



Map No. 4946  
Sec. No. 28  
Twp. No. 27S  
Range 1W

Subdivision Report and Progress  
S/D No.: 75-19

Name: CARRIAGE HOUSE PLAZA SECOND ADDITION

General Location: Northeast corner Tyler Road and McCormick

Owner: Bud White Bill Mesker, Dairy Cove Area  
Address: 210 Pattie Municipal Airport Phone: White - 265-4618  
Surveyor/Agent: Roger Sherwood  
Address: Century Plaza Bldg. Phone: 267-2819  
Engineer/Surveyor: K. O. Taylor  
Address: 1542 S. St. Francis Phone: 264-4072

Application Received 3-10-75  
Conf. with Applicant 3-10-75  
Sketch Plat Received \_\_\_\_\_  
Present Zoning AA  
Proposed Zoning AA & LC  
Letter of Intent 9-10-75

PREL. PLAT RECEIVED 3-10-75  
S/D Comm. Action 3-20-75 App  
Dept. Report on Prel. 3-26-75

TRACING PROGRESS:

Received 6-6-75  
Released 7-22-75  
Received 9-25-75  
Released 11-2-75 to K.O. Taylor for recording

FINAL PLAT RECEIVED 4-21-75  
S/D Comm. Action 5-1-75 Approved

Dept. Report on Final 5-2-75  
M.A.P.C. ACTION 5-8-75 App subject  
Dept. Report on Final 5-9-75 with condition  
Letter on Irons Received N/A  
Title/Taxes Rec'd & Reviewed 3/4/75  
Final Review 4-25-75  
Referral to B.C.C. 4-25-75

B.C.C. ACTION 9/30/75 Approved  
Recorded she/made

Comments:

\_\_\_\_\_ 4/3/75 print for MFC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS  
CARRIAGE HOUSE PLAZA 2nd ADDITION was  
filed for record on February 25, 1976  
[Signature]  
Register Of Deeds

T9-328

March 10, 1976

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1471 - Zone Change from "AA", "A", AND "LC to "LC"; and  
✓S/D 75-19 - CARRIAGE HOUSE PLAZA SECOND ADDITION

At the regular meeting of the Board of City Commissioners on April 29, 1975, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on September 30, 1975.

This is to advise you that the final plat of CARRIAGE HOUSE PLAZA SECOND ADDITION was recorded with the Register of Deeds on February 25, 1976, and therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith  
Chief Planner

JHG:el

THE CITY OF WICHITA  
OFFICE OF WATER DEPARTMENT

DATE

*Nov. 10,*  
~~October 26,~~ 1975

TO Jack H. Galbraith, Chief Planner  
FROM Bill H. Otten, Chief Engineer-Water Engineering  
SUBJECT Carriage House Plaza Second  
Addition.

The plattors of Carriage House Plaza Second Addition have submitted valid petitions for water benefit districts to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.

*Bill H. Otten*

Bill H. Otten  
Chief Engineer-Water Engineering

BHO:ar

cc: John D. Wynkoop, Director of Water

October 29, 1975

Ralph Wulz, City Manager  
Robert A. Lakin, Director of Planning


S/D 75-19 - CARRIAGE HOUSE PLAZA SECOND ADDITION

On September 30, 1975, the Board of City Commissioners approved the above-referred to plat, but disapproved the paving petition for McCormick, Hendryx, Evergreen/Topaz, and for Turquoise Lane; and disapproved the sidewalk petitions for the two lots (10 and 11), abutting Turquoise Lane; approved the remaining petitions and instructed the Planning Department to withhold release of the plat tracing for recording until satisfactory arrangements have been made to serve subject property with water, and until amended paving petitions for the aforementioned streets have been submitted and approved.

Attached are the amended street paving petitions, <sup>approved</sup> the City Engineer having sent appropriate notification letters to affected property owners, which should be placed on the agenda for the City Commission meeting of November 4, 1975, for formal approval by the Board of City Commissioners. In addition, we have been advised by the Water Department that the applicant has submitted a valid water petition <sup>deferred 2 weeks</sup> which has been scheduled for consideration by the governing body at the November 4 meeting.

We would recommend that these items appear together on the agenda so that all the petitions may be considered at one time.

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

  
Robert A. Lakin  
Director of Planning

RAL:CLN:ber  
Attachments

cc: Dick Linn, City Engineer  
Bill Otten, Water Department  
Roger Sherwood, Attorney, Century Plaza Building 67202

September 30, 1975

Mr. Roger Sherwood, Attorney  
Century Plaza Building  
Wichita, Kansas 67202

Re: S/D 75-19 - Final Plat of  
CARRIAGE HOUSE PLAZA SECOND  
ADDITION

Dear Mr. Sherwood:

The Board of City Commissioners, at their regular meeting on September 30, 1975, considered the above-captioned plat. The action of the Commission was to accept the easements and covenant; disapprove the petition for McCormick/Hendryx; Evergreen/Topaz, and for Turquoise Lane; and disapprove the sidewalk petitions for the two lots (10 and 11) abutting Turquoise Lane; approve the remaining petitions and instruct the City Clerk to file the certificates, easements and covenant with the Register of Deeds, the publication and filing cost of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission, and authorize the Mayor to sign; and instruct the Planning Department to withhold the plat tracing for recording until satisfactory arrangements have been made to serve subject property with water and until amended petitions are submitted and approved for McCormick/Hendryx, and for Evergreen/Topaz, so that it will terminate the paving at the east line of Lot 9, Block 2, as extended, with the understanding that the paving will not be installed until the drainage system for the area is completed.

Regarding the above petitions, you should contact the City Engineer and have him prepare new petitions for submission to your client for execution. Upon the receipt of the petitions they will again be scheduled for consideration by the Board of City Commissioners. Also, it is necessary that a satisfactory guarantee for installation of water be submitted and approved by the City Commission. After the above conditions have been complied with and after action by the Board of City Commissioners, we will be in a position to release the plat tracing for recording.

Page 2 - Mr. Roger Sherwood  
September 30, 1975

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: K. O. Taylor, 1542 South St. Francis 67211  
Bud White, 210 Pattie 67211  
Bill Mesker, Daisy Cows, Inc., International Flying  
Farmers Building, Municipal Airport 67215  
Dick Linn, City Engineer

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERSSUBDIVISION APPROVAL

S/D Number 75-19 Name CARRIAGE HOUSE PLAZA SECOND ADDITION  
 Application & Sketch Filed: 3-10-75  
 Preliminary Plat Filed: 3-10-75 Approved by S/D: 3-20-75  
 Final Plat Filed: 4-21-75 Approved by S/D: 5-1-75  
 Approved by Metropolitan Area Planning Commission: 5-8-75

DESCRIPTION

General Location: Northeast corner of Tyler  
Road and McCormick Avenue

Surveyor or Engineer: K. O. Taylor  
 Owner: Bud White and Bill Mesker, Daisy Cows, Inc., Inter-  
 Address: 210 Pattie national Flying Farmers Bldg., Municipal  
67211 Airport 67215

- |   |                       |                       |
|---|-----------------------|-----------------------|
| 1. Gross Acreage of Plat <u>39.14</u>     | 6. Access Control     |                       |
| 2. Number of Lots:                        | St. <u>Tyler Rd.</u>  | No. Openings <u>1</u> |
| Residential <u>19</u>                     | St. <u>Tyler Ct.</u>  | No. Openings <u>1</u> |
| Commercial <u>2</u>                       | St. _____             | No. Openings _____    |
| Industrial _____                          | 7. Req'd Improvements |                       |
| Other _____                               | St. Paving <u>x</u>   | Water <u>x</u>        |
| Total Number of Lots: <u>21</u>           | Sidewalk <u>x</u>     | Drainage <u>x</u>     |
| 3. Minimum Lot Area: <u>25</u> Acres      | Sewer <u>x</u>        | Other _____           |
| 4. Existing Zoning <u>"AA"</u>            |                       |                       |
| 5. Special Problems Discussed <u>none</u> |                       |                       |

Valid petitions have been submitted guaranteeing the extension of sanitary sewer, the paving of Tyler Ct., and the installation of sidewalks adjacent to both sides of all streets included within the plat EXCEPT on the south side of McCormick, the east side of Turquoise and the north side of Tyler Ct. (west of the cul-de-sac). Satisfactory arrangements have been made with the Director of Public Works for the drainage improvements associated with subject plat. A certificate has been submitted certifying the petitions.

Planning Commission Recommendation: That this plat be approved subject to:

- A. The applicant shall guarantee the paving of McCormick, Hendryx, Evergreen, Topaz and Turquoise.
  - B. The applicant shall guarantee the extension of water to serve all lots.
  - C. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.
  - D. A drainage easement shall be provided by separate instrument across Lots 8, 9 and 11, Block 2.
  - E. Recording of the plat within 30 days after approval by the City Commission.
- Hopper moved, Gragert seconded and it carried unanimously. Rising and Savina were absent.

## NOTES:

The following paving petitions were *less than 100% petitions*  
 McCormick/Hendryx - 79.9% valid  
 Evergreen/Topaz - 93.7% valid  
 Turquoise - 51.8% valid  
 Appropriate notices have been sent to the affected property owners.

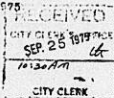
The associated zone Case Z-1471 from "AA", "A" and "LC" to "LC", and the associated Community Unit Plan DP-50 have been approved by the Board of City Commissioners subject to platting.

ACTION: Accept the easements and covenant, approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate, easements and covenant with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant, and approve the plat as approved by the Metropolitan Area Planning Commission, and authorize the Mayor to sign, and instruct the Metropolitan Area Planning Department to withhold the plat tracing from recording until satisfactory arrangements have been made to serve subject property with water.

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September 24, 1975

Board of City Commissioners, Mayor's Office  
1st Floor, City Building  
204 S. Main St.  
Wichita, Kansas, 67202



We, the undersigned protest the following project:

the proposed paving and improvement of Evergreen and Topaz Lane,  
from the north line of Lot 1, Block 3, Carriacoe House Plaza 2nd  
addition to west line of Turquoise Lane.

Richard L. Mitchell 515 Turquoise Lane L-10, B-D  
 Mrs. J. Ziegler 501 Topaz Lane  
 Edith J. Ziegler 501 Topaz Lane  
 Mrs. J. Ziegler 501 Topaz Lane  
 Betty J. Tucker 516 Topaz L. 5 B.E.  
 E. J. Tucker 516 Topaz Lot 5, Block E  
 Lorraine K. Mitchell 515 Turquoise Lane L-10, B-D  
 Clarence J. Bennett 570 Turquoise Lane L-9 B.E.

H. D. Bennett 570 Turquoise Lane Lot 9 Block E  
 Sarah S. Swenram 532 Turquoise Ln. Lot 5-Block E  
 Dorcas D. Flinn 550 Turquoise Lane Lot 7, Block E  
 Keith F. Atcomb 550 Turquoise Ln  
 Mrs. J. Ziegler 501 Topaz Lane  
 James L. Clark 515 Turquoise Lane  
 Lorraine K. Mitchell 515 Turquoise Lane  
 Timothy Nightingale 436 Topaz Lane  
 Opal M. Burns 560 Turquoise Lane  
 Helen M. Burns 560 Turquoise Lane

September 24, 1975  
Board of City Commissioners, Mayor's Office, 1st Floor, City Building,  
204 South Main Street, Wichita, Kansas 67202

We the undersigned protest the following project:

the proposed paving and improvement of Turquoise Lane,  
from the south line of Topaz to and including a  
"Cul-de-sac."

Mrs. Wm. B. Walker, 580 Turquoise Lane Lot 10, Block E,  
Fred Bailey 2nd addition  
 Mrs. O. E. Swenram 532 Turquoise Ln. Lot 5, Block E  
 Fred Bailey 2nd addition  
 A. Swenram " " "  
 Keith F. Atcomb 550 Turquoise Lane Lot  
 Sarah S. Swenram 560 Turquoise Lane  
 Opal M. Burns 560 Turquoise Lane  
 Mrs. H. J. Retman 542 Turquoise Lane  
 H. F. K. Retman 542 Turquoise Lane  
 Mrs. J. Ziegler 501 Topaz Lane  
 Timothy Nightingale 436 Topaz Lane  
 E. J. Tucker 516 Topaz Lane  
 Dorcas D. Flinn 550 Turquoise Lane Lot 7 Block E, 2nd add  
 Clarence J. Bennett 570 Turquoise Lane Lot 9 Block E  
 H. D. Bennett 570 Turquoise Lane Lot 9 Block E

Lorraine K. Mitchell 515 Turquoise Lane  
 Dick Mitchell 515 Turquoise Lane  
 Mrs. E. T. Tucker (Betty)  
 516 Topaz Lane



CITY CLERK'S OFFICE  
SEP. 25 1975  
10:52 AM  
CITY CLERK

MR. KEITH F. TITCOMB  
880 TURQUOISE LANE  
WICHITA, KANSAS 67208

Sept. 24, 1975

Board of City Commissioners  
% The Mayor's Office  
1st Floor, City Building  
Wichita, Kansas 67202

Dear Commissioners;

We wish to protest the proposal outlined in the letter from the Dept. of Public Works, dated Sept. 19, 1975 concerning the proposed paving of a small portion of Turquoise Lane.

The street will be used by a small number of people since it will become a deadend street with access to eight lots only. This will stop thru traffic on this portion of Turquoise Ln and should discourage traffic on the rest cutting down on maintenance.

Drainage of the area should be handled with open ditches and culverts rather than turning the streets into underways.

We feel that dirt streets combined with large lots & established trees tend to make the area feel less urban.

The money the street will cost will be an unnecessary expenditure. There are several families in the

neighborhood who are on fixed incomes on fixed incomes and tight budgets, the increased costs will put these people in a real tight bind. We urge you to vote against this proposal.

Sincerely yours

Keith F. Titcomb  
Don B. Titcomb



24 Sept. 1975

Mrs. Mayor and Commission members -

We would like to protest the proposed paving of Surquise Lane south of Topog to a proposed cul-de-sac for the following reasons:

① In a recent Kansas Mayors meeting the decline and decay of center city areas was discussed. Some of the reasoning given for this decline was the exodus to the suburban areas in search of clean air, quiet and peaceful living and space for our children to grow unencumbered by traffic and pollution. The cities, in return are forced by developers to extend their services outward, eventually over-extending their resources and raising taxes to pay for these services. These reach up to the financial breaking point of the individual homeowner adding burdens to already over-inflated house payments and interest rates. This forces the homeowner further out to find what he is seeking at a price he can afford.

The issue in front of you falls within the above category.

We bought our home at 532 Surquise Lane in May, 1974. We bought in this area because we liked the country-like secluded atmosphere in the Bailey Addition. Had we wanted paved streets or water, there were many other places we could have gone. We did

paving of Surquise Ln.  
4-24-75

not pay a deflated price for our home because of the lack of these services. We bought our home, as did the others here, because these were lacking.

② The proposed paving of Surquise south of Topog can only lead to increased drainage problems and flooding to those north-west of the Topog on Surquise. This ~~area~~ area is exceptionally low, and until the state approves the improvements on 54 Highway this project can only be to the detriment of the entire Bailey Addition.

③ The cul-de-sac was requested only if the shopping center project was approved and this can be proceeded with only if the state resolves the drainage problem. The cul-de-sac is for the express purpose of excluding commercial traffic from a residential area, therefore it is not needed now.

④ In the summer, with the exception of a few extremely hot days, we shut our air conditioning off, as do most of the others here, because it is cool after the sun goes down. Paving would increase the heat and retain it through the night hours, thereby increasing the electrical drain on an already overloaded system.

⑤ The only people to "benefit" from the street paving as proposed would be the developers. Without

III  
paving of Surquios Ln.  
9-24-75

exception, none of the residents want this. I also feel reasonably confident that the cost of the paving and guttering paid for by the developers would be added into the selling price of the houses to be built, thereby giving them the benefit of improvements at no cost to them.

We look upon these proposals as detrimental to our neighborhood, both on an aesthetic and ecological point of view. We urge you to consider the above and let us keep our "rural-suburban" atmosphere.

Thank you for your consideration.

Very truly yours,  
Mr. and Mrs. Allen E. Suenram  
532 Surquios Lane  
Block E - Lot 5  
Bailey 2nd Addition

RECEIVED  
CITY CLERK'S OFFICE  
SEP 25 1975  
CITY CLERK

9/24/75

mailed

Madame Mayor and Commissioners;

I'm writing in protest of the petition noticed & received Sept. 20, 1975 regarding the paving of the (Topping - Emergreen project)

When we moved here we were aware of the water problems etc., we moved from a congested area on South Edmunds with paved street and high-rise apt. low-income housing and the works. We were sick of it all. We found this area, quiet, serene, tranquil, semi-rural, unpaved and uncongested. So we struck our budget and bought! Since then mother and I have built apt. premises to buffer with a row of single family dwellings and didn't, we had to get into a battle with them on the C.C.P. 02-50 plan north of 54. It cost us money, time, pain and money we couldn't afford to get the plan changed to be more complementary to the area. It was brought before the Commission per mother's design and request and went back to planning with guide lines set down by the Commission, these

(over)

these guidelines were followed to the letter and agreed upon by the developer and residents. The new plan went back before the commission April 29th 1975.

We were under the impression it had been approved by you. Now we understand it may not have been and Meeker & White have filed this petition attaching 3 paving projects to it. 'Israel'. We are for the plan set before the commission April 29th but not the paving. We do not want it! The average citizen doesn't have much choice apparently with all the long hikes and double talk we get. So it may wonder why there are so many irate property owners. I think it's rather sneaky for the developer to come back and petition for paving and attach it to a design we o.k.'d. I have been assessed for sewer, gas, water, etc. now I'll be assessed for asphalt. I'd never use it! Paving from turquoise south on topog around to Evergreen will benefit no one but the developer next door

Meeker and Commissioner continued

I'm sick to death of benefiting developer and being assessed for it. I'm tired of being pushed & pulled and double talked to. Paving turquoise from topog to Newberry ending in a cul-de-sac is ridiculous. Seven residents live on this street and it will dead end, they don't need paving! they will have very limited traffic on this street and the cul-de-sac is in. Paving causes heat and heat causes us to run our air conditioners longer. outer core development kills inner core growth also. I hate being assessed for a paved street to watch some body else drive on. there are about 8 or 9 lots along the topog - Evergreen paving area that belong to Meeker - White. It might help them sell them quicker but it shouldn't be at peoples expense who can't afford it and are not benefited by the paving. Curb & paving will cause water that our low ditches and culvert carry away, to stand in our yards. We can't afford to bring in the fill that it would take to offset it. Why is some one

-4

11/2/66

Always so intent on hurrying the already unneeded taxpayer? Why don't they just leave us alone in the Bailey addition? We have lived, some of us with the existing conditions for years - who's satisfied, isn't that enough? The developers just keep putting away at us - we just want our area kept alone - that are people in the area who will suffer more hardship than others, for something that just isn't necessary. Please approve our CUP RPSO, but without the paving!

After the Mayor's convention I thought the commission would curtail some of the outer ring area commercial development and strip zoning. I'm really going to be disappointed if our electeds don't get a message from that meeting!

Respectfully  
Richard L. and Lorraine Mitchell  
515 Turquoise Lane  
Lot 10, Block O  
Bailey 3rd addition

no - here is my contribution to the melting pot of reasons for protest.

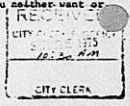
Janice Olick

\*\*\*\*\*

SUBJECT: Proposed paving of a portion of Turquoise Lane, Topaz and Evergreen Lane in Bailey Addition (Covered by 2 separate petitions)

Reasons for protesting subject project:

1. Property owners currently residing in the 'benefit area' DO NOT WANT PAVING.
2. A major motivating factor in choosing Bailey Addition for residence was the rural atmosphere created in part by the absence of paving. It is felt that paving any portion of the Addition would reduce the aesthetic value to existing homeowners personally.
3. Energy Conservation - Pavement generates heat. The area is generally much cooler in the summer, thereby eliminating the need to operate air conditioning equipment continuously for a 24-hour period. From personal experience, having lived previously surrounded by pavement, we feel that the cooler conditions are due in large part to unpaved streets.
4. Economics - Paving costs money...Why purchase something you neither want or need?



PAVING PROPOSED FOR TURQUOISE FROM CUL-DE-SAC TO TOPAZ

Letter received by property owners states that a petition has been signed by 51.4% of property owners in the benefit area...this would indicate that the majority of the property owners are in favor of the project. HOWEVER, THIS IS NOT THE CASE. The correct statement is that the petition has been signed by owners of 51.4% of the property, which includes only the developer of Carriage House Plaza and his partner. While ownership of this percentage of land may be a valid consideration insofar as precedence is concerned, the statement is nevertheless misleading to the 4 individual property owners involved.

The 4 individual property owners along this street cannot see any real benefit to paving. Since the cul-de-sac would prevent entry from Hendryx, it would still be necessary to travel on unpaved streets to reach homes on this block.

PAVING PROPOSED FOR TOPAZ FROM THE CORNER OF TURQUOISE & TOPAZ AROUND TO EVERGREEN - AND A PORTION OF EVERGREEN TO THE WEST END OF TURQUOISE

Here again the letter to property owners in the 'benefit area' refers to 97.1% of property owners instead of 97.1% of property owned.

How is it feasible to propose paving a street that is not even in existence?

This project would be of no benefit to property owners currently living in the area. A major portion of the property on either side of Topaz (a portion of which does not currently exist) is as yet void of any houses; therefore, the only benefiting party would be the developer of this property.

(I have used ? where I do not know the correct number)

Board of City Commis

RECEIVED  
CITY CLERK'S OFFICE  
1932 JUN 15 10 55 AM  
BY CHECK

Concerning the paving of Turquoise Lane & the Cal-de-sac  
I would like to know why we never received a notice  
of this project; true our address is on Texas Lane, but  
we own a corner lot with an rock-on-pore-frontage on  
Turquoise & the driveway to our garage faces Turquoise,  
so we are very much concerned with what happens to Turquoise.  
As for the Cal-de-sac, true the people on this block agreed  
to it when Metzger has planned on putting in a Shopping  
Center to keep the truck traffic & the extra traffic of  
the shoppers using the center, but now that there is to  
be no shopping center in that area at present, the need  
for the Cal-de-sac is unnecessary. Also, what about the  
drainage problems that this would create?

Concerning the Texas Evergreen project:

It cannot be proved to me that paving streets would pave  
the lots for sale any more desirable. Most people in this  
area bought their homes without paved streets & have no  
desire for them as paving would dis-rupt from the rural  
look we all have strived to enhance with our landscaping  
surrounding our homes. Also the new residents in Bailey  
do not have paved streets & from talking to them, do not  
want them. Another objection is paving causes heat &  
air conditioning would have to be used more than we now  
use it, because, as it now is, a lot of people do not use  
it when the sun goes down, due to the coolness we enjoy  
in this area.

One more thing, the added taxes these projects

a burden and  
would put on two families in this area would cause them  
to move. The one being Mr. & Mrs. Eisler at 601 Texas  
who is retired & on a fixed income. The other being  
Mr. & Mrs. Tucker at 516 Texas. Due to the Canal Route  
project, he is being forced out of business & because of  
his age will also be retired when that happens & will also  
then be on a fixed income. Mr. Tucker will have to stand  
the cost of both the Turquoise & the Texas Evergreen projects  
due to his property facing both streets

Mrs. Betty Tucker

April 25, 1975

Mrs. Meyer and City Commission members:

We received a letter stating that our street was to be paved from Japan Lane to and ending in a cul-de-sac. This area is the whole sum of one block. In the letter was the statement "Drainage will also be improved as a result of the project."

Our objection, Mrs. Meyer and Commissioner is this: Most of the people in our area have the drainage problem here, but close by they add the problem of the city-suburban atmosphere. We fail to see the point or how it will benefit anyone to pave one block of Turquoise Lane. Realtors, when appraising homes on Turquoise, even allow for the "aesthetic value" of the gravel road.

The developer in our area must gain his legal - right as owner of 51.8 per cent of the benefit area but, morally he's wrong because the people that use the roads do not want paving. Turquoise Lane is 1/2 mile long and paving 1 block of it does not make much sense.



Sincerely sent,  
Donald and Opell Burns

9-24-75

Dear Mayor and City Commission,

We being home owners at 542 Turquoise Lane wish to protest the letter received September 20, 1975.

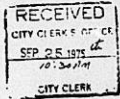
Reason for protest is that we do not wish to have paved streets in our area.

We bought in this area because we like the feel of country living and also feel it would be a burden on us financially.

We also feel that we were not given enough time nor enough explanation of the issue before such time set for our issue to come before the Commission meeting.

Some in protest - Paving Turquoise from Topay to Hendrix.

Sincerely  
Mrs. & Mr. H. F. Rietrow



RECEIVED  
CITY CLERK'S OFFICE  
SEP 25 1975  
10:30 A.M.  
CITY CLERK

Tommy Tucker Shoes 2401 E. Douglas Avenue • Wichita, Kansas 67211 • 316-684-9881

development, so the necessity to  
pave Turquoise and build the Cul-de-sac  
has changed.

③ If Turquoise is paved, from  
Topaz south as requested - it may  
act as a dam at the intersection  
of Topaz on Turquoise. On Turquoise  
west of Topaz, <sup>the grade is</sup> very very low. Any  
heavy rain tends to flood the entire  
half block in that area, <sup>to the No West.</sup> No water  
drains from Topaz along Turquoise  
to the proposed Hindu intersection Cul-de-sac.

④ As stated before if Mr Metzger

Specializing in Infant's And Children's Shoes

Tommy Tucker Shoes 2401 E. Douglas Avenue • Wichita, Kansas 67211 • 316-684-9881

I object to the paving of Turquoise  
street because:

① The property owned by Mr Metzger  
is, at the present time, up for sale.  
This is the property along the sewer  
road, <sup>nearby McCasnick</sup> which Mr Metzger was to  
develop into a shopping center. The  
shopping center was not approved  
by the City Commission in its present  
condition because of drainage etc. Currently  
the parcel of land is being sold by  
the present owner.

② There is a possibility that further  
changes may be made in the land

Specializing in Infant's And Children's Shoes

Tommy Tucker Shoes 2401 E. Douglas Avenue • Wichita, Kansas 67211 • 316-684-9881

has abandoned the proposed shopping center - there is no need to pave Turquoise and install the cut-du-sac.

⑤ The reason for the construction of the cut-du-sac originally was to deter and stop any truck or commercial traffic caused by the presence of the ~~shopping~~ shopping center.

⑥ Every concerned resident who received the official notice from you has signed the petition of protest in this action.

E. J. Tucker  
516 Topaz Lane  
Specializing in Infant's And Children's Shoes  
Lot 5 Block E Bailey 3<sup>rd</sup> Addition.

September 24, 1975

Board of City Commissioners  
c/o Mayor's Office  
City Building, 1st Floor  
304 South Main Street  
Wichita, Kansas 67202

Re: Letter from Department of Public Works  
Dated September 19, 1975  
Property described as Lot 11, Block D  
Floyd Bailey 3<sup>rd</sup> Addition

Dear Madame Mayor and City Commissioners:

The above mentioned letter was received at our residence Saturday, September 20, 1975. We feel this has been insufficient time to allow us to express our opinions.

We are retired and living on a fixed income. In 1958 we were "taxed" out of our property on South Seneca so sold it, bought a lot here, water problem included, and built a home where we felt we could retire in December, 1970. We were doing all right until developers decided we needed many things we don't need and don't want. If this project goes through we have no alternative but to sell and leave the County entirely.

Paving can in no way relieve the drainage problem here, only add to it. We built our home with the water problem in mind so aren't hurt by it, but many others are not so fortunate. We have been told by those in authority that no paving can be done until the drainage problem is solved.

Now, TOPAZ LANE, to all intents and purposes at the moment, ends just past our lot, so why should anyone want a street, as yet not even laid out, to be paved?

We feel we are being treated most unfairly, and in fact being discriminated against. We honestly think such wholesale disregard of the wishes of the citizens of our addition may cause the very thing the Mayors Convention voted to avoid: ABANDONMENT of areas already IMPROVED, thus leading to a bigger tax burden on the rest.

Please consider the above points carefully when making your final determination.

Sincerely,

*Benjamin F. Zeigler*  
Benjamin F. Zeigler

*Edith F. Zeigler*  
Edith F. Zeigler

501 Topaz Lane  
Wichita, Kansas 67209



DRAINAGE EASEMENT

THIS EASEMENT made this 28th day of May, 1975,  
by and between BUD WHITE and JOYCE B. WHITE, Husband and Wife, and  
BILL E. MESKER and DORIS JEAN MESKER, Husband and Wife,  
parties  
of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part ies 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:

A strip of land 20 ft. in width, 10 ft. either side of a line crossing Lots 8, 9 and 11, Block 2, as platted in Carriage House Plaza Second Addition, further described as follows: Beginning at a point on the south line of said Lot 11, 205 ft. west of the southeast corner of said Lot 11; thence northerly to a point on the north-westerly property line of said Lot 9, 40 ft. southwesterly from the north property corner of said Lot 9.

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 part ies have signed these presents the day and year first written.

Bud W. White  
BUD WHITE

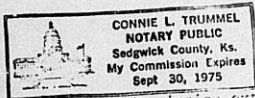
Joyce B. White  
JOYCE B. WHITE  
STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Bill E. Mesker  
BILL E. MESKER  
Doris Jean Mesker  
DORIS JEAN MESKER

Personally appeared before me a notary public in and for the County and State aforesaid BUD WHITE, JOYCE B. WHITE, BILL E. MESKER and  
DORIS JEAN MESKER

to me personally known to be the same persons who executed the foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 28th day of May, 1975.



Connie L. Trummel  
Notary Public

Sept. 30, 1975

CERTIFICATE

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

I, BILL E. MESKER and BUD WHITE, owner and plat-  
tor of CARRIAGE HOUSE PLAZA SECOND Addition, do hereby  
certify that petitions for the following improvements have been  
submitted to the Board of Commissioners of the City of Wichita,  
Kansas:

1. Paving
2. Sidewalks
3. Sewers
- 4.
- 5.
- 6.
- 7.

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

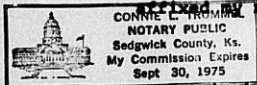
Signed this 5th day of August, 1975.

*Bill E. Mesker*  
*Bud White*

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

Be it remembered that on this 6th day of August,  
1975, before me, a notary public in and for said County and State,  
came BILL E. MESKER and BUD WHITE, to me personally  
known to be the same person who executed the fore-going instrument  
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and  
affixed my notarial seal the day and year above written.



*Connie L. Trammel*  
Notary Public

My Commission Expires:  
Sept. 30, 1975

ROGER SHERWOOD  
ATTORNEY  
510 CENTURY PLAZA BUILDING  
WICHITA, KANSAS 67202  
AREA 310 287-2819

August 6, 1975

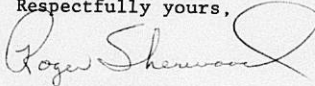
Mr. Curtis Newby  
Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67202

Dear Curt:

I am enclosing two Certificates which you gave me for filing with respect to the Carriage House Plaza Second Addition platting case.

To my knowledge all of the requirements have been complied with, with the exception of the petition for the water extension. The Water Department is currently working on this petition. I would appreciate it if you would review your requirements to see if there is anything else that needs to be done before the plat can be finalized.

Respectfully yours,



ROGER SHERWOOD

RS/ct

Encs.

cc: Mr. Bud White  
Mr. Bill E. Mesker  
Mr. K. O. Taylor



THE CITY OF



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
262.0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN — WICHITA, KAN. 67202

August 18, 1975

Mr. Roger Sherwood  
Century Plaza Building  
Wichita, Kansas

RE: Petition on Turquoise Lane,  
NL Hendryx to and including Cul-de-sac  
Carriage House Plaza 2nd Addition

Dear Mr. Sherwood:

Enclosed please find subject petition which is insufficient and cannot be processed.

Please attempt to secure additional signatures on subject petition and return to this office.

The signatures on the petition represent 49.7 percent of the area. Section 4 of the petition requires over half the area to be valid.

Thank you for your cooperation.

Very truly yours,

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

DRB:tn

cc: Curtis Newby ✓

Enclosure



City of Wichita, a Municipal Corporation  
Preliminary Binder for Roger Sherwood

Number Y-33,655

COMMITMENT FOR TITLE INSURANCE

Issued by

**THE COLUMBIAN TITLE AND TRUST COMPANY**

820 Quincy Street

Topeka, Kansas

Phone 232-0548

The Columbian Title and Trust Company, a Kansas corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedule A and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate sixty days after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, The Columbian Title and Trust Company has caused its corporate name and seal to be hereunto affixed on the date shown in Schedule A to become effective when countersigned by either a Vice President, Assistant Vice President, Treasurer, Assistant Secretary or Validating Agent.

ISSUING AGENT

**Fidelity Title**

COMPANY, INC.

WICHITA, KANSAS

THE COLUMBIAN TITLE AND TRUST COMPANY



*Harry A. Johnson*  
President

COUNTERSIGNED

By

*William S. Moore*

Attest:

*La Verne Khelan*  
Secretary

SCHEDULE A

1. Effective date: July 28, 1975 at 7:00 A.M.

2. Policy or Policies to be issued.

- |   |                    |
|---|--------------------|
| (a) <input checked="" type="checkbox"/> Owner's Policy (ALTA, Standard form Owner's form) | Amount Limited to  |
| Proposed Insured: <u>City of Wichita, a Municipal Corporation for platting purposes</u>   | \$ <u>\$250.00</u> |
| (b) <input type="checkbox"/> Loan Policy (ALTA Standard Loan form)                        | \$ _____           |
| Proposed Insured: <u>None Proposed</u>  |                    |

3. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple estate and as of the effective date hereof vested in:  
Bill E. Mesker and Bud White

4. The land referred to in this Commitment is described as follows:

See Schedule A, Item 4 continued attached and incorporated herein.

To be platted as: CARRIAGE HOUSE PLAZA SECOND ADDITION, Wichita, Sedgwick County, Kansas

## SCHEDULE A, Item 4. continued

To be platted as: CARRIAGE HOUSE PLAZA SECOND ADDITION,  
Wichita, Sedgwick County, Kansas

Part of the NW 1/4 of Section 28, T27S, R1W of the 6th P.M., Sedgwick County, Kansas and part of Floyd Bailey Fourth Addition, Wichita, Sedgwick County, Kansas, part of Floyd Bailey Fifth Addition, Third Addition, Sedgwick County, Kansas, part of Floyd Bailey Fifth Addition, Wichita, Sedgwick County, Kansas and part of Carriage House Plaza, Wichita, Sedgwick County, Kansas, described as follows: Beginning at the SW corner of said NW 1/4; thence north on the west line of said NW 1/4, 568.74 feet to the SW corner of said Floyd Bailey Fourth Addition; thence east 347.2 feet; thence north 310 feet to the NW corner of Lot 1, Block 1 in said Floyd Bailey Fifth Addition; thence east 118.6 feet to the NE corner of said Lot 1, Block 1; thence south, southeasterly and east along the easterly line of Lots 1 and 2, Block 1 and along the north line of Lots 3 and 4, Block 1, 280.22 feet to the west line of Lot 12, Block 2, extended south, all in said Floyd Bailey Fifth Addition; thence north 150 feet to the NW corner of Lot 12, Block 2 in said Floyd Bailey Fifth Addition; thence east 119.85 feet to the NE corner of said Lot 12, Block 2; thence south at an interior angle of 89°19', 94.48 feet; thence east 60 feet to the SW corner of Lot 1, Block D in Floyd Bailey Third Addition, Sedgwick County, Kansas; thence east on the south line of Lots 1, 2, 3, 4 and 5, Block D in said Floyd Bailey Third Addition, 672.67 feet to the NE corner of Lot 17 in said Block D and also to the NE corner of Lot 1, Block 3<sup>m</sup> in said Carriage House Plaza; thence north-easterly along the north line (rear line) of Lots 15 and 14 in said Block D in said Floyd Bailey Third Addition, 228.55 feet to the NE corner of said Lot 14; thence northeasterly 220 feet to the NE corner of Lot 12 in said Block D; thence southeasterly 200 feet to the SE corner of said Lot 12 in said Block D; thence southwesterly along the south line of said Lot 12, 70.38 feet; thence southeasterly 60 feet to the NW corner of Lot 5, Block E in said Floyd Bailey Third Addition; thence southeasterly 170 feet to the SW corner of said Lot 5, Block E; thence northeasterly 59.17 feet, more or less, to the SE corner of said Lot 5, Block E; thence south along the east line of Lot 2, Block 2 in said Carriage House Plaza and said east line extended south 377.59 feet to the NE corner of Lot 8, Block 1 in said Carriage House Plaza; thence south along the east line of Lots 8 and 1, Block 1 in said Carriage House Plaza and along said east line extended south, 423.88 feet to the south line of said NW 1/4; thence west 2147.34 feet to the point of beginning.

All lots, blocks and streets lying within the bounds of the above described property being vacated and replatted by virtue of K.S.A. 1970, Supp. 12-512(b).

SCHEDULE B

Y 33,655

I. The following are the requirements to be complied with:

- a. Procure and file a properly approved and satisfactorily executed Plat of CARRIAGE HOUSE PLAZA SECOND ADDITION, Wichita, Sedgwick County, Kansas, executed by Bill E. Mesker and Doris Jean Mesker, husband and wife, and Bud White and Joyce B. White, husband and wife.
- b. 1974 Real Estate Taxes show paid, copies of Tax Receipts attached hereto.
- c. A Platting Binder excepts for any state of facts as would be determined by a Search of the Records of the District Courts in Sedgwick County, Kansas, except matters in which the described real estate is described.

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. General Taxes for all of the year 1975, and all subsequent years, and special assessments due or payable therewith.
3. Rights of parties in possession not shown of record, and questions of boundary, location of improvements or any state of facts dependent on actual survey for determination.
4. Instruments filed under provisions of the Uniform Commercial Code which do not specifically describe the real estate by the legal description set forth in Schedule A, vendor's liens or unpaid bills for any heating, cooling, lighting, refrigeration or other equipment in or on said premises.
5. Mechanics Liens if any not shown of record.
6. Any restrictions, covenants and conditions to be imposed subsequent to recordation of the Plat.
7. Any Easements, Streets or Rights of Way to be dedicated to the public including, but not limited to all abutter's rights or access to any streets, drainage rights of way, public utilities, approval of elevation or other restrictive matters that may be reserved, dedicated or granted in the recorded Plat.
8. Described Plat may be and/or is subject to special assessments as set out by numerous ordinances, resolutions and certificates filed of record.

SCHEDULE B, II. CONTINUED for Items 9, 10, 11, 12 and 13.

Conditions and Stipulations (See reverse side)

Issuing Agent - Fidelity Title Company, Inc., 221 N. Market, Wichita, Kansas 67202, Phone 316 / 262-8261



PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1974  
FIRST HALF DELINQUENT DEC. 21, 1974 SECOND HALF DELINQUENT  
JUNE 21, 1975 WITH INTEREST AT 10% PER ANNUM

### 1974 REAL ESTATE TAX

SEDGWICK COUNTY  
WICHITA, KANSAS 67203

*Ronald G. Miller*  
COUNTY TREASURER

*Marie Warden*  
COUNTY CLERK

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
120	1183	179.75	95.79	95.79	19158
<b>RONALD G. MILLER</b> COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203					
			95.79	95.79	170269
			INTEREST	PAID	RECEIPT NO.
			MAKE CHECKS PAYABLE TO: <b>RONALD G. MILLER,</b> COUNTY TREASURER		THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE
					C A _____ C K _____

PLEASE INDICATE ANY CHANGE OF ADDRESS

*D-24572*

**DELL G. MILLER ETAL**  
**210 PATTER**  
**WICHITA KANSAS 67211**

---

**LOT 13**  
**BLK D**  
**IMPORTANT: OWNER SHOULD ADD**  
**IF THIS STATEMENT IS \$10.00 OR LESS**  
**IT MUST BE PAID IN FULL**

MAY 15 75

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

4

LITTON 488 780972-403

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1974  
FIRST HALF DELINQUENT DEC. 21, 1974 SECOND HALF DELINQUENT  
JUNE 21, 1975 WITH INTEREST AT 10% PER ANNUM

### 1974 REAL ESTATE TAX

SEDGWICK COUNTY  
WICHITA, KANSAS 67203

*Ronald G. Miller*  
COUNTY TREASURER

*Marie Warden*  
COUNTY CLERK

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
120	1183	179.75	95.79	95.79	19158
<b>RONALD G. MILLER</b> COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203					
			95.79	95.79	170268
			INTEREST	PAID	RECEIPT NO.
			MAKE CHECKS PAYABLE TO: <b>RONALD G. MILLER,</b> COUNTY TREASURER		THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE
					C A _____ C K _____

PLEASE INDICATE ANY CHANGE OF ADDRESS

*D-24571*

**DELL G. MILLER ETAL**  
**210 PATTER**  
**WICHITA KANSAS 67211**

---

**LOT 10**  
**BLK D**  
**IMPORTANT: OWNER SHOULD ADD**  
**IF THIS STATEMENT IS \$10.00 OR LESS**  
**IT MUST BE PAID IN FULL**

MAY 15 75

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

4

LITTON 488 780972-403









PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1974  
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 JUNE 21, 1975 WITH INTEREST AT 10% PER ANNUM

**1974 REAL ESTATE TAX**

SEDGWICK COUNTY  
 WICHITA, KANSAS 67203

*Ronald G. Miller*  
 COUNTY TREASURER

*Marie Warden*  
 COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS \*

*D-29496*

**D-00005**  
**BILL G. WARDEN ETAL**  
**210 PARTIE**  
**WICHITA KS 67211**

---

**LOT 8** *D-00001*  
**FLOOR 1**  
**IMPORTANT TRADING HOUSE PLAZA**  
 IF THIS STATEMENT IS \$10.00 OR LESS  
 IT MUST BE PAID IN FULL

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
110	10.84	8.43	9.64	9.63	19.27
RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203					
MAY 15 6 9.63			9.63		170.281
INTEREST			PAID		RECEIPT NO.

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

MAKE CHECKS PAYABLE TO:

RONALD G. MILLER  
 COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

C A  
 C K

4

CLASS REL 3/C UNITS & TENS 100 50 25 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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**1974 REAL ESTATE TAX**

SEDGWICK COUNTY  
 WICHITA, KANSAS 67203

*Ronald G. Miller*  
 COUNTY TREASURER

*Marie Warden*  
 COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS \*

*D-29497*

**D-00007**  
**BILL G. WARDEN ETAL**  
**210 PARTIE**  
**WICHITA KS 67211**

---

**LOT 9** *D-00001*  
**FLOOR 1**  
**IMPORTANT TRADING HOUSE PLAZA**  
 IF THIS STATEMENT IS \$10.00 OR LESS  
 IT MUST BE PAID IN FULL

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
110	10.84	8.43	9.64	9.63	19.27
RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203					
MAY 15 6 9.63			9.63		170.280
INTEREST			PAID		RECEIPT NO.

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

MAKE CHECKS PAYABLE TO:

RONALD G. MILLER  
 COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

C A  
 C K

4

CLASS REL 3/C UNITS & TENS 100 50 25 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1974  
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JUNE 21, 1975 WITH INTEREST AT 10% PER ANNUM

### 1974 REAL ESTATE TAX

SEDGWICK COUNTY  
WICHITA, KANSAS 67203

*Ronald G. Miller* County Treasurer  
*Marie Wardlaw* County Clerk

**D-296-4P**

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
4130	407.18	948.86	678.02	678.02	1356.04
RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203					
INTEREST					
MAKE CHECKS PAYABLE TO <b>RONALD G. MILLER</b> COUNTY TREASURER					
RECEIPT NO.					
IMPORTANT IF THIS STATEMENT IS \$1000 OR LESS IT MUST BE PAID IN FULL					
THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE					

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

4

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FIRST HALF DELINQUENT DEC. 21, 1974 SECOND HALF DELINQUENT  
JUNE 21, 1975 WITH INTEREST AT 10% PER ANNUM

### 1974 REAL ESTATE TAX

SEDGWICK COUNTY  
WICHITA, KANSAS 67203

*Ronald G. Miller* County Treasurer  
*Marie Wardlaw* County Clerk

**D-296-89**

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
740	72.96	218.80	145.88	145.88	291.76
RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203					
INTEREST					
MAKE CHECKS PAYABLE TO <b>RONALD G. MILLER</b> COUNTY TREASURER					
RECEIPT NO.					
IMPORTANT IF THIS STATEMENT IS \$1000 OR LESS IT MUST BE PAID IN FULL					
THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE					

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

4



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FIRST HALF DELINQUENT DEC. 31, 1974. SECOND HALF DELINQUENT  
JUNE 21, 1975 WITH INTEREST AT 10% PER ANNUM

### 1974 REAL ESTATE TAX

SEDGWICK COUNTY  
WICHITA, KANSAS 67203

*Ronald G. Miller*  
COUNTY TREASURER

*Marie Warden*  
COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

*D-30012*  
D-30012  
DUD GIBBS ETAL  
210 PATIE  
WICHITA KANSAS 67211

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
110	1084	126.26	6855	6855	13710

LOT 5  
IMPORTANTOR 1  
MAY 15 1975

IF THIS STATEMENT IS ~~100~~ OR LESS IN ADDITION  
IT MUST BE PAID IN FULL

MAKE CHECKS PAYABLE TO:  
RONALD G. MILLER  
COUNTY TREASURER

INTEREST PAID RECEIPT NO.

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

CA \_\_\_\_\_  
CK \_\_\_\_\_

4

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1974  
FIRST HALF DELINQUENT DEC. 31, 1974. SECOND HALF DELINQUENT  
JUNE 21, 1975 WITH INTEREST AT 10% PER ANNUM

### 1974 REAL ESTATE TAX

SEDGWICK COUNTY  
WICHITA, KANSAS 67203

*Ronald G. Miller*  
COUNTY TREASURER

*Marie Warden*  
COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

~~D-30012~~  
D-30012  
DUD GIBBS ETAL  
210 PATIE  
WICHITA KANSAS 67211

*D-30009*  
LOT 2  
IMPORTANTOR 1  
MAY 15 1975

IF THIS STATEMENT IS ~~100~~ OR LESS IN ADDITION  
IT MUST BE PAID IN FULL

MAKE CHECKS PAYABLE TO:  
RONALD G. MILLER  
COUNTY TREASURER

INTEREST PAID RECEIPT NO.

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

CA *21*  
CK *264604*

4

LITTON 485 160072-461

**1974 REAL ESTATE TAX**  
 SEDGWICK COUNTY  
 WICHITA, KANSAS 67203

*Ronald G. Miller*  
 COUNTY TREASURER

*Marie Warden*  
 COUNTY CLERK

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 JUNE 21, 1975 WITH INTEREST AT 10% PER ANNUM

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

4

PLEASE INDICATE ANY CHANGE OF ADDRESS

*D-30011*

**D-30011**  
**DUD CHIEF CTAL**  
**210 BRIDLE**  
**WICHITA KANSAS 67211**

**LOT 4**  
**IMPORTATION 1**  
 IF THIS STATEMENT IS \$10.00 OR LESS IN ADDITION  
 IT MUST BE PAID IN FULL

MAY 15 6

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
110	10.84		5.42	5.42	10.84
	5.42		5.42		170.286

INTEREST

PAID

RECEIPT NO.

MAKE CHECKS PAYABLE TO:  
**RONALD G. MILLER**  
 COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

INTEREST

TOTAL PAID

RECEIPT NO.

CLASS

UNITS

STORY

VALUATION NUMBER

DISTRICT

7 4 2 1 7 4 2 1 2 1 7 4 2 1 4 2 7 4 1 7 4 2 1 7 4 2 1 7 4 2 1

2ND CLASS LOAN CO. TAX UNIT TOWNSHIP KEY NO. OR PAGE NO. LITTON 488 1000

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1974  
 FIRST HALF DELINQUENT DEC. 21, 1974 SECOND HALF DELINQUENT  
 JUNE 21, 1975 WITH INTEREST AT 10% PER ANNUM

1974 REAL ESTATE TAX

SEDGWICK COUNTY

WICHITA, KANSAS 67203

*Ronald G. Miller*

*Marie Warden*

COUNTY TREASURER

COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

**10-24583**

W. W. WARDEN  
 BILL & MARGARET WARDEN  
 210 PATRICIA  
 WICHITA, KANSAS 67211

---

LOT 3  
 BLOCK B  
 IMPORTANT! OWNER DID NOT ADD  
 IF THIS STATEMENT IS \$10.00 OR LESS  
 IT MUST BE PAID IN FULL

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
120	1183	1563	1373	1373	27

RONALD G. MILLER  
 COUNTY TREASURER, SEDGWICK COUNTY  
 WICHITA, KANSAS 67203

INTEREST

JUL 10 1975

13.73

13.73

186350

MAKE CHECKS PAYABLE TO:  
 RONALD G. MILLER,  
 COUNTY TREASURER

THIS BECOMES YOUR  
 TAX RECEIPT WHEN  
 VALIDATED HERE

PLEASE CONTACT  
 COUNTY ASSESSOR ON  
 QUESTIONS ABOUT  
 ASSESSED VALUATION

4

CLASS VALUATION NUMBER DISTRICT INTEREST TOTAL PAID RECEIPT NO.

52 00 50 001 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

7 4 2 1 7 4 2 1 2 1 7 4 2 1 4 2 7 4 1 7 4 2 1 7 4 2 1 7 4 2 1

2ND CLASS LOAN CO. TAX UNIT TOWNSHIP KEY NO. OR PAGE NO. LITTON 488 1000

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1974  
 FIRST HALF DELINQUENT DEC. 21, 1974 SECOND HALF DELINQUENT  
 JUNE 21, 1975 WITH INTEREST AT 10% PER ANNUM

1974 REAL ESTATE TAX

SEDGWICK COUNTY

WICHITA, KANSAS 67203

*Ronald G. Miller*

*Marie Warden*

COUNTY TREASURER

COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

**10-24584**

W. W. WARDEN  
 BILL & MARGARET WARDEN  
 210 PATRICIA  
 WICHITA, KANSAS 67211

---

LOT 4  
 BLOCK B  
 IMPORTANT! OWNER DID NOT ADD  
 IF THIS STATEMENT IS \$10.00 OR LESS  
 IT MUST BE PAID IN FULL

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
120	1183	1563	1373	1373	27

RONALD G. MILLER  
 COUNTY TREASURER, SEDGWICK COUNTY  
 WICHITA, KANSAS 67203

INTEREST

JUL 10 1975

13.73

13.73

186349

MAKE CHECKS PAYABLE TO:  
 RONALD G. MILLER,  
 COUNTY TREASURER

THIS BECOMES YOUR  
 TAX RECEIPT WHEN  
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PLEASE CONTACT  
 COUNTY ASSESSOR ON  
 QUESTIONS ABOUT  
 ASSESSED VALUATION

4

CLASS VALUATION NUMBER DISTRICT INTEREST TOTAL PAID RECEIPT NO.

52 00 50 001 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



# INVENTORY & EVALUATION

\* { INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

REQUESTED BY Carriage House Plaza 2nd Addition LOCATION Northeast corner of Tyler Road and McCormick  
ASSISTED BY Larry L. Henry, District Conservationist DATE 3-20-75

SITUATION: ~~XXXXXXXXXX~~ Specific Problems: The area is relatively flat but due to the Milan loam soil it is subject to wind erosion when left bare for a period of time. It also has a drainage problem.

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. 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. 4. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone.

SUGGESTED SOLUTION(S): ~~XXXXXXXXXX~~ 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 per 1,000 square feet, acre. Bromegrass, 2 pounds per

\* Circle appropriate category.

# INVENTORY & EVALUATION

\* { INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

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

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

~~SITUATION: 1,000 square feet, acre. Adapted perennial grasses for sodding are  
Zozysia and Fescue. 5. 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.  
6. Stabilize each lot within 60 days after work starts on home or other  
building construction. 7. Backfill, compact, seed, and mulch trenches within  
90 days after they are opened. 3. 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 28th day of May, 1975,  
BUD WHITE and JOYCE B. WHITE, Husband and Wife, and  
by and between BILL E. MESKER and DORIS JEAN MESKER, Husband and Wife,  
parties  
of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part ies 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 specifica-  
tions 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:

A strip of land 20 ft. in width, 10 ft. either side of a  
line crossing Lots 8, 9 and 11, Block 2, as platted in  
Carriage House Plaza Second Addition, further described  
as follows: Beginning at a point on the south line of  
said Lot 11, 205 ft. west of the southeast corner of  
said Lot 11; thence northerly to a point on the north-  
westerly property line of said Lot 9, 40 ft. southwesterly  
from the north property corner of said Lot 9.

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 part ies have signed these presents  
the day and year first written.

Bud White  
BUD WHITE

Joyce B. White  
JOYCE B. WHITE

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

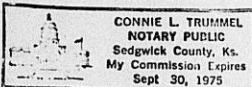
Bill E. Mesker  
BILL E. MESKER

Doris Jean Mesker  
DORIS JEAN MESKER

Personally appeared before me a notary public in and for the County and  
State aforesaid BUD WHITE, JOYCE B. WHITE, BILL E. MESKER and  
DORIS JEAN MESKER

to me personally known to be the same persons who executed the foregoing  
instrument of writing and said persons duly acknowledged the execution  
thereof.

Dated at Wichita, Kansas, this 28th day of May, 1975.



Connie L. Trummel  
Notary Public

My Commission Expires Sept. 30, 1975

RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned, BILL E. MESKER and DORIS JEAN MESKER, husband and wife, and BUD WHITE and JOYCE B. WHITE, husband and wife, are the owners of all of the Carriage House Plaza Second Addition to the City of Wichita, Sedgwick County, Kansas, which property is located near the Wichita Mid-Continent Airport and is accordingly subject to noise from aircraft operation; and,

WHEREAS, the City of Wichita, in connection with approval of the Plat of said Addition, considers it to be in the public interest to require any buildings on said Addition to be constructed in such a manner as to minimize the noise pollution within any of such buildings.

NOW, THEREFORE, the undersigned hereby declare that the Carriage House Plaza Second Addition to the City of Wichita, Sedgwick County, Kansas, shall be and the same is subjected to the following restrictive covenant which is for the benefit of said property, which shall run with the land and shall inure to the benefit of and pass with said property, and shall bind the successors in interest and any owner thereof, to-wit:

Any building constructed on the premises shall be so designed and constructed as to minimize noise pollution in any such structure, giving due consideration to the use for which such structure is designed and built.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed and delivered this 19th day of May, 1975.

Bill E. Mesker  
BILL E. MESKER

Doris Jean Mesker  
DORIS JEAN MESKER

Bud White  
BUD WHITE

Joyce B. White  
JOYCE B. WHITE

ACKNOWLEDGMENTS

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.

BE IT REMEMBERED, that on this 19th day of May, 1975, before me, the undersigned, a notary public in and for the County and State aforesaid, came BILL E. MESKER and DORIS JEAN MESKER, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

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



Connie L. Trummel  
Notary Public

My Commission Expires:

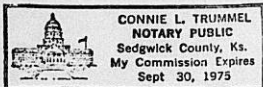
Sept. 30, 1975

\* \* \* \*

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.

BE IT REMEMBERED, that on this 19th day of May, 1975, before me, the undersigned, a notary public in and for the County and State aforesaid, came BUD WHITE and JOYCE B. WHITE, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

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



Connie L. Trummel  
Notary Public

My Commission Expires:

Sept. 30, 1975

AVIGATIONAL EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That for good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, BILL E. MESKER and DORIS JEAN MESKER, husband and wife, and BUD WHITE and JOYCE B. WHITE, husband and wife, do hereby grant a permanent Avigational Easement to the public authority authorized by law to own and operate public-owned airports in Sedgwick County, Kansas, for the use of "navigable airspace" as defined by the Federal Aviation Act of 1958, over all of the following described real estate, to-wit:

All of the Carriage House Plaza Second  
Addition to the City of Wichita, Sedgwick  
County, Kansas.

By virtue of this Easement, the undersigned, for and on behalf of themselves and their heirs and assigns and all successors in interest to any and all of the real property above described, waive as to the said public authority only any and all claims for damage of any kind whatsoever incurred as a result of aircraft using the "navigable airspace" granted herein.

This Easement does not grant or convey any surface use or rights, nor is it to be construed to grant any right or rights to any private persons or corporations or any other legal entity.

"Navigable airspace" means air space above the minimum altitudes of flight prescribed by regulations issued under the Federal Aviation Act of 1958, Section 101(24) 49 U.S. Code 1301, and shall include air space needed to insure safety in take-off and landing of aircraft.

To have and to hold said Easement forever.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed and delivered this 19th day of May, 1975.

Bill E. Mesker  
BILL E. MESKER

Doris Jean Mesker  
DORIS JEAN MESKER

Bud White  
BUD WHITE

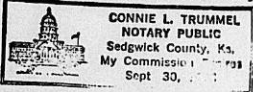
Joyce B. White  
JOYCE B. WHITE

ACKNOWLEDGMENTS

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.

BE IT REMEMBERED, that on this 19<sup>th</sup> day of May, 1975, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came BILL E. MESKER and DORIS JEAN MESKER, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

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



Connie L. Trummel  
Notary Public

My Commission Expires:  
Sept. 30, 1975

\* \* \*

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.

BE IT REMEMBERED, that on this 19<sup>th</sup> day of May, 1975, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came BUD WHITE and JOYCE B. WHITE, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

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



Connie L. Trummel  
Notary Public

My Commission Expires:  
Sept. 30, 1975

ROGER SHERWOOD  
ATTORNEY  
516 CENTURY PLAZA BUILDING  
WICHITA, KANSAS 67202  
AREA 316 267-2819

May 28, 1975

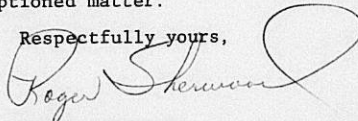
Mr. Curtis Newby  
Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67202

Re: S/D 75-19 - Final Plat of  
CARRIAGE HOUSE PLAZA  
SECOND ADDITION

Dear Mr. Newby:

I am enclosing the Drainage Easement which has been signed  
by Bud and Joyce White and Bill and Doris Jean Mesker with  
regard to the above-captioned matter.

Respectfully yours,



ROGER SHERWOOD

RS/ct

Enc.



ROGER SHERWOOD  
ATTORNEY  
510 CENTURY PLAZA BUILDING  
WICHITA, KANSAS 67202  
AREA 316 267-2810

May 14, 1975

Mr. R. W. Bruggeman  
Director of Public Works  
104 South Main  
Wichita, Kansas 67202

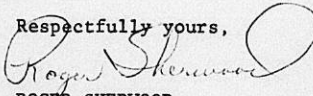
Re: S/D 75-19, Carriage House Plaza  
Second Addition

Dear Mr. Bruggeman:

The Metropolitan Area Planning Commission recommended approval of the above-captioned plat, subject to a number of conditions, one of which is that the applicant furnish some type of guarantee of completion of the drainage improvements associated with the plat. I have discussed this matter with M. S. Mitchell and Dick Linn as to the form of the guarantee, and Dick Linn suggested that this letter be submitted to you to fulfill that requirement.

Please be advised that the applicant will agree that at the time the first building permit is requested on the above-captioned property, the applicant will include with such request the necessary excavation for the drainage improvements. The applicant understands that the issuance of the first building permit will only be on the condition that such drainage improvements be included.

Respectfully yours,

  
ROGER SHERWOOD

RS/ct

cc: MAPC  
Mr. Dick Linn  
Mr. M. S. Mitchell  
Mr. Bud White  
Mr. Bill E. Mesker  
Mr. Vernon Jacobs  
Mr. Monty K. Gentry



THE CITY OF WICHITA

OFFICE OF Director of Public Works      DATE May 16, 1975

TO            Curtis L. Newby, Junior Planner

FROM        R. W. Bruggeman, Director of Public Works

SUBJECT    S/D 75-19 - Carriage House  
             Plaza Second Addition

The attached letter from the applicant's attorney guarantees necessary excavation for drainage improvements for subject addition. The attached letter fulfills the requirements of this department.

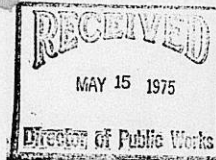
  
R. W. Bruggeman  
Director of Public Works

RWB;gr

cc: Robert Feldner, Supt. of Central Inspection

Attachment

ROGER SHERWOOD  
ATTORNEY  
516 CENTURY PLAZA BUILDING  
WICHITA, KANSAS 67202  
AREA 316 267-2819



May 14, 1975

Mr. R. W. Bruggeman  
Director of Public Works  
104 South Main  
Wichita, Kansas 67202

Re: S/D 75-19, Carriage House Plaza  
Second Addition

Dear Mr. Bruggeman:

The Metropolitan Area Planning Commission recommended approval of the above-captioned plat, subject to a number of conditions, one of which is that the applicant furnish some type of guarantee of completion of the drainage improvements associated with the plat. I have discussed this matter with M. S. Mitchell and Dick Linn as to the form of the guarantee, and Dick Linn suggested that this letter be submitted to you to fulfill that requirement.

Please be advised that the applicant will agree that at the time the first building permit is requested on the above-captioned property, the applicant will include with such request the necessary excavation for the drainage improvements. The applicant understands that the issuance of the first building permit will only be on the condition that such drainage improvements be included.

Respectfully yours,

A handwritten signature in cursive script that reads "Roger Sherwood". The signature is written in dark ink and is positioned above the typed name.

ROGER SHERWOOD

RS/ct

cc: MAPC  
Mr. Dick Linn  
Mr. M. S. Mitchell  
Mr. Bud White  
Mr. Bill E. Mesker  
Mr. Vernon Jacobs  
Mr. Monty K. Gentry

AVIGATIONAL EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That for good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, BILL E. MESKER and DORIS JEAN MESKER, husband and wife, and BUD WHITE and JOYCE B. WHITE, husband and wife, do hereby grant a permanent Avigational Easement to the public authority authorized by law to own and operate public-owned airports in Sedgwick County, Kansas, for the use of "navigable airspace" as defined by the Federal Aviation Act of 1958, over all of the following described real estate, to-wit:

All of the Carriage House Plaza Second  
Addition to the City of Wichita, Sedgwick  
County, Kansas.

By virtue of this Easement, the undersigned, for and on behalf of themselves and their heirs and assigns and all successors in interest to any and all of the real property above described, waive as to the said public authority only any and all claims for damage of any kind whatsoever incurred as a result of aircraft using the "navigable airspace" granted herein.

This Easement does not grant or convey any surface use or rights, nor is it to be construed to grant any right or rights to any private persons or corporations or any other legal entity.

"Navigable airspace" means air space above the minimum altitudes of flight prescribed by regulations issued under the Federal Aviation Act of 1958, Section 101(24) 49 U.S. Code 1301, and shall include air space needed to insure safety in take-off and landing of aircraft.

To have and to hold said Easement forever.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed and delivered this 19th day of May, 1975.

Bill E. Mesker  
BILL E. MESKER

Doris Jean Mesker  
DORIS JEAN MESKER

Bud White  
BUD WHITE

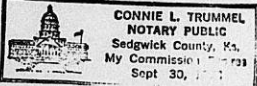
Joyce B. White  
JOYCE B. WHITE

ACKNOWLEDGMENTS

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.

BE IT REMEMBERED, that on this 19<sup>th</sup> day of May, 1975, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came BILL E. MESKER and DORIS JEAN MESKER, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

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



Connie L. Trummel  
Notary Public

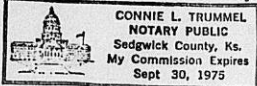
My Commission Expires:  
Sept. 30, 1975

\* \* \*

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.

BE IT REMEMBERED, that on this 19<sup>th</sup> day of May, 1975, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came BUD WHITE and JOYCE B. WHITE, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

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



Connie L. Trummel  
Notary Public

My Commission Expires:  
Sept. 30, 1975

RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned, BILL E. MESKER and DORIS JEAN MESKER, husband and wife, and BUD WHITE and JOYCE B. WHITE, husband and wife, are the owners of all of the Carriage House Plaza Second Addition to the City of Wichita, Sedgwick County, Kansas, which property is located near the Wichita Mid-Continent Airport and is accordingly subject to noise from aircraft operation; and,

WHEREAS, the City of Wichita, in connection with approval of the Plat of said Addition, considers it to be in the public interest to require any buildings on said Addition to be constructed in such a manner as to minimize the noise pollution within any of such buildings.

NOW, THEREFORE, the undersigned hereby declare that the Carriage House Plaza Second Addition to the City of Wichita, Sedgwick County, Kansas, shall be and the same is subjected to the following restrictive covenant which is for the benefit of said property, which shall run with the land and shall inure to the benefit of and pass with said property, and shall bind the successors in interest and any owner thereof, to-wit:

Any building constructed on the premises shall be so designed and constructed as to minimize noise pollution in any such structure, giving due consideration to the use for which such structure is designed and built.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed and delivered this 19th day of May, 1975.

Bill E. Mesker  
BILL E. MESKER

Doris Jean Mesker  
DORIS JEAN MESKER

Bud White  
BUD WHITE

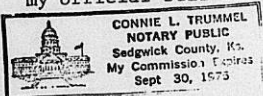
Joyce B. White  
JOYCE B. WHITE

ACKNOWLEDGMENTS

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.

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



Connie L. Trummel  
Notary Public

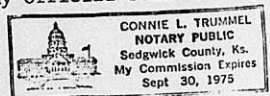
My Commission Expires:  
Sept. 30, 1975

\*\*\*

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.

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



Connie L. Trummel  
Notary Public

My Commission Expires:  
Sept. 30, 1975

May 9, 1975

Mr. Kenneth O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 75-19 - Final Plat of  
CARRIAGE HOUSE PLAZA  
SECOND ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on May 8, 1975, 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 May 2, 1975.

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

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
  2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ② Certification by an attorney that fee title is vested in the platlor.
- ② 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: Bud White, 210 Pattie 67211  
Bill Mesker, Daisy Cows, Inc., International Flying  
Farmers Building, Municipal Airport 67215  
Roger Sherwood, Attorney, Century Plaza Building 67202  
Dean Sellers, Assistant City Engineer

May 2, 1975

Kenneth O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 75-19 - Final plat of  
CARRIAGE HOUSE PLAZA  
SECOND ADDITION.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 1, 1975 the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the proposed lake-drainage system indicated on subject plat and the appropriate guarantee for the drainage improvements associated with the plat, which shall be submitted by the applicant.
- Building setbacks shown on the approved associated CUP shall govern.
- <sup>MENTIONED</sup> The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of all streets included within the plat, except on the south side of McCormick, the east side of Turquoise, and the north side of Tyler Court. A sidewalk will be required around the cul-de-sac on Tyler Court.
- <sup>MENTIONED</sup> The applicant shall guarantee the paving of Tyler Court, Topas, McCormick, Hendryx, and the cul-de-sac on Turquoise, included within this application.
- The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.

- ~~F.~~ "Complete access control" shall be labeled adjacent to the north line of McCormick along the south property line of Lot 5, Block 2, and adjacent to the west line of Lot 1, Block 4, as shown on the engineer's "marked" copy of the sketch.
- ~~G.~~ An additional drainage easement shall be provided by separate instrument across Lots 6, 7, 8, and 11, Block 2. M. S. Mitchell of the Maintenance-Flood Control Office shall be contacted regarding this matter.
- ~~H.~~ Additional right-of-way for Tyler Road shall be indicated on the plat tracing as is shown on the engineer's "marked" copy of this final plat.
- ~~I.~~ Street names shall be labeled on the plat tracing as indicated on the engineer's "marked" copy of this final plat.
- ~~J.~~ A utility easement shall be indicated on the west 10 feet of Lots 1 and 2, Block 2.
- ~~K.~~ The applicant shall be advised that Lots 7, 8, 9 and 11, Block 2, shall not be developed until the drainage from said lots is able to be adequately handled and carried to the south.
- ~~L.~~ "Complete access control" shall be labeled adjacent to Lots 2, 3 and 4, Block 2, on Tyler Court, and access control, except for one opening, adjacent to the north line of Lot 5, Block 2.
- M. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- N. The applicant shall guarantee the extension of water to serve all lots. The Water Department shall be contacted regarding an appropriate guarantee.
- ~~O.~~ 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.
- ~~P.~~ The appropriate street name for the road adjacent and south of Lots 6, 7, 8 and 11, Block 2, shall be appropriately referenced in the plat's text.
- ~~Q.~~ Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D 75-19 -  
May 2, 1975  
Page 3

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, May 8, 1975, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rms  
Enclosure

cc: Bud White, 210 Pattie, 67211  
Bill Mesker, Daisy Cows, Inc., International Flying  
Farmers Building, Municipal Airport, 67215  
Roger Sherwood, Attorney, Century Plaza Building, 67202  
Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-19 Name CARRIAGE HOUSE PLAZA SECOND ADDITION  
Date Application Rec'd. 3-10-75 Preliminary Approval 3-20-75  
Scheduled S/D Meeting 5-1-75

DESCRIPTION

General Location Northeast corner of Tyler Road and McCormick

Owner Bud White and Bill Mesker  
Surveyor/Engineer Kenneth O. Taylor  
Address 1542 South St. Francis Phone 264-4072

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>39.14</u>                                       | 7. Lineal Feet of New Streets:                              |
| 2. Number of Lots:  | a. <u>65</u> R/W <u>569</u> ft.                             |
| Residential <u>19</u>   | b. <u>60</u> R/W <u>1350</u> ft.                            |
| Commercial <u>2</u>   | c. <u>40</u> R/W <u>930</u> ft.                             |
| Industrial _____  | d. <u>70</u> R/W <u>1200</u> ft.                            |
| Other _____   | e. <u>10</u> R/W <u>580</u> ft.                             |
| Total Number of Lots <u>21</u>  | TOTAL <u>4629</u> ft.                                       |
| 3. Minimum Lot Frontage <u>75</u> ft.                                       | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>10,700</u> sq. ft.                                   |   |
| 5. Existing Zoning <u>AA</u>  |   |
| 6. Proposed Zoning <u>AA &amp; LC</u>                                       |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No)        |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |   |

STAFF COMMENTS:

- A. Approval of this plat is subject to the applicant revising the associated Community Unit Plan to reflect the addition of the cul-de-sac in the northwest corner of the plat (Tyler Court).
  - B. Approval of the plat is subject to approval of the associated zone case Z-1471.
  - C. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the proposed lake-drainage system indicated on subject plat and the appropriate guarantee for the drainage improvements associated with the plat.
  - D. Building setbacks shown on the approved associated C.U.P. shall govern.
  - E. The applicant shall contact Tim Cain of the Department of Public Works relative to indicating appropriate street names on the final plat.
  - F. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of all streets included within the plat except on the south side of McCormick, the east side of Turquoise, and the north side of Tyler Court. A sidewalk will be required around the cul-de-sac on Tyler Court.
  - G. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- The applicant shall guarantee the paving of all streets included within this application which are not presently paved.
- The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.

March 24, 1975

Glen Anchutz  
Attn: C. H. Price  
State Highway Engineer's Office  
State Office Building  
Topeka, Kansas 66612


Re: Carriage House Plaza Addition.

Dear Mr. Anchutz:

Charles Freund of Professional Engineering Consultants, the local consulting engineers for the West 54 Highway project have requested that we forward to you for your information and comments if any, the latest copy of a revised preliminary plat of Carriage House Plaza Addition. This is generally located at the northeast corner of Tyler Road and West U. S. 54. We call to your attention this most recent version of the preliminary plat now proposes for Hendryx Street to bend southward and tie into McCormick Street. You might also note that some of the other perimeter street systems have also been slightly rearranged and relocated in an attempt to combine what the applicant and developer of subject property are interested in achieving and as well trying to meet the requirements of the latest plans concerning the highway improvement at this location.

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

Sincerely,

  
Robert A. Lakin  
Director of Planning

RAL:CLN:rme  
Enclosure

cc: Charles Freund, Professional Engineering Consultants,  
1440 East English, 67211  
Kenneth O. Taylor, 1542 South St. Francis, 67211

March 21, 1975

Kenneth O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 75-19 - Preliminary  
plat of CARRIAGE HOUSE  
PLAZA SECOND ADDITION.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 20, 1975, 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 approval of the associated Community Unit Plan and revised zone case (S-1471).
- B. The final plat shall not be submitted prior to approval of the associated Community Unit Plan.
- C. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the proposed lake-drainage system indicated on subject plat and the appropriate guarantee for the drainage improvements associated with the plat.
- D. Building setbacks need not be shown on the final plat inasmuch as those shown on the approved associated C.U.P. shall govern.
- E. The applicant shall contact Tim Cain of the Department of Public Works relative to indicating appropriate street names on the final plat.
- F. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of all streets included within the plat except on the south side of McCormick and the east side of Turquoise.

- G. The applicant shall guarantee the paving of all streets included within this application which are not presently paved.
- H. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.
- I. Additional easements shall be indicated on the final plat as are shown on the engineer's "marked" copy of the preliminary plat.
- J. Lots 8, 9, 10 and 12, Block 2 shall not be developed until the drainage from said lots is able to be adequately handled and carried to the south.
- K. The lake indicated on Lot 1, Block 5, shall be designed such that it will be located west of the west line of the sewer line to be installed across subject lot.
- L. The applicant shall guarantee the construction of the accel-decel lane on the east side of Tyler Road.
- M. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- N. The applicant shall guarantee the extension of water to serve all lots and the Water Department shall be contacted regarding an appropriate guarantee by the applicant for relocation of a main and fire hydrant required because of the rerouting of some existing streets.
- O. 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.
- P. Lot 1, Block 5 shall be designated as a drainage easement and shall not be developed until such time as the lake is removed and the associated drainage can be adequately handled.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the M.A.P.C. Subdivision Regulations.

s/D 75-19  
March 21, 1975  
Page 3

R. Requirements for a final plat (see pages 20 through 25,  
Part 4, Article 5 of the M.A.P.C. Subdivision Regulations).

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

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rms  
Enclosure

cc: Bud White, 210 Pattie, 67211  
Bill Mesker, Municipal Airport  
Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-19 Name CARRIAGE HOUSE PLAZA SECOND ADDITION  
Date Application Rec'd. 3-10-75 Preliminary Approval 3-20-75  
Scheduled S/D Meeting 5-1-75

DESCRIPTION

General Location Northeast corner of Tyler Road and McCormick

Owner Bud White and Bill Mesker  
Surveyor/Engineer Kenneth O. Taylor  
Address 1542 South St. Francis Phone 264-4072

- |   |                                  |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>39.14</u>                                       | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>65</u> R/W <u>569</u> ft.  |
| Residential <u>19</u>   | b. <u>60</u> R/W <u>1350</u> ft. |
| Commercial <u>2</u>   | c. <u>40</u> R/W <u>930</u> ft.  |
| Industrial _____  | d. <u>70</u> R/W <u>1200</u> ft. |
| Other _____   | e. <u>10</u> R/W <u>580</u> ft.  |
| Total Number of Lots <u>21</u>  | TOTAL <u>4629</u> ft.            |
| 3. Minimum Lot Frontage <u>75</u> ft.                                       | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>10,700</u> sq. ft.                                   | streets? <u>yes</u> <u>X</u> no  |
| 5. Existing Zoning <u>AA</u>  |                                  |
| 6. Proposed Zoning <u>AA &amp; LC</u>                                       |                                  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |                                  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                  |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No)        |                                  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |                                  |

STAFF COMMENTS:

- A. Approval of this plat is subject to the applicant revising the associated Community Unit Plan to reflect the addition of the cul-de-sac in the northwest corner of the plat (Tyler Court).
  - B. Approval of the plat is subject to approval of the associated zone case Z-1471.
  - C. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the proposed lake-drainage system indicated on subject plat and the appropriate guarantee for the drainage improvements associated with the plat.
  - D. Building setbacks shown on the approved associated C.U.P. shall govern.
  - E. The applicant shall contact Tim Cain of the Department of Public Works relative to indicating appropriate street names on the final plat.
  - F. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of all streets included within the plat except on the south side of McCormick, the east side of Turquoise, and the north side of Tyler Court. A sidewalk will be required around the cul-de-sac on Tyler Court.
  - G. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- The applicant shall guarantee the paving of all streets included within this application which are not presently paved.

The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.

- J. The applicant shall be advised that Lots 7, 8, 9 and 11, Block 2 shall not be developed until the drainage from said lots is able to be adequately handled and carried to the south.
- K. "Complete access control" shall be labeled adjacent to Lots 2, 3 and 5, Block 2 on Tyler Court.
- L. The lake indicated on Lot 1, Block 4, shall be designed such that it will be located west of the west line of the sewer line to be installed across subject lot.
- M. The applicant shall guarantee the construction of the accel-decel lane on the east side of Tyler Road.
- N. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- O. The applicant shall guarantee the extension of water to serve all lots. The Water Department shall be contacted regarding an appropriate guarantee.
  
- P. 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.
- Q. Lot 1, Block 4 shall be designated as a drainage easement and shall not be developed until such time as the lake is removed and the associated drainage can be adequately handled.
- R. The appropriate street name for the road adjacent and south of Lots 6, 7, 8 and 11, Block 2, shall be appropriately referenced in the plat's text.
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-19 Name CARRIAGE HOUSE PLAZA SECOND ADDITION  
Date Application Rec'd. 3-10-75 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-20-75

DESCRIPTION

General Location Northeast corner of Tyler Road and McCormick.

Owner Bud White and Bill Mesker  
Surveyor/Engineer Kenneth O. Taylor  
Address 1542 South St. Francis Phone 264-4072

- |  |                       |  |                 |
|--|-----------------------|--|-----------------|
| 1. Gross Acreage of Plat   | <u>39.14</u>          | 7. Lineal Feet of New Streets:         |                 |
| 2. Number of Lots:   |                       | a. <u>65</u> R/W <u>569</u> ft.        |                 |
| Residential  | <u>19</u>             | b. <u>60</u> R/W <u>1350</u> ft.       |                 |
| Commercial   | <u>2</u>              | c. <u>40</u> R/W <u>930</u> ft.        |                 |
| Industrial   |                       | d. <u>70</u> R/W <u>1200</u> ft.       |                 |
| Other  |                       | e. <u>10</u> R/W <u>580</u> ft.        |                 |
| Total Number of Lots   | <u>21</u>             | TOTAL                                  | <u>4629</u> ft. |
| 3. Minimum Lot Frontage  | <u>75</u> ft.         | 8. Sidewalk adjacent to all            |                 |
| 4. Minimum Lot Area  | <u>10,700</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |                 |
| 5. Existing Zoning   | <u>AA</u>             |  |                 |
| 6. Proposed Zoning   | <u>AA &amp; LC</u>    |  |                 |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>  |                       |  |                 |
| 10. Public Sanitary Sewers <u>(Yes-No)</u> , Name <u>City of Wichita</u> |                       |  |                 |
| 11. Health Department Approval (where applicable) <u>No</u>              |                       |  |                 |
| 12. City of Wichita <u>X</u> ; Three-Mile Area _____ (Yes-No)            |                       |  |                 |

STAFF COMMENTS:

- A. Approval of this plat is subject to approval of the associated Community Unit Plan and revised zone case (Z-1471).
- B. The final plat shall not be submitted prior to approval of the associated Community Unit Plan.
- C. Due to the delineation of building setbacks, a lot shall be indicated at the northeast corner of Tyler Road and McCormick to conform with the 35 foot building setback shown at that location and Parcel 1 on the C.U.P.
- D. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the proposed lake-drainage system indicated on subject plat and the appropriate guarantee for the drainage improvements associated with the plat.
- E. Building setbacks need not be shown on the final plat inasmuch as those shown on the approved associated C.U.P. shall govern.
- F. The applicant shall contact Tim Cain of the Department of Public Works relative to indicating appropriate street names on the final plat.
- G. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of all streets included within the plat except on the south side of McCormick; the east side of Turquoise and where complete access control has been indicated.
- H. The applicant shall guarantee the paving of all streets included within this application which are not presently paved.
- I. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said 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 M.A.P.C. Subdivision Regulations.

K. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the M.A.P.C. Subdivision Regulations).

Map No.: 4946  
Section No.: 28  
Twp. No.: 27S  
Range: 1W

S/D No. 75-19

**APPLICATION FOR SUBDIVISION APPROVAL**

Name of Subdivision: Carriage House Plaza Second Add.  
General Location: NE Corner Tyler Road & McCormick

Name of Property Owner: Bud White & Bill Mesker 942-1468 Mesker  
Address: Mesker-Municipal Airport - White-210 Pattie Phone: 265-4618 White  
Name of Subdivider: Roger Sherwood  
Address: 2701 Century Plaza Bldg Phone: 267-3819  
Name of Agent/Surveyor: M. O. Taylor  
Address: 1542 S. St. Francis Phone: 264-4072  
Date of Application: March 7, 1975

**SUBDIVISION INFORMATION:**

1. Gross Acreage of Plat 39.14
2. Number of Lots:
  - Residential 19
  - Commercial 2
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 21
3. Minimum Lot Frontage 75 ft.
4. Minimum Lot Area 10,700 ft.
5. Existing Zoning A-A
6. Proposed Zoning A-A + LC
7. Lineal Feet of New Streets:
  - a. 65 R/W 569 ft.
  - b. 60 R/W 1350 ft.
  - c. 40 R/W 930 ft.
  - d. 70 R/W 1200 ft.
  - e. 10 R/W 580 ft.
  - TOTAL 4629 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) No (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: Bud White

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

Received by Carl Newley  
Date 3/10/75  
Fee Submitted \$110.00

FORM 021

**PAYMENT NOTICE**  
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
<i>Subdivision 9/1/75</i>	

Name	<i>R. J. Miller</i>
------	---------------------

Address	<i>214 Peoria</i>
---------	-------------------

Type	<i>11-4-7103</i>	Due Date	
------	------------------	----------	--

Comments:	
-----------	--

Date	<i>3/10/75</i>	By	<i>Carl M. ...</i>
------	----------------	----	--------------------