, 67206

March 9, 1972

Mr. Max Eberhart
Transamerican Investment
Properties, Inc.
260 North Rock Road
Wichita, Kansas 67206

Subject: S/D 71-94 - Preliminary
Plat of EAST SIDE CENTER

Dear Mr. Eberhart:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 2, 1972, 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:

- a. Any abandonment or relocation of existing utilities necessitated by this plat shall be at the applicant's expense.
- b. As far as street and alley rights-of-way being vacated either by virtue of the replat or separate vacation application, any relocation, abandonment or reconstruction of utilities and public facilities resulting from such vacation shall be at the applicant's expense without cost to the City, County or any utility company.

SL There is an existing east-west alley running east from Longfellow Lane on Lot 1 which is proposed to be vacated by this plat. The surveyors certificate on the final plat shall reflect that said alley is being vacated by virtue of K.S.A. 1970 Supplement 12-512(b).

SL The service road adjacent to the north line of subject property, shall be labeled as Kellogg Drive.

- e. In accordance with the approved C.U.P. a contingent dedication, in the form of a separate instrument, shall be submitted for the additional right-of-way for Rock Road adjacent to Lots 2 and 3. Said dedication to be contingent upon becoming effective on June 30, 1977. Once the contingent dedication has been approved and properly executed it will be forwarded with the final plat to the Board of City Commissioners.
- f. The right-of-way to be dedicated contingently, shall be indicated on the plat and labeled as "Contingent Street Dedication".
- g. As required in the approval of the associated C.U.P., the applicant shall continue to work with the Planning Department relative to review of adequate design and construction standards to minimize all possible noise affects on the occupants of the proposed development resulting from its proximity to the McConnell Air Force Base.
 - ~~h.~~ The word "opening" shall be deleted from the dimensioning of those areas labeled along Rock Road that do not have any control of access.
 - ~~i.~~ Indicating a 20-foot utility easement centered on the south and west lines of Lot 3.
 - ~~j.~~ Indicating a 5-foot utility easement adjacent to the south line of Kellogg Drive.
 - ~~k.~~ Deleting from the plat the access control notations from adjacent to Lot 5, with the control of access being governed by the approved C.U.P. (DP-44).
- l. The applicant shall install or guarantee the paving of an acceleration-deceleration lane on the west side of Rock Road adjacent to subject property, in accordance with the standards and specification of the City Engineer.
- m. The applicant shall install or guarantee the construction of sidewalks on the south side of Kellogg Drive, the west side of Rock Road and both sides of Longfellow Lane adjacent to subject property; the total estimated construction cost to be determined upon submission of the final plat.
- n. The applicant shall make satisfactory arrangements with the Maintenance and Engineering Divisions for the guarantee of construction of a storm water sewer extending west to the drainage ditch in Armour Drive, all in accordance with the applicant's submitted and approved drainage plan.

Page 3
March 9, 1972

- o. The applicant shall contact the Engineering Division and make satisfactory arrangements and guarantee for relocation of sanitary sewer across Lot 1, and for the extension of same to serve Lots 2 and 3.
- p. The applicant shall contact the Wichita Water Department and make satisfactory arrangements and guarantee for the extension of water to serve Lot 5.
- q. 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.
- r. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed with your surveyor's copy of this letter is a "marked" copy of the preliminary plat for their information and files. You should now proceed with the preparation and submission of the final plat, and if you have any questions please call.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: Baughman Company, 330 Laura, 67211
Ron Spangenberg, Architect, 260 North Rock Road, 67206
Wiedemann Trust, c/o J. W. Shane, Fourth National Bank, 67202
Everett Fettis, Attorney, One Twenty Building, 67202
Mrs. Lowell Ferris, 615 Longfellow, 67207
Mrs. John D. Moody, 608 Longfellow, 67207
Mr. Alfred A. Farha, 554 Longfellow Lane, 67206
Mrs. Jean Elliott, 553 Longfellow Lane, 67206

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 71-94 Name EAST SIDE CENTER
Date Application Rec'd. 2-22-72 Preliminary Approval _____
Scheduled S/D Meeting 3-2-72

DESCRIPTION

General Location At the southwest corner of Kellogg and Rock Road

Owner Wiedemann Trust, c/o J. W. Shane
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | |
|--|---------------------------------|
| 1. Gross Acreage of Plat <u>14</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>12</u> R/W <u>700</u> ft. |
| Residential _____ | b. <u>10</u> R/W <u>100</u> ft. |
| Commercial <u>5</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>5</u> | TOTAL <u>800</u> ft. |
| 3. Minimum Lot Frontage <u>125</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>16,800</u> sq. ft. | streets? <u>yes</u> X <u>no</u> |
| 5. Existing Zoning <u>AA & LC</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- a. Associated cases DP-44 - Commercial Community Unit Plan, and Z-1336, "AA" & "LC" to "LC", have been approved by the Board of City Commissioners subject to platting.
- b. Any abandonment or relocation of existing utilities necessitated by this plat shall be at the applicant's expense.
- As far as street and alley rights-of-way being vacated either by virtue of the replat or separate vacation application(s), any relocation, abandonment or reconstruction of utilities and public facilities resulting from such vacation shall be at the applicant's expense without cost to the City, County or any utility company.
- c. There is an existing east-west alley running east from Longfellow Lane on Lot 1 which is proposed to be vacated by this plat. The surveyors certificate on the final plat shall reflect that said alley is being vacated by virtue of K.S.A. 1970 Supplement 12-512(b).
- d. The service road adjacent to the north line of subject property, shall be labeled as Kellogg Drive.
- e. In accordance with the approved C.U.P. a contingent dedication, in the form of a separate instrument, shall be submitted for the additional right-of-way for Rock Road adjacent to Lots 2 and 3. Said dedication to be contingent upon becoming effective on June 30, 1977. Once the contingent dedication has been approved and properly executed it will be forwarded with the final plat to the Board of City Commissioners.
- f. The right-of-way to be dedicated contingently, shall be indicated on the plat and labeled as "Contingent Street Dedication".
- g. As required in the approval of the associated C.U.P., the applicant shall continue to work with the Planning Department relative to review of adequate design and construction standards to minimize all possible

noise affects on the occupants of the proposed development resulting from its proximity to the McConnell Air Force Base.

- h. In accordance with the Planning Department's review of the applicant's sketch plat with other departments of the City, it is recommended that the notation of "access control except 1 opening" adjacent to the northeast corner of Lot 2 be amended to read "complete access control". It is also recommended that the word "opening" be deleted from the dimensioning of those areas labeled along Rock Road that do not have any control of access.
- i. The applicant shall install or guarantee the paving of an acceleration-deceleration lane on the west side of Rock Road adjacent to subject property, in accordance with the standards and specification of the City Engineer.
- j. The applicant shall install or guarantee the construction of sidewalks on the south side of Kellogg Drive, the west side of Rock Road and both sides of Longfellow Lane adjacent to subject property; the total estimated construction cost to be determined upon submission of the final plat.
- k. The applicant shall contact the Maintenance and Engineering Divisions of the Department of Public Works, relative to making satisfactory arrangements and guarantee for the handling of required drainage associated with the development of subject property.
- l. The preliminary plat indicates that the right-of-way for Orme Street east of Longfellow Lane, deadending into the west line of subject property, is proposed to be vacated. The applicant has filed a vacation application for said street right-of-way, which is also scheduled as the next item on the agenda.
- m. The approval of the associated C.U.P. was made with the understanding that at the time of platting, consideration would be given to the vacation of a portion of Longfellow Lane. The applicant has been unable to reach any agreement with other property owners abutting Longfellow between Orme and Kellogg Drive, and the preliminary plat has been submitted showing the street left open. Notices have been sent to other property owners in the area advising them of this meeting, as people were informed in the hearing of the C.U.P. that such consideration would be given at the time of platting.
- n. 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.
- o. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

February 28, 1972

Subject: S/D 71-94 - Preliminary Plat of East Side Center, generally located at the southwest corner of Kellogg and Rock Road (associated zone case Z-1336 and C.U.P. DP-44).

TO WHOM IT MAY CONCERN:

The above captioned zone case and C.U.P. were considered and approved by the Metropolitan Area Planning Commission on November 11, 1971, and by the Board of City Commissioners on December 7, 1971. The approval was made with the understanding that at the time of platting, consideration would be given to the possible vacation of a portion of Longfellow Lane. The applicant has been unable to reach any agreement regarding a street vacation with other property owners abutting Longfellow between Orme and Kellogg Drive. Therefore, the applicant's preliminary plat has now been submitted showing Longfellow left open.

As people were informed in the hearing of the C.U.P. that such consideration would be given at the time of platting, this is to advise you that the plat is scheduled for consideration before the Subdivision Committee of the Metropolitan Area Planning Commission at a meeting to be held on Thursday, March 2, 1972, at 2:00 p.m., in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, 67202.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme


STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying adjacent Orme Street from
 West line of Longfellow Lane to the East line
 of Armour Drive, Wichita, Sedgwick County, Kansas.


 Fidelity
 Title
 Company,
 Inc.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

LOT	BLK. STREET	ADDITION	OWNER
2 & 3,	1.	Replat of Blk 1, Kellogg Crest	Robert S. Lightner 219 N. Market 67202
5,	2	EASTRIDGE 11th	Koakish W. Cleaton, Jr. Glenysse M. Cleaton, ux 7604 E. Orme 67207
4,	2	EASTRIDGE 11th	Larry G. Elliott Jean B. Elliott, ux 553 Longfellow La 67206
1 & W 2' of Blk 4, Lot 2,			Eugene O. Schenck Kiyoko Schenck, ux 7503 E. Orme 67207
2, exc W 2' Blk 4,			Carter Hart, Jr. Mozelle W. Hart, ux No Address Available
3,	Blk 4,		Valerian J. Greiving Margaret A. Greiving, ux 7515 E. Orme 67207
4,	Blk 4,		Olen Allison Thelma C. Allison, ux 633 Whittier 67207

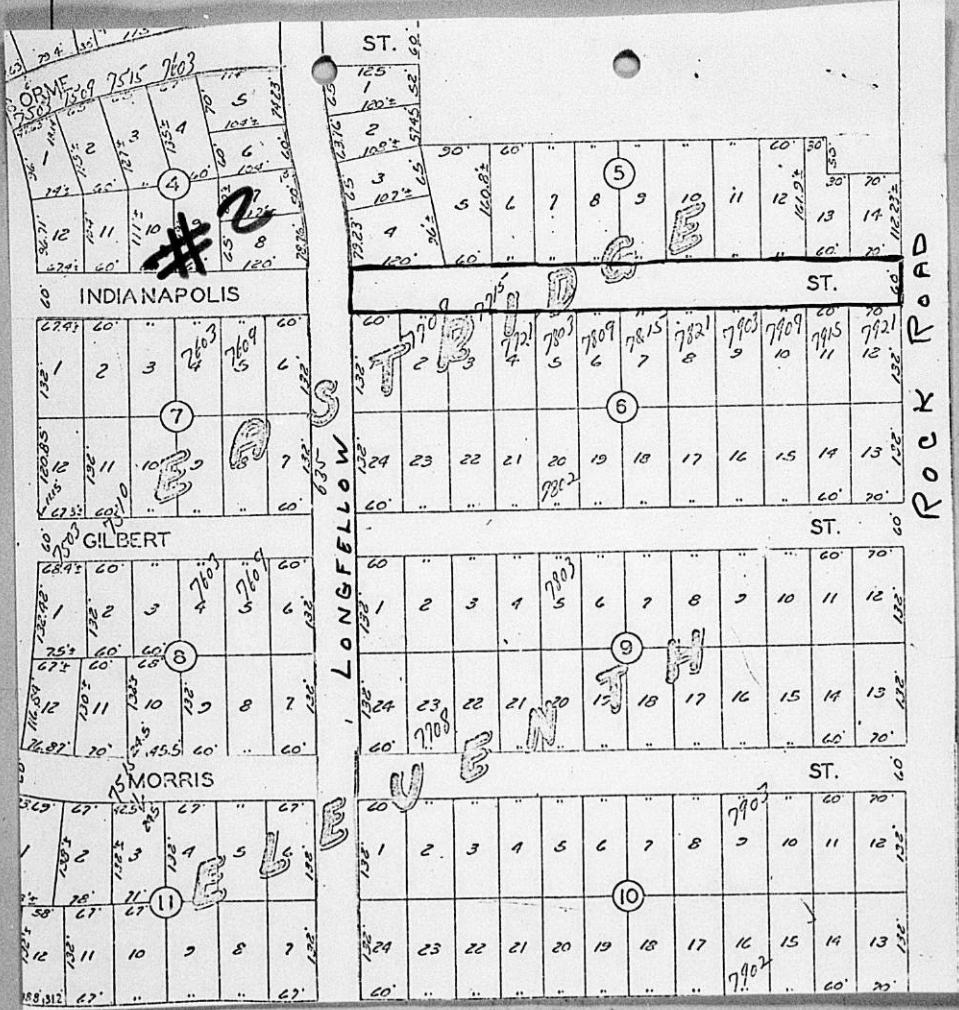
LOT	BLK	ADDITION	OWNER
5, exc S 4',	4	<u>EASTRIDGE 11th.</u>	Wesley L. Mahannah Bonita Mahannah, ux 603 Longfellow Lane 67206
S 4' Lot 4,	4		Robert E. Walker Nadine Walker, ux 609 Longfellow Lane 67206

Dated at Wichita, Kansas this 22nd day of
February, 1972 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Elvie M. Jarrell OEM
Sec.

Tracer # 12539




STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property abutting on Indianapolis Street from the East line of Longfellow Lane to the West line of Rock Road, Wichita, Sedgwick County, Kansas.


 Fidelity
 Title
 Company.
 inc.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

LOT	BLOCK	ADDITION	OWNER
1,	6	<u>EASTRIDGE 11th.</u>	Vaughan O. Stevens Grace I. Stevens, ux 220 Lochinvar 67207
2,	6		Charles C. Forsyth Garyfallia L. Forsyth, ux 8007 Lynwood Blvd. 67207
3,	6		John Keith Lewis Lorinda Lou Lewis, ux 6201 Eilerts 67218
4,	6		Richard L. Cole Elizabeth L. Cole, ux 1702 Windsor 67218
5,	6		Warren E. Moore Mary Ellen Moore, ux 7803 E. Indianapolis 67207
6,	6		Joseph A. Speer Dorothy M. Speer, ux 7809 E. Indianapolis 67207
7,	6		Charles F. Lowder Sheryl N. Lowder 7815 E. Indianapolis 67207



LOT	BLOCK	ADDITION	OWNER
8	6	<u>EASTRIDGE 11th.</u>	Wayne L. Richardson Florence M. Richardson, ux 7821 E. Indianapolis 67207
9	6		Michael Ray Cope Wynema M. Cope, ux 7903 E. Indianapolis 67207
10,	6		Ralph C. Sapp Vera I. Sapp, ux 207 E. Kelly, Augusta, Ks. 67610
11,	6		Nellie A. Capron 7915 E. Indianapolis 67207
12,	6		Victor L. Durrington Wanda L. Durrington, ux 546 Trig 67207
4,	5		Robert E. Haynes Margaret M. Haynes, ux 622 Longfellow 67207
5,	5		Vaughan O. Stevens Grace I. Stevens, ux 220 Lochinvar 67207
6,	5		Joseph Mizenko Mozelle Mizenko, ux 7720 E. Indianapolis 67207
7,	5		James Parker Resch Jeanette M. Resch, ux 7802 E. Indianapolis 67207
8,	5		John Adam Smith Roberta Smith, ux 7808 E. Indianapolis 67207
9,	5		Cleve C. Holland, Jr. Marion Holland, ux 7814 E. Indianapolis 67207
10,	5		Robert A. Barnes Phyllis Ann Barnes, ux 7820 E. Indianapolis 67207
13,	5		Steven R. Krueger Patricia J. Krueger, ux 7914 E. Indianapolis 67207
11,	5		Ambrose D. Allison Jacqueline Allison, ux No Address Available
12,	5		Eugene V. Moser Carol M. Moser, ux 7908 E. Indianapolis 67207
14,	5		James Russell Harris Ruth R. Harris, ux 7920 E. Indianapolis 67207

-3-

Dated at Wichita, Kansas this 22nd day
of February, 1972 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Ernie M. Jancek
Sec. OEM

Tracer # 12539

KELLOGG

ARMOUR DRIVE

INDIANAPOLIS

GILBERT

MORRIS

LAY

WATSON

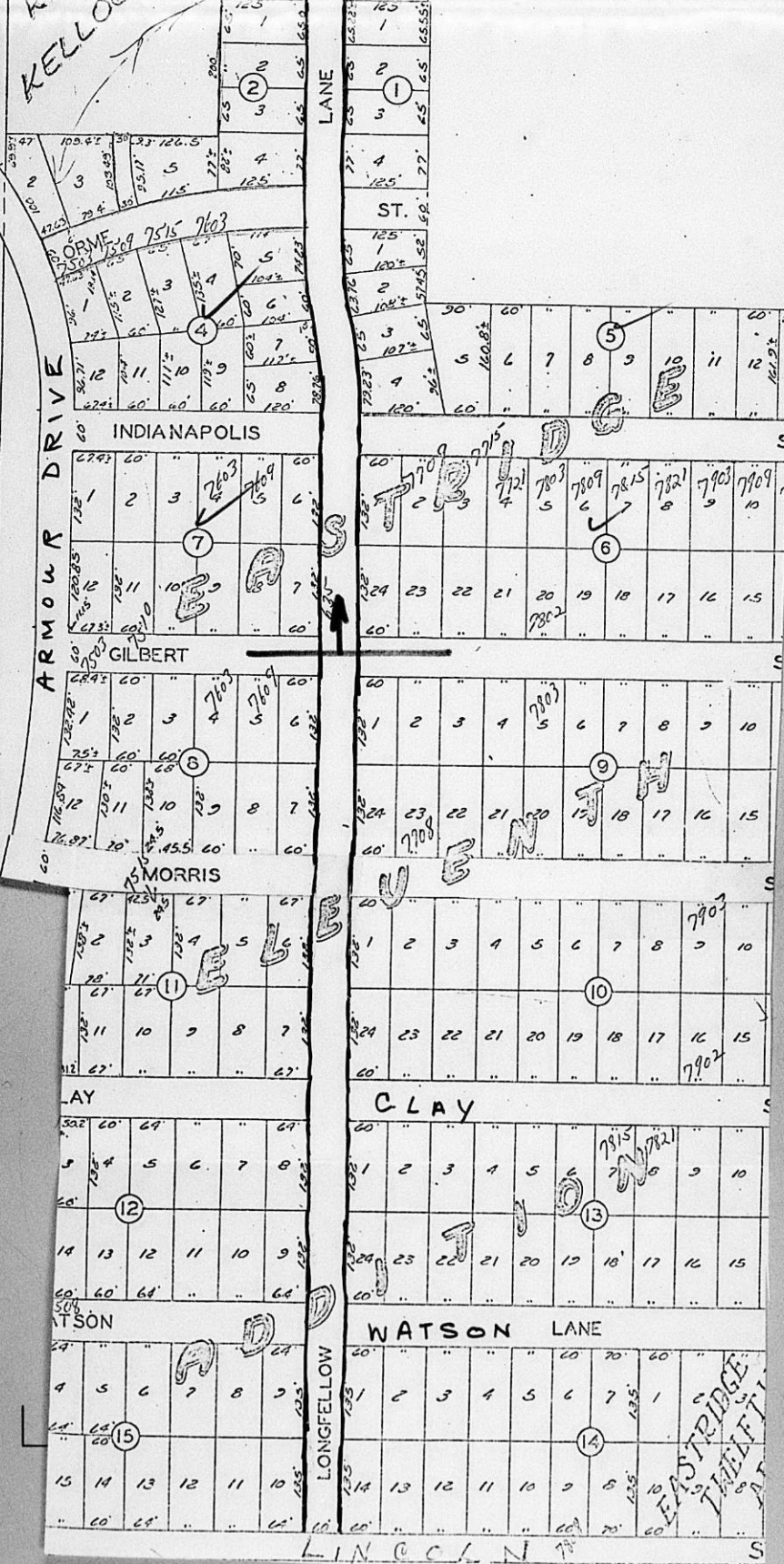
LONGFELLOW

WATSON LANE

LOCKPORT

LANE

ST.




STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying adjacent to Longfellow Lane from the South line of Kellogg Street to the North line of Lincoln Street, Wichita, Sedgwick County, Kansas.


 Sedgwick
 Title
 Company,
 Inc.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

LOT	BLK	ADDITION	OWNER
1	1	Replat Blk 1, Kellogg Crest Addition.	K. T. Wiedemann Trust 4th Natl Bank 200 E. Douglas 67202
1	2	<u>KELLOGG CREST</u>	K. T. Wiedemann Trust
1, 2, 3,	1	<u>EASTRIDGE 11th</u>	Gladys H. G. Wiedemann 4th Natl Bank & Trust K. T. Wiedemann Trust
4,	1		Alfred A. Farha Nancy Farha, ux 554 Longfellow Lane 67206
1, 2, 3,	2		Gladys H. G. Wiedemann 4th Natl Bank Trust
4,	2		Larry G. Elliott Jean B. Elliott, ux 553 Longfellow Lane 67206



LOT	BLK.	ADDITION	OWNER
5, exc S 4',	4	<u>EASTRIDGE 11th.</u>	Wesley L. Mahannah Bonita Mahannah, ux 603 Longfellow Lane 67207
S 4' Lot 5, all Lot 6,	4		Robert B. Walker Nadine Walker, ux 609 Longfellow Lane 67207
7 & N 2.5' Lot 8,	4		Lowell K. Ferris Katherine L. Ferris, ux 615 Longfellow Lane 67207
8, exc N 2.5',	4		Thomas S. Shireman Corliss J. Shireman, ux 7610 E. Indianapolis 67207
1	5		Katharine E. Voth, sgle Edna S. Voth, sgle 7701 E. Orme 67207
2	5		John D. Moody Suzanne Moody, ux 608 Longfellow Lane 67207
3	5		Dale L. Morss Martha Morss, ux 614 Longfellow Lane 67207
4	5		Robert E. Haynes Margaret M. Haynes, ux 622 Longfellow Lane 67207
1	6		Vaughan O. Stevens Grace I. Stevens, ux 220 Lochinvar 67207
24	6		Linn A. Garrison Ruth H. Garrison, ux 634 Longfellow Lane 67207
6	7		Bonnie I. Tucker, sgle. 629 Longfellow Lane 67207
<u>7</u>	7		David L. Jones Cynthia D. Jones, ux 635 Longfellow Lane 67207
6	8		Glenn E. Scott Helen M. Scott, ux 703 Longfellow Lane 67207
7	8		Steven L. Knipp Jayne Ellen Knipp, ux 230 S. Chautauqua 67211
1	9		Donald L. Oursler Virginia F. Oursler, ux 702 Longfellow Lane 67207
24	9		Francis A. Watt, Jr. Theresa B. Watt, ux 710 Longfellow Lane 67207
1	10		Richard L. Rietcheck Madlyn P. Rietcheck, ux 718 Longfellow Lane 67207
24	10		Donald Eugene Tharp Shirley K. Tharp, ux 726 Longfellow Lane 67207

LOT	BLK	ADDITION	OWNER
6	11	<u>EASTRIDGE 11th.</u>	Harry O. & Edna L. Witt, ux 719 Longfellow Lane 67207
7	11		Oliver James Hotmar, Jr. Patricia Lynn Hotmar, ux 727 Longfellow Lane 67207
8	12		Harvey R. Romanishan Helen Romanishan, ux 803 Longfellow Lane 67207
9	12		Ronald William Balke Carol E. Balke, ux P. O. Box 1069 67201
1	13		Dennis R. Wilcox Sylvia M. Wilcox, ux 518 Beverly 67218
24	13		Gerald J. O'Connor Marilyn L. O'Connor, ux 810 Longfellow Lane 67207
1	14		Bertha May Mathews, sgle. Dorothy Maud Mathews, sgle. 818 Longfellow Lane 67207
14	14		Gerald Myron Bowen Margaret A. Bowen, ux 826 Longfellow Lane 67207
9	15		Eastridge Church of the Nazarene 6403 E. Morris 67207
10	15		David P. Clark Susan Clark, ux 827 Longfellow Lane 67207

Dated at Wichita, Kansas this 22nd day
of February, 1972 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Elvie M. Farreed
Sec. OEM

Tracer # 12539



TRANSAMERICAN INVESTMENT PROPERTIES, INC.

ROCKBOROUGH EXECUTIVE PARK
ROCK ROAD • P. O. BOX 18403 • (316) 685-5355 • WICHITA, KANSAS 67218

February 22, 1972

Mr. John D. Gist, Principal Planner
Wichita - Sedgwick County
Metropolitan Area Planning Department
City Building Annex
104 S. Main Street
Wichita, Kansas 67202

Dear John:

We have today filed our Preliminary Plat for consideration by the Subdivision Committee. Fidelity Title Company assures us that the additional names requested will be delivered to your attention by noon Wednesday the 23rd.

We show Longfellow unchanged on our Preliminary Plat and Orme vacated. Here is a status report on abutting property owners:

- a. Edna Voth: Abutts Orme on the south, said she was willing to sign Vacation Petition if we pay costs, a copy of our letter to her is attached for your information; talked to her last Friday but have been unable to reach her again, expect to have her sign Vacation Application and file it this week.
- b. Al Farha: Abutts Orme on north and Longfellow on east; he thinks he wants to sell to someone, we are apart on terms to date, he says he is not really sure what he wants to do so right now he won't agree to any vacation on Orme or Longfellow, he feels if he sells, Longfellow should be open, talked to him Tuesday the 22nd.
- c. Larry Elliott: Abutts Longfellow on west, he thinks he would now like to sell, we haven't made offer because our two prospects, Scholfield and bank drive-in, want to see what happens to Longfellow before they finalize their interest, he feels that if he sells Longfellow should be open; however, if Longfellow is closed then he would be for vacation and "L" intersection at Orme and Longfellow, with a private drive to his driveway, talked last to him Friday the 18th.



Mr. John D. Gist
February 22, 1972
Page 2

d. Scholfield Brothers: Abutt Longfellow on west; talked to them today, Tuesday the 22nd, they are emphatically interested in keeping Longfellow open and would like to be apprised of all meetings so they could be represented.

If Longfellow is to be closed we frankly feel that the double cul-de-sac is an unreasonable solution as far as we are concerned and urge another alternative be decided upon.

We stand ready to meet at any reasonable time or place with anyone to expedite this matter. Thank you for your cooperation.

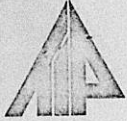
Yours truly,

Max E. Eberhart

Max E. Eberhart
Vice President, General Counsel

MEE/djm

Attachment



TRANSAMERICAN INVESTMENT PROPERTIES, INC. ROCKBOROUGH EXECUTIVE PARK
ROCK ROAD • P. O. BOX 16423 • (316) 685-5355 • WICHITA, KANSAS 67216

February 21, 1972

Edna S. Voth
7701 E. Orme Street
Wichita, Kansas

Alfred A. Farha
554 Longfellow
Wichita, Kansas

Re: Vacation of a portion of
Orme Street

Dear Friends:

As you know, our company is seeking platting approval for the large tract of property we are purchasing in the southwest corner of the intersection of Kellogg and Rock Road, here in Wichita.

In considering our platting application, city officials have requested our company attempt to have vacated that portion of Orme Street east of Longfellow to our property line. We three property owners are all the abutting owners.

Provided you sign the vacation application with us, this letter is to assure you that our company will pursue the application and complete the vacation procedure. We will pay the application fee and any fees incurred in completing the procedures in paragraph V. 1 and 2 of the application. If for some reason you desire to hire your own attorney or adviser, those expenses will be borne by you.

In addition, when permitted by the City, we will cause the vacated portion to be regraded and grass seed planted, and will cause new curbing installed along Longfellow across the vacated boundry of Orme Street.

We understand that the vacated property will be reverted to you equally with nothing to us.

TRANSAMERICAN INVESTMENT PROPERTIES, INC.

By Max E. Eberhart

Form 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Various</i>	
<i>West Side Heating</i>	

Name *Baughman Company*

Address *330 Laura*

Type *AA-457103* Due Date

Comments:

Date *3-22-72* By *Dist*

Map No.: 5946
Section No.: _____
Twp. No.: _____
Range: _____

S/D No. 71-94

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: EAST SIDE CENTER

General Location: Kellogg & Rock Road (SW cor)

Name of Property Owner: Transamerican Inv. Prop. Inc. ^{of Max Chesnut}

Address: _____ Phone: _____

Name of Subdivider: same % Ron Spangenberg

Address: 260 N. Rock Road Phone: 685-4234

Name of Agent/Surveyor: Baughman Co

Address: 330 Laura Phone: 262-7271

Date of Application: Feb. 21, 1972

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 14Ac.
2. Number of Lots:
 - Residential _____
 - Commercial 5
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 125 ft.
4. Minimum Lot Area 16,800 ft.
5. Existing Zoning HA & LC
6. Proposed Zoning LC
7. Lineal Feet of New Streets:
 - a. 12 R/W 700 ft.
 - b. 10 R/W 100 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 800 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply yes (Yes-No), Name _____
10. Public Sanitary Sewers yes (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 with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. 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: Transamerican Investment Properties, Inc.
by Max E. Chesnut

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

Received by [Signature]
Date 2-22-72
Fee Submitted 62.00

accompanying letter
forth coming

T9-301B
(2-71)



February 2, 1972

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 71-94 - Sketch Plat
of East Side Center, generally
located at the southwest corner of
Kellogg and Rock Road.

Gentlemen:

We have reviewed the above referred to sketch plat with other City Staff, taking into consideration the approved Community Unit Plan DP-44, and zone case Z-1336, associated with subject property. In general, the sketch plat does not reflect all items approved on the associated C.U.P. such as access controls to Rock Road, all building setbacks, etc. However, based on our review we do authorize the preparation and submission of a preliminary plat, subject to the following conditions and comments.

*applicant
would
rather
leave it
open.*

The plat proposes the vacation of Longfellow Lane only adjacent to subject property, and it is recommended that the applicant attempt to vacate said street in its entirety between Orme Street and Kellogg Drive. This would necessitate contacting other adjacent property owners to join in the filing of a separate vacation application on all or the balance of the street right-of-way.

*applicant
is attempt
to vacate*

It has been recommended by the Engineering Division of the Department of Public Works that the portion of Orme Street lying east of Longfellow Lane also be vacated, which would also require consent and joining of other adjacent property owners on a separate vacation application. The closing of either or both Longfellow and Orme at their intersection would require the reconstruction of the intersection, together with providing for alterations as to existing surface drainage and private driveways. In lieu of said portion of the streets being vacated immediately adjoining that intersection, the Engineering Division has recommended that this plat provide

Page 2
February 2, 1972

for the dedication of right-of-way from Lots 1 and 4 for the creation of cul-de-sacs to terminate said streets with a turn-around facility.

The Engineering Division also advises with regard to the Continental Pipeline adjacent to the east line of subject property, that any lowering or relocation of said pipeline necessitated by street or driveway construction would be at the expense of the applicant. A provision to this affect is noted on the approved C.U.P.

As discussed in the approval of the associated C.U.P., there are drainage problems in that surface runoff resulting from improvements to subject property must be carried several blocks west to the drainage canal at Armour, and that other properties must be protected from this runoff. We would suggest that prior to submitting a preliminary plat, the applicant meet with the Maintenance and Engineering Divisions of the Department of Public Works relative to the proposed method of handling this drainage. The Maintenance Division has commented that no discharge or runoff from this site should be permitted to the surface of either Longfellow or Orme, but consideration rather given to a storm water sewer system.

In addition to the foregoing, the following comments and conditions also apply:

1. Any abandonment or relocation of existing utilities necessitated by this plat shall be at the applicant's expense.

As far as street and alley rights-of-way being vacated either by virtue of the replat or separate vacation application(s), any relocation, abandonment or reconstruction of utilities and public facilities resulting from such vacation shall be at the applicant's expense without cost to the City, County or any utility company.

Also, at final plat stage the surveyor's certificate shall reference all streets and alleys being replatted and vacated by virtue of K.S.A. 1970 Supplement 12-512(b).

2. Access controls will be required adjacent to Orme Street and Longfellow Lane, based on the outcome of the vacation proceedings for both streets. Access control adjacent to Rock Road, as approved on the associated C.U.P. and as marked on the enclosed copy of the sketch, shall be indicated on the preliminary plat.
3. Improvements - The applicant shall be responsible for installing or guaranteeing required improvements, including:

Page 3
February 2, 1972

- Reconstruction of paving, driveways, and intersections resulting from rights-of-way being vacated; and/or, paving of any required cul-de-sacs to terminate dead-end streets.
- Paving of an acceleration-deceleration lane on Rock Road in accordance to the standards and specifications of the City Engineer.
- Construction of required drainage improvements determined necessary and required in the processing of the preliminary and final plat.
- The installation of sidewalks adjacent to all streets.
- 4. To avoid any possible confusion in the future, it is recommended that the building setbacks be deleted from the plat, and those setbacks indicated on the approved C.U.P. shall govern.
- 5. Additional requirements for utility easements to be determined at Subdivision Committee review of the preliminary plat.
- 6. The street immediately adjacent on the north to be labeled as Kellogg Drive.
- 7. In accordance with the approved C.U.P., a separate "contingent dedication" shall be submitted for the additional right-of-way on Rock Road adjacent to Lots 1 and 3. Said dedication being contingent upon becoming effective on June 30, 1977.
- 8. In the associated Community Unit Plan, the action of the Planning Commission was to approve the C.U.P. provided that, at the time of platting, the applicant submits for their review design proposals to minimize noise pollution and its affects from McConnell Air Force Base. Said proposals should be submitted for review along with the processing of a preliminary and final plat.
- 9. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

Once the applicant has further investigated the vacation of portions of Longfellow and Orme, the preliminary plat should be drawn for submission to the Subdivision Commission in accordance and complimentary with such associated vacation applications that they are able to effect. Indication of

Page 4
February 2, 1972

cul-de-sacs and/or any other street modifications resulting from, or the lack of, such vacation applications shall be shown on the plat. Along with the submission of a preliminary plat, abstract ownership lists shall be submitted containing the names and addresses of property owners abutting Longfellow Lane from Kellogg Drive to Lincoln, abutting Indianapolis from Rock Road to Longfellow, and abutting Orme from Longfellow to Armour. Such list shall be used, together with the one already received for property owners within 500 feet on the associated C.U.P., for purposes of notifying others in the vicinity of the application that the plat (and vacation case(s)) is being heard and concerns the possible vacation of a portion of Longfellow.

Enclosed is a marked "engineer's" copy of the sketch plat for your information and files. If you have any questions concerning this matter, please contact our office.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: Transamerican Investment Properties, Inc.
c/o Max Eberhart, 260 North Rock Road, 67206

Niedemann Trust
c/o J. W. Shane, Fourth National Bank, 67202

Ron Spangenberg, Architect
260 North Rock Road, 67206

WICHITA-SEDGWICK COUNTY

DATE

January 10, 1972

METROPOLITAN AREA PLANNING DEPARTMENT

from -
TO - Dick Linn, City Engineer

FROM to: Curtis L. Newby, Planning Analyst *CLN*

SUBJECT S/D 71-94 - East Side Center Sketch Plat

Attached for your information and files is a copy of the above referred to sketch plat involving land at the southwest corner of Kellogg and Rock Road. A commercial C.U.P., DP-44 and an associated zone case, Z-1336 "AA" & "LC" to "LC" were recently approved on subject property.

We would appreciate your reviewing the sketch plat and forwarding any comments you may have to either myself or John Gist of our office by Thursday, January 13, 1972, so that we may include said comments in our reply to the applicant.

CLN:rme

Attachment

- ① Vacate Longfellow Lane & Orme St
- ② Close intersection returns @ :
 - a) Longfellow & Kellogg Dr.
 - b) " & Orme (N.S.)
 - c) " & Orme (E.S.)
- ③ Relocate sewer as req'd.
- ④ A.C. along Rock Rd.
- ⑤ Pipeline adjustments or relocations at expense of Developer.
- ⑥ Return sketch plat to Engr. Div.

January 10, 1972

Dick Linn, City Engineer

Curtis L. Newby, Planning Analyst

S/D 71-94 - East Side Center Sketch Plat

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CLN:rme

Attachment

Memo sent to:

Paul Graves, City Traffic Engineer
M. S. Mitchell, Assistant Superintendent
Public Works-Maintenance



December 1, 1971

Wichita-Sedgwick County
Metropolitan Area Planning Department
City Building Annex
104 S. Main
Wichita, Kansas 67202



*file in plan
notes submitted*

Attention: Mr. Jack H. Galbraith
Chief Planner

Dear Mr. Galbraith:

Reference is made to our conversations with you and Mrs. Cleve Holland, who we understand to be the spokesman for the concerned property owners south of the property we are buying. We understand the property owners filed protest petitions because they desired a higher separation wall and they were concerned about the possibility of increased traffic problems on Longfellow street. We understood that the traffic problem was to be fully considered at the time of platting. This letter is given to clarify our position on the two items of concern.

1. Separation Wall. We hereby amend our CUP to provide for a masonry wall from seven (7) feet to nine (9) feet, instead of from five (5) feet to eight (8) feet.
2. Traffic Concern. We understood the "full consideration" of the Longfellow traffic to include possible closing of the street to prevent traffic going south of the property we are buying. There are several government agencies, governing bodies, citizens and property owners whose requirements and desires will be coordinated to solve this potential problem. To clarify our position, we stand ready at the time of platting, to cooperate fully to implement any reasonable plan, including responsibility for the reasonable cost thereof, decided upon by the various property owners and government officials involved, to solve the potential traffic problem on Longfellow, including the closing of Longfellow to prevent traffic flow to the south of the property we are purchasing.

TRANSAMERICAN INVESTMENT PROPERTIES, INC.

By Max E. Eberhart
Max E. Eberhart
Vice President-General Counsel

State of Kansas)
) ss.
Sedgwick County,)



Be It Remembered, That on this 1st day of December A.D., 1971 before me, LaVetrice Lewis, a Notary Public in and for said County and State, came Max E. Eberhart, to me personally known to be the same person who executed the within instrument of writing, and duly acknowledged the execution of the same.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My Commission Expires September 9, 1974

LAW OFFICES OF
MORRIS, LAING, EVANS & BROCK

CHARTERED

SUITE 430
200 WEST DOUGLAS
WICHITA, KANSAS 67202
(316) 262-2671

LESTER L. MORRIS
1901-1988

VERNE H. LAING
FERD E. EVANS, JR.
RALPH R. BROCK
JOSEPH W. KENNEDY
C. ROBERT BELL
ROBERT I. GUENTHNER
DAVID C. ADAMS
KEN N. PETERSON
JOHN C. McMURRY

April 19, 1972

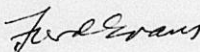
Mr. Jack H. Galbraith
Chief Planner
Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

Re: S/D 71-94 - Final Plat of EAST SIDE CENTER

Dear Mr. Galbraith:

At the request of Mr. Max Eberhart, Vice President and General Counsel of Transamerican Investment Properties, Inc., I transmit herewith my title opinion making certification as to the fee title to the area to be embraced in the captioned plat.

Very truly yours,



Ferd E. Evans, Jr. of
MORRIS, LAING, EVANS & BROCK, Chartered

FEE:IL
Enclosure

cc: Mr. Max Eberhart



Map No.: 5946
Section No.: 30
Twp. No.: 27 S
Range: 2 E

S/D No. 71-94

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: EAST SIDE CENTER

General Location: Rock Road & Kellogg *(SW corner)*

Name of Property Owner: Wiedemann Trust & J. W. Shane, Fourth Natl Bank
Address: _____ Phone: 2684220

Name of Subdivider: Transamerican Inv. Properties Inc. % MAX FREEHART
Address: X 260 N. Rock Road Phone: 685-5355

Name of Agent/Surveyor: Baughman Co.
Address: 330 LAUREA Phone: 262-7277

Date of Application: Dec. 23, 1971

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 14
- Number of Lots:
 - Residential _____
 - Commercial 4
 - Industrial _____
 - Other _____Total Number of Lots 4
- Minimum Lot Frontage 95 ft.
- Minimum Lot Area 15,600 ft.
- Existing Zoning RR & LC
- Proposed Zoning LC

7. Lineal Feet of New Streets:

- 12 R/W 700 ft.
 - 10 R/W 100 ft.
 - _____ R/W _____ ft.
 - _____ R/W _____ ft.
 - _____ R/W _____ ft.
- TOTAL
- 800
- ft.

8. Sidewalk adjacent to all streets? yes X no

- Public Water Supply yes (Yes-No), Name _____
- Public Sanitary Sewers yes (Yes-No), Name _____
- Health Department Approval (where applicable) _____ (Yes-No)
- 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 with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. 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: Max E. Freehart
Transamerican Investment Properties, Inc.

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

Received by [Signature]
Date Dec. 27, 1971
Fee Submitted None
(attach plat)
assoc. w/ home
case and U.P.
2-1336 & DR-44

T9-301B
(2-71)

