

PLAT NO. S/D 72-126 MAP NO. 5345

NAME SANTA FE ORIENT INDUSTRIAL DISTRICT

LOCATION At the Southeast corner of Merton and
St. Clair

ENGINEER Professional Engineering Consultants,

OWNER Santa Fe Industrial Realty

APPLICATION FILED 11/27/72

SKETCH PLAT FILED ~~11/27/72~~ 11/27/72

PRELIMINARY FILED 11/27/72

S/D ACTION 12/7/72 Approved subj to conditions

FINAL FILED _____

S/D ACTION 1.4.73 Appeal as recommended

MAPC ACTION 1.11.73 Approved as recommended

BCC ACTION 5-15-73 Approved

RECORDED _____

REMARKS _____

S/D 72-126 SANTA FE ORIENT INDUSTRIAL DISTRICT - At the SE corner of Merton & St. Clair. Santa Fe Industrial Realty by PEC

ACTION

| | DATE |
|---|---------|
| S/D COMMITTEE (prelim) Approved only | 12.7.72 |
| (final) approved for district committee | 1.4.73 |
| M.A.P.C. Approved to recommend | 1.11.73 |
| B.C.C. / B.C.C. Approved | 5.12.73 |

Map No. 5345
Sec. No. 31
Twp. No. 27
Range 1E

Subdivision Report and Progress

S/D No.: 72-126

Name: SANTA FE ORIENT INDUSTRIAL DISTRICT

General Location: At the Southeast corner of Merton and St. Clair

Owner: Santa Fe Industrial Realty
Address: 200 S. Polk St. Amarillo, Tx. 79109 Phone:
Subdivider: Phone:
Address: Phone:
Engineer: Surveyor: Professional Engineering Consultants
Address: 1440 English Phone: 262-2691

Application Received 11/17/72
Conf. with Applicant 10-5-72
Sketch Plat Received 11-18-72
Present Zoning "P"
Proposed Zoning "E"
Letter of Intent 11-17-72

PREL. PLAT RECEIVED 11/27/72
S/D Comm. Action 12/7/72 *Approved*
sub j to conditions
Dept. Report on Prel.

TRACING PROGRESS:

Received 5-2-73
Released
Received
Released

FINAL PLAT RECEIVED
S/D Comm. Action 1-4-73 *Approved*
As Recommended
Dept. Report on Final
M.A.P.C. ACTION 1-11-73 *Approved*
Dept. Report on Final
~~Letter on Irons Received N/A~~
Title/Taxes Rec'd & Reviewed 4-27-73
Final Review
Referral to B.C.C.

B.C.C. ACTION 5-15-73 *Approved*
Recorded 2/4/74

Comments:

7-3-73 *Called Bill Keltner P.E. to pick up tracing for recording.*

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

JH
2-6-74

SANTA FE ORIENT INDUSTRIAL DISTRI(ADDITION was
filed for record on FEBRUARY 4, 1974.

John Hale
Register Of Deeds

T9-328

THE CITY OF WICHITA, KANSAS

Requisition to the Purchasing Manager

REQUISITION No 31496

| DATE | INVOICE | PURCHASE ORDER | VENDOR CODE | FUND | DEPT./DIV. | CODE | AMOUNT |
|---------|---------|----------------|-------------|------|------------|--------|----------|
| 7-26-74 | | | | KA | MA | 261500 | \$12,700 |

TO **Santa Fe Industrial Realty Co.**
 c/o William H. Keltner
 Professional Engineering Consultants
 1440 East English
 Wichita, Kansas 67211

SHIP TO:

PLEASE CHARGE TO:

Metro Area Planning

| QUANTITY | DESCRIPTION | UNIT PRICE | AMOUNT |
|----------|--|------------|----------|
| | Release of deposit in the amount of \$12,700 which guaranteed the construction of a cul-de-sac at the south end of St. Clair and drainage improvements associated with S/D 72-126, Santa Fe Industrial Addition. | | \$12,700 |

DIVISION HEAD

DEPARTMENT HEAD

ALL CAPITAL OUTLAY EXPENDITURES REQUIRE APPROVAL OF THE RESEARCH AND BUDGET OFFICER AND CITY MANAGER.
ROUTE THE ORIGINAL AND ONE COPY OF THE REQUISITION TO THE BUDGET OFFICE FOR CAPITAL OUTLAY APPROVALS.

BUDGETED NOT BUDGETED: IF NOT BUDGETED ATTACH LETTER OF EXPLANATION AND JUSTIFICATION FOR EXPENDITURE
WILL EXPENDITURE INCREASE OPERATING EXPENSE IN YOUR DEPT?
 YES NO: IF YES, ATTACH LETTER OF EXPLANATION.

ESTIMATED PURCHASE PRICE \$ _____
APPROVED CAPITAL PURCHASE _____

BUDGET OFFICER _____

CITY MANAGER _____

[Faint, illegible text and lines, possibly a table or form content, including a date stamp 'MAY 1968']

DIRECTORS

L. K. BAXTER, JR. P.E.
C. D. KNOPF, P.E.
E. E. NYSON, P.E.
R. B. PEUGH, P.E.
C. J. FREUND, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
F. Q. MIDDLETON, JR. P.E.

July 18, 1974

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

Re: Santa Fe Orient 1st Addition
Drainage & Paving Guarantees
PEC File No. 30-72233

Dear Jack:

As you will recall (see memo attached) Santa Fe deposited a \$12,700.00 check with MAPD to guarantee Cul-de-Sac paving and drainage improvements for the above referenced plat. The paving has long since been completed and accepted by Engineering, and the recent memo from Mr. Mitchell to you indicates that the drainage improvements are now complete and satisfactory. Would you please inform us as to how we may reclaim the cash deposit guarantee so it can be returned to the Santa Fe Industrial Realty Company?

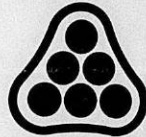
Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P. A.

W. H. Keltner

W. H. Keltner, P. E.
Vice-President

cc: W. C. Merritt
Santa Fe Ind. Realty Co.



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION



1440 EAST ENGLIEN
WICHITA, KANSAS 67211
(316) 262-2691

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

January 15, 1974

TO Ralph Wulz, City Manager
FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT S/D 72-126 - Santa Fe Orient Industrial Addition

The above referred to plat was considered by the Board of City Commissioners on May 15, 1973. The action of the Commission was to approve the plat as recommended by the Metropolitan Area Planning Commission and instruct the Planning Department to withhold release of the plat tracing for recording until a satisfactory guarantee for the paving of a cul-de-sac at the south end of St. Clair Avenue and drainage improvements associated with the plat has been submitted; and the applicant has submitted the appropriate easements associated with the required drainage improvements.

The applicant, Santa Fe Industrial Realty, has submitted a cash check for \$12,700 guaranteeing the cul-de-sac paving and drainage improvements, and has now submitted the appropriate easements as required. Said easements, approved as to form by the Department of Law, and as to content by the Maintenance Division of the Department of Public Works, are herewith attached. The easements should be placed on the agenda for formal acceptance by the Board of City Commissioners at their regular meeting on January 22, 1974.

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

JHG:CLN:ber

Attachments

cc: William H. Keltner, Professional Engineering Consultants
1440 East English 67211
John Dekker, Director of Law
G. H. Wilton, Supt. Public Works Maintenance
M. S. Mitchell, Maintenance-Flood Control Office
Dick Linn, City Engineer

COPY



Ass't. Supt. of Public
Works Maint.

July 15, 1974

Jack Galbraith, Chief Planner, MAPD

M. S. Mitchell

- Santa Fe Orient Industrial
District Addn. - SD 72-126

Recall that the applicant for subject plat was required to make certain drainage improvements along the east side of St. Clair and the north side of the railroad as a condition of approval of subject plat. The contractor has completed his work. We have made a final survey of the drainage improvements and find that they are in substantial compliance with plans and elevations prepared by the applicant's engineer, Professional Engineering Consultants.

If further information or discussion is desired, please advise.

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

MSM/elm

cc: G. H. Wilton
Bill Keltner w/extra copy ✓
Santa Fe Orient Industrial District Addn. Plat File

Newly.



ON SAFETY
PHASE II

THE CITY OF WICHITA
OFFICE OF Ass't. Supt. of Public
Works Maint.

DATE July 15, 1974

TO Jack Galbraith, Chief Planner, MAPD
FROM M. S. Mitchell

SUBJECT - Santa Fe Orient Industrial
District Addn. - SD 72-126

Recall that the applicant for subject plat was required to make certain drainage improvements along the east side of St. Clair and the north side of the railroad as a condition of approval of subject plat. The contractor has completed his work. We have made a final survey of the drainage improvements and find that they are in substantial compliance with plans and elevations prepared by the applicant's engineer, Professional Engineering Consultants.

If further information or discussion is desired, please advise.

M. S. Mitchell

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

MSM/glm

cc: G. H. Wilton
Bill Keltner w/extra copy
Santa Fe Orient Industrial District Addn. Plat File



January 15, 1974

Ralph Wulz, City Manager

Jack H. Galbraith, Chief Planner

S/D 72-126 - Santa Fe Orient Industrial Addition

The above referred to plat was considered by the Board of City Commissioners on May 15, 1973. The action of the Commission was to approve the plat as recommended by the Metropolitan Area Planning Commission and instruct the Planning Department to withhold release of the plat tracing for recording until a satisfactory guarantee for the paving of a cul-de-sac at the south end of St. Clair Avenue and drainage improvements associated with the plat has been submitted; and the applicant has submitted the appropriate easements associated with the required drainage improvements.

The applicant, Santa Fe Industrial Realty, has submitted a cash check for \$12,700 guaranteeing the cul-de-sac paving and drainage improvements, and has now submitted the appropriate easements as required. Said easements, approved as to form by the Department of Law, and as to content by the Maintenance Division of the Department of Public Works, are herewith attached. The easements should be placed on the agenda for formal acceptance by the Board of City Commissioners at their regular meeting on January 22, 1974.

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

JHG:CLN:ber

Attachments

cc: William H. Keltner, Professional Engineering Consultants
1440 East English 67211
John Dekker, Director of Law
G. H. Wilton, Supt. Public Works Maintenance
M. S. Mitchell, Maintenance-Flood Control Office
Dick Linn, City Engineer

~~File. Return check to P.E.C.~~
~~for forwarding to Santa Fe on January 17, 1974~~
~~Wulz~~

THE CITY OF WICHITA


OFFICE OF Supt. of Public Works Maintenance **DATE** January 11, 1974



TO Jack Galbraith, Chief Planner - MAPD
FROM G. H. Wilton

SUBJECT Santa Fe Orient Industrial
District Addition

Reference is made to copy of M. S. Mitchell's letters to P.E.C. October 9, 1973, and December 31, 1973, regarding corrections to Contracts and Agreements between the Atchison, Topeka and Santa Fe Railway Company, Santa Fe Industrial Realty Company and the City of Wichita. I have reviewed the revised documents and they are satisfactory to this office. The instrument has been approved as to form by the Legal Department. It should be processed for action by the City Commission.


G. H. Wilton
Superintendent
Public Works Maintenance

GHW:wmk

CC: M. S. Mitchell, Ass't. Supt. P.W. Mtce.
Wm. H. Keltner, P.E.C.
Dick Linn, City Engineer
Santa Fe Orient Ind. Dist. Addn. Plat File

THE CITY OF WICHITA
OFFICE OF LAW DEPARTMENT

DATE January 11, 1974



TO George H. Wilton, Supt. of Public Works Maintenance

FROM Eugene L. Pirtle, First Assistant City Attorney

SUBJECT Agreement - Santa Fe Industrial Realty Company and City of Wichita covering open drainage channel covering premises of Santa Fe described Drawing No. 30-72233-275- 8/22/73 now on file in the office of the City Engineer of the City of Wichita

We have examined and return herewith, and have approved as to form, the afore-described contract between the City of Wichita and Santa Fe Industrial Realty Company covering lands described by metes and bounds in the attached agreement, and more particularly set out and engineeringly described in Drawing No. 30-72233-275- dated 8/22/73 and apparently drawn by Professional Engineering Consultants for Santa Fe Orient Industrial District.

We, of course, have not made any attempt to verify from an engineering point of view the metes and bounds descriptions, degrees, angles and so forth described in the contract in their reference to the aforescribed engineer's drawing, markings upon the contract having given the impression that this has already been done by Santa Fe and City engineers.

Generally speaking, the contract provides that Santa Fe is the owner of certain lands which Santa Fe desires to convey and donate to the City for both perpetual and temporary use and easements in the maintenance and improvement and for future construction of an underground storm sewer system described in the said agreement and delineated in the engineer's drawing.

At page 6 of the proposed agreement the City is granted by Santa Fe the right to enter upon the premises described in the agreement at any time for the purpose of access for the maintenance and repair to an adjacent and parallel drainage easement located to the west and north, except that subsection (c) of this agreement shall become null and void at such time as the City constructs or causes to be constructed an underground storm water sewer within the right-of-way described in (d) described in the agreement.

Section 1.2 at page 8 of the agreement describes certain reservations to Santa Fe to construct, operate, maintain, renew and relocate over or under the surface of the premises described in the agreement such additional facilities as will not unreasonably

George H. Wilton

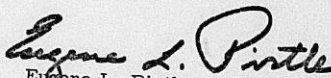
- 2 -

1/11/74

interfere with the use of the premises for said improvements. This paragraph is merely called to your attention in order to remind you that Santa Fe does have the continuing right to maintain Santa Fe improvements such as will not interfere with the City's use of the easement premises.

Section 3.1 recites that this agreement or instrument granting the City an estate or title or interest in the premises shall revert to and revest in Santa Fe or its successors if at any time the use of the premises for the purposes herein granted and described should be abandoned by the City.

Aside from the foregoing comments, the attached document is hereby approved as to form by the Department of Law.


Eugene L. Pirtle
First Assistant City Attorney

ELP:cg
Attachments

cc: John Dekker, Director of Law

ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

| | | |
|----------------------|--------------------|-----------------------|
| City Manager | Dir. of Adm. | <u>Planning Dept.</u> |
| City Clerk | Auditing | Police Dept. |
| Community Dev. | Budget | Motor Pool |
| Housing | Data Proc. | Dir. of Public Works |
| Human Res. Dev. | Industrial Dev. | Administration |
| Model Cities | Man. Coord. Center | Central Insp. |
| Community Facilities | Personnel | Project Betty |
| Credit Union | P.S. Careers | Engineering |
| Fire Department | Public Info. | Traffic Engr. |
| Health Department | Purchasing | Maintenance |
| Director of Law | Duplicating | Flood Control |
| Prosecutor's Office | Ret. & Group Ins. | Sanitation |
| Municipal Court | Treasury | Urban Renewal |
| Transit Authority | Library | Water Department |
| | Park Department | Water Pol. Control |

For: Galbraith

For your information _____ Reply sending me _____ copies
 For your comments _____ Prepare reply for my signature
 Note and return _____ You handle. No report required.

MESSAGE:

Signed Witchell
000-013 Flood Control

Date 10-9-73

Oct. 9, 1973

Professional Engineering Consultants
1440 East English Street
Wichita, Kansas 67211

Attn: Charles Freund

Subject: Santa Fe Orient Ind. District Addn.

Gentlemen:

Reference is made to a copy of a letter from Mr. W. C. Merritt to you dated September 27th and a copy of revised drafts of contracts between the Atchison, Topeka and Santa Fe Railway Company and Santa Fe Industrial Realty Company and the City of Wichita. I have reviewed the revised drafts, compared them with earlier documents which we had approved and with my memorandum of August 13th. With a few minor corrections they are satisfactory to this office.

I have, this date, met with Mr. Charles Freund of your office and discussed the minor changes which should be made. If there is need for further conference, please advise.

Yours truly,

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

MSM/glm

cc: G. H. Wilton
Jack Galbraith, MAPD
Dean Sellers, Engineering
Santa Fe Orient Ind. District Addn. Plat File



MEMO

COPIES TO:

TO: Mr Jack Galbraith
W-SC MAPD
City Annex

PROJECT NO: 30-72233-275
PROJECT: Santa Fe
Orient Ind. Dist
DATE: 9 Oct 1973

ATTN:

FROM: Charles Freund

REFERENCE: Drainage Easements

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

(1) Attached are 4 copies each of drainage easements from the Santa Fe Industrial Realty Co. and the A.T. & Santa Fe Ry. Co. for the ref. tract, which are the latest rev. in accordance with M.S. Mitchell review.

(2) We understand you want ~~the~~ your Law Department to review and approve the contents and format for final draft.

(3) If these are satisfactory, we would appreciate notification by telephone, so we can immediately mail these to Santa Fe for their approval and execution. We understand that the Santa Fe is being pressed for filing their plat.

Mitchell reviewed and approved on 10-9-73
Dean Sellers called this date and advised that she

ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

- | | | |
|----------------------|--------------------|-----------------------|
| City Manager | Dir. of Adm. | <u>Planning Dept.</u> |
| City Clerk | Auditing | Police Dept. |
| Community Dev. | Budget | Motor Pool |
| Housing | Data Proc. | Dir. of Public Works |
| Human Res. Dev. | Industrial Dev. | Administration |
| Model-Cities | Man. Coord. Center | Central Insp. |
| Community Facilities | Personnel | Project Betty |
| Credit Union | P.S. Careers | Engineering |
| Fire Department | Public Info. | Traffic Engr. |
| Health Department | Purchasing | Maintenance |
| Director of Law | Duplicating | Flood Control |
| Prosecutor's Office | Ret. & Group Ins. | Sanitation |
| Municipal Court | Treasury | Urban Renewal |
| Transit Authority | Library | Water Department |
| | Park Department | Water Pol. Control |

For: Stokun Newby
 For your information _____ Reply sending me _____ copies
 For your comments _____ Prepare reply for my signature
 Note and return _____ You handle. No report required.

MESSAGE: Note and file

Signed: M.S. Mitchell Date: 12-31-73

000-013

December 31, 1973

Mr. Wm. H. Keltner
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Subject: Santa Fe Orient Industrial
District Addition

Dear Mr. Keltner:

Reference is made to your memo to the Director of Planning dated December 27, 1973. I have reviewed the agreement from Santa Fe Industrial Realty Company and find the following errors:

- 1) Page 4 - Last line, first paragraph, "Said tract containing 0.406 acres."
Acreage should be 0.439 acres.
- 2) Page 5 - Line 7 of 4th paragraph, "... to a point that is 23.00 feet East and 30.00 feet south of ...".
30.00 feet should be 20.00 feet.
- 3) Page 10 - Line 2 of the first paragraph, "... this agreement shall be binding upon and insure to the benefit of the successors ...".
Insure should be inure.
- 4) Page 10 - Line 4 of first paragraph, change insure to inure.
- 5) Page 10 - Line 1 of 2nd paragraph, "Section 3.5 ...".
Section 3.5 should be 3.4.



- 2 -

I have reviewed the agreement from the Atchison, Topeka, and Santa Fe Railway Company and find no errors except the misuse of the word "insure" for "inure" in lines 2 and 4 of Section 3.3 on Page 7.

I am returning my copies of the agreements to you.

Yours truly,

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

MSM/elm

cc: G. H. Wilton, Supt. of Public Works Maint.
R. Lakin, Director of Planning ✓
Dick Linn, City Eng.
Santa Fe Orient Ind. Dist. Addn. Plat File (w/copies of agreements)

Enc.



MEMO

TO: Robert Lakin, Director PROJECT NO. 30-72233
of Planning W-SC MAPD PROJECT: Santa Fe Orient
Wichita, Ks.
ATTN: Curtis Newby DATE: December 27, 1973

COPIES TO:

M. S. Mitchell, Dept. of Pub. Works FROM: W. H. Keltner
with copy of each agreement REFERENCE: Transmittal of signed Easement Documents
R. W. Linn, P.E., City Engineer
with copy of each agreement

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith are the following documents which have been signed by the appropriate Santa Fe officials.

- A. Two originals - An Agreement relating to use of Santa Fe Industrial Realty Company's property for the construction and maintenance of an open drainage channel for flood protection.

From: Santa Fe Industrial Realty Company

- B. Two originals - An Agreement relating to use of Atchison Topeka and Santa Fe Railway Company's property for the construction and maintenance of an open drainage channel for flood protection.

From Atchison Topeka and Santa Fe Railway Company

Please review these documents, which are being submitted as a part of the platting requirement for S/D 72-126, and if acceptable have them executed by the City of Wichita. If you will return one of the originals of each document we will see that they are forwarded to the appropriate Santa Fe offices.

Please advise us as to when the plat original will be released. Our client would like to file this plat as soon as possible.

THE CITY OF WICHITA

OFFICE OF Asst. Supt. of Public Works Mtce. DATE August 13, 1973



TO Dean Sellers, Assistant City Engineer
FROM M. S. Mitchell

SUBJECT Santa Fe Orient Industrial
District Addition -
Agreement W/RR



I have reviewed subject draft agreement and comment as follows:

RECITALS

Pg. 1 Par 2 "City is constructing drainage facilities, consisting of channels and appurtenances, for the protection of the City of Wichita from flood waters, (hereinafter referred to as "Improvements"), for which the City desires to obtain a right of way over and upon a portion of the right of way of the Santa Fe."

The City is not constructing channels - the railroad is as part of conditions for sub-dividing land for industrial development; therefore the entire premise of the draft agreement is in error.

ARTICLES

Pg. 1 Par 1 Sec. 1.1 "donate to the City a perpetual right and easement, for the construction, maintenance and use of the Improvements upon and across all that portion of Santa Fe's property (hereinafter referred to as "Premises") in the County of Sedgwick, State of Kansas"

The City is not constructing the "Improvements".

Pg. 2 Section 1.2 If Santa Fe has any tracks, embankments, bridges, fences, pipes, power, communication, signal and other wire lines and appurtenances, and other facilities, upon, over and under the "Premises"; they should have been shown on the drawings submitted earlier, since they may be reason for changing the easement location.

Pg. 3 Sec. 2.2 Par 1 City will not bear expense of constructing "Improvements", nor prepare plans for them.

Pg. 3 Sec. 2.2 Par 2 City will not bear expense of changes to railroad facilities caused by "Improvements". If such changes are required, they should be shown on drawings submitted earlier and railroad make them as part of construction cost.

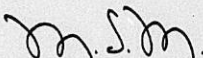
Page 2 - August 13, 1973

To: Dean Sellers, Assistant City Engineer

Subject: Santa Fe Orient Industrial
District Addition -
Agreement W/RR

Pg. 4 Sec. 3.1 Railroad should defend easement it gives City.

If you agree that subject draft is not in agreement with the basic premise of the drainage project for Santa Fe Orient Industrial District Addition, I suggest you return it to the railroad with a request for a conference to discuss the differences.



M. S. Mitchell
Assistant Superintendent
Public Works Maintenance

MSM:wmk

CC: G. H. Wilton
Jack Galbraith ✓
Plat File

As accepted

CONTRACT NO. _____

Between

SANTA FE INDUSTRIAL REALTY COMPANY

and

THE CITY OF WICHITA

AGREEMENT

Relating to use of certain Santa Fe
property for the construction and
maintenance of an open drainage
channel for flood protection at
Wichita, Sedgwick County, Kansas

Dated November 21, 19 73

EASEMENT

AGREEMENT, Made this 21st day of November - 1973, between SANTA FE INDUSTRIAL REALTY COMPANY, a corporation of the State of Delaware, (hereinafter called "Santa Fe") party of the first part and THE CITY OF WICHITA, a municipal corporation of the State of Kansas, (hereinafter called "City") party of the second part.

RECITALS

Santa Fe is the owner of and is developing land in the County of Sedgwick, State of Kansas, with certain right-of-way in and in the vicinity of Wichita.

Santa Fe is constructing drainage facilities, consisting of channels and appurtenances, for the protection of the City of Wichita from flood waters, (hereinafter referred to as "Improvements"), for which the City desires to obtain a right of way over and upon a portion of the right of way of the Santa Fe.

AGREEMENT

ARTICLE I

Section 1.1 CONVEYANCE BY SANTA FE. In consideration of the sum of One and No/100 Dollar (\$.00), the receipt of which is hereby acknowledged, and in further consideration of the covenants and agreements of the City hereinafter set forth, Santa Fe does by these presents convey and donate to the City both perpetual and temporary rights and easements, for the maintenance and use of the Improvements, and for the future construction of an underground storm sewer system, upon and across all that portion of Santa Fe's property

(hereinafter referred to as "Premises") according to the plan described as Drawing 30-72233-275 - 8-22-73, now on file in the Office of the City Engineer of the City of Wichita, in the County of Sedgwick, State of Kansas, the several parts and details being described as follows:

(a) Santa Fe does hereby grant and convey unto the City a perpetual right-of-way and easement for the purpose of conveying storm water drainage, including the maintenance and repair of an existing open channel drainage ditch, and for the purpose of constructing, maintaining, and repairing a future drainage system, the design of which shall be determined by the City and which may pass over, along, and under the following described parcel; to wit:

A tract of land in Blocks I and J of South University Place Addition to the City of Wichita, Sedgwick County, Kansas, in Section 31, Township 27 South, Range 1 East of the 6th P.M. described as follows:

Beginning at a point on the West line of the aforementioned Block I said point being 40.00 feet East of the centerline of Meridian Avenue and 150.00 feet Northwesterly of and normally distant to the Northwesterly line of Orient Avenue as described in the City of Wichita Condemnation Ordinance No. 4479; thence along the West line of said Block I bearing N 0°01'50" W a distance of 23.78 feet; thence along a line that is parallel to said Northwesterly line of said Orient Avenue bearing N 57°12'10" E a distance of 595.83 feet to a point that is 3.00 feet East of the East line of the alley in said Block J; thence bearing S 0°00'50" W a distance of 23.80 feet to a point that is 150.00 feet Northwesterly of and normally

distant to said Northwesterly line of said Orient Avenue; thence along a line that is parallel to said Northwesterly line of said Orient Avenue bearing S 57°12'10" W a distance of 595.82 feet to the point of beginning. Said tract containing 0.274 acres.

The City is hereby granted the right to enter upon said premises at any time for the purposes of maintaining, repairing, constructing or operating such drainage system.

(b) Santa Fe does hereby grant and convey unto the City a temporary right-of-way and easement for the purpose of conveying storm water drainage, including the maintenance and repair of an existing drainage system over and along the following described parcel; to wit:

A tract of land in Blocks F, G and J of South University Place Addition to the City of Wichita, Sedgwick County, Kansas in Section 31, Township 27 South, Range 1 East of the 6th P.M. described as follows:

Beginning at a point 3.00 feet East of the East line of the vacated alley in the aforementioned Block J and 150.00 feet Northwesterly of and normally distant to the Northwesterly line of Orient Avenue as described in the City of Wichita Condemnation Ordinance No. 4479; thence along a line that is parallel to the East line of said vacated alley and the alley in said Block J and Block G bearing N 0°00'50" E a distance of 198.20 feet to a point on the North line of Lot 46 in said Block G and 3.00 feet East of the East line of the alley in said Block G; thence along the North line and the North line extended bearing N 89°57'25" E a

distance of 167.07 feet to the point of curvature of a curve to the left; thence along said curve whose radius is 75.00 feet and through a central angle of $152^{\circ}08'20''$ a distance of 199.15 feet to a point whose tangent has a bearing of $N 62^{\circ}10'55'' W$ said point also being 5.00 feet East of the West line of Block F in said South University Place Addition; thence along a line that is parallel to the said West line of said Block F bearing $N 0^{\circ}00' E$ a distance of 404.00 feet to a point 5.00 feet South of the North line of said Block F; thence along a line that is parallel to the North line of said Block F bearing $N 89^{\circ}49'50'' E$ a distance of 20.00 feet; thence along a line that is parallel to the west line of said Block F bearing $S 0^{\circ}00' E$ a distance of 392.91 feet to a point of curvature of a curve to the left whose tangent has a bearing of $S 54^{\circ}37'25'' E$; thence along said curve whose radius is 95.00 feet and through a central angle of $144^{\circ}34'50''$ a distance of 239.72 feet to a point of tangency; thence along a line that is parallel to the North line extended and the North line of Lot 46 in said Block G bearing $S 89^{\circ}57'25'' W$ a distance of 147.09 feet to a point 23.00 feet East of the East line of said alley in said Block G; thence along a line that is parallel to the East line of the alley in said Block G and the alley and vacated alley in said Block J bearing $S 0^{\circ}00'50'' W$ a distance of 165.31 feet to a point that is 150.00 feet Northwesterly of and normally distant to said Northwesterly line of said Orient Avenue; thence along a line parallel to said Northwesterly line of said Orient Avenue bearing $S 57^{\circ}12'10'' W$ a distance of 23.80 feet to the point of beginning. Said tract containing 0.439 acres.

The City is hereby granted the right to enter upon said premises at any time for the purposes of maintaining, repairing or operating such drainage

system, except that subsection (b) of this agreement shall become null and void at such time as the City constructs or causes to be constructed, an underground storm water sewer within right-of-way described in (d) below.

(c) Santa Fe does hereby grant and convey unto the City a temporary right-of-way and easement for the purpose of maintenance access to an adjacent drainage easement, over and along the following described parcel, to wit:

A tract of land in Blocks F, G, and J of South University Place Addition to the City of Wichita, Sedgwick County, Kansas in Section 31, Township 27 South, Range 1 East of the 6th P.M. described as follows:

Beginning at a point 23 feet East of the East line of the vacated alley in the aforementioned Block J and 150.00 feet Northwesterly of and normally distant to the Northwesterly line of Orient Avenue as described in the City of Wichita Condemnation Ordinance No. 4479; thence along a line that is parallel to the East line of the vacated alley and the alley in said Block J and the alley in the aforementioned Block G bearing N 0°00'50" E a distance of 165.31 feet to a point that is 23.00 feet East and 20.00 feet south of the Northwest corner of Lot 46 in said Block G; thence along a line that is parallel to the North line and the North line extended of said Lot 46 in said Block G bearing N 89°57'25" E a distance of 147.09 feet to a point of curvature of a curve to the left; thence along said curve whose radius is 95.00 feet through a central angle of 144°34'50" a distance of 239.72 feet to a point whose tangent has a bearing of N 54°37'25" W said point also being 25.00 feet East of the West line of said Block F in said South University Place Addition; thence along a line that is parallel to said

West line of said Block F bearing N 0°00' E a distance of 392.91 feet to a point that is 5.00 feet south of the North line of said Block F; thence along a line that is parallel to the North line of said Block F bearing N 89°49'50" E a distance of 15.00 feet; thence along a line that is parallel to said West line of said Block F bearing S 0°00' E a distance of 385.56 feet to a point of curvature of a curve to the left whose tangent has a bearing of S 50°28'44" E; thence along said curve whose radius is 110.00 feet and through a central angle of 140°26'09" a distance of 269.62 feet to a point of tangency; thence along a line that is parallel to the south line extended and the south line of Lot 46 in said Block G bearing S 89°57'25" W a distance of 132.19 feet to a point that is 38.00 feet East of the East line of the alley in said Block G; thence along a line that is parallel to the East line of the alley in said Block G and the alley and the vacated alley in said Block J bearing S 0°00'50" W a distance of 140.65 feet to a point that is 150.00 feet Northwesterly of and normally distant to the Northwesterly line of said Orient Avenue; thence along a line that is parallel to the Northwesterly line of said Orient Avenue bearing S 57°12'10" W a distance of 17.84 feet to the point of beginning. Said tract containing 0.322 acres.

The City is hereby granted the right to enter upon said premises at any time for the purposes of access for maintenance and repair to an adjacent and parallel drainage easement located to the west and north, except that subsection (c) of this agreement shall become null and void at such time as the City constructs, or causes to be constructed, an underground storm water sewer within right-of-way described in (d) below.

(d) Santa Fe does hereby grant and convey unto the City a perpetual right-of-way and easement for the purpose of constructing, maintaining, and

repairing a future underground storm water sewer according to the plans and specifications to be prepared by the office of the City Engineer of the City of Wichita, Kansas, over along and under the following described parcel; to wit:

A tract of land in Blocks G and J of South University Place Addition to the City of Wichita, Sedgwick County, Kansas In Section 31, Township 27 South, Range 1 East of the 6th P.M. described as follows:

Beginning at a point 3.00 feet East of the East line of the vacated alley in the aforementioned Block J and 150.00 feet Northwesterly of and normally distant to the Northwesterly line of Orient Avenue as described in the City of Wichita Condemnation Ordinance No. 4479; thence along a line that is parallel to the East line of said vacated alley bearing $N 0^{\circ}00'50'' E$ a distance of 23.80 feet to a point that is 170.00 feet Northwesterly of and normally distant to the Northwesterly line of said Orient Avenue; thence parallel to the said Northwesterly line of Orient Avenue bearing $N 57^{\circ}12'10'' E$ a distance of 216.58 feet to a point that is 15.00 feet East of the centerline of St. Clair Avenue; thence along a line that is parallel to said centerline of St. Clair Avenue bearing $N 0^{\circ}00'00'' E$ a distance of 58.74 feet to a point on a curve whose tangent has a bearing $N 78^{\circ}27'47'' E$ said point also being 15.00 feet East of the centerline of said St. Clair Avenue; thence along said curve whose radius is 75.00 feet and through a central angle of $16^{\circ}16'52''$ to a point whose tangent has a bearing of $N 62^{\circ}10'55'' E$, said point also being 35.00 feet East of the centerline of said St. Clair Avenue; thence along a line that is parallel to the centerline of said St. Clair Avenue bearing $S 0^{\circ}00'00'' W$ a distance of 76.82 feet to a point that is 150.00 feet Northwesterly of and normally

distant to the Northwesterly line of Orient Avenue; thence along a line parallel to said Northwesterly line of said Orient Avenue bearing S 57°12'10" W a distance of 240.38 feet to the point of beginning. Said tract containing 0.1360 acres.

The City is hereby granted the right to enter upon said premises at any time for the purposes of constructing, operating, maintaining, and repairing such drainage system.

Section 1.2 SANTA FE RESERVATIONS. Santa Fe hereby reserves unto itself and others, who have obtained or may obtain permission or authority from Santa Fe to do so, the right from time to time to construct, operate, maintain, renew and relocate upon, over or under the surface of the Premises such additional facilities as will not unreasonably interfere with the use of the Premises for said Improvements.

ARTICLE II

FOR AND IN CONSIDERATION OF the conveyance, covenants and agreements of Santa Fe, as hereinabove set forth, the City agrees as follows:

Section 2.1 CHARACTER OF USE. That it will use the Premises solely and only for the uses and purposes specified in Section 1.1 hereof.

Section 2.2 CONSTRUCTION AND MAINTENANCE. That it will, at its sole cost and expense maintain and use the Improvements and appurtenances in such a manner that they will not at any time be a source of danger to or interference with the present roadbed and adjacent property of The Atchison, Topeka and Santa Fe Railway Company or the safe operation of its railroad.

Section 2.3. LIABILITY. Santa Fe does not assume any liability for injury to, or death of any person, or loss of, or damage to any property resulting in any manner from the maintenance, lack of maintenance, use, state of repair or presence of the Improvements upon the Premises.

Section 2.4 LIENS. The City shall promptly pay and discharge any and all liens arising out of its use of the Premises, for the purposes aforesaid, and the Santa Fe is hereby authorized to post any notices or take any other action upon or with respect to the Premises, that is or may be permitted by law, to prevent the attachment of any such liens to the Premises; provided, however, that failure of the Santa Fe to take such action shall not relieve the City of any obligation or liability under this agreement.

ARTICLE III

Section 3.1 REVERSION UPON ABANDONMENT. This instrument shall not be construed as granting the City any estate, title or interest in or to the Premises or any part thereof, and if at any time the use of the Premises for the purposes herein described should be abandoned by the City the use and occupancy of the Premises shall immediately revert and revest in the Santa Fe, its successors or assigns.

Section 3.2 NEGATION OF WARRANTY. This agreement is made without warranty of any kind, expressed or implied, and no covenant or warranty shall be implied from the use of any word or words herein contained.

Section 3.3 SUCCESSORS AND ASSIGNS. All the covenants and provisions of this agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto to the same extent and effect as the same are binding upon and inure to the benefit of the parties hereto.

Section 3.4 SECTION HEADINGS. All section headings are inserted for convenience only and shall not affect any construction or interpretation of this agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

SANTA FE INDUSTRIAL REALTY COMPANY

By J. R. Scott
Its _____ President

ATTEST:
J. J. [Signature]
Assistant Secretary

THE CITY OF WICHITA

By _____
Its Mayor

ATTEST:

City Clerk

FORM APPROVED

[Signature]
GENERAL ATTORNEY, KANSAS

Albert E. Schaefer

STATE OF Illinois)
) SS
COUNTY OF Cook)

BE IT REMEMBERED, That on this 23^d day of November A.D. 1973, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came J.R. Scott, who is personally known to me to be the same person who executed the foregoing instrument of writing as the _____ President of Santa Fe Industrial Realty Company, and said person duly acknowledged the execution of the same to be the act of said corporation, and that the seal thereto affixed is the common or corporate seal of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

J.A. Auden
Notary Public

My commission expires April 13, 1975.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED, That on this _____ day of _____ A.D.
19 ____, before me, the undersigned, a Notary Public in and for the County
and State aforesaid, came _____, who is personally known
to me to be the same person who executed the foregoing instrument of writing
as the Mayor of the City of Wichita, and said person duly acknowledged the
execution of the same to be the act of said City, and that the seal thereto
affixed is the common or corporate seal of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my
notarial seal the day and year last above written.

Notary Public

My commission expires _____

R E S O L U T I O N

BE IT RESOLVED by the City Commission of the City of Wichita, Sedgwick County, Kansas, that the Mayor be and he is hereby authorized and directed to enter into, execute and deliver in the name and behalf of the City of Wichita a contract in writing with the Santa Fe Industrial Realty Company, in that form of contract now on file with the Clerk of said City; whereby, upon the terms, covenants and conditions in said contract set forth, said Realty Company conveys and donates the right to said City to construct, maintain and use certain Improvements, as set forth in said contract, upon and across said Realty Company's property and upon the execution and delivery of said contract, the said City of Wichita in all things shall be bound and obligated by all the covenants and provisions of said contract.

Passed by said City Commission this _____ day of _____,
19 ____.

Mayor

ATTEST:

City Clerk

C E R T I F I C A T E

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

The undersigned, City Clerk of the City of Wichita, Sedgwick County, Kansas, does hereby certify that the above and foregoing is a full, true, correct and complete copy of a resolution duly adopted by the City Commission of the said City, at a meeting of said City Commission duly and lawfully held on the _____ day of _____, 19 _____, that the vote upon said resolution was as follows:

| | |
|--------------------|-------------|
| Commissioner _____ | Voted _____ |
| Commissioner _____ | Voted _____ |
| Commissioner _____ | Voted _____ |
| Commissioner _____ | Voted _____ |
| Mayor _____ | Voted _____ |

all as shown by the records of said meeting of said City Commission in the custody of the undersigned as such City Clerk.

And the undersigned does further certify that the instrument hereto attached is identical in form with that form of contract in said resolution referred to and on file in the office of the undersigned.

IN TESTIMONY WHEREOF, Witness the hand and seal of the undersigned as such City Clerk by him hereunto subscribed and affixed at his office in the City of Wichita this _____ day of _____ 19 _____.

City Clerk of Wichita, Kansas

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT


June 26, 1973

TO The File
 FROM Curtis L. Newby, Junior Planner *Newby*
 SUBJECT S/D 72-126 - Santa Fe Orient Industrial Addition - Street and drainage improvements guarantee

On June 25, 1973 a check in the amount of \$12,700, was received from the Santa Fe Industrial Realty Company guaranteeing the construction of a Cul-de-Sac at the south end of St. Clair and drainage improvements within 2 years time as required in the approval of the above referred to plat.

The check has been cashed by the City Treasurer and the money placed in a guaranteed trust account (KAMA 261500). The original receipt is herewith attached.

CLN:rme
 Attachment

| | | | | | | |
|---|-------------|-------------|------------|--|--|------------------------|
| Cash <input type="checkbox"/> | | | Date _____ | | The City  of Wichita | No 170512 |
| Check <input checked="" type="checkbox"/> | | | Mo. _____ | Day _____ | | |
| Fund No. | Account No. | Invoice No. | Amount | Wichita, Kansas | 6-26-1973 | \$12,700 ⁰⁰ |
| KAMA | 261500 | | 12,700.00 | Received of <i>Santa Fe Industrial Realty Co</i> | | |
| | | | | The Sum of <i>Twelve thousand seven hundred & 70/100</i> DOLLARS | | |
| | | | | Being For <i>Street & drainage improvements -</i> | | |
| | | | | Department <i>Santa Fe Orient Industrial Admn. Plat</i> | | |
| TOTAL | | | | Collector <i>M</i> | | |

TO BE DETACHED AND RETAINED BY PAYEE

| IN PAYMENT OF ITEMS LISTED BELOW | AMOUNT |
|---|-------------|
| for improvements: 1. cul de sac at the south end of St. Clair Avenue | \$8,700.00 |
| 2. drainage ditch, west line of Lot 1, Block A to the cul de sac at the south end of St. Clair Avenue | 1,000.00 |
| 3. drainage ditch, Meridian Avenue to the west line of Lot 1, Block A | 3,000.00 |
| in Santa Fe Orient Industrial District, a subdivision of the City of Wichita, Kansas | \$12,700.00 |

Check No. 126

SANTA FE INDUSTRIAL REALTY COMPANY 224 SOUTH MICHIGAN AVENUE
 A SANTA FE INDUSTRIES COMPANY CHICAGO, ILLINOIS 60604

THE CITY OF WICHITA
OFFICE OF Engineering

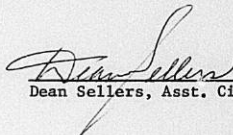
DATE June 22, 1973.



TO Jack Galbraith, Chief Planner
FROM Dean Sellers, Assistant City Engineer

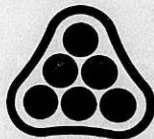
SUBJECT Santa Fe Orient Plat

The guarantee of \$12,400.00 is sufficient for the drainage and cul-de-sac construction in connection with Santa Fe Orient Industrial Plat.


Dean Sellers, Asst. City Engineer

DS/mrc





**PROFESSIONAL
ENGINEERING
CONSULTANTS**

HARTWELL / BAXTER /
BRIDGES / KNOP /
HYSOM AND PEUGH
PROFESSIONAL ASSOC.

May 7, 1973

Mr. R. W. Bruggeman
Director of Public Works
City Building Annex
104 S. Main
Wichita, Kansas 67202

Re: Santa Fe Orient Industrial Tract
Plat for Ansden Lumber Company
PEC File No. 30-72233-275

Dear Mr. Bruggeman:

Our client has forwarded us a check for \$12,700.00 made out to the City of Wichita to be used as financial guarantee for construction of a drainage ditch and a cul-de-sac in the subject plat area. This construction is required as a part of platting requirements for case number S/D 72-126.

The City Engineer has approved plans for the paving of St. Clair Avenue (Project No. BHEB 503022) and we are attempting to complete our negotiations with Mr. Mitchell for the drainage ditch requirements. We also have negotiated with Mid Kansas Construction Co., Inc. to construct the cul-de-sac (\$8220.00) and Bob Bergkamp to do the drainage ditch work (\$4000.00). The price from Mid-Kansas includes City Inspection costs and our firm will provide construction layout services.

Our client has instructed us to deliver this check to the City on approval of the final plat by the City Commission. With your permission we will exchange this guarantee for the approved tracing after it has been acted on by the City Commission.

-continued-

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

Mr. R. W. Bruggeman
May 7, 1973
Page 2

We are requesting that you allow the subject plat to be sent to the City Commission for their May 15, 1973, meeting.

Should you have any questions, please contact the undersigned.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

W. H. Keltner

W. H. Keltner, P.E.
Vice-President

is

cc: Carl Merritt
Don King
M.S. Mitchell
Jack Galbraith ✓
Dick Linn



ON SAFETY
PHASE II

THE CITY OF WICHITA

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

DATE May 10, 1973

TO Jack Galbraith, Chief Planner - MAPD

FROM M. S. Mitchell

SUBJECT : Santa Fe Orient Industrial
District Addn.

Reference is made to my request before the Subdivision Committee for the opportunity to review plans for draining subject plat and other adjacent areas along the Santa Fe Railroad right-of-way to an outlet west of Meridian. After several attempts, Mr. Wm. Keltner, Engineer for the Railroad Company, has furnished cross sections of a proposed ditch which Santa Fe is to construct on an easement Santa Fe will dedicate to the City. The location of the easement as defined in a letter from Mr. Keltner dated April 11, 1973 and the revised width can be shown on similar drawings if you require.

At the present time, the engineer has not prepared descriptions for the drainage easement or Ingress/Egress easement but has agreed to do so.

Inclusion of a minimum building pad elevation of 108.5 City Datum on the Subdivision plat should complete the arrangements necessary to provide a temporary storm drainage system for subject plat. I trust this information is sufficient for your purpose; however, if further information or discussion is desired, please advise.

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

MSM/glm

cc: G. H. Wilton,
Wm. Keltner
Santa Fe Orient Ind. Dist. Addn. Plat File
John Riddel, Central Insp.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

| | | | |
|--|----------|------------------|-------------------------------------|
| S/D Number | 72-126 | Name | SANTA FE ORIENT INDUSTRIAL DISTRICT |
| Application Filed: | 11-27-72 | Sketch Filed: | 11-27-72 |
| preliminary Plat Filed: | 11-27-72 | Approved by S/D: | 12-7-72 |
| Final Plat Filed: | | Approved by S/D: | 1-4-73 |
| Approved by Metropolitan Area Planning Commission: | | | 1-11-73 |

DESCRIPTION

General Location: Southeast corner of
Merton and St. Clair

Surveyor or Engineer: Professional Engineering Consultants
Owner: Santa Fe Industrial Realty
Address: 200 S. Polk Street, Amarillo, Texas 79109

- | | |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>7.44</u> | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>4</u> R/W <u>404</u> ft. |
| Residential _____ | b. <u>45</u> R/W <u>199</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>1</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots: <u>1</u> | TOTAL <u>603</u> ft. |
| 3. Minimum Lot Frontage: <u>955</u> ft. | 6. Existing Zoning: <u>"F"</u> |
| 4. Minimum Lot Area <u>955</u> sq.ft. | |

Planning Commission Recommendation:

That this plat be approved, subject to:

1. *of 12,700 check* The applicant shall submit a satisfactory guarantee for the paving of a cul-de-sac at the south end of St. Clair Avenue and drainage improvements associated with the plat.
2. The applicant shall submit the appropriate easement(s) associated with the required drainage improvements.
3. Recording of the plat within 30 days after approval of the plat by the Board of City Commissioners.

Harrison moved, Rising seconded and it carried unanimously.

ACTION: Approve the plat as recommended by the Metropolitan Area Planning Commission and authorize the Mayor to sign; and instruct the Planning Department to withhold release of the plat tracing for recording until conditions 1. and 2. of the plat approval have been complied with.

ORIGINAL

SANTA FE INDUSTRIAL REALTY COMPANY

A Santa Fe Industries Company

Room 500 - 900 Polk Street, Amarillo, Texas 79101
Telephone 806/376-5131 Ext. 446 or 457

April 17, 1973

*MADD Received
5-2-73 Gladly*

K-07-6

Mr. Robert W. Veazey
Lustercraft Plastics
1818 South Meridian
Wichita, Kansas 67213

Dear Mr. Veazey:

I have prepared this letter of intent concerning our proposed exchange of land east of Meridian Avenue in Wichita, Sedgwick County, Kansas.

Santa Fe Industrial Realty Company will sell to you or your nominee the surface of approximately 0.465 of an acre of land in Wichita, Sedgwick County, Kansas, more particularly shown shaded yellow on the print attached, dated March 15, 1973, and prepared by Professional Engineering Consultants of Wichita, Kansas.

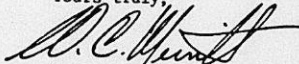
You or your nominee will convey to Santa Fe Industrial Realty Company the surface of approximately 0.465 of an acre of land in Wichita, Sedgwick County, Kansas, more particularly shown shaded green on the print attached dated March 15, 1973, and prepared by Professional Engineering Consultants of Wichita, Kansas.

In addition to the conveyance of the properties as outlined above, you and Santa Fe Industrial Realty Company agree as follows:

1. Santa Fe Industrial Realty Company, prior to the conveyance, shall secure industrial zoning, or in the event that industrial zoning is impossible to secure, commercial zoning on the property shaded yellow. In the event that Santa Fe Industrial Realty Company is unable to secure the zoning as set forth, this agreement may be cancelled by you.
2. You, Robert W. Veazey will pay to Santa Fe Industrial Realty Company as additional consideration for the property to be conveyed by Santa Fe Industrial Realty Company the sum of One Thousand Eight Hundred Dollars (\$1,800.00). *

Q.M.V.
Less the sum of \$150.00
allowed to Mr. Veazey as
expenses.

Yours truly,



W. C. Merritt
Division Manager

This letter of intent must be accepted below and a completed copy returned by 4/30/73. The above conditions are understood and agreed to,

April 17, 73
Date

Robert W. Veazey
Robert W. Veazey

CERTIFICATION OF TITLE

It is my opinion that fee title is duly vested in Santa Fe Industrial Realty Company in and to some 90.5 acres of realty known as "Santa Fe Orient Industrial District, Wichita, Sedgwick County, Kansas" and particularly to some 7.44 acres that it is proposed to be conveyed to Amsden Lumber Company.

Title in and to the subject property was duly quieted in The Atchison, Topeka and Santa Fe Railway Company in case styled, The Atchison, Topeka and Santa Fe Railway Company v. J. A. Aldrich, et al., District Court of Sedgwick County, Kansas, Case No. C-14417; and the subject property was duly conveyed by The Atchison, Topeka and Santa Fe Railway Company to Santa Fe Industrial Realty Company by Warranty Deed dated November 24, 1972.

Dated at Topeka, Kansas, this 22nd day of January, 1973.


B. B. REEVES,
General Attorney, Kansas

Received by
MAPD 4-27-73

CERTIFICATION OF PAYMENT OF TAXES

All taxes on some 90.5 acres of land known as "Santa Fe Orient Industrial District, Wichita, Sedgwick County, Kansas" and particularly on some 7.44 acres that it is proposed to convey to Amsden Lumber Company have been paid in full when due except for the second half taxes for the year 1972 which will be paid prior to delinquent date, June 20, 1973.

Taxes on the subject property are included with taxes on other property of The Atchison, Topeka and Santa Fe Railway Company in Sedgwick County, Kansas, and are included in the general tax payments made to the Sedgwick County Treasurer in December and June each year.

Dated at Topeka, Kansas, this 23rd day of January, 1973.

David J. Price

DAVID J. PRICE
Regional Tax Commissioner

*Received by
MAPD 4-27-73*

January 12, 1973

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 72-126 - Final Plat of
SANTA FE ORIENT INDUSTRIAL
ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 11, 1973, 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 January 5, 1973.

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 plat.
- Certification that all taxes due and payable for 1972 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: J. S. Clark, Manager of Industrial Development for Santa Fe Railway Company, 9th & Jackson, Topeka, Kansas 66612
W. C. Merritt, Santa Fe Industrial Realty Company, 900 South Polk Street, Amarillo, Texas 79109
Robert Smith, Architect, 2018 Amidon 67203
Gary Richert, Industrial Development Office

January 5, 1973

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Subject: S/D 72-126 - Final Plat
of SANTA FE ORIENT INDUSTRIAL
DISTRICT

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 4, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- OK* Approval of the plat is subject to filing in the future a zone change request from "F" Heavy Industrial zoning to "E" Light Industrial zoning as previously agreed to by the applicant, and the filing of a zone change request from "A" Two Family zoning to "E" Light Industrial zoning on that portion of the subject property lying west of St. Clair, prior to release of the plat tracing for recording.
- A.* Any abandonment or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant.
- OK* The existing railroad right-of-way along and adjacent to the southerly line of the plat shall be appropriately indicated and labeled on the face of the final plat.
- OK* *Witch, Gullahan 6-22-73, memo for Eng. or 625-73*
The applicant and his engineer shall meet with the Department of Public Works and make satisfactory arrangements and/or guarantee for handling of the drainage of subject property as well as future drainage for the balance of the applicant's ownership. Said arrangements shall be completed prior to forwarding the final plat to the Board of City Commissioners.

SEE MEMO FROM M.S. MITCHELL

Page 2 - Final Plat of SANTA FE ORIENT INDUSTRIAL
DISTRICT
January 5, 1973

See memo from Eng. 6-25-73

The applicant shall guarantee the installation of a temporary cul-de-sac at the south end of St. Clair. The Engineering Division of the Department of Public Works should be contacted regarding this matter.

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

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, January 11, 1973, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

Enclosure

cc: J. S. Clark, Manager of Industrial Development for
Santa Fe Railway Company, 9th & Jackson, Topeka, Kansas
66612
W. C. Merritt, Santa Fe Industrial Realty Company
900 South Polk Street, Amarillo, Texas, 79109
Robert Smith, Architect, 2018 Amidon, 67203
Gary Richert, Industrial Development Office

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-126 Name SANTA FE ORIENT INDUSTRIAL DISTRICT
Date Application Rec'd. 11-27-72 Preliminary Approval 12-7-72
Scheduled S/D Meeting 1-4-73

DESCRIPTION

General Location At the southeast corner of Merton and St. Clair

Owner Santa Fe Industrial Realty
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

- | | |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>7.44</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>5</u> R/W <u>404</u> ft. |
| Residential _____ | b. <u>45</u> R/W <u>199</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>1</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>603</u> ft. |
| 3. Minimum Lot Frontage <u>955</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>955</u> sq. ft. | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>F</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Public Water Supply Yes (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) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Approval of the plat is subject to filing in the future a zone change request from F-Heavy Industrial zoning to E-Light Industrial zoning as previously agreed to by the applicant, and the filing of a zone change request from A-Two Family zoning to E-Light Industrial zoning on that portion of the subject property lying west of St. Clair, prior to release of the plat tracing for recording.
- B. Any abandonment or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant.
- C. The existing railroad right-of-way along and adjacent to the southerly line of the plat shall be appropriately indicated and labeled on the face of the final plat.
- D. The applicant and/or his engineer shall meet with M. S. Mitchell of the Maintenance-Flood Control Office relative to an overall drainage plan for the applicants entire ownership. Once such a plan has been agreed upon, a letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department and any additional drainage easements, etc. necessitated by said plan for subject plat, shall be indicated on the face of the final plat.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

December 8, 1972

Professional Engineering
Consultants
1440 English
Wichita, Kansas 67211

Subject: S/D 72-126 - Preliminary
Plat of SANTA FE ORIENT INDUSTRIAL
DISTRICT

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 7, 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. Approval of this plat is subject to the understanding that a zone change request for a change from "P" Heavy Industrial to "E" Light Industrial, as previously agreed to by the applicant, will be filed in the future. It should also be pointed out that the southwest corner of the plat lying west of the centerline of St. Clair is zoned the "A" Two Family Classification. (It will be the recommendation of the Planning Department that a zone change request be filed at least for the area zoned "A" prior to the releasing of the plat for recording.)
 - B. Subject plat proposes to vacate portions of existing platted lots, blocks, easements, etc. Therefore any abandonment or relocation of existing utilities necessitated by this plat shall be at the sole expense of the applicant.
- An additional 5 feet of right-of-way for the east half of St. Clair Avenue, shall be indicated on the plat to meet the industrial street standards.
- "Complete access control" shall be indicated along the west side of the plat on Esthner Avenue.

Page 2 - Preliminary Plat of SANTA FE ORIENT
INDUSTRIAL DISTRICT
December 8, 1972

- ck* Additional right-of-way in order to provide for 10 feet for the east half of the existing north-south alley adjacent to subject property on the west, shall be indicated on the plat.
- f* The applicant and/or his engineer shall meet with the City Engineer regarding alternate design solutions for the proposed cul-de-sac at the south end of St. Clair.
- ck* The 35 foot building setback from St. Clair Avenue indicated on the plat shall be adjusted appropriately from the new right-of-way line for said street.
- H. The applicant and/or his engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to an overall drainage plan for the applicants entire ownership, which may require adjustments in the location of the drainage easement indicated on the southwest corner of the plat.
- f* The applicant shall be advised that subject property may not be included in the benefit district which was drawn for the existing storm sewer in the area. If this is the case subject property could not drain to the existing sewer line and other arrangements would have to be made for draining surface water from subject property.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

In the discussion of this plat M. S. Mitchell raised a question concerning the status of a contingent dedication indicated on the north side of Orient Boulevard which was originally indicated on an early submitted sketch plan. Both Mr. Mitchell and Mr. Linn questioned the existing fence along Orient Boulevard and whether or not Santa Fe proposes to remove it in the near future. As expressed at the meeting, the fence apparently has an adverse affect on street maintenance and snow removal. Mr. Clark stated that he would be happy to check with the operating Department on these matters and hopefully he will be able to report when the final plat is considered.

Page 3 - Preliminary Plat of SANTA FE ORIENT
INDUSTRIAL DISTRICT
December 8, 1972

Enclosed herewith is the "marked" copy of the preliminary plat
for your information and files.

Please contact our office if you have any questions on these
conditions.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: J. S. Clark, Manager of Industrial Development for
Santa Fe Railway Company, 9th & Jackson, Topeka, Kansas
66612
W. C. Merritt, Santa Fe Industrial Realty Company
900 South Polk Street, Amarillo, Texas, 79109
Robert Smith, Architect, 2018 Amidon, 67203
Gary Richert, Industrial Development Office

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-126 Name SANTA FE ORIENT INDUSTRIAL DISTRICT
Date Application Rec'd. 11-27-72 Preliminary Approval _____
Scheduled S/D Meeting 12-7-72

DESCRIPTION

General Location At the southeast corner of Merton and St. Clair

Owner Santa Fe Industrial Realty
Surveyor/Engineer Professional Engineering Consultants
Address 1440 English Phone 262-2691

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>7.44</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> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> 1 | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u> </u> 1 | TOTAL <u> </u> None <u> </u> ft. |
| 3. Minimum Lot Frontage <u>955</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>955 sq. ftst.</u> | streets? <u> </u> yes <u> </u> no |
| 5. Existing Zoning <u>F</u> | |
| 6. Proposed Zoning <u>E</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> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. Approval of this plat is subject to the understanding that a zone change request for a change from "F" Heavy Industrial to "E" Light Industrial, as previously agreed to by the applicant, will be filed in the future. It should also be pointed out that the southwest corner of the plat lying west of the centerline of St. Clair is zoned the "A" Two Family Classification.
- B. Subject plat proposes to vacate portions of existing platted lots, blocks, easements, etc. Therefore any abandonment or relocation of existing utilities necessitated by this plat shall be at the sole expense of the applicant.
- C. An additional 5 feet of right-of-way for the east half of St. Clair Avenue, shall be indicated on the plat to meet the industrial street standards.
- D. Dedication of right-of-way for an industrial cul-de-sac having a radius of 75 feet at the south end of St. Clair Avenue, shall be indicated on the plat.
- E. The 35 foot building setback from St. Clair Avenue indicated on the plat shall be adjusted appropriately from the new right-of-way line for said street.
- F. The applicant shall submit a satisfactory guarantee for the paving of the cul-de-sac on St. Clair Avenue prior to forwarding the final plat to the Board of City Commissioners.
- G. 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.

Map No. 5345
Section No.: 31
Twp. No.: 27
Range: 1E

D/D No. 72-176

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Santa Fe Orient Industrial District
To Wichita Sedgwick County, Kansas
General Location: _____

Name of Property Owner: Santa Fe Industrial Realty
Address: 200 So. Polk St. Amarillo Texas, 79109 Phone: _____
Name of Subdivider: _____ Phone: _____
Address: _____ Phone: _____
Name of Agent/Surveyor: PEC
Address: 1440 ENGLISH Wichita, Ks. Phone: 767-2091
Date of Application: Nov 27, 72

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 7.44 ~~Ac~~ Ac ±
2. Number of Lots: _____
Residential _____
Commercial _____
Industrial _____
Other _____
Total Number of Lots _____
3. Minimum Lot Frontage 955' ft.
4. Minimum Lot Area 925' ft.
5. Existing Zoning "F" Heavy Industrial
6. Proposed Zoning "E" Light Industrial
7. Lineal Feet of New Streets:
a. NONE R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply (Yes-No), Name City of Wichita
10. Public Sanitary Sewers (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto 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: by Engrs. Professional Engineering
Consultants, Wichita, Ks.
for Santa Fe Land Improvement Company

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

Received by Gallbraith
Date 11-27-72
Fee Submitted 150.00

Form 223

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 |
|-------------|--------|
| | 25.00 |

Name *Wichita Electric Light & Power Co*

Address *144 E. 10th St*

Type *AA407443* Due Date

Comments: *Plat. into Fe Ord
Industrial District*

Date *11/28/72* By *JH*

SANTA FE INDUSTRIAL REALTY COMPANY

⊕ A Santa Fe Industries Company

900 South Polk Street

Amarillo, Texas 79101, Telephone 806-376-5131

November 22, 1972

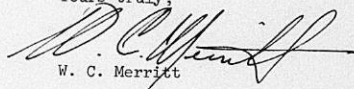
K-07-6

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

Gentlemen:

Reference your letter of November 17, 1972, this is to advise that this Company is agreeable to a rezoning of the subject tract from "F" to "E," which is light industrial. Our client is agreeable to and will not oppose the rezoning to light industrial, however, they are not at liberty to disclose their name.

Yours truly,



W. C. Merritt

November 17, 1972

Mr. W. C. Merritt
Santa Fe Industrial Realty Co.
900 South Polk Street
Amarillo, Texas 79109

Dear Mr. Merritt:

Your letter, application and five prints of the sketch plat titled Santa Fe Orient Industrial District Lot 1 reached my desk this morning. After reviewing the new sketch as it relates to the overall sketch submitted in 1969, we authorize the submission of the preliminary plat subject to the following conditions:

1. Dedication of five additional feet of street right-of-way for St. Clair, to ultimately conform to the industrial standard of 70 feet.
2. Terminate St. Clair in an industrial cul-de-sac having a radius of 75 feet.
3. Submitting a satisfactory guarantee for the paving of the cul-de-sac prior to the final plat being forwarded to the Board of City Commissioners.
4. Providing for the ability to have 35' of half street right-of-way from the centerline of Merton Avenue as extended from the west. This would permit the 70' industrial street centered on existing Merton.
5. Adjust the ~~35' setbacks from~~ ~~Merton rights-of-way~~ ~~SK~~ both St. Clair and future Merton rights-of-way.
6. Submission of required filing fee.
7. Requirements for a Preliminary Plat of the Subdivision Regulations.

Page 2 - Mr. W. C. Merritt
November 17, 1972

Relative to our last discussion in Mr. Lakin's office on October 5, 1972, concerning the rezoning of subject property back to "E" Light Industrial, he requested a letter from Santa Fe, co-signed by the new owner that he recognizes that a request for a zone change from "F" to "E" will be filed in the future and that the rezoning will not be opposed.

Attached for your files is a marked copy of the sketch plat. The next closing date is November 27th for the Subdivision Committee meeting of December 7, 1972. Please call if you have any questions concerning these comments.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme

Enclosure

cc: Professional Engineering Consultants, 1140 East English, 67211
Gary Richert, Industrial Development Office

SANTA FE INDUSTRIAL REALTY COMPANY

⊕ A Santa Fe Industries Company

900 South Polk Street

Amarillo, Texas 79101, Telephone 806-376-5131

November 14, 1972

K-07-6

Wichita Sedgwick County Metropolitan
Area Planning Commission
City Building Annex, Room 402
104 S. Main
Wichita, Kansas 67202

Attention: Mr. Jack Galbraith

Gentlemen:

Enclosed is APPLICATION FOR SUBDIVISION APPROVAL and five prints of sketch plat covering 7.39 acres of this company's property in the vicinity of Orient Boulevard and St. Clair Street.

As discussed we have a definite commitment from an industry to purchase and build an installation on this property. Their plans are such that they prefer to begin construction prior to the end of the year and I would very much appreciate your processing our application as quickly as possible.

We intend to file an application for subdivision approval on the balance of our property in the area as a separate matter. Due to the urgency of the industry's request for this parcel it was felt that we could more quickly complete the platting of this small parcel separately.

I respectfully request that our application be given favorable approval.

Yours truly,



W. C. Merritt

Encl.



Map No.: _____
Section No.: 31
Twp. No.: 27S
Range: 1E

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Santa Fe Orient Industrial District - Lot 1

General Location: East of St. Clair and Northwest of The Atchison, Topeka and Santa Fe Railway Company's tracks.

Name of Property Owner: Santa Fe Industrial Realty Company
Address: 900 S. Polk Street, Amarillo, Texas 79109 Phone: (806) 376-5131 Ext-45

Name of Subdivider: Same as above
Address: _____ Phone: _____

Name of Agent/Surveyor: Professional Engineering Consultants
Address: 1440 East English, Wichita, Kansas 67211 Phone: (316) 262-2691

Date of Application: November 13, 1972

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 7.39 Acres
2. Number of Lots:
Residential _____
Commercial _____
Industrial 1
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage _____ ft.
4. Minimum Lot Area _____ ft.
5. Existing Zoning "F" Heavy Industrial
6. Proposed Zoning "E" Light Industrial
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 N/A ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply No (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: W. C. Merritt, Land & Tax Agent

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

Received by _____
Date _____
Fee Submitted _____

T9-301B
(2-71)



WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE

October 5, 1972

TO The Files
FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT Sketch Plat of SANTA FE ORIENT INDUSTRIAL ADDITION

On this date W. C. Merritt and J. S. Clark both from Santa Fe Improvement Company with Gary Richert of Industrial Development were in the Office discussing the above captioned sketch plat with Bob Lakin. They were specifically interested in whether or not they could preliminary and final a triangular area on the east side of St. Clair and south of Merton Avenue as extended from the west.

In the discussion it was determined that submitting a preliminary and finaling out this area would be satisfactory. The following comments were also discussed:

COPY

1. Need for 5' of additional right-of-way for St. Clair.
2. Minimum 75' radius for cul-de-sac at the south end of St. Clair with possible full hammer head cul-de-sac all coming from their property.
3. Providing for paving guarantee for the cul-de-sac.
4. Dedication for Merton need not be shown as being dedicated on this first final.
5. Indicate 35' setback from both St. Clair and future Merton Avenue.
6. Relative to rezoning subject property back to "E", Lakin requested a letter from Santa Fe, co-signed by the new owner that he recognizes that a request for a zone change from "F" to "E" will be filed and that the rezoning will not be opposed.
7. It was also pointed out that no application had ever been received to review this sketch.

JHG:rme

cc: Robert A. Lakin, Director of Planning
John D. Gist, Principal Planner

THE CITY OF WICHITA

OFFICE OF Industrial Development

DATE October 10, 1972



TO Robert A. Lakin, Director of Planning

FROM Gary W. Richert, Economic and Industrial Development Officer

SUBJECT Santa Fe Industrial Districts

On Wednesday and Thursday, October 4 and 5, 1972, representatives from Santa Fe Railway Company were in Wichita and requested the assistance of our office in final-plating three of their industrial districts in Wichita.

Mr. Joe Clark, Manager of Industrial Development for the Santa Fe Railway Company in the midwest area, indicated that in the last year and a half there have been more industries locating in the midwest than on the west coast. He believed that there was a trend in this direction and that as soon as their industrial districts in Wichita could be fully developed Wichita's opportunities for locating new industry would be enhanced. During the last year Mr. Clark said he had to turn down four industries interested in locating plants in Wichita because their sites were not fully developed.

Mr. W. C. Merritt of the Santa Fe Land Improvement Company from Amarillo, Texas, has been assigned full time to the project of final-plating three industrial districts in Wichita. He said that the management of Santa Fe Railway would commit the money necessary to fully develop their Wichita sites, and any assistance that the City of Wichita could offer in expediting this matter would be greatly appreciated.

Mr. Clark seemed to be very interested in the waiver to the 35% Development Policy and said that as soon as these parks were final-platted he would be checking with us in order to obtain waivers on all three parks.

I appreciate the time you took to explain the details of platting to Mr. Clark and Mr. Merritt. Contrary to expectations upon arrival, they were very much impressed with City staff cooperation. They indicated they would final-plate the Santa Fe Midland and the Santa Fe North Wichita districts with their own staff, but would probably use P. E. C. for final work on the Santa Fe Orient industrial district.

GWR/bjm

cc: Ralph Wulz, City Manager
Grover McKee, Director of Community Development



WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE
October 5, 1972

TO The Files
FROM Jack H. Galbraith, Chief Planner *JHG*
SUBJECT Sketch Plat of SANTA FE ORIENT INDUSTRIAL ADDITION

On this date W. C. Merritt and J. S. Clark both from Santa Fe Improvement Company with Gary Richert of Industrial Development were in the Office discussing the above captioned sketch plat with Bob Lakin. They were specifically interested in whether or not they could preliminary and final a triangular area on the east side of St. Clair and south of Merton Avenue as extended from the west.

In the discussion it was determined that submitting a preliminary and finaling out this area would be satisfactory. The following comments were also discussed:

COPY

1. Need for 5' of additional right-of-way for St. Clair.
2. Minimum 75' radius for cul-de-sac at the south end of St. Clair with possible full hammer head cul-de-sac all coming from their property.
3. Providing for paving guarantee for the cul-de-sac.
4. Dedication for Merton need not be shown as being dedicated on this first final.
5. Indicate 35' setback from both St. Clair and future Merton Avenue.
6. Relative to rezoning subject property back to "E", Lakin requested a letter from Santa Fe, co-signed by the new owner that he recognizes that a request for a zone change from "F" to "E" will be filed and that the rezoning will not be opposed.
7. It was also pointed out that no application had ever been received to review this sketch.

JHG:rme

cc: Robert A. Lakin, Director of Planning
John D. Gist, Principal Planner

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

October 5, 1972

TO The Files

FROM Jack H. Galbraith, Chief Planner

SUBJECT Sketch Plat of SANTA FE ORIENT INDUSTRIAL ADDITION

On this date W. C. Merritt and J. S. Clark both from Santa Fe Improvement Company with Gary Richert of Industrial Development were in the Office discussing the above captioned sketch plat with Bob Lakin. They were specifically interested in whether or not they could preliminary and final a triangular area on the east side of St. Clair and south of Merton Avenue as extended from the west.

In the discussion it was determined that submitting a preliminary and finaling out this area would be satisfactory. The following comments were also discussed:

1. Need for 5' of additional right-of-way for St. Clair.
2. Minimum 75' radius for cul-de-sac at the south end of St. Clair with possible full hammer head cul-de-sac all coming from their property.
3. Providing for paving guarantee for the cul-de-sac.
4. Dedication for Merton need not be shown as being dedicated on this first final.
5. Indicate 35' setback from both St. Clair and future Merton Avenue.
6. Relative to rezoning subject property back to "E", Lakin requested a letter from Santa Fe, co-signed by the new owner that he recognizes that a request for a zone change from "F" to "E" will be filed and that the rezoning will not be opposed.
7. It was also pointed out that no application had ever been received to review this sketch.

JHG:rme

cc: Robert A. Lakin, Director of Planning
John D. Gist, Principal Planner

Santa Fe Land Improvement Company

W. C. MERRITT,
Land and Tax Agent

Room 500
900 Polk Street
AMARILLO, TEXAS 79101

June 18, 1969

T-W-1

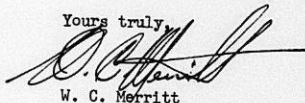
Mr. C. Bickley Foster
Director of Planning
Wichita-Sedgwick County
Metropolitan Area Planning Department
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Foster:

It was our pleasure meeting you and others, June 9, in Wichita, concerning our Wichita properties.

This letter will confirm that this Company is in the process of acquiring the Santa Fe's West Wichita Shops property for development as an industrial district and that upon completion of the acquisition we will not offer objections to a change in zoning to light industrial, with the understanding that the City will complete the zoning change at no cost to us.

Yours truly,



W. C. Merritt

A



The Atchison, Topeka and Santa Fe Railway Company

JOE S. CLARK,
Manager Industrial Development

INDUSTRIAL DEVELOPMENT DEPARTMENT
9TH & JACKSON, TOPEKA, KANSAS 66612
TELEPHONE: (913) 234-0481

J. T. TIPPING,
Industrial Representative

C-115-293-22

May 28, 1969



Mr. C. Bickley Foster
Director of Planning
Wichita-Sedgwick County
Metropolitan Area Planning Department
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Dear Bickley:

I appreciate very much having the opportunity to visit with you and your associates last Friday in Wichita. I must admit, however, that I have not completely recovered from the shock of your inquiry if we would be interested in selling our Shop property as a site for a school.

As I mentioned to you in our meeting, the City of Wichita was quite upset when we closed our Shop operation down in your fine city and some of our executives from Chicago made a trip to Wichita and assured some of your people that we would develop this property industrially and assist every way possible in bringing new payrolls to Wichita.

I believe that the preliminary development plan which I left with you is a good plan, and as I told you and your associates, it will be our intention to develop this into an attractive industrial district. In fact, the district when it starts developing will certainly be a much more attractive area than the residential development around it.

As I discussed yesterday with you on the telephone, Mr. W. C. Merritt, Land and Tax Agent for the Santa Fe Land Improvement Company, and I will be in your office around 10:00 A.M., June 9, to further discuss the platting of our Shop property, as well as our Midland Industrial District and rezoning of our West Wichita property on Clearwater Road. Kindest personal regards.

Very truly yours,

J. S. Clark

Mr. C. Bickley Foster

- 2 -

5-28-69

cc: Mr. Nelson E. Hall
Industrial Development Officer
City of Wichita
Department of Administration
City Building Annex
104 S. Main Street
Wichita, Kansas 67202