

PLAT NO. S/D 72-71 MAP NO. 5449

NAME ERNEST ROGERS ADDITION

LOCATION At the corner of 19th Street and Burns Avenue (SW corner)

ENGINEER Baughman Company

OWNER Ernest O. Rogers

APPLICATION FILED 7-10-72

SKETCH PLAT FILED 7-10-72

PRELIMINARY FILED N/A

S/D ACTION N/A

FINAL FILED 7-10-72

S/D ACTION 7-20-72 Approved

MAPC ACTION 7-27-72 Approved

BCC ACTION 7-19-72 Approved

RECORDED 8-26-72

REMARKS Old cash guarantee for sidewalk construction.

26 520

ACTION

	DATE
S/D COMMITTEE (final) Approved	7-20-72
M.A.P.C. Approved	7-27-72
B.C.C. AD C. Approved	9-19-72

S/D ~~AD~~ - ERNEST ROGERS
ADDITION - At the corner of 19th
Street and Burns Avenue. (SW cor)

Baughman Company

Map No. 5449
Sec. No. 8
Twp. No. 27S
Range 1E

Subdivision Report and Progress

S/D No.: 72-71

Name: ERNEST ROGERS ADDITION

General Location: At the corner of 19th Street and Burns Avenue
(SW corner)

Owner: Ernest O. Rogers Phone: 838-7277
Address: 2608 Woodland 67204

Subdivider: Bill Bachman Phone: 267-7331
Address: 1901 West 13th Street 67203

Engineer/Surveyor: Baughman Company Phone: 262-7271
Address: 330 Laura

Application Received 7-10-72
Conf. with Applicant None
Sketch Plat Received 7-10-72
Present Zoning "A"
Proposed Zoning Same
Letter of Intent None

PREL. PLAT RECEIVED N/A
S/D Comm. Action N/A
Dept. Report on Prel. H/A

TRACING PROGRESS:
Received 9-12-72
Released 9-14-72
Received 9-19-72
Released 9-25-72

FINAL PLAT RECEIVED 7-10-72
S/D Comm. Action 7-20-72

Approved
Dept. Report on Final 9-21-72
M.A.P.C. ACTION 7-27-72 Approved
Dept. Report on Final
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 9-13-72
Final Review 9-13-72
Referral to B.C.C. 9-14-72

B.C.C. ACTION 9-19-72 Approved
Recorded 9-26-72

Comments:

9-25-72 Called Bill Bachman to pick up tracing for recording

August 1, 1974

Mr. Ernest O. Rogers
2608 Woodland
Wichita, Kansas 67204

Re: S/D 72-71 - ERNEST ROGERS
ADDITION (cashier's check
for sidewalk construction).

Dear Mr. Rogers:

As you will recall, the above captioned plat was approved by the Metropolitan Area Planning Commission on July 27, 1972 and by the Board of City Commissioners on September 19, 1972. One of the conditions of approval was that the applicant guarantee the construction of a sidewalk adjacent to subject property on the west side of Burns in the amount of \$150. Our file indicates that you submitted a cashier's check guaranteeing that the sidewalk would be installed by July 27, 1974.

A visual inspection has been made which indicates that the sidewalk has not been installed. Since the two year time limit for construction has now expired, we would appreciate your contacting our office to advise us as to your intent to fulfill this requirement of platting.

We are anxious to assist you in any way we can to expedite the fulfilling of this requirement of platting and the closing of our files. Please contact our office if you have any questions concerning this matter.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:JR:rme

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

ERNEST ROGERS

ADDITION was

filed for record on Sept. 26, 1972

S-2 7-11

81

vh

John H. Hinkle
Register Of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	72-71	Name	ERNEST ROGERS ADDITION
Application Filed:	7-10-72	Sketch Filed:	7-10-72
Preliminary Plat Filed:	N/A	Approved by S/D:	N/A
Final Plat Filed:	7-10-72	Approved by S/D:	7-20-72
Approved by Metropolitan Area Planning Commission:			7-27-72

DESCRIPTION

General Location: Southwest corner of
19th Street and Burns

Surveyor or Engineer: Baughman Company
Owner: Ernest O. Rogers
Address: 2608 Woodland

- | | | |
|--------------------------|--------------|--------------------------------|
| 1. Gross Acreage of Plat | 0.17 | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. _____ R/W _____ ft. |
| Residential | 1 | b. _____ R/W _____ ft. |
| Commercial | _____ | 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: | 50 ft. | 6. Existing Zoning: "A" |
| 4. Minimum Lot Area | 7,485 sq.ft. | |

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners.

KAMEN moved, BLAKEY seconded and it carried unanimously.

Vote of Planning Commission:

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

ATTORNEY'S OPINION

Mid Kansas Federal Savings and Loan Association
Wichita, Kansas

LEGAL DESCRIPTION:

The South-half of the East-half of Lot 13, Burns Avenue, Ford's 2nd Addition to the City of Wichita, Kansas, Sedgwick County, Kansas.

Examination of the title insurance binder of Chicago Title Insurance Company bearing an effective date of June 13, 1972, at 7 a.m. to insure a mortgage from Ernest O. Rogers and Edna F. Rogers in the amount of \$ 12,000.00, covering the above-described real property disclosed the following:

FEE TITLE: C. BILL BACHMAN and JANET V. BACHMAN

TAXES: Taxes for year 1971 and prior years are shown paid.

Mortgage: None; Holder: _____;
Amount: \$ _____; Recorded: Book _____, Page _____

OTHER MORTGAGES: _____; See Below.

PERSONAL PROPERTY TAX LIENS: None; Lien No: _____; Filed Against: _____; Amount: \$ _____, plus interest and costs.

EASEMENTS: Title is subject to public utilities easement over westerly 10 feet of captioned property.

RESTRICTIONS: None; Forfeiture provisions: _____; Recording data:

REQUIREMENTS:

1. Should you have any knowledge, actual or constructive, of any defects in the title to the above premises, which defects are not or will not be eliminated, you should have the Company specifically insure you against any loss resulting from such defects and said obligation to so insure should be specifically set forth in the Mortgage Policy.
2. If this is a loan for construction purposes, you should obtain the affidavits customarily required by us to protect the priority of your mortgage.
3. You should obtain affidavits from the owners previously in possession of said premises that there are no unpaid bills for labor performed or materials furnished which might result in a mechanic's or materialman's lien.
4. Before making disbursements of the loan proceeds, you should have in your possession an executed and standard Mortgage Policy and/or a closing certificate showing no additional intervening title defects. Your Mortgage Policy should insure the above mortgage subject only to any easements, restrictive covenants, taxes becoming due and payable after the effective date of the policy together with standard and usual exceptions.
5. Additional requirements:
 - a. File warranty deed from above named fee title holders to your borrowers.
 - b. File mortgage from your borrowers to Mid Kansas Federal Savings and Loan Association.

Loan No. T-724 Borrower: ROGERS

Dated June 16, 1972

TIMMERMAN & KRATZER

By _____

Examining Attorney
JOHN L. KRATZER, JR.

July 28, 1972

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 72-71 - Final Plat of
ERNEST ROGERS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 27, 1972, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Sub-division Committee, subject to the conditions stated in our letter of July 21, 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:

- 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 platlor.
- 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 our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Ernest O. Rogers, 2608 Woodland 67204
Bill Bachman, 1901 West 13th Street 67203

July 21, 1972

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 72-71 - Final Plat
of ERNEST ROGERS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 20, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

✓ *submitted check for \$150*

- ✓* The applicant shall install or guarantee the construction of a sidewalk on the west side of Burns Avenue; the total estimated guarantee construction cost to be in the amount of \$150.
- B. The applicant's surveyor shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to some of the dimensions indicated on the plat.
- ✓* 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.

Page 2 - Final Plat of ERNEST ROGERS ADDITION
July 21, 1972

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 27, 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: Ernest O. Rogers, 2608 Woodland, 67204
Bill Bachman, 1901 West 13th Street, 67203

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-71 Name ERNEST ROGERS ADDITION
Date Application Rec'd. 7-10-72 Preliminary Approval N/A
Scheduled S/D Meeting 7-20-72

DESCRIPTION

General Location At the southwest corner of 19th Street and Burns Avenue

Owner Ernest O. Rogers
Surveyor/Engineer Baughman Company Phone 262-7271
Address 330 Laura

- | | | | |
|--------------------------|---------------------|---------------------------------|-----------------|
| 1. Gross Acreage of Plat | <u>0.17</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. _____ R/W _____ | ft. |
| Residential | <u>1</u> | b. _____ R/W _____ | ft. |
| Commercial | _____ | c. _____ R/W _____ | ft. |
| Industrial | _____ | d. _____ R/W _____ | ft. |
| Other | _____ | e. _____ R/W _____ | ft. |
| Total Number of Lots | <u>1</u> | TOTAL | <u>none</u> ft. |
| 3. Minimum Lot Frontage | <u>50</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>7,485</u> sq.ft. | streets? <u>yes</u> <u>X</u> no | |
| 5. Existing Zoning | <u>A</u> | | |
| 6. Proposed Zoning | <u>A</u> | | |
9. Public Water Supply Yes (Yes-No), Name _____
10. Public Sanitary Sewers Yes (Yes-No), Name _____ (Yes-No)
11. Health Department Approval (where applicable) _____
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. The applicant shall install or guarantee the construction of a sidewalk on the west side of Burns Avenue; the total estimated guarantee construction cost to be in the amount of \$150.
- B. 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.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5, of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Map No.: 5419
Section No.: 8
Twp. No.: 27S
Range: 1E

S/D No. 72-71

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: ERNEST ROGERS ADDITION

General Location: 19th & Burns

Name of Property Owner: Ernest O. Rogers

Address: 2608 Woodland ⁰⁴ Phone: 838-7277

Name of Subdivider: same % Bill Bachman

Address: 1901 W. 13th St. ⁰³ Phone: 267-7331

Name of Agent/Surveyor: Baughman Co.

Address: 330 Laura Phone: 262-7271

Date of Application: July 7, 1972

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 0.17
2. Number of Lots:
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 50 ft.
4. Minimum Lot Area 7485 ft.
5. Existing Zoning "A"
6. Proposed Zoning _____
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 none ft.
8. Sidewalk adjacent to all streets? yes X 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 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: Bill Bachman
Agent for Ernest O. Rogers

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

Received by [Signature]
Date 7-15-72
Fee Submitted 30.00

Form 22-221

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
Board	
2011 AA Addition	

Name Paughman Company

Address 322 Lamar

Type AA-407103 Due Date

Comments:

Date 7-10-92 By Dial