

PLAT NO. S/D 75-4 MAP NO. 5848

NAME EDGEMOOR PARK BRANCH LIBRARY ADDITION

LOCATION Southeast corner of Ninth and Edgemoor

ENGINEER Hall and Associates

OWNER Wichita Public Library Board

APPLICATION FILED 1-16-75

SKETCH PLAT FILED 1-16-75

PRELIMINARY FILED none submitted

S/D ACTION N/A

FINAL FILED 1-27-75

S/D ACTION 2-6-75 Defund 2-20-75 Approved

MAPC ACTION 2-27-75 Approved

BCC ACTION 3-11-75 Approve the plat as recorded

RECORDED September 15, 1975

REMARKS \_\_\_\_\_

S/D 75-4 - EDGEMOOR PARK BRANCH  
LIBRARY ADDITION - SE corner  
Ninth & Edgemoor. Hall & Assoc.

POSTED  
1-29-75

ACTION

	DATE
S/D COMMITTEE (FINAL)	2-16-75
S/D	Approved 2-20-75
M.A.P.C.	Appropriate condition 2-22-75
B.C.C./B.C.	Approved by 3-1-75

plot or  
recovered





ENGINEERING

May 19, 1977



R. H. Denton, City Manager

R. W. Linn, City Engineer

**CUL-DE-SAC ON JACQUELINE  
STREET - EDGEWOOD PARK  
BRANCH LIBRARY ADDITION**

On May 10, 1977, the City Commission deferred action on advertising for bids for the paving and drainage of Jacqueline Court. A representative of the residents on Jacqueline Street appeared on the Public Agenda to protest the paving of the cul-de-sac. The City Commission deferred the item for three (3) weeks and asked that a neighborhood meeting be scheduled to explain the project to neighborhood residents.

Representatives of the Park Department, Planning Department, Library and myself met on Wednesday, May 18, with eight (8) residents representing five (5) of the eight (8) Lots on Jacqueline Street.

The requirement for the cul-de-sac in connection with the platting of Edgewood Park Branch Library Addition was reviewed. The project and proposed design was explained, and a review of the following alternates which could be considered:

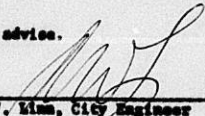
1. Project as designed - 70' diameter circular cul-de-sac according to standard geometrics and Subdivision Rules and Regulations. Storm drain to eliminate open ditch across Park Land.
2. "Hammerhead" cul-de-sac - Provides for the turnaround of vehicles on public right-of-way and paving. Storm drain to eliminate open ditch across Park Land. The hammerhead can eliminate the use of private drives for turning and the backing of trucks on the dead-end street.
3. Storm drain only to eliminate the ditch across Park Land.
4. Do nothing.

After a short discussion, the residents expressed their preference for No. 3 - construction of the storm drain with no provision for paving.

The residents were advised that this item will be reconsidered by the City Commission on, May 31, 1977.

If additional information is desired, please advise.

NWL/dla

  
R. W. Linn, City Engineer

cc: R. W. Bruggema, Director of Public Works  
Tom Allen, Park Department  
Jack Galbraith, Current Plans, Planning Department ✓

Encl.



THE CITY OF WICHITA  
OFFICE OF ENGINEERING

DATE May 12, 1977



TO Tom Allen - Park Department  
Richard Rademacher - Library

FROM R.W. Linn, City Engineer

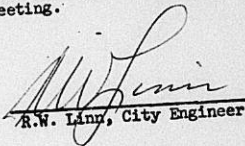
SUBJECT Cul-de-sac on Jacqueline Street,  
Edgemoor Park Branch Library

The paving of a cul-de-sac on Jacqueline Street was required in connection with the platting of Edgemoor Park Branch Library Addition. Drainage improvements were also required to eliminate the open ditch across Park property between Jacqueline Street and the drainage channel located west of the Library plat.

Construction plans and specifications are completed for the project.

A representative of the residents on Jacqueline Street appeared before the City Commission on May 10th protesting the construction of the cul-de-sac. The City Commission deferred action on advertising for bids for three weeks, and instructed the Staff to meet with the adjacent property owners to explain the project, the proposed design, and alternates which could be considered.

The meeting will be at 3:45 P.M. Wednesday, May 18th, 1977, in the meeting room of the Edgemoor Branch Library. It will be appreciated if you or your representative will be available at the meeting.

  
R.W. Linn, City Engineer

CC: E.H. Denton - City Manager  
R.W. Bruggeman - Director of Public Works  
Bob Lakin - Planning ✓

Neighborhood agreed on 5/18/77 to not want either a cul-de-sac or hammer head. Desire to only have a curb across the dead end street and the drainage catch basin and additional drainage improvements. JLD  
Expect that Park Dept will request that we vacate the cul-de-sac ROW.

September 16, 1975

Don Gisick, City Clerk

Curtis L. Newby, Junior Planner

Quit Claim Deed associated with S/D 75-4 -  
Edgemoor Park Branch Library.

The above referred to plat was approved by the Board of City Commissioners on March 11, 1975 subject to several conditions. One of the conditions was that the Park Board provide the additional land needed for a cul-de-sac at the end of Jacqueline Street.

Attached herewith is a quit claim deed to the property needed for the cul-de-sac. Said instrument was forwarded to our office for processing by the City Engineer who has indicated that the deed is acceptable. This deed should therefore be filed of record with the Register of Deeds and a copy of the recorded deed should be returned to Tom Allen, Director of the Park Board.

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

Curtis L. Newby, Junior Planner

CLN:ime  
Attachment



**THE CITY OF WICHITA**

**OFFICE OF** Park Board

**DATE** April 15, 1975



**TO** Curtis L. Newby, Junior Planner, Planning Department

**FROM** H. Jay Setter, Director

**SUBJECT** Quit Claim Deed to Certain Property at Edgemoor Park for Construction of a Cul-de-sac - Edgemoor Park Branch Library Addition

Appended you will find a fully executed copy of a Quit Claim Deed from the Board of Park Commissioners, dated April 14, 1975, conveying to the City of Wichita certain property at Edgemoor Park for the construction of a Cul-de-sac to terminate Jacqueline Street, as required by the Planning Department and the City of Wichita in approving the Edgemoor Park Branch Library Addition. The land covered in the Deed is described as follows:

"A tract of land in the Southeast Quarter of Section 13, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of "Edgemoor Park Branch Library Addition", Wichita, Sedgwick County, Kansas, said corner being on the West line of "Courtland Addition" to Wichita, Kansas, and 10 feet South of the Southwest corner of Block 1 of said "Courtland Addition"; thence South, with an assumed bearing of S 0° 00' 00" E, on said West line of "Courtland Addition", a distance of 50 feet to the Northwest corner of Block 4 of said "Courtland Addition"; thence on a curve to the right, the center of said curve bearing N 78° 27' 47" W, a distance of 50 feet from said Northwest corner of Block 4, with a radius of 50 feet, through a central angle of 221° 35' 35", to the Southwest corner of Jacqueline Court as platted in said "Edgemoor Park Branch Library Addition"; thence N 90° E, on the South line of said "Edgemoor Park Branch Library Addition", a distance of 78.99 feet, more or less, to the point of beginning." (0.175 acre, more or less.)

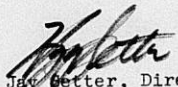


*From Ted W...*

Curtis L. Newby, Junior Planner

Page 2  
4/15/75

After the Deed has been recorded with the Register of Deeds,  
will you please furnish us with a Xerox copy of same for our  
files.

  
--H. Jay Gutter, Director  
Board of Park Commissioners

HJS:dm

cc: Ford A. Rockwell, City Librarian  
The Wichita Public Library  
Bernard V. Borst, Sr. Asst. City Atty.  
Thomas P. Allen, Jr., Deputy Director  
of Parks and Recreation  
Floyd J. Roedell, Park Board Engineer



THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE August 13, 1975


TO Tom Allen - Park Department

FROM Darrell R. Brewer, Right-of-Way and Estimating Engineering

SUBJECT Drainage Easement  
Edgemoor Park Branch Library Addition

Please be advised that the Metropolitan Area Planning Commission has advised this office that the description contained in subject drain easement is in error. This easement was executed by the Board of Park Commissioners on June 9, 1975.

To correct said error, please have your board execute the enclosed corrected easement and return said easement to Mr. Curtis Newby with M.A.P.C.

  
Darrell R. Brewer  
Right-of-Way and Estimating Engineer

/tn  
Attachment

cc: Curtis Newby



# INVENTORY & EVALUATION

\*  INDIVIDUAL  
 GROUP  
 UNIT OF GOVERNMENT

REQUESTED BY Edgemoor Park Branch Library LOCATION SE Corner 9th & Edgemoor

ASSISTED BY Larry L. Henry, District Conservationist DATE 2-4-75

~~EXISTING~~ SITUATION: Specific Problems: Due to moderately sloping land grass cover is needed at all times.

Solutions: 1. Disturb only the area needed for construction. 2. Remove

only those trees, shrubs, and grasses that must be removed for construction;

Protect the rest to preserve their esthetic and erosion-control values.

3. Stockpile topsoil and protect it with anchored straw mulch or jute

mat material. 4. Disturbing as small an area as possible, install streets,

curbs, water mains, electric and telephone cables, storm drains, and sewers

in advance of home or other building construction. 5. Temporarily

stabilize each segment of graded or otherwise disturbed land, including

the sediment-control devices not otherwise stabilized, by seeding and

~~SUGGESTED SOLUTIONS~~ mulching or by mulching alone. Permanently stabilize

these areas as work on the land is completed. Both temporary and permanent

stabilization practices are to be installed according to Sedgwick County

Conservation District standards and specifications. The following are

adapted perennial grasses and should be seeded at the following rates:

Native bluestem mix, 2 pounds per 1,000 square feet, acre. Tall fescue,

2 pounds per 1,000 square feet, acre. Bromegrass, 2 pounds per 1,000

square feet, acre. Apply nitrogen fertilizer at the rates listed below

or have the soil tested and fertilize accordingly. Tall fescue, 2 pounds

\* Circle appropriate category.



# INVENTORY & EVALUATION

\* { INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

REQUESTED BY \_\_\_\_\_ LOCATION \_\_\_\_\_

ASSISTED BY \_\_\_\_\_ DATE \_\_\_\_\_

~~RECOMMENDATION~~ per 1,000 square feet, acre. Bromegrass, 2 pounds per 1,000 square feet, acre. Bluegrass, 2 pounds per 1,000 square feet, acre. Adapted perennial grasses for sodding are Zoysia, Bluegrass, and Fescue. 6. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation. 7. Backfill, compact, seed, and mulch trenches within 90 days after they are opened. 8. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 943-9471.

SUGGESTED SOLUTION(S): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* Circle appropriate category.

DRAINAGE EASEMENT

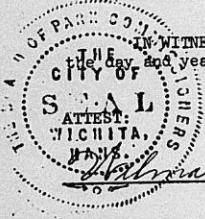
THIS EASEMENT made this 9th day of June, 1975,  
by and between BOARD OF PARK COMMISSIONERS, City of Wichita, <sup>Kansas</sup> of the first part  
and the City of Wichita on the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing drainage system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas; to wit:

The south twenty (20) feet of the north three hundred forty (340) feet of the east three hundred thirteen (313) feet of the Southeast Quarter, Section 13, Township 27 South, Range 1 East of the 6th P.M.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such drainage system.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.



BOARD OF PARK COMMISSIONERS  
CITY OF WICHITA, KANSAS

By G. H. Weckel  
President

STATE OF KANSAS }  
SEDGWICK COUNTY } SS

Personally appeared before me, a notary public, in and for the County and State aforesaid G. H. Weckel, President, Board of Park Commissioners, Wichita, Kansas, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 9th day of June, 1975.

Gale E. Pennock  
Notary Public

My Commission Expires My commission expires Feb. 17, 1978





April 30, 1975

Dick Linn, City Engineer

Curtis L. Newby, Junior Planner

S/D 75-4 - Edgemoor Plark Branch Library  
Addition improvements.

This is to advise you that M. S. Mitchell of the Flood Control-Maintenance Office has indicated the paving of the cul-de-sac at the west end of Jacqueline should include the construction of the drainage ditch from the west end of the cul-de-sac to the drainage channel west of the subject plat. It is also my understanding that your office is preparing an easement for said drainage ditch for the Park Board to sign.

Please advise me when you have the executed drainage easement as this in addition to the quit claim deed for the cul-de-sac right-of-way from the Park Board which I gave you on April 28, 1975, should complete the requirements of the plat approval.

---

Curtis L. Newby, Junior Planner

CLN:rme

THE CITY OF WICHITA

OFFICE OF Park Board

DATE April 15, 1975

ZERO  
in  
ON SAFETY  
PHASE II

TO Curtis L. Newby, Junior Planner, Planning Department

FROM H. Jay Setter, Director

SUBJECT Quit Claim Deed to Certain  
Property at Edgemoor Park  
for Construction of a Cul-  
de-sac - Edgemoor Park Branch  
Library Addition

Appended you will find a fully executed copy of a Quit Claim Deed from the Board of Park Commissioners, dated April 14, 1975, conveying to the City of Wichita certain property at Edgemoor Park for the construction of a Cul-de-sac to terminate Jacqueline Street, as required by the Planning Department and the City of Wichita in approving the Edgemoor Park Branch Library Addition. The land covered in the Deed is described as follows:

"A tract of land in the Southeast Quarter of Section 13, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of "Edgemoor Park Branch Library Addition", Wichita, Sedgwick County, Kansas, said corner being on the West line of "Courtland Addition" to Wichita, Kansas, and 10 feet South of the Southwest corner of Block 1 of said "Courtland Addition"; thence South, with an assumed bearing of S 0° 00' 00" E, on said West line of "Courtland Addition", a distance of 50 feet to the Northwest corner of Block 4 of said "Courtland Addition"; thence on a curve to the right, the center of said curve bearing N 78° 27' 47" W, a distance of 50 feet from said Northwest corner of Block 4, with a radius of 50 feet, through a central angle of 221° 35' 35", to the Southwest corner of Jacqueline Court as platted in said "Edgemoor Park Branch Library Addition"; thence N 90° E, on the South line of said "Edgemoor Park Branch Library Addition", a distance of 78.99 feet, more or less, to the point of beginning." (0.175 acre, more or less.)





Curtis L. Newby, Junior Planner

Page 2  
4/15/75

After the Deed has been recorded with the Register of Deeds,  
will you please furnish us with a Xerox copy of same for our  
files.

*H. J. Better*  
--H. J. Better, Director  
Board of Park Commissioners

HJS:dm

cc: Ford A. Rockwell, City Librarian  
The Wichita Public Library  
Bernard V. Borst, Sr. Asst. City Atty.  
Thomas P. Allen, Jr., Deputy Director  
of Parks and Recreation  
Floyd J. Roedell, Park Board Engineer

This Indenture, Made this 14th day of April, A.D., 1975, between The Board of Park Commissioners of the City of Wichita, Kansas of Sedgwick County, in the State of Kansas, of the first part, and The City of Wichita, Kansas

of Sedgwick County, in the State of Kansas, of the second part.

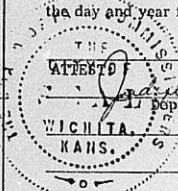
WITNESSETH, That said party of the first part, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, remise, release and quit claim, unto said party of the second part, its successors and assigns, all the following described real estate situated in the County of Sedgwick and State of Kansas, to-wit:

A tract of land in the Southeast Quarter of Section 13, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of "Edgemoor Park Branch Library Addition", Wichita, Sedgwick County, Kansas, said corner being on the West line of "Courtland Addition" to Wichita, Kansas, and 10 feet South of the Southwest corner of Block 1 of said "Courtland Addition"; thence South, with an assumed bearing of S 0° 00' 00" E, on said West line of "Courtland Addition", a distance of 50 feet to the Northwest corner of Block 4 of said "Courtland Addition"; thence on a curve to the right, the center of said curve bearing N 78° 27' 47" W, a distance of 50 feet from said Northwest corner of Block 4, with a radius of 50 feet, through a central angle of 221° 35' 35", to the Southwest corner of Jacqueline Court as platted in said "Edgemoor Park Branch Library Addition"; thence N 90° E, on the South line of said "Edgemoor Park Branch Library Addition", a distance of 78.99 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand the day and year first above written.



ATTEST: James D. Mohring Deputy Clerk

THE BOARD OF PARK COMMISSIONERS By G. H. Weckel President

STATE OF KANSAS, SEDGWICK COUNTY, ss.

BE IT REMEMBERED, That on this 14th day of April, A.D., 1975, before me the undersigned, a Notary Public in and for the County and State aforesaid, came G. H. Weckel, President of the Board of Park Commissioners, personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same. on behalf of said Board.



October 30, 1975

Wilma Beerle Notary Public



THE CITY OF WICHITA

OFFICE OF Budget and Management

DATE April 3, 1975



TO Ralph Wulz, City Manager  
FROM Glen E. Dockery, Research and Budget Officer

SUBJECT Amendment to CIP - Edgemoor Park  
Branch Library Addition

You requested in a memorandum to me dated March 11 that the Budget Office secure an estimate of the cost requirements for the paving of the cul-de-sac on Jacqueline Court, installation of sidewalks, and storm sewer construction required in connection with the Edgemoor Park Branch Library.

A discussion with Dick Linn indicates that an estimated cost for the total project will probably be somewhere in the vicinity of \$10,000. Mr. Linn suggested and I agree that we should use a Capital Improvement Project category of RS-1 G.O. monies and not include the project as an amendment to the approved Capital Improvement document. This would appear to be the most expeditious manner for construction of the project.

If you are in agreement with the above proposal, we will notify Mr. Linn.

Glen E. Dockery  
Research and Budget Officer

APPROVED:

\_\_\_\_\_  
Ralph Wulz  
City Manager

GED:hp

cc: Don E. Anderson, Director of Administration  
Robert A. Lakin, Director of Planning  
Russell Brenner, Federal Aid Coordinator



h&ai

**HALL & ASSOC INC**  
LAND SURVEYORS

March 14, 1975

Possible Description for Dedication of Jacqueline Court  
Right-of-Way by the Park Board

All land within 50 feet radius of a point lying 40 feet South and 48.99 feet West of the Southeast corner of "EDGEMOOR PARK BRANCH LIBRARY ADDITION", Wichita, Sedgwick County, Kansas, not previously dedicated for streets in said addition, or in "COURTLAND ADDITION" to Wichita, Kansas.

7701 EAST KELLOGG    WICHITA, KANSAS 67207    SUITE 820    TELEPHONE 316 685-2304





# HALL & ASSOC INC

LAND SURVEYORS

March 14, 1975

Possible Description for Dedication of Jacqueline Court  
Right-of-Way by the Park Board

A tract of land in the Southeast Quarter of Section 13, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows:

BEGINNING at the Southeast corner of "EDGEWOOD PARK BRANCH LIBRARY ADDITION", Wichita, Sedgwick County, Kansas, said corner being on the West line of "COURTLAND ADDITION" to Wichita, Kansas, and 10 feet South of the Southwest corner of Block 1 of said "COURTLAND ADDITION";

thence South, with an assumed bearing of  $S 0^{\circ} 00' 00'' E$ , on said West line of "COURTLAND ADDITION", a distance of 50 feet to the Northwest corner of Block 4 of said "COURTLAND ADDITION";

thence on a curve to the right, the center of said curve bearing  $N 78^{\circ} 27' 47'' W$ , a distance of 50 feet from said Northwest corner of Block 4, with a radius of 50 feet, through a central angle of  $221^{\circ} 35' 35''$ , to the Southwest corner of Jacqueline Court as platted in said "EDGEWOOD PARK BRANCH LIBRARY ADDITION";

thence  $N 90^{\circ} E$ , on the South line of said "EDGEWOOD PARK BRANCH LIBRARY ADDITION", a distance of 78.99 feet, more or less, to the POINT OF BEGINNING.

THE CITY OF WICHITA  
OFFICE OF CITY MANAGER

DATE March 12, 1975 .

*Handwritten initials*

TO Glen E. Dockery, Research and Budget Officer  
FROM Ralph Wulz, City Manager

SUBJECT Amendment to CIP - Edgemoor  
Park Branch Library Addition

On March 11, 1975, the City Commission approved S/D 75-4, Edgemoor Park Branch Library Addition, located on the south side of 9th Street in an area east of Edgemoor.

In connection with the approval of this plat the Commission authorized payment from bond funds of the paving of the cul-de-sac on Jacqueline Court, installation of sidewalks and storm sewer construction required in connection with the plat approval.

Please secure an estimate of the cost of these projects from the Department of Public Works and assure that they are included in the next amendment to the CIP.

*Handwritten signature of Ralph Wulz*  
Ralph Wulz  
City Manager

RW/fmp

cc: Russell L. Brenner, Federal Aid Coordinator  
Robert A. Lakin, Director of Planning  
Don E. Anderson, Director of Administration





*Newby*

BEFORE THE BOARD OF TAX APPEALS OF THE STATE OF KANSAS

IN THE MATTER OF THE APPLICATION OF  
THE CITY OF WICHITA FOR RELIEF FROM  
A TAX GRIEVANCE IN SEDGWICK COUNTY,  
KANSAS

No. 527-5

O R D E R

Now, on this 29th day of January, 1975, the above matter comes on for consideration and decision before the Board of Tax Appeals of the State of Kansas.

The Board, after being fully advised in the premises, and upon the recommendation of the Chief Deputy Assessor of Sedgwick County, Kansas, finds that the applicant is the owner of the following described property, to-wit:

See attached Exhibit "A".

The Board further finds that said property should be exempt from taxation under the provisions of Article 11, Section 1 of the State Constitution and K.S.A. 79-201 (sixth). The tax levied thereon for the period beginning May 28, 1974 to January 1, 1975, should be abated with said property being stricken from the tax rolls.

IT IS, THEREFORE, BY THE BOARD OF TAX APPEALS OF THE STATE OF KANSAS, CONSIDERED AND ORDERED that the tax levied on the above described property for the period beginning May 28, 1974 to January 1, 1975, together with any interest and penalties charged thereon, be abated and that said property be exempt from taxation so long as it is owned by the applicant herein and used exclusively for municipal library purposes.

The County Officials of said county are hereby authorized and directed to correct their books and records accordingly.

Dated at Topeka, Kansas, this 29th day of January, 1975.

SEAL

CHARLES B. JOSEPH  
CHAIRMAN

EUGENE E. LEE  
MEMBER

HOWARD F. LAWRENCE  
MEMBER

ATTEST:

RUDOLPH E. STEPHEN  
MEMBER

OFFICE OF THE BOARD OF TAX APPEALS OF THE STATE OF KANSAS

I, Gary A. Savaiano, Secretary of the Board of Tax Appeals of the State of Kansas, do hereby certify that the above and foregoing is a true and correct copy of Order No. 527-5 made by said Board, as the same appears and is a matter of record in my files.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the official seal of the Board of Tax Appeals at Topeka, Kansas, this 7 day of Feb. 19 75.



Gary A. Savaiano  
Secretary

*From Library*

This Indenture, Made this 28th day of May, A.D. 1974, between The Board of Park Commissioners of the City of Wichita, Kansas

of Sedgwick County, in the State of Kansas, of the first part, and

The Wichita Public Library Board

of Sedgwick County, in the State of Kansas, of the second part.

REGISTER OF DEEDS

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
Sedgwick

DEC 17 1974

2 16219

JOHN HALE  
REGISTER OF DEEDS

WITNESSETH, That said party of the first part, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does by these presents, remise, release and quit claim, unto said party of the second part, its successors, heirs and assigns, all the following described real estate situated in the County of Sedgwick and State of Kansas, to-wit:

A tract of land located in the Southeast Quarter of Section 13, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, State of Kansas, being more particularly described as follows: Beginning at the Northeast corner of Edgemoor Park, said corner being 40.00 feet south of the northeast corner of the west half of the Southeast Quarter of said Section 13; thence S 0°00' W on the east line of said park, a distance of 280.00 feet; thence S 90°00' W, parallel with the north line of said park, a distance of 313.00 feet; thence N 32°00' W a distance of 45.50 feet to the point of curve, said curve to the right having a central angle of 10°00' and a radius of 450.00 feet; thence on said curve to the right, a distance of 78.54 feet to the point of tangency; thence N 22°00' W on the tangent of said curve, a distance of 19.14 feet to the point of curve, said curve to the left having a central angle of 15°00' and a radius of 400.00 feet; thence on said curve to the left, a distance of 104.72 feet to the point of tangency; thence N 37°00' W on the tangent of said curve a distance of 22.25 feet to the point of curve, said curve to the right having a central angle of 37°00' and a radius of 75.00 feet; thence on said curve to the right, a distance of 48.43 feet to a point on the north line of Edgemoor Park, said line being 40.00 feet south of and parallel with the north line of the west half of said Southeast Quarter; thence N 90°00' E on said north line of Edgemoor Park a distance of 459.80 feet to the point of beginning. Said tract contains 2.50 acres, more or less.

The conveyance of title herein shall be subject to the following conditions which, if breached, will forthwith result in an immediate reversion of title to the Grantor: (1) a public library shall be constructed upon said property within three years from the date this deed is delivered to Grantee; (2) the property shall be used only for the ordinary and generally accepted library uses; (3) the use of said property shall be continuous and the property shall not be allowed to be vacant and unused, TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand the day and year first above written.

ATTEST:  
I, Wilma Burkle  
Clerk  
S  
WICHITA,  
KANS.

THE BOARD OF PARK COMMISSIONERS  
OF THE CITY OF WICHITA, KANSAS  
By G. Gordon Dotzour  
President

ENTERED ON  
TRANSFER RECORD  
DEC 17 1974  
MARIE WARDEN  
COUNTY CLERK

STATE OF KANSAS, SEDGWICK COUNTY, ss

BE IT REMEMBERED, That on this 28th day of May, A.D. 1974, before me the undersigned, a Notary Public in and for the County and State aforesaid, came G. Gordon Dotzour, President of the Board of Park Commissioners, City of Wichita, personally known to me to be the same person who executed the within instrument of writing and said person duly acknowledged the execution of the same.

I, JOHN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.  
F 1213  
Term expires 12-26-76  
Wichita Public Library  
Lucyle Roofe  
Notary Public

300

222 So Main St. Fred A. Rockwell

RECEIVED  
Exhibit "A"  
DEC 20 1974



March 13, 1975

Ray Bruggeman, Director of Public Works

Curtis L. Newby, Junior Planner

S/D 75-4 - Edgemoor Park Branch Library Addition.

The Board of City Commissioners on March 11, 1975 considered the above captioned plat. The action of the City Commission was to instruct the City Manager to make arrangements to have the storm sewer, street paving, and sidewalk projects included in the bond project.

Regarding the plat, the action of the City Commission was to approve the plat subject to the conditions as recommended by the Planning Commission. This is to advise you that the plat will not be released for recording until all of the plat approval conditions have been complied with.

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

Curtis L. Newby, Junior Planner

CLN:rme

Memo also sent to: Robert Feldner, Superintendent, Central  
Inspection  
Dick Linn, City Engineer

March 13, 1975

H. Jay Setter, Director, Board of Park Commissioners

Curtis L. Newby, Junior Planner

S/D 75-4 - Edgemoor Park Branch Library Addition.

The Board of City Commissioners on March 11, 1975 considered the above captioned plat. The action of the Commission was to instruct the City Manager to make arrangements to have the cul-de-sac pavement, storm sewer and sidewalk projects included in the bond project.

Regarding the plat, the action of the City Commission was to approve the plat subject to conditions as recommended by the Planning Commission. As you are aware, one of those conditions is that the land from the balance of the cul-de-sac terminate Jacqueline Street. Our office is working with the City Engineer and the applicant's Engineer on the appropriate legal description for the dedication. At such time as the legal description has been drawn, I will contact Mr. Borst of your office to discuss the method and instrument whereby the Park Board will dedicate the property.

If you have any questions or would like to meet with me to discuss the matter, please call.

Curtis L. Newby, Junior Planner

CLN:rme

cc: Bernard V. Borst, Senior Assistant City Attorney



March 13, 1975

Mr. Ford Rockwell  
City Library  
223 South Main  
Wichita, Kansas 67202

Re: S/D 75-4 - Edgemoor Park  
Branch Library Addition.

Dear Mr. Rockwell:

At the instruction of the Director of Planning and the City Manager, the above captioned plat was forwarded to the City Commission for their consideration. On March 11, 1975, the City Commission discussed the method of financing the construction of a storm sewer and the paving of the cul-de-sac on Jacqueline and construction of sidewalks adjacent to 9th Street and around the cul-de-sac. The action of the City Commission was to instruct the City Manager to make arrangements to have these projects included in the bond projects.

Regarding the plat, the action of the City Commission was to approve the plat subject to the conditions as recommended by the Planning Commission. The remaining conditions of the plat approval which yet need to be complied with prior to release of the plat for recording are as follows:

- ~~A.~~ The drainage easement on this plat shall be relabeled as a drainage "dedication".  
*verbal ok by Soil Conservation Off. on May 23, 1975*
- B. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- ~~C.~~ The 10-foot setback line labeled on the plat shall be eliminated as the "AA" district requires a 25-foot setback.
- D. The applicant shall, by letter, request a street name change for Jacqueline in the block east of subject plat to "Jacqueline Court" to correspond to the correct name for that street indicated on the plat.

Mr. Ford Rockwell

March 13, 1975

Page 2

*City Eng to have cul-de-sac & should include storm sewer construction!*

*OK* The applicant shall make satisfactory arrangements and guarantes with the Flood Control-Maintenance Office for the drainage improvements associated with subject property.

*OK* The balance of the cul-de-sac right-of-way shall be dedicated by separate instrument.

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

*OK* Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

*OK* Certification by an attorney that fee title is vested in the plattor.

*OK* Certification that all taxes due and payable for 1974 and prior years have been paid.

Regarding the condition of approval requiring the right-of-way dedication of the cul-de-sac by separate instrument, our office is working with the City Engineer and your platting Engineer for an appropriate legal description for the dedication, and our office will be contacting the Park Department regarding this dedication.

If you have any questions concerning this matter, please do not hesitate to call.

Sincerely,

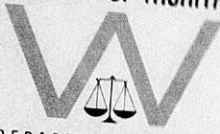
Curtis L. Newby  
Junior Planner

CLN:rme

cc: Hall & Associates, Attn: Larry Daniel  
7701 East Kellogg, Suite 820, 67207  
David A. Haines, Architect, 3208 East Douglas, 67208



THE CITY OF WICHITA



DEPARTMENT OF LAW  
OFFICE OF CITY ATTORNEY  
202-0611 — AREA CODE 316  
SUITE 600 — CITY BLDG. ANNEX  
WICHITA, KANSAS 67202

March 10, 1978

Mr. Ford A. Rockwell  
Assistant Secretary Treasurer  
Wichita Public Library Board  
232 South Main  
Wichita, Kansas 67202



LETTER OF TRANSMITTAL

Dear Mr. Rockwell:

In answer to your recent request that we advise you with respect to the transfer of the U. S. Patent Library located in a portion of your building to the Board of Public Commissioners in the Wichita Public Library Board use of the Department Public property.

The above mentioned Certificate of Title recorded in the Public Records Office of Wichita shows Section 2, 155, as being of the 1964 Wichita Improvement Ordinance in the Book of Public Commissioners with recording date 1967 covering the entire Department Public property 1 1991 & 1/2 blocks of Section 2 of the 155th Street.

By the City Attorney, dated March 10, 1978, recorded recording 155, 1978, the Board of Public Commissioners through the Public Records Office has agreed to sell and convey to the Public Library Board the entire Department Public property 1 1991 & 1/2 blocks of Section 2 of the 155th Street.

There is no objection to the transfer of the above mentioned property to the Public Library Board and the Public Commissioners have agreed to sell and convey to the Public Library Board the entire Department Public property 1 1991 & 1/2 blocks of Section 2 of the 155th Street.

Very truly yours,  
City Attorney

3/10/75

The Quit Claim Deed contains a clause whereby title to said tract of land will revert from the Wichita Public Library Board to the Board of Park Commissioners for breach of any of the following conditions:

1. A public library shall be constructed upon said property within three years from the date this deed is delivered to Grantee;
2. The property shall be used only for the ordinary and generally accepted library uses;
3. The use of said property shall be continuous and the property shall not be allowed to be vacant and unused.

These conditions precedent to a reversion are simply to the effect that the land conveyed to the Wichita Public Library Board must be used continuously for public library uses and purposes.

Very truly yours,

*Eugene L. Pirtle*  
Eugene L. Pirtle  
First Assistant City Attorney

ELP:cg  
Attachments

cc: H. Jay Setter, Director, Board of Park Commissioners  
Robert A. Lakin, Director of Planning



WICHITA-SEDGWICK COUNTY

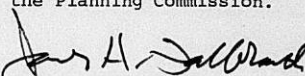
DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

March 11, 1975

**TO** The File  
**FROM** Jack H. Galbraith, Chief Planner  
**SUBJECT** S/D 75-4 - Edgemoor Park Branch Library Addition

The Board of City Commissioners on March 11, 1975, considered the above captioned plat. In the discussion of the method of financing the construction of a storm sewer, the paving of the cul-de-sac on Jacqueline and the construction of sidewalks adjacent to the south side of Ninth Street and around the cul-de-sac on Jacqueline Court, the action of the City Commission was to instruct the City Manager to make arrangements to have these projects included in the bond project. Regarding the plat, the action of the City Commission was to approve the plat subject to the conditions as recommended by the Planning Commission.

  
Jack H. Galbraith  
Chief Planner

JHG:js

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number **75-4** Name **EDGE Moor PARK BRANCH LIBRARY ADDITION**  
 Application & Sketch Filed: **1-16-75**  
 Preliminary Plat Filed: **N/A** Approved by S/D: **N/A**  
 Final Plat Filed: **1-27-75** Approved by S/D: **2-20-75**  
 Approved by Metropolitan Area Planning Commission: **2-27-75**

DESCRIPTION

General Location: **South side of 9th Street in an  
area east of Edgemoor**

Surveyor or Engineer: **Hall & Associates**  
 Owner: **Wichita Public Library Board**  
 Address: **223 South Main 67202**

- |   |                       |                       |
|---|-----------------------|-----------------------|
| 1. Gross Acreage of Plat <u>2.5</u>                                     | 6. Access Control     |                       |
| 2. Number of Lots:  | St. <u>Jacqueline</u> | No. Openings <u>0</u> |
| Residential _____   | St. _____             | No. Openings _____    |
| Commercial _____  | St. _____             | No. Openings _____    |
| Industrial _____  | 7. Req'd Improvements |                       |
| Other <u>1</u>  | St. Paving <u>x</u>   | Water _____           |
| Total Number of Lots: <u>1</u>  | Sidewalk <u>x</u>     | Drainage <u>x</u>     |
| 3. Minimum Lot Area: <u>2.5</u> Acres                                   | Sewer _____           | Other _____           |
| 4. Existing Zoning <u>"AA"</u>  |                       |                       |
| 5. Special Problems Discussed <u>financing of required improvements</u> |                       |                       |

Planning Commission Action:

That the City Commission authorize the issuance of the building permit to continue the construction of the library, and that the City Commission determine the method of providing the paving of the cul-de-sac on Jacqueline Court, the sidewalks, and the construction of a storm sewer from the cul-de-sac on Jacqueline to the drainage dedication, and that the plat be approved, subject to the following conditions:

- \* A. The drainage easement on this plat shall be relabeled as a drainage "dedication."
- B. The City Commission shall determine the method of financing the construction of a storm sewer from the cul-de-sac on Jacqueline to the drainage dedication.
- \* C. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- \* D. The 10-foot setback line labeled on the plat shall be eliminated as the "AA" district requires a 25-foot setback.
- \* E. The applicant shall, by letter, request a street name change for Jacqueline in the block east of subject plat to "Jacqueline Court" to correspond to the correct name for that street indicated on the plat.
- \* F. The applicant shall make satisfactory arrangements and guarantee with the Flood Control-Maintenance Office for the drainage improvements associated with subject property.



- G. The City Commission shall determine the method of financing the pavement of the cul-de-sac and the installation of walks adjacent to the south side of 9th Street North and around the cul-de-sac on Jacqueline Court.
- X H. The balance of the cul-de-sac right-of-way shall be dedicated by separate instrument.
- X I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. Compliance with the requirements of the Metropolitan Area Planning Commission.
- X K. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- X L. Certification by an attorney that fee title is vested in the platlor.
- X M. Certification that all taxes due and payable for 1974 and prior years have been paid.

Rising moved, Hennessy seconded and it carried by a vote of 6 in favor (Rising, Hennessy, Bayouth, Gardenhire, Goebel and Savina) and 4 opposed (Taylor, Gragert, Hopper and Kamen).

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

February 28, 1975

Mr. Ford Rockwell  
City Librarian  
223 South Main  
Wichita, Kansas 67202

Re: S/D 75-4 - Final Plat of  
EDGEMOOR PARK BRANCH  
LIBRARY ADDITION

Dear Mr. Rockwell:

At the regular meeting of the Metropolitan Area Planning Commission on February 27, 1975, the above-captioned plat was considered. After considerable discussion as to the method of guaranteeing the installation of sidewalks, cul-de-sac and drainage, it was the action of the Planning Commission to recommend that the City Commission authorize the issuance of the building permit to continue the construction of the library, and that the City Commission determine the method of providing the paving of the cul-de-sac on Jacqueline Court, the sidewalks, and the construction of a storm sewer from the cul-de-sac on Jacqueline to the drainage dedication, and that the plat be approved, subject to the following conditions:

- A. The drainage easement on this plat shall be relabeled as a drainage "dedication."
- B. The City Commission shall determine the method of financing the construction of a storm sewer from the cul-de-sac on Jacqueline to the drainage dedication.
- C. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- D. The 10-foot setback line labeled on the plat shall be eliminated as the "AA" district requires a 25-foot setback.
- E. The applicant shall, by letter, request a street name change for Jacqueline in the block east of subject plat to "Jacqueline Court" to correspond to the correct name for that street indicated on the plat.



Page 2 - Mr. Ford Rockwell  
February 28, 1975

- F. The applicant shall make satisfactory arrangements and guarantee with the Flood Control-Maintenance Office for the drainage improvements associated with subject property.
- G. The City Commission shall determine the method of financing the pavement of the cul-de-sac and the installation of walks adjacent to the south side of 9th Street North and around the cul-de-sac on Jacqueline Court.
- H. The balance of the cul-de-sac right-of-way shall be dedicated by separate instrument.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

In addition to complying with the above conditions, it is necessary that the following requirements be met before this plat can be forwarded to the Board of City Commissioners for consideration:

- 1. Compliance with the requirements of the Metropolitan Area Planning Commission.
- 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 3. Certification by an attorney that fee title is vested in the platlor.
- 4. Certification that all taxes due and payable for 1974 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Hall & Associates, 7701 East Kellogg, Suite 820 67207  
David A. Haines, Architect, 3208 East Douglas 67208  
R. C. Clampitt, Member, Board of Park Commissioners  
Thomas P. Allen, Jr., Deputy Dir. Parks and Rec.  
Bill Atherly, Park Department  
Dean Sellers, Assistant City Engineer

February 21, 1975

Hall & Associates  
7701 East Kellogg, Suite 820  
Wichita, Kansas 67207

Re: S/D 75-4 - Final Plat of  
EDGEMOOR PARK BRANCH LIBRARY  
ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 20, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The drainage easement on this plat shall be relabeled as a drainage "dedication."
- B. The applicant shall guarantee the construction of a storm sewer from the cul-de-sac on Jacqueline to the drainage dedication.
- C. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- D. The 10-foot setback line labeled on the plat shall be eliminated as the "AA" district requires a 25-foot setback.
- E. The applicant shall by letter request a street name change for Jacqueline in the block east of subject plat to "Jacqueline Court" to correspond to the correct name for that street indicated on the plat.
- F. The applicant shall make satisfactory arrangements and guarantee with the Flood Control-Maintenance Office for the drainage improvements associated with subject property.



EDGEWOOD PARK BRANCH LIBRARY  
ADDITION  
February 21, 1975  
Page 2

- G. The applicant shall guarantee the installation of sidewalks adjacent to the south side of 9th Street North and around the cul-de-sac on Jacqueline Court.
- H. The balance of the cul-de-sac right-of-way shall be dedicated by separate instrument and the applicant shall guarantee paving of the cul-de-sac.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 27, 1975, 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: Ford Rockwell, City Library  
Bill Atherly, Park Department  
David A. Haines, Architect, 3208 East Douglas, 67208  
Dean Sellers, Assistant City Engineer

**PETERSON**  
MATERIAL HANDLING INC.

1115 EAST HARRY STREET  
WICHITA, KANSAS 67211  
AREA CODE 316 263-3292

14 Feb 1975

Mr. Bob Lakin  
Director Metropolitan Area Planning Dept.,  
104 S Main St,  
Wichita, Kansas

Re: proposed plat for new city  
Public Library, N.E. corner  
Edgemoor Park, Ninth at Patricia

Dear Mr. Lakin:  
I own the property on the N.E. corner of Jacqueline  
and Grace Lane. This property was bought, in part  
because of the dead end situation and low traffic count.

Now I understand that the Commission is interested in  
a cul-de-sac at the end of Jacqueline at Edgemoor  
boundary.

The proposed plat now shows a drive from Ninth,  
south and behind the library building. Parking would be  
south and very close to the cul-de-sac. It would appear  
that a connection could be made and a new flow of traffic  
set up on Jacqueline. This we are bthered by. We oppose  
such a connection.

We request that if the cul-de-sac is required that COMPLETE  
ACCESS CONTROL prevent traffic from entering Jacqueline.

I regret that I will not be able to attend sub division meeting  
20 Feb. I will be out of town.

When I return I will ask to be brought up to date so that  
I can inform the property owners adjacent.

cc Traffic Eng  
City Engineer

Sincerely,

  
Howard O. Peterson



CONVEYOR • FORK LIFT TRUCKS • RACKS • DOCK BOARDS • GENERATORS • SLINGS



**THE CITY OF WICHITA**  
OFFICE OF Librarian

DATE February 12, 1975



TO Curtis Newby, Wichita Planning Commission  
FROM Ford A. Rockwell, Librarian  
SUBJECT Cul-de-sac, Jacqueline St.

The Wichita Public Library Board respectfully asks the Wichita Planning Commission that the request for a cul-de-sac to be constructed at the west end of Jacqueline Street be waived at this time.

A handwritten signature in cursive script, appearing to read 'Ford A. Rockwell', is written over the printed name 'Chairman'.

Wichita Public Library Board



**THE CITY OF WICHITA**  
**OFFICE OF** Park Board

**DATE** February 5, 1975



**TO** Curtis Newby, Junior Planner, MAPD  
**FROM** Mark W. Atherly, Park Board Planner

**SUBJECT** Edgemoor Park Branch Library  
Addition Plat

The Edgemoor Park Branch Library Addition Plat S/D 75-4 was received by this office February 3, 1975. The Park Board staff having since reviewed this Plat is concerned about Comment E., which states the following: "The balance of the cul-de-sac right-of-way shall be dedicated by separate instrument and the Applicant shall guarantee paving of the cul-de-sac."

The cul-de-sac in question is to be located on Park Board property, and in no way is a part of the physical development of the Branch Library. The Park Board has never been approached by the Wichita Public Library Board concerning this matter.

Since the Plat is being presented in final form only, it is the opinion of this Staff that a representative of the Library Board meet with the Park Board in resolving this matter. The next Park Board meeting is scheduled for February 10, 1975, and this matter can be included on the Agenda at this time.

The Park Board has no desire to hold up this platting effort, and, in fact, will be most happy to work with the Library Board in resolving this matter.

--Mark W. Atherly

MWA:ct

cc: Ford Rockwell, City Librarian

John J. Hall  
Hall & Associates, Inc.







503 CITY BUILDING ANNEX  
WICHITA, KANSAS 67202

104 SOUTH MAIN  
316-262-0611

GEORGE H. WECKEL, PRESIDENT  
R. C. CLAMPITT  
MRS. NANCY WOODARD  
KENNETH M. CUSICK, JR.  
LINDA M. SIMPSON

H. JAY SETTER  
DIRECTOR

February 12, 1975

Mr. Ralph Wulz  
City Manager  
City of Wichita  
City Building  
Wichita, Kansas 67202

— Mr. Robert A. Lakin  
Director of Planning  
Metropolitan Area Planning Dept.  
City Building Annex  
Wichita, Kansas 67202

Re: Edgemoor Park Branch Library  
Plat Requirement

Gentlemen:

At the regular meeting of the Board of Park Commissioners held on February 10, 1975, the above matter was presented to the Board, and the following action was taken:

" . . .

"Clampitt moved that the Board of Park Commissioners indicate its willingness, if necessary, to deed to the City of Wichita a small tract of land (approximately one-fifth acre) along the east side of Edgemoor Park, south of the Branch Library Site, which it is understood is needed for the construction of a cul-de-sac and sidewalk to meet the requirements of the City Planning Department in order to recommend approval of the proposed Edgemoor Park Branch Library Addition Plat to the Planning Commission, provided the requirement of the Planning Department for the construction of the cul-de-sac and sidewalk cannot be waived. Motion carried.

"Clampitt further moved that it be the recommendation of the Board of Park Commissioners to the Planning Commission and the Governing Body of the City of Wichita that the requirement for the construction of



Mr. Ralph Wulz  
City Manager

Page 2  
2/12/75

Mr. Robert A. Lakin  
Director of Planning

"a cul-de-sac and sidewalk as a condition to the approval of the Edgemoor Park Branch Library Addition Plat be waived, if possible. Motion carried.

" . . . "

The Park Board requested that copies of the foregoing actions be furnished to the City Manager, the Director of Planning, the Director of Law and the City Librarian for their consideration.

Very truly yours,

BOARD OF PARK COMMISSIONERS

*G. H. Weckel*  
By G. H. Weckel, President

GHW:WB

cc: Park Board  
R. C. Clampitt  
Mrs. Nancy Woodard  
Kennth M. Cusick, Jr.  
Mrs. Linda M. Simpson  
John Dekker, Director of Law  
Bernard V. Borst, Sr. Asst.  
City Attorney  
Ford A. Rockwell, City  
Librarian  
Curtis L. Newby, Junior Plnr.  
Planning Dept.  
Thomas P. Allen, Jr., Deputy Dir.  
Parks and Recreation  
M. W. Atherly, Park Board Planner



Hall & Associates  
7701 East Kellogg, Suite 820  
Wichita, Kansas 67207

February 10, 1975

Re: S/D 75-4 - Final Plat of  
EDGEMOOR PARK BRANCH LIBRARY  
ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 6, 1975, the above captioned plat was considered. The action of the Committee was to defer this plat until the next Subdivision Committee meeting of February 20, 1975. The reason for deferral being to give the Park Board and Library Board a chance to meet and discuss how the cul-de-sac on Jacqueline is to be dedicated and improved and how the required sidewalks on 9th Street and around the cul-de-sac on Jacqueline are to be guaranteed. It is also recommended that the Flood Control-Maintenance Office be contacted regarding the method of handling and the guarantee for improvement of the drainage from the end of Jacqueline to the creek and the drainage of the parking lot area west to the creek.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Ford Rockwell, City Library  
Bill Atherly, Park Department  
Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-4 Name EDGEMOOR PARK BRANCH LIBRARY ADDITION  
Date Application Rec'd. 1-16-75 Preliminary Approval  
Scheduled S/D Meeting 2-6-75

DESCRIPTION

General Location Southeast corner of Ninth and Edgemoor

Owner Wichita Public Library Board  
Surveyor/Engineer Hall & Associates, Inc.  
Address 7701 East Kellogg, Suite 820 Phone 685-2304

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>2.5</u>   | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:  | a. <u>10</u> R/W <u>80</u> ft.             |
| Residential <u>1</u>  | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft. |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft. |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft. |
| Total Number of Lots <u>1</u>   | TOTAL <u>        </u> <u>800</u> ft.       |
| 3. Minimum Lot Frontage <u>459.8</u> ft.                                    | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>88,400</u> sq. ft.                                   | streets? <u>yes</u> <u>x</u> <u>no</u>     |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</u>  |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)       |  |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area <u>        </u>            |  |

STAFF COMMENTS:

- A. The "10 foot setback line" labeled on the plat shall be eliminated as the "AA" district requires a 25 foot setback.
- B. The applicant shall by letter request a street name change for Jacqueline in the block east of subject plat to "Jacqueline Court" to correspond to the correct name for that street indicated on the plat.
- C. The applicant shall make satisfactory arrangements and guarantee with the Flood Control-Maintenance Office for the drainage improvements associated with subject property.
- D. The applicant shall guarantee the installation of sidewalks adjacent to the south side of Ninth Street North and around the cul-de-sac on Jacqueline Court.
- E. The balance of the cul-de-sac right-of-way shall be dedicated by separate instrument and the applicant shall guarantee paving of the cul-de-sac.
- F. Recording 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.



**THE CITY OF WICHITA**

OFFICE OF R. B. Felner, Superintendent  
Central Inspection Division

DATE 1-3-75



ZERO  
ON SAFETY  
PHASE II

TO M. S. Mitchell, Assistant Superintendent of Public Works Maintenance Division  
FROM John J. Riddel, Building Plans Examiner  
SUBJECT Building Plans for Edgemoor Park Library  
Edgemoor Park

The Uniform Building Code requires that roof drainage water from a building shall not be permitted to flow over public property. (Section 3207 (e)). The code further requires that "all drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the Building Official and/or other appropriate jurisdiction as a safe place to deposit such waters. If drainage facilities discharge onto natural ground, riprap may be required." (Section 7012 (d)).

Please examine the site plan of subject project for conformance with Flood Control requirements. If there are no platting requirements for this site, please indicate where Maintenance Division prefers that such waters be deposited onto public property.

*John J. Riddel*

Jan. 21, 1975

TO: John Riddel, Bldg. Plans Ex.  
FROM: M. S. Mitchell

Subject: Plans for Library - Edgemoor Park  
Library Site (Unplatted portion of  
Edgemoor Park).

I have reviewed Sheet 1, Site Plan, and note that the west portion of the site is the East Branch of Dry Creek which has flooded up to approximately elevation 139. We recommend that channel right-of-way as outlined in red be dedicated for construction of a new Dry Creek channel and that roof and paving runoff be handled as follows:

- 1) Drainage from two roof scuppers is carried around the east side of the building, then west in front of the building via a swale, under the entrance walk then discharged onto street right-of-way at the west edge of the driveway. This drainage should be directed toward Dry Creek and taken into the new channel thru a pipe to reduce bank erosion.
- 2) Drainage from a third roof scupper on the west side of the building is carried under the entrance walk, swaled across the driveway and parking lot to be discharged thru the curb via 4" slots on 18" centers. This drainage should also be collected and taken into the new channel thru a pipe.
- 3) Part of the area east of the building and all the parking and driveway surface south of the building is graded to drain west thru the 4" curb

JAN 31 1975

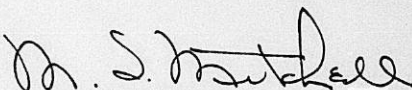
John Riddel, Bldg. Plans Ex.

Subject: Plans for Library -Edgemoor Park Library  
Site (Unplatted portion of Edgemoor Park).

Jan. 21, 1975

Pg. 2

slots and then to the creek. Because the new creek channel alignment, dictated by the location of the sanitary sewer sub-main, is located so close to the south portion of the parking lot-driveway, it is imperative that runoff from the area described above be intercepted and taken to the new creek channel via a pipe.



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

MSM/elm

cc: G. H. Wilton  
Jack Galbraith, MAPD  
Tom Allen, Park Dept.  
Edgemoor Park Library Site (Plat) File  
Central Inspection FW File



Map No.: 5848  
Section No.: 13  
Twp. No.: 27 S  
Range: 1 E

S/D No. 75-4

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: "EDGEMOOR PARK BRANCH LIBRARY ADDITION"  
Wichita, Sedgwick County, Kansas  
General Location: Northeast corner of Edgemoor Park (9th Street between Edgemoor and Woodlawn).

Name of Property Owner: Wichita Public Library Board Phone: 265-5281  
Address: 223 South Main  
Name of Subdivider: Wichita Public Library Board Phone: 265-5281  
Address: 223 South Main  
Name of Agent/Surveyor: Hall & Associates, Inc. Phone: 685-2304  
Address: 7701 East Kellogg, Suite 820  
Date of Application: January 16, 1975

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2.5
2. Number of Lots:
  - Residential 1
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Total Number of Lots 1
4. Minimum Lot Frontage \_\_\_\_\_ ft.
5. Minimum Lot Area 2.5 Acres ~~ft.~~
6. Existing Zoning AA
7. Proposed Zoning AA
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 \_\_\_\_\_ ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita Yes Three-Mile Area

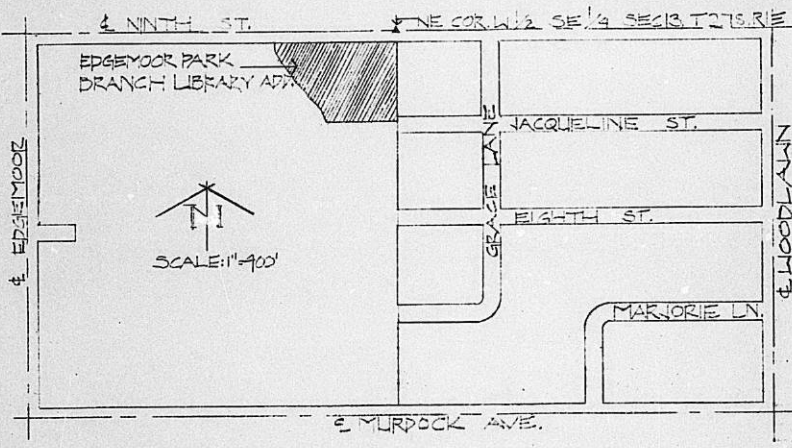
The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives 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: *John E. Spry*

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

Received by \_\_\_\_\_  
Date 1-16-75  
Fee Submitted same

**h&ai HALL & ASSOC INC**  
LAND SURVEYORS

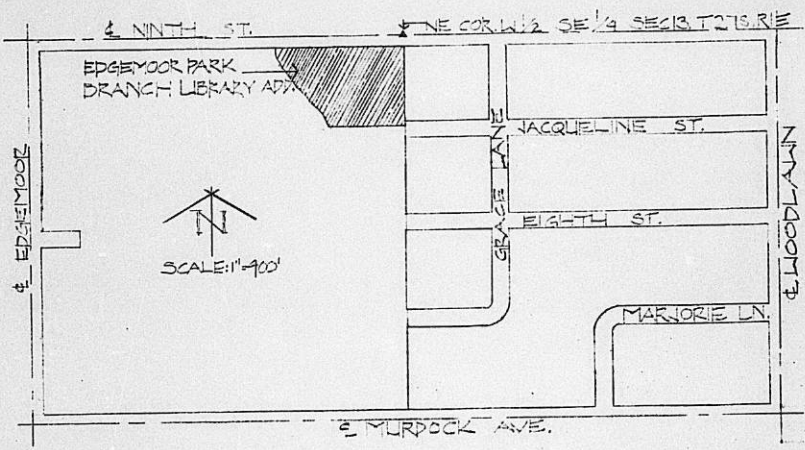


VIGNITY MAP  
EDGEWOOD PARK BRANCH LIBRARY  
ADDITION  
WICHITA, SEDGWICK COUNTY, KANSAS

1 EAST KELLOGG WICHITA, KANSAS 67207 SUITE 820 TELEPHONE 316 685-2304



**h&ai HALL & ASSOC INC**  
LAND SURVEYORS



VICINITY MAP  
EDGEMOOR PARK BRANCH LIBRARY  
ADDITION  
WICHITA, SEDGWICK COUNTY, KANSAS

1 EAST KELLOGG WICHITA, KANSAS 67207 SUITE 820 TELEPHONE 316 685-2304