

PLAT NO. S/D 75-44 MAP NO. 6047

NAME P.H.I. ADDITION

LOCATION South side of Douglas in an area west of Webb Road

ENGINEER Hall & Associates

OWNER Pizza Hut, Inc.

APPLICATION FILED 5-28-75

SKETCH PLAT FILED 5-28-75

PRELIMINARY FILED 7-2-75

S/D ACTION 7-17-75 *Approved*

FINAL FILED 11-11-75

S/D ACTION 11-20-75 *approve*

MAPC ACTION 12-1-75 *Approved*

BCC ACTION 1-17-76 *Approved* *note means*

RECORDED 2/19/76 *approve sidewalk* *note means sidewalk*

REMARKS approve sidewalk

S/D 75-44 - P.H.I. ADDITION -
South side of Douglas Ave. in an
area west of Webb Road. Hall

POSTED
6-6-75

ACTION

	DATE
<i>S/D</i> N.D. COMMITTEE <i>submit</i> <i>Approved</i> <i>2-12-75</i>	
<i>fund</i> <i>approve</i> <i>11-20-75</i>	
M.A.P.C. <i>Approved</i> <i>12-1-75</i>	
B.C.C./ 15 <i>Approved</i> <i>1-13-76</i>	
<i>note memo regarding</i>	
<i>sidwell</i>	
BCC <i>Accepted Sidwell</i> <i>2/10/76</i>	
<i>Petition</i>	

Map No. 6947
Sec. No. 20
Twp. No. 27S
Range 2E

Subdivision Report and Progress
S/D No.: 75-44

Name: PHI ADDITION
P.H.I. ADDITION

General Location: South side of Douglas in an area west of Webb Rd.

Owner: Pizza Hut, Inc.
Address: 10225 E. Kellogg 01 Phone: 2 687-4161
Subdivider: same
Address: _____ Phone: _____
Engineer/Surveyor: Hall & Associates
Address: 7701 E. Kellogg Phone: 685-2304

Application Received 5-28-75
Conf. with Applicant 5-5-75
Sketch Plat Received 5-28-75
Present Zoning AA
Proposed Zoning BB
Letter of Intent 6-7-75

PREL. PLAT RECEIVED 7-7-75
S/D Comm. Action 7-12-75
Report
Dept. Report on Prel. 9-14-75

TRACING PROGRESS:
Received 12-14-75
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 11-11-75
S/D Comm. Action 11-20-75 approve

Dept. Report on Final 11-24-75
M.A.P.C. ACTION 12-1-75 Approved
Dept. Report on Final 12-2-75
~~Letter on Irons Received~~ N/A
Title/Taxes Rec'd & Reviewed 12-16-75
Final Review 1-8-76
Referral to B.C.C. 1-8-76

B.C.C. ACTION 1-13-76 Approve
Recorded 2-19-76

Comments:

Z-1668 Associated Zone Case

2-11-76 Called Hall & Assoc to pick up tracing for records

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

PHI ADDITION was
filed for record on February 19, 1976

David J. McCall
Register of Deeds

February 26, 1976

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1668 - Zone change from "AA" & "LC" to "BB"; and
✓ S/D 75-44 - P.H.I. Addition

At the regular meeting of the Board of City Commissioners on December 10, 1974, 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 February 10, 1976.

This is to advise you that the final plat of P.H.I. Addition was recorded with the Register of Deeds on February 19, 1976, and therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

January 30, 1976

Ralph Wulz, City Manager
Jack H. Galbraith, Chief Planner

Sidewalk guarantee associated with P.H.I. Addition.

Attached herewith is a valid sidewalk petition associated with the above referred to plat. The City Commission at their meeting of January 13, 1975, approved the plat of P.H.I. Addition subject to the applicant submitting a sidewalk petition guaranteeing the installation of a sidewalk on the south side of Douglas Avenue. The City Commission further indicated in their action that the sidewalk would not be constructed until the properties either to the east or west of the P.H.I. Addition were required to install sidewalks along Douglas Avenue. The attached sidewalk petition should be placed on the agenda for the February 10, 1976 City Commission meeting, with the recommended action being as follows:

Approve the petition and instruct the Director of Law to prepare the necessary resolution; and instruct the City Clerk to file a certificate with the Register of Deeds, the filing cost of which shall be billed to the applicant; and instruct the City Engineer to withhold construction of the sidewalk until such time as sidewalks are constructed either east or west of the P.H.I. Addition.

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

Jack H. Galbraith
Chief Planner

JHG:CLN:rme
Attachment

cc: Larry Daniel, Hall & Associates, Inc.
7701 East Kellogg, Suite 820, 67207

APPROVED BY:

Robert A. Lakin
Director of Planning

CERTIFICATE

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

Pizza Hut, Inc., owner and plattor of PHI Addition,
does hereby certify that petition for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

- 1. Sidewalks

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

Signed this 22 day of Jan, 1976.

PIZZA HUT, INC.

Frank L. Carney
Frank L. Carney

President and
Chairman of the Board

Farris S. Farha
Farris S. Farha

Senior Vice President,
Administration

Gerald T. Aaron
Gerald T. Aaron

Secretary and
General Counsel



STATE OF KANSAS SS
COUNTY OF SEDGWICK

The foregoing instrument was acknowledged before me this
22 day of Jan, 1976, by Frank L. Carney, President and
Chairman of the Board, Farris S. Farha, Senior Vice President,
Administration, and Gerald T. Aaron, Secretary and General Counsel,
of Pizza Hut, Inc., a Delaware corporation, on behalf of the corporation.

 WANDA SHARP
Sedgwick County, Ks.
My Comm. Exp. June 30, 1977

My Commission Expires

Wanda Sharp
Wanda Sharp, Notary Public

January 29, 1976

Ralph Wulz, City Manager

Jack H. Galbraith, Chief Planner

Sidewalk guarantee associated with
P.H.I. Addition.

Attached herewith is a valid sidewalk petition associated with the above referred to plat. The City Commission at their meeting of January 13, 1975, approved the plat of P.H.I. Addition subject to the applicant submitting a sidewalk petition guaranteeing the installation of a sidewalk on the south side of Douglas Avenue. The City Commission further indicated in their action that the sidewalk petition would not be acted upon until the properties both east and west of the P.H.I. Addition were required to install sidewalks along Douglas Avenue. The attached sidewalk petition should be placed on the agenda for the February 10, 1976 City Commission meeting, with the recommended action being as follows:

Approve the petition and instruct the Director of Law to prepare the necessary resolution. Instruct the City Clerk to file a certificate with the Register of Deeds. The filing cost of which shall be billed to the applicant, and instruct the City Engineer to not act upon the sidewalk petition until such time as sidewalks are being installed along the south side of Douglas Avenue on the property adjacent to the east and west of the P.H.I. Addition.

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

Jack H. Galbraith
Chief Planner

JHG:CLN:rme
Attachment

cc: Larry Daniel, Hall & Associates, Inc.
7701 East Kellogg, Suite 820, 67207

WICHITA-SEDGWICK COUNTY

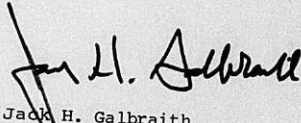
DATE

January 13, 1976

METROPOLITAN AREA PLANNING DEPARTMENT

TO The Files
FROM Jack H. Galbraith, Chief Planner
SUBJECT S/D 75-44 PHI ADDITION-South of Douglas, west of Webb Road.

The Board of City Commission on January 13, 1976 considered the above captioned plat. Their action was to approve the plat subject to the conditions recommended by the Planning Commission with the understanding that sidewalk ~~construction~~ adjacent to Douglas would not occur until we have petitions and/or construction of sidewalks occurs to the east or west of subject property.


Jack H. Galbraith
Chief Planner

JHG:e1

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 75-44 Name P.H.I. Addition
Application & Sketch Filed: 5-28-75
Preliminary Plat Filed: 7-7-75 Approved by S/D: 7-17-75
Final Plat Filed: 11-11-75 Approved by S/D: 11-20-75
Approved by Metropolitan Area Planning Commission: 12-1-75

DESCRIPTION

General Location: South side of Douglas in an area west of Webb Road.

Surveyor or Engineer: Hall & Associates
Owner: Pizza Hut, Inc.
Address: 10225 East Douglas

1. Gross Acreage of Plat <u>58.7</u>	6. Access Control
2. Number of Lots:	St. <u>Douglas Ave.</u> No. Openings <u>3</u>
Residential _____	St. _____ No. Openings _____
Commercial <u>1</u>	St. _____ No. Openings _____
Industrial _____	7. Req'd Improvements
Other _____	St. Paving _____ Water _____
Total Number of Lots: <u>1</u>	Sidewalk <u>X</u> _____ Drainage _____
3. Minimum Lot Area: <u>57.0</u> Acres	Sewer _____ Other install _____
4. Existing Zoning <u>"AA"</u>	accel-decel lane
5. Special Problems Discussed <u>Installation</u>	on Douglas.

A valid petition has been submitted guaranteeing the installation of deceleration lanes on Douglas Avenue. A certificate has been submitted certifying the petition.

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

- (A) The applicant shall install or guarantee the installation of a sidewalk adjacent to the south side of Douglas.
- (B) Recording of the plat within 30 days after approval by the Board of City Commissioners.

Porter moved, Kamen seconded and it carried unanimously. Savina and Taylor were absent.

NOTE: The associated zone case Z-1668 from "AA" and "LC" to "BB" has been approved by the Board of City Commissioners subject to platting.

ACTION: Approve the petition and instruct the Director of Law to prepare the necessary resolution, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission, authorize the Mayor to sign, and instruct the Planning Department to withhold the plat tracing from recording until an appropriate guarantee has been submitted for the installation of the sidewalk.

TWO

PLEASE DO NOT FOLD OR MUTILATE

1111

CHECKS PAYABLE TO

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

LEGAL DESCRIPTION

O.B. (Bruce) McCracken
COUNTY TREASURER
George Perce
COUNTY CLERK

C 21727-180 C 21727-180
S25 NE COR NW 1/4 S2 1/4 S 121.5 FT
X 105 FT S 13 FT W 214.5 FT N 134.0
FT S 379.5 FT TO S25 N 30 FT ETC NW
S11 20-27-25

RETURN ALL OF THIS BY 10/15/78. DUE 10/15/78. FIRST DELINQUENT 10/15/78. SECOND DELINQUENT 11/15/78. WITH 10% PER ANNUM.

RE-07-0380-10-3
-C -21727-018C 67-02
PIZZA HUT INC
PIZZA HUT CO
P.O. Box 428
WICHITA KS 67201

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

O.B. (BRUCE) MCCRACKEN
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST
CA
CK

CONTACT ASSESSOR ON 15 ABOUT VALUATION

TOTAL	FIRST	SECOND	DATE	INTEREST	PAID	RECEIPT NO.

MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1978 REAL ESTATE TAX
1.380	100.620	1043.40	237.39	1,250.79	540.39	640.40

PROPERTY INFORMATION										INTEREST	TOTAL PAID	RECEIPT NO.
SE	SW	NE	NW	SECTION	TOWNSHIP	RANGE	COUNTY	STATE	ZIP			

TWO

PLEASE DO NOT FOLD OR MUTILATE

1111

CHECKS PAYABLE TO

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

LEGAL DESCRIPTION

O.B. (Bruce) McCracken
COUNTY TREASURER
George Perce
COUNTY CLERK

A 235 1/4 1/4 37 1/4 1/4 1/4 1/4

RETURN ALL OF THIS BY 10/15/78. DUE 10/15/78. FIRST DELINQUENT 10/15/78. SECOND DELINQUENT 11/15/78. WITH 10% PER ANNUM.

RE-07-0379-00-2
-C -21727-0063-000A 67-02
PIZZA HUT INC
PO BOX 428
WICHITA KS 67201

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

O.B. (BRUCE) MCCRACKEN
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST
CA
CK

CONTACT ASSESSOR ON 15 ABOUT VALUATION

TOTAL	FIRST	SECOND	DATE	INTEREST	PAID	RECEIPT NO.

MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1978 REAL ESTATE TAX
	133.76	273.71	411.47	206.73	204.74	170.00

PROPERTY INFORMATION										INTEREST	TOTAL PAID	RECEIPT NO.
SE	SW	NE	NW	SECTION	TOWNSHIP	RANGE	COUNTY	STATE	ZIP			

MICROFILMED
FROM THE BEST
AVAILABLE COPY

TWO

PLEASE DO NOT FOLD OR MUTILATE



MAKE CHECKS PAYABLE TO
O.B. (Bruce) McCracken *George Pierce*
 COUNTY TREASURER COUNTY CLERK

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

LEGAL DESCRIPTION
 C 21727-180 C 21727-180
 BEG NE COR NW 1/4 SE 1/4 S 121.5 FT
 W 145 FT S 13 FT W 214.5 FT N 134.5
 FT E 379.5 FT TO BEG N 30 FT FOR RD
 SEC 29-27-2E

RETURN ALL OF THIS STATEMENT. DUE 975 FIRST DELINQUENT 975 SECOND DELINQUENT 1976 WITH INTEREST AT 10% PER ANNUM

RE-07-0380-10-3
 -C -21727-0180 67-02
 PIZZA HUT INC
 PIZZA HUT CO
 P.O. Box 428
 WICHITA KS 67201

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

O. B. (BRUCE) MCCRACKEN
 COUNTY TREASURER, SEDGWICK COUNTY
 WICHITA, KANSAS 67203

INTEREST
 CA
 CK

PLEASE INDICATE ANY CHANGE OF ADDRESS

TOTAL	FIRST	SECOND	DATE	INTEREST	PAID	RECEIPT NO.

MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1975 REAL ESTATE TAX
1.380	100.920	1043.40	237.39	1,280.79	640.39	640.40

VALIDATION NUMBER										INTEREST	TOTAL PAID	RECEIPT NO.
02	01	00	00	00	00	00	00	00	00			

TWO

PLEASE DO NOT FOLD OR MUTILATE



MAKE CHECKS PAYABLE TO
O.B. (Bruce) McCracken *George Pierce*
 COUNTY TREASURER COUNTY CLERK

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

LEGAL DESCRIPTION
 C 21727-180 C 21727-180

RETURN ALL OF THIS STATEMENT. DUE 975 FIRST DELINQUENT 975 SECOND DELINQUENT 1976 WITH INTEREST AT 10% PER ANNUM

RE-07-0379-09-3
 -C -21727-0963-003A 67-03
 PIZZA HUT INC
 PO BOX 428
 WICHITA KS 67201

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

O. B. (BRUCE) MCCRACKEN
 COUNTY TREASURER, SEDGWICK COUNTY
 WICHITA, KANSAS 67203

INTEREST
 CA
 CK

PLEASE INDICATE ANY CHANGE OF ADDRESS

TOTAL	FIRST	SECOND	DATE	INTEREST	PAID	RECEIPT NO.

MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1975 REAL ESTATE TAX
1.380	100.920	334.76	273.71	613.47	306.73	306.74

VALIDATION NUMBER										INTEREST	TOTAL PAID	RECEIPT NO.
02	01	00	00	00	00	00	00	00	00			

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

h&ai **HALL & ASSOCIATES, INC.** LAND SURVEYORS

22 December, 1975

Mr. M. S. Mitchell
Assistant Superintendent of
Public Works Maintenance
City Building, 7th Floor
455 North Main Street
Wichita, Kansas 67202



RE: "PHI ADDITION", and the associated "FLOODWAY"

Dear Mitch:

I have been requested by the Legal Department of Pizza Hut, Inc. to file a letter outlining our understanding of the treatment accorded the "FLOODWAY RESERVE" as shown on the plat of "PHI ADDITION". Please advise me if the following items are substantially correct, or if we have mis-construed the intent of the "FLOODWAY".

1. The perimeter of the "FLOODWAY RESERVE" was determined by plotting the approximate water surface which may be expected to occur in the event of a rainfall with the intensity of the 100 year frequency in the watershed area involved at the confluence of the Gypsum Creek Improvement with the intermittent stream which crosses part of "PHI ADDITION" without modification of the existing streambed.
2. The Minimum Building Pad Elevations represent the probable floodwater elevation with three feet of freeboard added.
3. In the event the owner of "PHI ADDITION" desires to carry out any construction within the area delineated as "FLOODWAY RESERVE", then that owner must furnish the Wichita - Sedgwick County Flood Control office or their successors of office with the proposed grading plan and demonstrate that adequate provisions have been made to accommodate the "100 year storm". If the proposed plans are satisfactory, then they are approved and a letter to this effect is placed in the file.

I was recently quizzed about the "FLOODWAY" by a gentleman of the 'Title Insurance' community, and he expressed some concern over my understanding of how the whole thing operates. I think his primary concern was that any change in the floodway area or any release of any portion thereof should be placed of record with the Register of Deeds. Maybe this is already being done but I didn't think so - and advised him that I'd find out about that too.

Thank You.

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

M. S. Mitchell

Page Two

Sincerely;

HALL AND ASSOCIATES, INC.

T. Larry Daniel

T. Larry Daniel

TLD:tld

cc: Mr. Farris Farha, Pizza Hut, Inc.
Mr. Curtis L. Newby, M.A.P.D.
Mr. David Haines, Architect
Mr. Ron Spangenberg, Architect

CERTIFICATE

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

Pizza Hut, Inc., owner and plattor of PHI Addition,
does hereby certify that petitions for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

1. Street Pavement

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

Signed this 8th day of December, 1975.

PIZZA HUT, INC.

Frank L. Carney
Frank L. Carney

President and
Chairman of the Board

Farris S. Farha
Farris S. Farha

Senior Vice President,
Administration

Gerald T. Aaron
Gerald T. Aaron

Secretary and
General Counsel

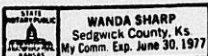
STATE OF KANSAS

SS

COUNTY OF SEDGWICK

The foregoing instrument was acknowledged before me this
8th day of December, 1975, by Frank L. Carney, President and
Chairman of the Board, Farris S. Farha, Senior Vice President,
Administration, and Gerald T. Aaron, Secretary and General Counsel,
of Pizza Hut, Inc., a Delaware corporation, on behalf of the corporation.

June 30, 1977
My Commission Expires



Wanda Sharp
Wanda Sharp, Notary Public

CERTIFICATE

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

Pizza Hut, Inc., owner and platfor of PHI Addition,
does hereby certify that petitions for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

1. Street Pavement

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PIZZA HUT, INC.

Frank L. Carney
Frank L. Carney

President and
Chairman of the Board

Farris S. Farha
Farris S. Farha

Senior Vice President,
Administration

Gerald T. Aaron
Gerald T. Aaron

Secretary and
General Counsel

STATE OF KANSAS

SS

COUNTY OF SEDGWICK

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Chairman of the Board, Farris S. Farha, Senior Vice President,
Administration, and Gerald T. Aaron, Secretary and General Counsel,
of Pizza Hut, Inc., a Delaware corporation, on behalf of the corporation.

June 30, 1977
My Commission Expires



Wanda Sharp
Wanda Sharp, Notary Public

Lawyers Title Insurance Corporation

A STOCK COMPANY
Home Office—Richmond, Virginia

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

1. Effective date
December 8, 1975
2. Policy or policies to be issued:

Case No. No # assigned

(a) ALTA Owner's Policy—Form B-1970 (Rev. 10-17-70)
Proposed insured:

Amount \$ _____

WICHITA AREA METROPOLITAN PLANNING COMMISSION

(b) ALTA Loan Policy, 1970 (Rev. 10-17-70)
Proposed insured:

Amount \$ _____

(c)
Proposed insured:

Amount \$ _____

3. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

PIZZA HUT, INC.

4. The land referred to in this Commitment is described as follows:
The West 23 Acres of the Northeast Quarter of the Southeast Quarter of Section 20, Township 27 South, Range 2 East of the Sixth Principal Meridian in Sedgwick County, Kansas, together with the Northwest Quarter of said Southeast Quarter Section except that part thereof described as follows:
BEGINNING at the Northwest Corner of said Southeast Quarter Section; Thence North 89 degrees, 58' 59" East; on the North line of said Quarter Section, a distance of 393 feet; thence South 0 degrees, 9' 1" East a distance of 439.26 feet; thence South 65 degrees 21' 40" West, a distance of 299.37 feet; thence South 73 degrees 19' 49" West, a distance of 125.63 feet, more or less, to the West line of said Quarter Section; thence North 0 degrees, 10' 4" West, a distance of 600 feet, more or less, to the POINT OF BEGINNING. To be platted as PHI Addition, Wichita, Sedgwick County, Kansas.

Countersigned at Wichita, Kansas 12/15/75 1s

David B. [Signature]
Authorized Officer or Agent

Schedule A—Page 1—No.

Form No. 91-88

(over)

ORIGINAL

Lawyers Title Insurance Corporation

A Stock Company
Home Office - Richmond, Virginia

COMMITMENT FOR TITLE INSURANCE

LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, for 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 Schedules A and B 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 six (6) months 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. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."



Lawyers Title Insurance Corporation

Robert C. Dawson

President

Attest:

Ray Smith

Secretary

Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office—Richmond, Virginia

SCHEDULE B—Section 1

Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Item (c) Payment of taxes for the year 1975 in the original amount of \$613.47. (Key No. C-21727-63 A). 1974 and prior years paid.



Schedule B—Section 1—Page 1

CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

Lawyers Title Insurance Corporation
A Stock Company
Home Office - Richmond, Virginia

Lawyers Title Insurance Corporation

A STOCK COMPANY
Home Office—Richmond, Virginia

SCHEDULE B—Section 2 Exceptions

The policy or policies to be issued will contain exceptions to the following 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 the year 1976 and subsequent years together with special assessments due and payable therewith.
3. An easement across the North 30 feet for road. Perpetual easement in Douglas Avenue for water facilities granted in Miscellaneous Book 180, page 221.
4. No liability is assumed for possible unfiled mechanic's and materialmen's liens.
5. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
6. Easements and restrictions shown on the purposed plat of PHI Addition, Wichita Sedgwick County, Kansas.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

Schedule B—Section 2—Page 1

AMERICAN LAND
TITLE ASSOCIATION
STANDARD FORM
COMMITMENT



Lawyers Title
Insurance Corporation

A Stock Company
Home Office
Richmond, Virginia

December 2, 1975

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

Re: S/D 75-44 - Final Plat of
PHI ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 1, 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 November 21, 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.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1975 and prior years have been paid.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Pizza Hut, Inc., 10225 East Kellogg 67207
Dean Sellers, Assistant City Engineer

November 21, 1975

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

Re: S/D 75-44 - Final plat of
PHI ADDITION.

Gentlemen:

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

~~A.~~ ^{PERMITTED} The applicants shall guarantee the installation of the deceleration lanes on Douglas Avenue.

~~B.~~ ^{not ok} The applicants shall guarantee the installation of a sidewalk adjacent to the south side of Douglas Avenue.

~~C.~~ A 10-foot utility easement shall be labeled adjacent to the east line of the plat.

~~D.~~ The floodway indicated at the southwest corner of the revised final plat shall be relabeled as a "floodway dedication."

~~E.~~ The applicant and/or their engineer shall meet with M. S. Mitchell of the Maintenance-Flood Control Office relative to handling of the drainage on subject property and if required, the applicant shall submit an appropriate guarantee for any drainage improvements necessary for handling of said drainage.

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

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

VERBAL OK
12-16-75
NO GUARANTEES
NEEDED.

S/D 75-44
November 21, 1975

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Pizza Hut, Inc., 10225 E. Kellogg, 67207
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-44 Name PHI ADDITION
Date Application Rec'd. 5-28-75 Preliminary Approval 7-17-75
Scheduled S/D Meeting 11-20-75

DESCRIPTION

General Location South side of Douglas in an area west of
Webb Road.

Owner Pizza Hut, Inc.
Surveyor/Engineer Hall & Associates
Address 7701 East Kellogg, Suite 820 Phone 685-2304

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>58.75</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> 1 </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u> 1 </u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u> 1,690 </u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u> 2,559,150 </u> sq. ft. | streets? <u> yes </u> <u> X </u> no |
| 5. Existing Zoning <u> AA </u> | |
| 6. Proposed Zoning <u> BB </u> | |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> X </u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. It shall be noted that this plat was previously entitled Pizza Hut Addition when considered in preliminary form.
- B. The applicants shall guarantee the installation of the deceleration lanes on Douglas Avenue.
- C. The applicants shall guarantee the installation of a sidewalk adjacent to the south side of Douglas Avenue.
- D. The applicant shall be advised that the sidewalk construction will be required at the time of final building inspection when the sidewalk has been required as a condition of plat approval.
- E. The applicant and/or their engineer shall meet with M. S. Mitchell of the Maintenance-Flood Control Office relative to handling of the drainage on subject property and if required the applicant shall submit an appropriate guarantee for any drainage improvements necessary for handling of said drainage.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

November 13, 1975

Ralph Wulz, City Manager

Jack H. Galbraith, Chief Planner

Z-1668 - "AA" & "LC" to "BB", and S/D 75-44
PHI ADDITION.

We are in receipt of a copy of a letter to you from T. Larry Daniel of Hall & Associates, requesting an extension of the platting time on the above referred to zone case. Our files indicate that this is a first request for extension of platting time, and also that the preliminary plat of PHI Addition has been considered by the Subdivision Committee and approved. We therefore feel that this request is in accordance with the provisions of Planning Commission policy statement #5, and we would concur in a maximum 90 day extension of the platting time as requested by Mr. Daniel.

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

Jack H. Galbraith, Chief Planner

JHG:CLN:rme

cc: T. Larry Daniel, Hall & Associates, 7701 East Kellogg,
Suite 820, 67207

n&ai

HALL & ASSOC INC

LAND SURVEYORS

November 7, 1975



Mr. Ralph Wulz
City Manager
City of Wichita
City Building 204 South Main Street
Wichita, Kansas 67202

Re: Z-1668 & S/D 75-44 "PHI ADDITION"

Dear Mr. Wulz:

We are advised by Mr. Jack Galbraith, of M.A.P.D., that the time limit allowed for recording of the final plat of "PHI ADDITION" will expire on the 10th day of December, 1975.

Acquisition of the various parcels involved has now been completed, and we expect to file the final plat on Monday, November 10, 1975 for review by the Sub-division Committee and the Planning Commission. The time remaining is marginal, and I feel that there may be some difficulty in determining the proper distribution of 1975 taxes which will need to be paid before the plat will be considered by the County Commission. If it is also possible that we may encounter additional and unavoidable delays in processing of the final plat, which could prevent the filing of the plat before the 10th of December.

We respectfully request a time extension of 90 days for recording of the final plat. We will make every effort to complete this plat before the now standing deadline, but feel the need of additional time as insurance against the unforeseen. Thank you.

Sincerely,

HALL AND ASSOCIATES, INC.

A handwritten signature in cursive script that reads "T. Larry Daniel".

T. Larry Daniel
TLD/mcy

CC: Curtis L. Newby, Junior Planner
Farris S. Farha
Albert J. Kirk
Richard C. Harris

Lindy Andeel
David Haines
Ron Spangenberg
Gerald T. Aaron

November 5, 1975

Richard C. Harris
Attorney at Law
Fourth Financial Center
Wichita, Kansas 67202

Re: Z-1668 - from "AA" & "LC"
to "BB" and the associated
plat S/D 75-44, Pizza Hut
Addition - generally located
on the south side of Douglas
in an area west of Webb Road.

Dear Mr. Harris:

As you will recall, the above captioned zone case was approved by the Metropolitan Area Planning Commission on November 14, 1974, and by the Board of City Commissioners on December 10, 1974. The action of the governing body was to approve the request subject to the application area being platted within one year from the date of approval by the Board of City Commissioners; and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed. The latest action on the associated plat, Pizza Hut Addition, was approval of the preliminary plat by the Subdivision Committee on July 17, 1975.

This is to advise you that the one year time limit will expire on December 10, 1975, and in the event the plat has not been recorded by the expiration date, based on the action of the governing body, all associated case files will be marked "denied and closed".

We would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:JR:rme

cc: Farris S. Farha, Pizza Hut, Inc., P. O. Box 428, 67201
Lindy Andeal, 5900 East Central, 67208
Hall & Associates, 7701 E. Kellogg, Suite 820, 67207

SCGD-Cons-5 (6/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Pizza Hut Addition
Location S. of Douglas & West of Webb Road
Date 7-17-75

Prepared by Larry L. Henry, District Conservationist,
USDA-Soil Conservation Service,
4100 Maple, Wichita, Kansas 67209
Phone: 943 9471

Requested by: Wichita-Sedgwick County Metropolitan
Area Planning Commission

MAILED TO:

Hall & Associates
Name -

Firm

Phone -- Date
111 _____
119 _____
102 _____
104 _____

A. SOIL TYPE: Irwin silty clay loam. This soil has a very high shrink-swell ratio.

B. SITUATION: No problem exists now but temporary and permanent cover must be maintained on this area at all times. Special provisions need to be taken with foundations and roads so as not to cause problems.

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.
- 6. 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. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

* CONTINUED *

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

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet
Tall fescue, 3 pounds per 1,000 square feet
Bromegrass, 3 pounds per 1,000 square feet

SPECIAL RATES: _____

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet
Bromegrass, 2 pounds per 1,000 square feet

SPECIAL RATES: _____

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- 7. 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.
- 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- 10. Discharge water from outlet structures at nonerosive velocities.
- 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316 943 9471.
- 12. Divert foreign runoff water around area during construction.
- 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
- 14. _____

Distribution: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Department Staff
File Copy: Sedgwick County Conservation District

July 21, 1975

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

Re: S/D 75-44 - Preliminary plat
of PIZZA HUT ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 17, 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. An appropriate title shall be chosen for the plat and shall be indicated on the final plat.
- B. The applicant and/or their engineer shall contact the Traffic Engineering Division of the Department of Public Works relative to the geometrics to be indicated on the plat for the deceleration lanes at the two proposed entrances on Douglas Avenue.
- C. The applicants shall guarantee the installation of the deceleration lanes on Douglas Avenue.
- D. The applicants shall guarantee the installation of a sidewalk adjacent to the south side of Douglas Avenue.
- E. The applicants shall be advised that a permit from the State Board of Water Resources will be required for the proposed retention dam and spillway indicated on the plat unless another means of water retention and drainage control is utilized.
- F. The applicant and/or their engineer shall meet with M. S. Mitchell of the Maintenance-Flood Control Office relative to handling of the drainage on subject property.

S/D 75-44
July 21, 1975
Page 2

- G. Temporary and permanent soil cover should be maintained during the development of subject property in order to prevent erosion. In addition, the applicant should consult with Larry Henry of the Soil Conservation Service relative to the proposed structures to be built on subject property as the soil in the area has a high expansion-shrinkage rate.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC 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:rme
Enclosure

cc: Pizza Hut, Inc.
10225 E. Kellogg, 67207

Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-44 Name PIZZA HUT ADDITION
Date Application Rec'd. 5-28-75 Preliminary Approval _____
Scheduled S/D Meeting 7-17-75

DESCRIPTION

General Location South side of Douglas in an area west of
Webb Road.
Owner Pizza Hut, Inc.
Surveyor/Engineer Hall & Associates
Address 7701 East Kellogg Phone 685-2304

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>58.75</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> <u>1</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>1,690</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>2,559,150</u> sq.ft. | streets? <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>BB</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. An appropriate title shall be chosen for the plat and shall be indicated on the final plat.
- B. The applicant and/or their engineer shall contact the Traffic Engineering Division of the Department of Public Works relative to the geometrics to be indicated on the plat for the deceleration lanes at the two proposed entrances on Douglas Avenue.
- C. The applicants shall guarantee the installation of the deceleration lanes on Douglas Avenue.
- D. The applicants shall guarantee the installation of a sidewalk adjacent to the south side of Douglas Avenue.
- E. The applicants shall be advised that a permit from the State Board of Water Resources will be required for the proposed retention dam and spillway indicated on the plat.
- F. The applicant and/or their engineer shall meet with M. S. Mitchell of the Maintenance-Flood Control Office relative to handling of the drainage on subject property.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Form 23 021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT

Name _____

Address _____

Type _____

Due Date _____

Comments: _____

Date _____

By _____

2/2/75 *[Signature]*

June 3, 1975

Mr. Larry Daniel
Hall & Associates
7701 East Kellogg, Suite 820
Wichita, Kansas 67207

Re: S/D 75-44 - Sketch plat
of Pizza Hut Addition -
generally located on the
south side of Douglas Ave.
in an area west of Webb
Road.

Dear Mr. Daniel:

As a result of the meeting held in our office on May 28, 1975 with you, Dave Haines and Ron Spangenburg, Architects, you are hereby authorized to prepare and submit a preliminary plat subject to the following conditions and comments:

- A. The proposed north-south street indicated along the western portion of subject property may be deleted from the plat as it was determined that it was not needed to provide future access to the unplatted property to the south.
- B. "Complete access control" shall be indicated adjacent to Douglas Avenue on the west 50 feet of subject property. "Access control except for two openings", shall be indicated along the balance of the frontage on Douglas Avenue.
- C. The applicants and/or their engineer shall contact the Traffic Engineering Division of the Department of Public Works relative to the geometrics for decel lanes to be indicated on the plat and major entrance designs for the two proposed entrance drives to serve subject property.
- D. It is recommended that the plat reflect a 200-250 building setback line from Douglas Avenue.
- E. The applicants shall be advised that a permit will be required from the State Board of Water Resources for the proposed retention dam and spillway structure indicated on the sketch plat.

Mr. Larry Daniel
June 3, 1975
Page 2

- F. The applicants engineer and architects shall make satisfactory arrangements and/or guarantee with the Flood Control office for handling of the drainage system passing through subject property and as well handling of the site drainage.
- G. Requirements for a preliminary plat of the M.A.P.C. Sub-division Regulations.

Enclosed for your information and files is a marked "engineers copy" of the sketch plat. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

Map No.: 047
Section No.: 20
Twp. No.: 27S
Range: 2E

S/D No. 75-44

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: _____

General Location: S.W. OF INTERSECTION OF DOUGLAS & NEEB ST.

Name of Property Owner: Pizza Hut, Inc.
Address: 10225 E. Kellogg, Phone: 687-4161
Name of Subdivider: Pizza Hut, Inc.
Address: 10225 E. Kellogg, Phone: same
Name of Agent/Surveyor: Hall & Associates, Inc.
Address: 7701 E. Kellogg, Suite 820, Wichita, KS 67207 Phone: 685-2304
Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 58.75
2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 1,690 ft.
4. Minimum Lot Area 2,559,180 ft.
5. Existing Zoning AA
6. Proposed Zoning BB (Z 1668)
7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes X 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) _____ (Yes-No)
12. City of Wichita Yes Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Secretary
Secretary

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

Received by [Signature]
Date 5/28/75
Fee Submitted none