

PLAT NO. S/D 78-47 MAP NO. 5747

NAME ANDERSON INVESTMENT FIRST ADDITION

LOCATION: East side of Hillside between Oakland &  
English

ENGINEER Van Doren-Hazard-Stallings

OWNER Keith L. Anderson

APPLICATION FILED 5/22/78

SKETCH PLAT FILED none

PRELIMINARY FILED none submitted

S/D ACTION N/A

FINAL FILED 5-22-78

S/D ACTION 6-1-78 approve

MAPC ACTION 6-8-78 Approved

BCC ACTION 8-15-78 Approved

RECORDED August 24 1978

REMARKS Assoc. Z-1841

CASH GUARANTEE for sewer work which  
cannot be completed.

S/D 78-47 - ANDERSON INVESTMENT FIRST  
ADDITION  
East side of Hillside between Oakland  
and English, by Van Doren-Hazard-Stallins



7/80

DARRELL BREWER ADVISED  
THAT THERE ARE EXISTING  
HOMES CONNECTED TO  
THIS S.S. LINE & IT  
CANNOT BE ABANDONED  
AT THIS TIME.

FCW

July 9, 1980

Keith L. Anderson  
1175 S. Rock Road  
Wichita, Ks. 67207

Re: Cash guarantee associated with Anderson Investment  
First Addition

Dear Mr. Anderson:

On March 14, 1980, I wrote to you regarding the above-referenced matter. As you will remember, a condition of approval associated with the platting of Anderson Investment First Addition was guaranteeing the abandonment of a public sewer line located in an easement vacated by the replat. The line was to have been sealed off by June 8, 1980.

A quick review of sewer permit records does not show that this work has been completed. Please call me at your earliest convenience and advise me as to your intentions regarding this matter. If you wish for the City to complete this work, I will proceed to transfer your \$300.00 cash guarantee to a project account. However, as I stated in my previous letter, we prefer that you complete the work and thereby allow us to refund your \$300.00.

Should you have any questions about this matter, please call me. My telephone number is 268-4405. I am looking forward to discussing this matter with you in the near future.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Darrell Brewer, Superintendent of Sewer Maintenance,  
Water Department  
Mike Lindebak, Project Development Engineer, City  
Engineering

March 14, 1980

Keith L. Anderson  
1175 S. Rock Road  
Wichita, Ks. 67207

Re: Cash guarantee associated with Anderson Investment  
First Addition

Dear Mr. Anderson:

On August 1, 1978, you submitted a \$300.00 check to the City of Wichita as a guarantee for the abandonment of a public sewer line in a 10-foot public easement that was vacated by the platting of Anderson Investment First Addition. This action on your part was in response to a condition of platting.

This cash guarantee was accepted with the understanding that the public line was to be sealed off on or before June 8, 1980. City records, as of this date, show that this work has not been completed.

The purpose of this letter is to bring this situation to your attention and advise you that, if the line is not satisfactorily abandoned by June 8, we will be required to transfer the cash guarantee to a project account so the City can complete the work. We would, of course, prefer that you have this work done so we could proceed to refund your \$300.00.

Should you have any questions about this matter, please do not hesitate to call me at 268-4405. I have attached a copy of your cash guarantee for your reference and information.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh  
Attachment

cc: Darrell Brewer, Superintendent of Sewer Maintenance, Water  
Department

September 7, 1978

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1841 - "A" & "B" to "LC"; and  
✓ S/D 78-47 - ANDERSON INVESTMENT FIRST ADDITION

At the regular meeting of the Board of City Commissioners on August 2, 1977, 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 August 15, 1978.

This is to advise you that the final plat of Anderson Investment First Addition was recorded with the Register of Deeds on August 24, 1978 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith  
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-47                      Name Anderson Investment First Addition  
Application & Sketch Filed: 5-22-78  
Preliminary Plat Filed: N/A                      Approved by S/D: N/A  
Final Plat Filed: 5-22-78                      Approved by S/D:                      6-1-78  
Approved by Metropolitan Area Planning Commission: 6-8-78

DESCRIPTION

General Location: East side of Hillside between Oakland and English

Surveyor or Engineer: Van Doren-Hazard-Stallings  
Owner: Keith S. Anderson  
Address: 1175 South Road

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>0.96</u>      | 6. Access Control                                       |
| 2. Number of Lots:                        | St. <u>Hillside</u> No. Openings <u>1</u>               |
| Residential _____                         | St. _____                      No. Openings _____       |
| Commercial _____                          | St. _____                      No. Openings _____       |
| Industrial _____                          | 7. Req'd Improvements                                   |
| Other <u>1</u>                            | St. Paving <u>not req'd</u> Water <u>not req'd</u>      |
| Total Number of Lots: <u>1</u>            | St. Sidewalk <u>not req'd</u> Drainage <u>not req'd</u> |
| 3. Minimum Lot Area: <u>0.96</u> Acres    | Sewer <u>not req'd</u> Other <u>None</u>                |
| 4. Existing Zoning <u>A and B</u>         |   |
| 5. Special Problems Discussed <u>None</u> |   |

The adjoining streets are paved and sanitary sewer and City water already serve the property.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant submitting a contingent dedication for 12 feet of additional street right-of-way for Oakland, the contingency to be based upon acquisition of the balance of the right-of-way for Oakland between Hillside and Rutan or the reconstruction of the Hillside-Oakland intersection.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: Associated zone case Z-1841, "A", "B" to "BB" has been approved by the Board of City Commissioners.

Cole moved, Bell seconded and it carried unanimously.

ACTION:

Accept the contingent street dedication and instruct the City Clerk to file said dedication with the Register of Deeds, the 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.

CONTINGENT DEDICATION

WHEREAS, Keith L. Anderson and Lois Irene Anderson, husband and wife are the owners of real property which is being platted as Anderson Investment First Addition, Wichita, Sedgwick County, Kansas; and

WHEREAS, said owners are desirous of making a contingent dedication to the public for street right of way covering the following described property, to-wit:

All of the north 12.5 feet of the south 15 feet of Lot 2, except the east 40.4 feet thereof, said Lot 2 being in Rose Place Addition to Wichita, Kansas.

WHEREAS, it is the intention of the owners to dedicate to the public the above described property, but effective only in the event of certain contingencies hereinafter specified.


NOW, THEREFORE, Keith L. Anderson and Lois Irene Anderson, husband and wife, being the legal owners of the above described property, do hereby dedicate to the public for street purposes the property hereinabove set forth; but the right of the public and the City of Wichita and the Board of County Commissioners of Sedgwick County, Kansas to make use thereof for public purposes, including streets, excavation, fill, street paving, sidewalks, public utilities and other similar street purposes shall occur only if:

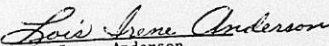
1. The balance of the right of way on Oakland between Hillside and Rutan is acquired by the City of Wichita, or
2. The City reconstructs the Hillside-Oakland Intersection.

It is understood that upon the happening of such events as hereinabove stated, that this dedication shall be and become, without further notice or act, in full force and effect.

It is the intent of the grantors and owners that this Contingent Dedication shall be a covenant running with the land and shall be binding upon their successors and assigns and all subsequent owners or any part or parcel of said property covered by said dedication.

EXECUTED THIS 7 day of August, 1978.

  
Keith L. Anderson

  
Lois Irene Anderson



ENDORSEMENT

CODE NAME  
Anderson  
RT 78764

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

NUMBER  
EA 911116

Attached to and made a part of Lawyers Title Insurance Corporation Commitment No. BB 23920  
Schedule A, Item 3, Parcel #4, is hereby amended to read: Keith Anderson

The total liability of the Company under said policy, binder or commitment and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy, binder or commitment, as the same may be specifically amended in dollar amount by this or any prior endorsements, and the costs which the Company is obligated to pay under the Conditions and Stipulations of the policy.

This endorsement is made a part of said policy, binder or commitment and is subject to all the terms and provisions thereof, except as modified by the provisions hereof.

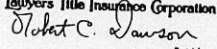
Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy, binder or commitment unless otherwise expressly stated.

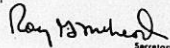
IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed and sealed as of the 18th day of July 19 78, to be valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Issued at Wichita, Kansas  
Realty Title Co., Inc.

COUNTERSIGNED:

  
Authorized Officer or Agent  
Eva Jean Burright.

Lawyers Title Insurance Corporation  
  
President

Attest:  
  
Secretary.

# Lawyers Title Insurance Corporation

A STOCK COMPANY  
Home Office—Richmond, Virginia

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE A

1. Effective date April 25, 1978, at 7:00 o'clock A.M.

Report only  
plating binder  
Case No. RT-78764

2. Policy or policies to be issued:

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

N/A

Amount \$ \_\_\_\_\_

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

N/A

Amount \$ \_\_\_\_\_

(c)  
Proposed insured:

N/A

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:  
see attached

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

see attached

Countersigned at Wichita, Kansas  
REALTY TITLE CO., INC.

Authorized Officer or Agent

Jean Burright  
Jean Burright

(over)

Schedule A—Page 1—No. **BB** 23920

Form No. 91-88 (Sch. A) Litho  
035-1-088-0001

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:

*Raymond*

Secretary.

# Lawyers Title Insurance Corporation

A Stock Company  
Home Office - Richmond, Virginia

SCHEDULE A cont'd.

parcel #1, 5, and 7, Keith Anderson  
parcel #2, Keith Leon Anderson and Lois Irene Anderson  
parcel #3, 6, 8, 9, 10, and 11, Keith L. Anderson  
parcel #4, equitable title: Keith Anderson  
OK record title: Ophie Waller

*see addendum dated 7-18-78*

- FIRST ADD.*
- parcel #1 The west 72 5/6 feet of the south 15 feet of Lot 2, and the west 72 5/6 feet of Lots 3 and 4, on Hillside, Rose Place, an Addition to Wichita, Sedgwick County, Kansas
- parcel #2 Lot 5 and the north 20 feet of Lot 6, on Hillside, Rose Place, an Addition to Wichita, Sedgwick County, Kansas
- parcel #3 The south 5 feet of Lot 6, all of Lots 7 and 8, on Hillside, Rose Place, an Addition to Wichita, Sedgwick County, Kansas
- parcel #4 The west 100 feet of Lots 9, 10 and 11, on Hillside, Rose Place, an Addition to Wichita, Sedgwick County, Kansas
- parcel #5 The west 40.4 feet of the east 80.8 feet of the south 15 feet of Lot 2, and the west 40.4 feet of the east 80.8 feet of Lots 3 and 4, on Hillside, Rose Place, an Addition to Wichita, Sedgwick County, Kansas
- parcel #6 Lots 9, 10 and 11, except the west 100 feet thereof, on Hillside, Rose Place, an Addition to Wichita, Sedgwick County, Kansas
- parcel #7 Lots 12 and 13, on English, Rose Place, an Addition to Wichita, Sedgwick County, Kansas
- SECOND ADD.*
- parcel #8 Lots 1 and 3, on Hillside, in Knight's Sub-Division of Lots 3 and 4, in Block 2, Grand View Addition to Wichita, Sedgwick County, Kansas
- parcel #9 Lots 5 and 7, on Hillside, in Knight's Sub-Division of Lots 3 and 4, in Block 2, Grand View Addition to Wichita, Sedgwick County, Kansas
- parcel #10 Lots 9 and 11, on Hillside, in Knight's Sub-Division of Lots 3 and 4, in Block 2, Grand View Addition to Wichita, Sedgwick County, Kansas
- parcel #11 Lots 13 and 15, on Hillside, in Knight's Sub-Division of Lots 3 and 4, in Block 2, Grand View Addition to Wichita, Sedgwick County, Kansas

Schedule A Page 1 No. RT-78764

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# Lawyers Title Insurance Corporation

A STOCK COMPANY  
Home Office—Richmond, Virginia

## SCHEDULE B—Section 1 Requirements

*See addendum*

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:

N/A

Item (c)

parcel #1 Payment of taxes for the second half of the year 1977, in the original amount of \$51.88. Taxes for the first half 1977 and all prior years are paid. Key No. C-6381. (Total original amount \$103.76).

parcel #2 Taxes for the year 1977 (original amount \$409.28) and prior years are paid. Key No. C-6382.

parcel #3 Taxes for the year 1977 (original amount \$364.26) and prior years are paid. Key No. C-6383.

parcel #4 Payment of taxes for the second half of the year 1977 in the original amount of \$200.87. Taxes for the first half of the year 1977 and all prior years are paid. Key No. C-6384. (Total original amount \$401.73).

*FIRST*

parcel #5 Payment of taxes for the second half of the year 1977 in the original amount of \$110.52. Taxes for the first half of 1977 and all prior years are paid. Key No. C-6379. (Total original amount \$221.04).

parcel #6 Payment of taxes for the second half of the year 1977 in the original amount of \$114.62. Taxes for the first half of the year 1977 and all prior years are paid. Key No. C-6385. (Total original amount \$229.23).

parcel #7 Payment of taxes for the second half of the year 1977 in the original amount of \$157.14. Taxes for the first half of the year 1977 and all prior years are paid. Key No. C-6386. (Total original amount \$314.28).

parcel #8 Taxes for the year 1977 (original amount \$419.26) and prior years are paid. Key No. C-6509.

parcel #9 Payment of taxes for the second half of the year 1977 in the original amount of \$39.55. Taxes for the first half of the year 1977 and all prior years are paid. Key No. C-6510. (Total original amount \$79.09).

*SECOND*

parcel #10 Taxes for the year 1977 (original amount \$334.60) and prior years are paid. Key No. C-6511.

parcel #11 Taxes for the year 1977 (original amount \$284.92) and prior years are paid. Key No. C-6512.

(CONTINUED ON ATTACHED PAGE)

Schedule B—Section 1—Page 1

RT-78764  
BB 23920

Form No. 91 88 (B 1)  
035 1-088 0003

ORIGINAL

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 cont'd.

easement

Utility easement as to parcel #5 recorded in Misc. u. page 610 described as beginning 20 feet south of the NE corner of Lot 4, thence in a northwesterly direction to a point 15 feet south and 70 feet east of the NW corner of said Lot 4.

*see addendum of 5-7-78  
for deletion*

Schedule B Page 2 No. RT-78764

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# 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. Taxes for the year 1978 and subsequent years not yet due and payable together with special assessments due and payable therewith.

3. Easements for public utilities over the rear 5 feet of parcels 1, 2, 3, 4, 5, 6, and 7 as shown in the recorded plat.

4. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not recorded which would be disclosed by an accurate survey and inspection of the premises.

1st  
5. Mortgage dated February 8, 1973, in favor of Air Capitol Savings Association recorded February 9, 1973, on Film 47, page 1002, as to parcels 2 and 3. Said mortgage secured the original principal sum of \$18,000.00, however, no representation is made as to the present outstanding balance thereof.

1st  
6. Mortgage dated June 27, 1968, in favor of The Railroad Building, Loan and Savings Association, recorded July 3, 1968 in Mortgage Bk. 1634, page 391 as to parcel 7. Said mortgage secured the original principal amount of \$7,000.00, however, no representation is made as to the present outstanding balance thereof.

2nd  
7. Mortgage dated June 21, 1973 in favor of Air Capitol Savings Association, recorded June 25, 1973, on Film 64, page 722 as to parcels 8, 10 and 11. Said mortgage secured the original principal amount of \$7,000.00, however, no representation is made as to the present outstanding balance thereof. NOTE: Said mortgage covers more than subject property.

2nd  
8. Mortgage dated March 23, 1976 in favor of Delbert E. McNamee and Margaret A. McNamee, recorded March 24, 1976 on Film 182, page 1518 as to parcel 9. Said mortgage secured the original principal amount of \$20,500.00, however, no representation is made as to the present outstanding balance thereof.

9. Terms and conditions of Escrow Contract dated April 21, 1967 between Ophie Waller, as Seller and Keith Anderson as Buyer.

10. Possible special assessments by reason of Resolutions filed by the City of Wichita, if any.

11. Any adverse matters that would be disclosed by a judgment search. RT-78764  
BB 23920

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.

AMERICAN LAND  
TITLE ASSOCIATION  
STANDARD FORM  
COMMITMENT



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

## ENDORSEMENT

CODE NAME  
Anderson  
RT 78764

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

NUMBER  
EA 861592

Attached to and made a part of Lawyers Title Insurance Corporation Commitment No. BB 23920

The "easement" shown on Schedule B, page 2 is hereby deleted.

Schedule B, Section 2 is hereby amended to include the following:

12. Utility Easement on Parcel 5 recorded in Miscellaneous Book U, page 610, being 5 feet either side of a line described as follows: beginning 20 feet south of the northeast corner of said Lot 4, thence in a northwesterly direction to a point 15 feet south and 70 feet east of the northwest corner of said Lot 4.

*This easement  
being vacated  
by replating.*

The total liability of the Company under said policy, binder or commitment and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy, binder or commitment, as the same may be specifically amended in dollar amount by this or any prior endorsements, and the costs which the Company is obligated to pay under the Conditions and Stipulations of the policy.

This endorsement is made a part of said policy, binder or commitment and is subject to all the terms and provisions thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy, binder or commitment unless otherwise expressly stated.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed and sealed as of the 9th day of May 1978, to be valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Issued at Wichita, Kansas

COUNTERSIGNED:

Realty Title Co., Inc.

*Eva Jean Burright*  
Authorized Officer or Agent  
Eva Jean Burright



Lawyers Title Insurance Corporation

*Robert C. Dawson*  
President

Attest:

*Ray B. Smith*  
Secretary

APPROVAL OF CHANGE OF NAME

On April 8, 1974, a public hearing was held on the application for change of name by The Railroad Building, Loan and Savings Association, 129 East Broadway, Newton, Kansas, and the Commissioner inquired into the advisability of the requested change.

The application has been approved by the Commissioner and this Association will hereafter be known as and referred to as:

RAILROAD SAVINGS AND LOAN ASSOCIATION.

Signed at Topeka, Kansas, this 9th day of April, 1974.

*Olive J. Estes*  
Olive J. Estes  
Savings and Loan Commissioner



APR 26 1974

APR 26 1974

2 80325  
JAMES HULL  
State 2 Melet.  
dpt

300  
3- Railroad Sav & Loan Assn.  
Newton, Ks. 67114

*Anderson I*

State of Kansas



THE 180 66

ROBERT F. HENNETT  
CLERK OF STATE

Savings and Loan Department  
TOPEKA, KANSAS 66611

COMMITTEE OF APPOINTMENT - CHANGE OF NAME

C  
O  
P  
Y

I, Oliver J. Estes, Savings and Loan Commissioner, State of Kansas, hereby certify that following a public hearing November 21, 1978, the Savings and Loan Board did approve the application of Air Capital Savings Association, Wichita, Kansas, for permission to change its name to:

FIDELITY SAVINGS ASSOCIATION OF KANSAS

In witness whereof, I have hereunto set my hand and seal this 24th Day of November, 1978.



*Oliver J. Estes*  
Oliver J. Estes  
Savings and Loan Commissioner  
State of Kansas

Application  
Copies to:  
Association  
Secretary of State  
Federal Home Loan Bank of Topeka (2)

NOV 24 1978  
MAR 2 66217

*Read this*

MICROFILMED  
FROM THE BEST  
AVAILABLE COPY



THE CITY OF WICHITA

OFFICE OF Flood Control Maintenance DATE August 1, 1978

TO Jack Galbraith, Chief Planner, MAPD

FROM Max Greene, Flood Control Eng.

SUBJECT Anderson Investment 1st Addn.  
S/D 78-47

Reference is made to my request before the Subdivision Committee for a Lot Grading Plan for subject Addition. Please be advised a Site Development Plan has been submitted to the Flood Control Office on July 24th which indicates the direction of drainage. This plan is satisfactory and is approved.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

*Max Greene*

Max Greene,  
Flood Control Engineer  
Flood Control Maintenance

MG:glm

cc: G. H. Wilton  
Central Insp./% John Riddel  
Yash Desai/Eng.  
Anderson 1st Investment Addn. Plat File





June 9, 1978

Van Doren-Hazard-Stallings  
260 North Rock Road, Suite 250  
Wichita, KS 67206

RE: S/D 78-47 Final plat of Anderson Investment First Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 8, 1978, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 5, 1978.

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 Department.
- 8-1-78 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 7-27 3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
- 8-3-78 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith  
Chief Planner

JHG:bbh

cc: Keith L. Anderson, 1175 S. Rock Road, Wichita 67207

June 5, 1978

Van Doren-Hazard-Stallings  
260 N. Rock Road, Suite 250  
Wichita, Kansas 67206

Re: S/D 78-47 Final plat of Anderson Investment First Addition  
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 1, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. A reference tie to a section or half section corner or a previous platted lot corner shall be indicated on the face of the plat. If a previous platted lot corner is referenced, then the quarter section in which this property is located shall be noted in the surveyor's text.
- B. The following phrase shall be added to the end of the plat's text: "...to be determined by the Engineer of the City of Wichita."
- 8-4-78 C. The applicant shall submit a lot grading plan to the Maintenance-Flood Control office for review and approval.
- D. The applicant shall guarantee the closing of all existing curb cuts on Hillside in excess of the number allowed on this plat. *Ken Bengtson said only one curb cut exists.*
- E. A 20-foot building setback from English shall be indicated on the plat.
- F. The existing 5-foot north/south utility easement shall be increased to 20 feet in width and the existing 5-foot east/west utility easement shall be increased to 10 feet in width.

- G. If the sewer line which is in the 10-foot utility easement in the northwest portion of this plat is not needed for the proposed development, the sewer line may be abandoned and the easement vacated by this replat. The applicant would be required to guarantee the abandonment of this sewer line. The Engineering Division of Public Works may be contacted regarding this matter. *300" Check*

*assigned  
contractor  
see letter #  
from recipient  
8-3-78*

Twelve and one-half feet of additional right-of-way shall be dedicated for Oakland contingent upon the acquisition of the balance of the right-of-way between Hillside and Rutan or the reconstruction of the Hillside-Oakland intersection.

- I. The legal description in the surveyor's text shall be corrected to state that the east 40.4 feet of Lots 2, 3 and 4 is an exception to the plat.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 8, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez  
Junior Planner

LO:et

cc:

X Dean Sellers, Assistant City Engineer  
Keith L. Anderson, 1175 S. Rock Road, Wichita, Ks 67207

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 78-47 Name Anderson Investment First Addition  
Date Application Rec'd. 5-22-78 Preliminary Approval n/a  
Scheduled S/D Meeting 6-1-78

DESCRIPTION

General Location East side of Hillside between Oakland and English

Owner Keith L. Anderson  
Surveyor/Engineer Van Doren-Hazard-Stallings  
Address 260 N. Rock Rd., Suite 250 (67206) Phone 686-7303

- |   |  |  |                     |
|---|--|--|---------------------|
| 1. Gross Acreage of Plat                          | <u>0.96</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>93.1</u> ft.                                  | 8. Sidewalk adjacent to all                |                     |
| 4. Minimum Lot Area                               | <u>37,144</u> sq. ft.                            | streets? <u>x</u> yes <u>        </u> no   |                     |
| 5. Existing Zoning                                | <u>A &amp; B</u>                                 |  |                     |
| 6. Proposed Zoning                                | <u>BB (Z-1841)</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                       |  |                     |

STAFF COMMENTS:

- A. A reference tie to a section or half section corner or a previous platted lot corner shall be indicated on the face of the plat. If a previous platted lot corner is referenced, then the quarter section in which this property is located shall be noted in the surveyor's text.
- B. The following phrase shall be added to the end of the plat's text: "...to be determined by the Engineer of the City of Wichita."
- C. The applicant shall submit a lot grading plan to the Maintenance-Flood Control office for review and approval.
- D. The applicant shall guarantee the closing of all existing curb cuts on Hillside in excess of the number allowed on this plat.
- E. A 20-foot building setback from English shall be indicated on the plat.
- F. The existing 5-foot north/south utility easement shall be increased to 20 feet in width and the existing 5-foot east/west utility easement shall be increased to 10 feet in width.
- G. If the sewer line which is in the 10-foot utility easement in the northwest portion of this plat is not needed for the proposed development, the sewer line may be abandoned and the easement vacated by this replat. The applicant would be required to guarantee the abandonment of this sewer line. The Engineering Division of Public Works may be contacted regarding this matter.
- H. The Department of Public Works shall be prepared to comment on the possible need for additional right-of-way for Oakland.
- T9-303 I. The legal description in the surveyor's text shall be corrected to state that the east 40.4 feet of Lots 2, 3 and 4 is an exception to the plat.

Map No.: 5747  
Section No.: 23  
Twp. No.: 27  
Range: 1E

S/D No. 78-47

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Anderson Investment First Addition

General Location: SE Corner Oakland & Hillside Avenue  
East side of Hillside between Oakland & English

Name of Property Owner: Keith L. Anderson

Address: 1175 South Rock Road, Wichita, Kansas 67207 Phone: 682-8017

Name of Subdivider: Van Doren-Hazard-Stallings

Address: 260 North Rock Road, #250, Wichita, Kansas 67206 Phone: 686-7303

Name of Agent/Surveyor: Van Doren-Hazard-Stallings

Address: 260 North Rock Road, Suite 250, Wichita, Kansas 67206 Phone: 686-7303

Date of Application: May 22, 1978

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 0.96
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 1
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots one
3. Minimum Lot Frontage 113.1 ft.
4. Minimum Lot Area \_\_\_\_\_ ft.
5. Existing Zoning BB A & B
6. Proposed Zoning BB (Z-1841)
7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL None ft.
8. Sidewalk adjacent to all streets? XX yes \_\_\_ no
9. Public Water Supply (Yes-No), Name City of Wichita
10. Public Sanitary Sewers (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita  Three-Mile Area

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

Owner's Signature: Keith L. Anderson

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

Received by [Signature]  
Date 5/23/78  
Fee Submitted 10.00

