

Box 18

PLAT NO. S/D 78-67 MAP NO. 5346  
5345

NAME SANTA FE ORIENT INDUSTRIAL DISTRICT 3RD ADD.

LOCATION: Both sides of Harry Street, east of St.  
Clair.

ENGINEER P.E.C., P.A. (Gary Wiley)

OWNER Santa Fe Industrial Realty Co., et al

APPLICATION FILED 7-17-78

SKETCH PLAT FILED none

REVISED PRELIMINARY FILED 7-17-78

S/D ACTION 7-27-78 approve

FINAL FILED 8-1-78

S/D ACTION 8-10-78 approve

MAPC ACTION 8-17-78 approve

BCC ACTION 12-5-78 Approved

RECORDED December 27, 1978

REMARKS \_\_\_\_\_

S/D 78-67 - SANTA FE ORIENT IND'Y  
DISTRICT 3RD ADDITION - Both sides  
of Harry St., east of St. Clair,  
P. E. C. - P. A. (Gary Wiley)

*POSTED*  
*7-21-78*

**ACTION**

|  | DATE           |
|--|----------------|
| S/D COMMITTEE <sup>(initial)</sup> <i>(initial)</i> <u>approve</u> | <u>7-27-78</u> |
| S/D <i>(initial)</i> <u>approve</u>                                | <u>8-10-78</u> |
| M.A.P.C. <u>approve</u>  | <u>8-17-78</u> |
| B.C.C. <del>AB</del> <u>approve</u>                                | <u>12-5-78</u> |

Map No. 5345 1/2  
Sec. 31  
Twp. 27  
Range 1E

Subdivision Report and Progress  
S/D No.: 78-67

Name: SANTA FE ORIENT INDUSTRIAL DISTRICT 3RD ADDITION  
General Location: Both sides of Harry Street, east of St. Clair. <sup>route</sup> in area between Orient Blvd and Dodder  
Owner: Santa Fe Industrial Relaty Company  
Address: 900 S. Polk St., Amarillo, Texas Zip Code: 79109 Phone: \_\_\_\_\_  
Subdivider: Phil Ruffin (Contract Purchaser)  
Address: 943 McLean Blvd. Zip Code: 67203 Phone: 265-7201  
Engineer/Surveyor: P. E. C., P. A. (Gary Wiley)  
Address: 1440 E. English Zip Code: 67211 Phone: 262-2691

Present Zoning: "E"  
Proposed Zoning: "E"  
Assoc. Zone Case: \_\_\_\_\_

M.A.P.C. ACTION: 8-17-78 approved  
Advisory Letter: 8-18-78

APPLICATION RECEIVED: 7-17-78

Closure Data Submitted: \_\_\_\_\_  
Title/Taxes Rec'd. and Reviewed: 11-9-78  
Final Review: 11-27-78  
Referral to B.C.C.: 11-27-78

SKETCH PLAT RECEIVED: N/A  
Letter of Intent: none

REVISED -  
PREL. PLAT RECEIVED: 7-17-78  
S/D Comm. Action: 7-27-78 approve

B.C.C. ACTION: 12-5-78 Approved

Advisory Letter: 8-1-78

Tracing Received: 11-21-78  
Released for Recording: \_\_\_\_\_  
Plat Recorded: 12-27-78

FINAL PLAT RECEIVED: 8-1-78  
S/D Comm. Action: 8-10-78 approve

Advisory Letter: 8-14-78

Comments:

Note: 11-28-78 advised Deanna Patten, City Office to notify local neighborhood council that plat would be considered by B.C.C. on Dec 5.

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

SANTA FE ORIENT INDUSTRIAL DISTRICT 3rd ADDITION was  
filed for record on December 27, 1978

Barry J. McRobert  
Register of Deeds

T9-302 (2)

Return to: Wichita-Sedgwick County  
Metropolitan Area Planning Department  
(Inter-Office Mail)

T9-328

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                  |        |                               |
|------------------|--------|-------------------------------|
| 1973 REAL ESTATE |        |                               |
| VALUATION        | 1,000  | ALL BLOCK B                   |
| MILL LEVY        | 113.78 | SHERMAN'S ADD                 |
| GEN TAX          | 122.44 |                               |
| OTHER TAX        |        |                               |
| TOTAL DUE        | 122.44 |                               |
| HALF TAX         |        |                               |
| 7A NOV 29 78     |        | 122.44 .00 122.44 7006 701919 |

78-11-10-0241-06-5 67-02

INTEREST  
CA  
CK

-D -02951-  
RUFFIN, PHIL G.  
BOX 17087  
WICHITA KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                  |        |                               |
|------------------|--------|-------------------------------|
| 1973 REAL ESTATE |        |                               |
| VALUATION        | 2,910  | ALL BLOCK I                   |
| MILL LEVY        | 113.78 | SHERMAN'S ADD                 |
| GEN TAX          | 310.57 |                               |
| OTHER TAX        |        |                               |
| TOTAL DUE        | 310.57 |                               |
| HALF TAX         |        |                               |
| 7A NOV 29 78     |        | 310.57 .00 310.57 7006 701917 |

78-11-10-0240-13-5 67-02

INTEREST  
CA  
CK

-D -02940-  
RUFFIN, PHIL G.  
BOX 17087  
WICHITA KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                  |         |                               |
|------------------|---------|-------------------------------|
| 1973 REAL ESTATE |         |                               |
| VALUATION        | 2,950   | ALL BLOCK H                   |
| MILL LEVY        | 113.370 | SHERMAN'S ADD                 |
| GEN TAX          | 334.44  |                               |
| OTHER TAX        |         |                               |
| TOTAL DUE        | 334.44  |                               |
| HALF TAX         |         |                               |
| 7A NOV 29 78     |         | 334.44 .00 334.44 7006 701916 |

78-11-10-0240-12-6 67-02

INTEREST  
CA  
CK

-D -02935-  
RUFFIN, PHIL G.  
BOX 17087  
WICHITA KS 67217

MICROFILMED  
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AVAILABLE COPY

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                  |         |                                    |     |      |             |
|------------------|---------|------------------------------------|-----|------|-------------|
| 1978 REAL ESTATE |         |                                    |     |      |             |
| VALUATION        | 50      | THAT PT LOTS 2-4-6 BY ONLY OF A LI |     |      |             |
| MILL LEVY        | 113.370 | 150 FT ONLY OF ONLY LI             |     |      |             |
| GEN TAX          | 5.67    | ORIENT AVE                         |     |      |             |
| OTHER TAX        |         | BLOCK J                            |     |      |             |
| TOTAL DUE        | 5.67    | WHEELER'S ADD                      |     |      |             |
| HALF TAX         |         |                                    |     |      |             |
| 7A NOV 29 79     |         | 5.67                               | .00 | 5.67 | 7006 701911 |

78-RE-10-0223-07-9 67-02

INTEREST  
CA  
CK

-D-02734-0001-  
RUFFIN, PHIL G.  
BOX 17087  
WICHITA KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                  |         |                                    |     |        |             |
|------------------|---------|------------------------------------|-----|--------|-------------|
| 1978 REAL ESTATE |         |                                    |     |        |             |
| VALUATION        | 2,130   | 000 LOTS 1-27 INC BLOCK L & EYLN   |     |        |             |
| MILL LEVY        | 113.370 | LOTS 2-18 INC & 000 LOTS 1-9 INC   |     |        |             |
| GEN TAX          | 241.48  | BLOCK H & THAT PT LOTS             |     |        |             |
| OTHER TAX        |         | 20-22-24-26-11-13-15-17 LY ONLY OF |     |        |             |
| TOTAL DUE        | 241.48  | A LI 150 FT ONLY OF ONLY LI        |     |        |             |
| HALF TAX         |         | ORIENT AVE                         |     |        |             |
| 7A NOV 29 79     |         | 241.48                             | .00 | 241.48 | 7006 701912 |

PARTIAL LEGAL DESCRIPTION

78-RE-10-0223-10-6 67-02

INTEREST  
CA  
CK

-D-02736-0001-  
RUFFIN, PHIL G.  
BOX 17087  
WICHITA KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                  |         |                                     |     |        |             |
|------------------|---------|-------------------------------------|-----|--------|-------------|
| 1978 REAL ESTATE |         |                                     |     |        |             |
| VALUATION        | 6,190   | ALL BLOCKS E-F & EVEN LOTS 2-32 INC |     |        |             |
| MILL LEVY        | 113.370 | BLOCK G & ODD LOTS 1-25 INC & THAT  |     |        |             |
| GEN TAX          | 701.76  | PT LOT 27-29-31 LY ONLY OF A LI     |     |        |             |
| OTHER TAX        |         | 150 FT ONLY OF ONLY LI OF           |     |        |             |
| TOTAL DUE        | 701.76  | ORIENT AVE                          |     |        |             |
| HALF TAX         |         | BLOCK G                             |     |        |             |
| 7A NOV 29 79     |         | 701.76                              | .00 | 701.76 | 7006 701909 |

PARTIAL LEGAL DESCRIPTION

78-RE-10-0221-14-0 67-02

INTEREST  
CA  
CK

-D-02720-0001-  
RUFFIN, PHIL G.  
BOX 17087  
WICHITA KS 67217

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SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

| 1970 REAL ESTATE |         |                                     |                        |
|------------------|---------|-------------------------------------|------------------------|
| VALUATION        | 1,810   | 000 LOTS 1 THRU 27 INC S 10-39 11 6 |                        |
| MILL LEVY        | 113.370 | EVEN LOTS 2 THRU 26 INC S 10-39 11  |                        |
| GEN TAX          | 205.20  | BLOCK D                             |                        |
| OTHER TAX        |         | SOUTH UNIVERSITY PLACE ADD          |                        |
| TOTAL DUE        | 205.20  |                                     |                        |
| HALF TAX         | 102.60  |                                     |                        |
| 7A NOV 29 78     |         | 205.20                              | .00 205.20 7006 701914 |

76-RE-10-0226-05-1 67-02

INTEREST

-U-02701-  
RUFFIN, PHIL G.  
BOX 17087  
WICHITA KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

| 1970 REAL ESTATE |         | 60-7757 D-2756 D-2759 D-2760        |                        |
|------------------|---------|-------------------------------------|------------------------|
| VALUATION        | 1,810   | 000 LOTS 1 THRU 27 INC S 10-39 11 6 |                        |
| MILL LEVY        | 113.370 | EVEN LOTS 2 THRU 26 INC S 10-39 11  |                        |
| GEN TAX          | 205.20  | BLOCK C                             |                        |
| OTHER TAX        |         | SOUTH UNIVERSITY PLACE ADD          |                        |
| TOTAL DUE        | 205.20  |                                     |                        |
| HALF TAX         | 102.60  |                                     |                        |
| 7A NOV 29 78     |         | 205.20                              | .00 205.20 7006 701913 |

76-RE-10-0226-03-7 67-02

INTEREST

-U-02750-  
RUFFIN, PHIL G.  
BOX 17087  
WICHITA KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

| 1970 REAL ESTATE |         |                                     |                        |
|------------------|---------|-------------------------------------|------------------------|
| VALUATION        | 920     | EVEN LOTS 2-16 INC-ODD LOTS 1-7 INC |                        |
| MILL LEVY        | 113.370 | & THAT PT LOTS 16-20-22 9-11-13 LY  |                        |
| GEN TAX          | 104.30  | N OF A 11 150 FT WELY OF WELY LI.   |                        |
| OTHER TAX        |         | URIENT AVE                          |                        |
| TOTAL DUE        | 104.30  | BLOCK H                             |                        |
| HALF TAX         | 52.15   | WHEELER                             |                        |
| 7A NOV 29 78     |         | 104.30                              | .00 104.30 7006 701910 |

76-RE-10-0222-01-5 67-02

INTEREST

-U-02720-0002-  
RUFFIN, PHIL G.  
BOX 17087  
WICHITA KS 67217

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SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|           |                  |                             |
|-----------|------------------|-----------------------------|
| VALUATION | 1978 REAL ESTATE | 10 D-3007 INC.              |
| MILL LEVY | 178.69           | EVERETT 34 10 92 INC & VAL. |
| GEN TAX   | 113.370          | FIBB ST. EVERETT AVE.       |
| OTHER TAX | 190.46           | SMITH'S & SMITH'S ADD.      |
| TOTAL DUE | 190.46           |                             |
| HALF TAX  | 92.23            |                             |

7A NOV 29 78 190.46 .00 190.46 7006 701920

78-Pt-10-0245-16-4 67-02

INTEREST

D-03004-  
RUFFIN, PHIL G.  
BOX 17087  
WICHITA KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|           |                  |              |
|-----------|------------------|--------------|
| VALUATION | 1978 REAL ESTATE | ALL BUCK L   |
| MILL LEVY | 113.370          | SHARMA'S ADD |
| GEN TAX   | 113.37           |              |
| OTHER TAX |                  |              |
| TOTAL DUE | 113.37           |              |
| HALF TAX  | 56.685           |              |

7A NOV 29 78 113.37 .00 113.37 7006 701919

78-K-10-0241-07-7 67-02

INTEREST

D-02952-  
RUFFIN, PHIL G.  
BOX 17087  
WICHITA KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|           |                  |                 |
|-----------|------------------|-----------------|
| VALUATION | 1978 REAL ESTATE | ALL CLK B C E F |
| MILL LEVY | 959.11           |                 |
| GEN TAX   | 959.11           |                 |
| OTHER TAX |                  |                 |
| TOTAL DUE | 959.11           |                 |
| HALF TAX  | 479.55           |                 |

7A NOV 29 78 959.11 .00 959.11 7006 701915

CORRECTED STATEMENT 11-16-78

78-RE-1-0239-09-6 67-02

INTEREST

D-02924  
RUFFIN PHIL G  
BOX 17087  
WICHITA KS 67217

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SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                  |             |  |
|------------------|-------------|--|
| 1978 REAL ESTATE |             |  |
| VALUATION        | 2722        | ALL OF LOTS 1-3-5-7 SENECA ST PRINCESS ADD     |
| MILL LEVY        | 113.370     |  |
| GEN TAX          | 307.45      |  |
| OTHER TAX        |             |  |
| TOTAL DUE        | 307.45      |  |
| HALF TAX         | 76907229 78 | DUPLICATE VLH<br>987.45 .00 987.45 7006 701223 |

78-RE-17-0447-03-5

67-02

INTEREST

CA

CK

D-5483  
PHIL G. RUFFIN  
P.O. BOX 17067  
WICHITA, KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                  |              |                               |
|------------------|--------------|-------------------------------|
| 1978 REAL ESTATE |              |                               |
| VALUATION        | 3710         | 6000 S. 11th ST IN 91 INC     |
| MILL LEVY        | 113.370      | WICHITA AVE                   |
| GEN TAX          | 420.00       | STILES & SMITHS ADD           |
| OTHER TAX        |              |                               |
| TOTAL DUE        | 420.00       |                               |
| HALF TAX         | 78 NOV 29 78 | 397.93 .00 397.93 7006 701222 |

78-RE-10-0240-09-1

67-02

INTEREST

CA

CK

D-03015-  
RUFFIN, PHIL G.  
BOX 17067  
WICHITA

KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                  |              |                                 |
|------------------|--------------|---------------------------------|
| 1978 REAL ESTATE |              |                                 |
| VALUATION        | 4,505        | W 145 FT LOTS 1-3-5 EVERETT AVE |
| MILL LEVY        | 113.370      | STILES & SMITHS ADD             |
| GEN TAX          | 509.80       |                                 |
| OTHER TAX        |              |                                 |
| TOTAL DUE        | 509.80       |                                 |
| HALF TAX         | 78 NOV 29 78 | 519.80 .00 519.80 7006 701221   |

78-RE-10-0245-17-1

67-02

INTEREST

CA

CK

D-03008  
PHIL G. RUFFIN  
P.O. BOX 17067  
WICHITA, KS 67217

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AVAILABLE COPY

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                        |        |  |
|------------------------|--------|--|
| 1978 REAL ESTATE TAX I |        |  |
| VALUATION              | 5690   | N 339.63 FT OF TR BEG SE COR BONN WHEELER ST S TO PT |
| MILL LEVY              |        | 150 FT NWLY OF NWLY LI ORIENT AVE NE 900 FT N 320 FT |
| GEN TAX                | 667.75 | W ROBEK EXC PT PLATTED AS PT OF AN SANTA FE ORIENT   |
| OTHER TAX              |        | INDUS.   |
| TOTAL DUE              | 667.75 |  |
| HALF TAX               | 333.87 | 667.75 .00 667.75 7006 701926                        |

CORRECTED STATEMENT 11-16-78

78-RE-10-0493-12-1

67-02

INTEREST

D-06105-0002  
RUFFIN PHIL G  
BOX 17087  
WICHITA KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                  |         |                                |
|------------------|---------|--------------------------------|
| 1978 REAL ESTATE |         |                                |
| VALUATION        | 440     | THAT PT BLOCKS 1-2 LY NWLY     |
| MILL LEVY        | 113.370 | OF A LI 150 FT NWLY OF NWLY LI |
| GEN TAX          | 49.88   | UNION AVE                      |
| OTHER TAX        |         | ORCHARD GROVE ADDITION         |
| TOTAL DUE        | 49.88   |                                |
| HALF TAX         | 24.94   | 49.88 .00 49.88 7006 701925    |

7A NOV 29 78

49.88

.00

49.88

7006

701925

78-RE-10-0464-03-1 67-02

INTEREST

D-05885-0002-  
RUFFIN, PHIL G.  
BOX 17087  
WICHITA KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                  |         |                                   |
|------------------|---------|-----------------------------------|
| 1978 REAL ESTATE |         |                                   |
| VALUATION        | 10      | THAT PT LOTS 1-9 LY NWLY OF A LI  |
| MILL LEVY        | 113.370 | 150 FT NWLY OF NWLY LI ORIENT AVE |
| GEN TAX          | 1.13    | LINE ST PRINCESS ADDITION         |
| OTHER TAX        |         |                                   |
| TOTAL DUE        | 1.13    |                                   |
| HALF TAX         | .565    | 1.13 .00 1.13 7006 701924         |

78-RE-10-0462-01-3

67-02

INTEREST

D-5641-1  
PHIL G. RUFFIN  
P.O. BOX 17087  
WICHITA, KS 67217

SEDGWICK COUNTY TREASURER  
525 N. MAIN STREET  
WICHITA, KANSAS 67203

RECEIPT  
TAXED ITEMS

FIRST CLASS  
PERMIT NO.  
268

|                  |         |                             |
|------------------|---------|-----------------------------|
| 1978 REAL ESTATE |         |                             |
| VALUATION        | 230     | LOTS 29-31                  |
| MILL LEVY        | 113.370 | BLOCK A                     |
| GEN TAX          | 23.81   | WHEELERS ADDN               |
| OTHER TAX        |         |                             |
| TOTAL DUE        | 23.81   |                             |
| HALF TAX         | 11.905  | 23.81 .00 23.81 7006 701928 |

78-RE-10-0218-15-5

67-02

INTEREST

D-2649  
RUFFIN, PHIL G  
BOX 17087  
WICHITA, KS 67217

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FORM 21 021

PAYMENT NOTICE  
City of Wichita

|       | Code         | Books      | Copies |
|-------|--------------|------------|--------|
| Bldg. | Use of Str.  |            |        |
| Elec  | Elev. Insp.  | Has Moving | Lic.   |
| Mech  | Boiler Insp. | Pav. Cuts  | Cert.  |
| Pibg  | Exam Fees    | Sewer      | Elev.  |
| Signs | Plan Rev.    | Cement     | M.S.P. |

DESCRIPTION AMOUNT

NAME

ADDRESS

FUND

COMMENTS

DATE

DUE DATE

BY

Box 18

Santa Fe Orient  
Ind. Dist. 3rd

August 9, 1979

Mr. Jack Vermillion  
District Staff Manager-Architects  
Southwestern Bell Telephone Company  
220 East Sixth Street  
Topeka, Kansas 66603

Dear Mr. Vermillion:

In response to your letter of August 3, 1979, as to desiring access to St. Clair Street, the following comments are provided as background information concerning the development of the plat. Ever since the Santa Fe Shops vacated this site, in all our discussions with representatives of Santa Fe, emphasis has been given to the industrial lots not having access to residential streets. All traffic generated to and from this site has been required to have access to Harry with traffic then going either west to Meridian or east to Seneca. Traffic has been discouraged from going north through the residential area and that is the reason access control was taken on St. Clair, Dooley, Hiram and Glenn. In fact, when this plat was debated, the neighborhood to the west requested that St. Clair terminate in a cul-de-sac just north of Harry as they did not even want the possibility of traffic coming out of the industrial area turning right and going north through their residential area.

In regard to the procedure for deleting the access control requirements, the term "variance" as we use it, is only a case processed through the Board of Zoning Appeals. That Board has no jurisdiction to vary access control. The procedure is to request a vacation which is first considered by the Subdivision Committee of the Planning Commission, then on to the Planning Commission, then to the Board of City Commissioners, and some attorneys will advise, on to the County Commission. The procedure takes a minimum of 65-90 days. Enclosed is a vacation application form. Please note the filing fee of \$50.00 and the required abstract ownership list. In this instance, we would want the certified list to include both sides of St. Clair from Harry to Dooley.

Mr. Jack Vermillion  
Page 2  
August 9, 1975

You should be aware that we will not be in support of vacating the access control that was required after years of debate as to how to best protect the neighborhood. Also, you should be aware that there was an active group living across the street that wanted the street closed and there is a Citizen Participation Council from that area that supported those citizens' position.

We would suggest that you redesign your site plan and comply with the required access control. If you have any questions on this matter, please contact me or Louise Olivarez at 268-4421.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:bh



Southwestern Bell

August 3, 1979

RECEIVED  
200 Bell Street  
Topeka, Kansas 66603

AUG 8 1979

METROPOLITAN PLANNING  
ROUTE  28

\_\_\_\_\_

City of Wichita  
Planning Dept.-Zoning  
455 N. Main  
Wichita, Kansas 67202

Dear Gentlemen:

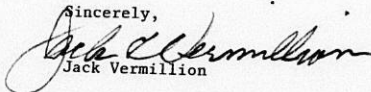
We are planning construction of a 60 vehicle Service Operations Center on the plot of land bounded by St. Claire St., Harry St., and Harry St. Court #1 (Legal description: Lot 1, Block A, Santa Fe Orient Industrial District, 3rd Addition). This S.O.C. will provide covered parking for vehicles, outdoor storage, and a building for office and storage.

Our present planning calls for locating employee parking to the west side of the site with access from Harry St. and St. Claire St. We have learned, however, that the city maintains complete access control along St. Claire. We would like to apply for a variance to this ordinance based upon the following criteria:

- 1) We desire to front the building towards Harry St. for aesthetic and visibility reasons. This need, combined with the needs for covered parking and storage, dictate that the employee parking be located on the west side of the site.
- 2) Due once again to the site configuration, we are limited to one 346' run of 2 sided 90° parking for employees. We feel that a long run of parking with only one point of access is unacceptable for both convenience and safety reasons.
- 3) The hours of employee arrival and departure will be such that headlights shining into residences across the street should not be a problem. Our present work shift is scheduled from 8 - 5 with few exceptions.

Please advise us as soon as possible of the status of our request for variance and of any additional information you may require. Thank you for your time and consideration.

Sincerely,

  
Jack Vermillion

District Staff Manager-Architects

Attachment

March 19, 1986

Mr. Erich Wendt  
KPL Gas Service Company  
P.O. Box 2161  
Wichita, KS 67251

Re: Future gas line easement on the east 30 feet of  
Lot 10, Block A, Santa Fe Orient Industrial  
District 3rd Addition.

Dear Mr. Wendt:

I have discussed KPL Gas Service Company's desire to obtain a gas line easement on the above-referenced property with Carl Gipson of the City Engineer's Office. As you are aware, the east 30 feet of the subject lot is part of a platted 60-foot wide drainage easement. Mr. Gipson has advised that the east 15 feet of Lot 10 needs to be retained exclusively for drainage because of the location of a 36-inch storm sewer pipe. However, KPL can co-use the west 15 feet of the east 30 feet of the lot, if the existing swale in the drainage easement is restored after gas line installation. A more preferred location of the gas line easement would be the east 15 feet of the west 30 feet of adjacent Lot 11.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Carl Gipson, Civil Engineer III, City Engineering

March 12, 1986

CARL,

The gas company wants to obtain a gas line easement at the location indicated on the attached drawing. The gas line easement will overlap a portion of a 60-foot wide drainage easement. Eric Wendt has ask me to find out if a gas line at this location will be in conflict with the existing or planned uses of the drainage easement. Please let me know if there will or will not be a conflict and I will so advise Eric Wendt.

*Jones*



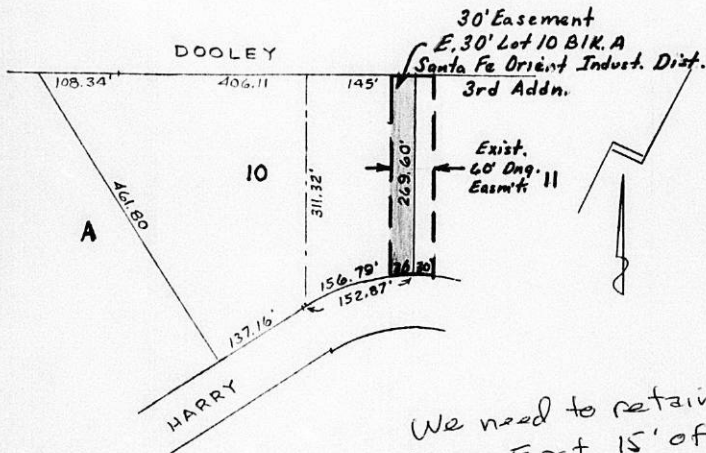


EXHIBIT "A"

The best place  
would be the East  
15' of the West 30'  
of Lot 11.

We need to retain  
the East 15' of  
Lot 10 exclusively  
for drainage. We  
could let them co-use  
the West 15' of the  
East 30' if they  
restore swale to  
existing condition.

CPM

2-13-86



**KPL  
GAS  
SERVICE**

BM 10340 RR Spk N.W. RR SW cor. W. of Chubb

Lot 11, Blk R

Sta 0+00 Constr Refd. Cons. Manhole  
See Detail 1 this sheet

Road Gravel to directed by Field Engineer

from 4.00' to Sta 0+37.0

Remove fence as required. No replacement

Install 6" Drainage Easement

Install 3" Pipe

4" Swale

Sta 1+04.70 Constr. 2nd Double  
2" x 2" Inlet, Top 1034.20

Sta 3+17 Constr. Type 1A Curb Inlet, w/4" Top  
Top 1035.50, Street Sta. 23+42

Constr. Type 1A Curb Inlet, w/4" Top  
Top 1035.50, Street Sta. 23+42  
Install 4" of 15" Pipe  
USFL 102.5; DSFL 102.4

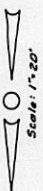
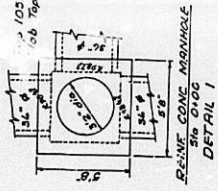
Iron 4.00' to Sta. 3+06.70

Lot 9, Blk B

Constr. Type 1A Curb Inlet, w/4" Top  
Top 1035.50, Street Sta. 23+42  
Install 4" of 15" Pipe  
USFL 102.5; DSFL 102.4

Constr. Type 1A Curb Inlet, w/4" Top  
Top 1035.50, Street Sta. 23+42

Install 45' of 18" Pipe  
USFL 101.95; DSFL 101.10



Lot 10, Blk B

Sta 0+00 Constr. Manhole  
Sta 2+17 Inlets, Top 1035.20

LINE 3

Constr. with 3' x 3' x 4' 6" Curb, referenced to project

Ground Line

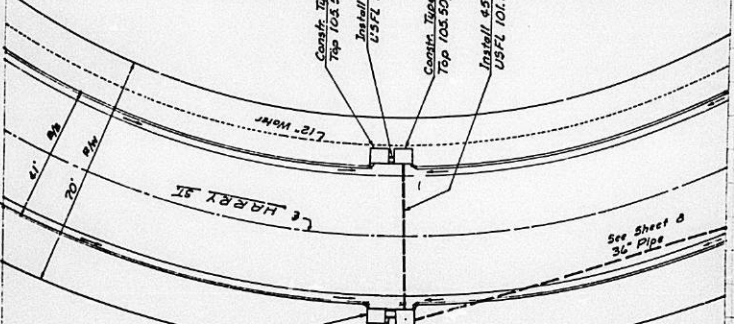
Curb

18" x 18" x 18" Manhole

Sta 3+17 Constr. Inlet  
Top 1035.50

Archway

See Sheet B  
36" Pipe



BM 103.00 RR Spk 110 RR SW cor 1/4" of Center

Sta 0+00 Conch Reinf. Conc. Manhole  
See Detail 1 this sheet

Reinf. Gravel as specified by Field Engineer

Prop. 4.00' 1/4" Sta 0+37.10

Remove Brice as required, No replacement

Lot 11, Blk. B

Conch. Type 1A Curb Inlet, w=42"  
Top 103.50; Street Sta. 25+50  
Install 4" of 15" Pipe  
USFL 102.5; DSFL 102.4

Iron 4.00' 1/4" Sta 3+06.70

Lot 9, Blk. B

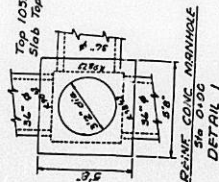
Conch. Type 1A Curb Inlet, w=42"  
Top 103.50; Street Sta. 25+50

Install 4" of 15" Pipe  
USFL 102.5; DSFL 102.4

Conch. Type 1A Curb Inlet, w=42"  
Top 103.50; Street Sta. 25+50

Install 4" of 15" Pipe  
USFL 101.55; DSFL 101.10

Top 103.0  
Slo 6  
Top 103.07



Lot 10, Blk. B

Sta 1+04.70 Conch. Shd. Double  
2' x 2' Inlet, Top 105.20

Sta 3+17 Conch. Type 1A Curb Inlet, w=42"  
Top 103.50; Street Sta. 25+50

Lot 11, Blk. B  
4' 60" Drainage Easement  
Install 36" Pipe  
2' Swale



Sta 1+04.70 Conch. Shd. Double  
2' x 2' Inlet, Top 105.20

LINE 3

Conch. with 2' x 2' in 40"  
Conch. intended to project

Ground Line

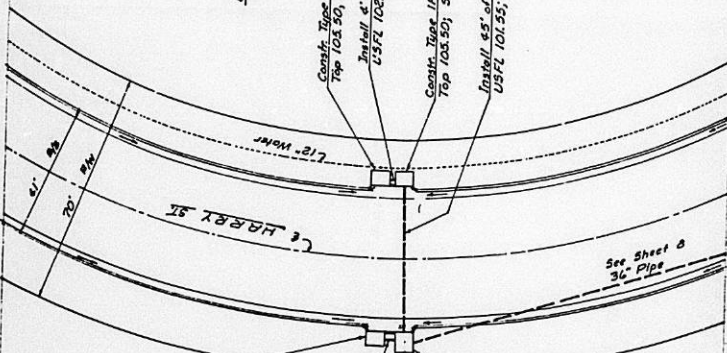
103.2

future pavement

Sta 3+17 Conch. Inlet  
Top 103.50

See Sheet 8  
36" Pipe

CHERRY ST  
12" Water



1978 DEC 21 PM 2:44

RUSH FAXCOM

Topoka, December 21, 1978

M-56018-F

Mr. D. F. Lucena - Newton (E)

Attention: Mr. Gary Snyder  
Town & Country Food Markets, Inc.  
P. O. Box 17037  
Wichita, Kansas 67217

The agreement between the City of Wichita and Santa Fe  
relating to street crossing and flashing light crossing warning devices  
on Harry Street, Wichita, Kansas, has been completed on behalf of the  
Santa Fe.

E. L. Rogers

12-22-78 Dean Sellers  
said this letter  
was enough  
assurance that  
the City will get a  
license from Santa Fe

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF LAW

DATE November 28, 1978

TO Donald Wood, Industrial Development Officer

FROM Thomas R. Powell, Assistant City Attorney

SUBJECT License Agreement between the  
Atchison, Topeka & Santa Fe  
Railroad Company and City of  
Wichita.

I have reviewed the Agreement between the Santa Fe Railroad and the City and, from that review, approve the Agreement as to form. I have also run the Agreement past George Wilton and he has indicated that from an operational standpoint the Agreement is acceptable.

It is my further understanding that the Agreement between Santa Fe and Phil Ruffin will not, at any time, be assigned to the City. In any event, I would not approve the assignment of this Agreement at any time. The Agreement contains an indemnification clause that obligates Mr. Ruffin to indemnify the railroad during the period of time the Agreement is in effect for, among other things, negligent acts of the railroad and its employees. In this regard, I would strongly suggest that Mr. Ruffin should have his lawyer review this Agreement before he signs it.

*Thomas R. Powell*

Thomas R. Powell  
Assistant City Attorney

TRP:cdh

cc: George Wilton, Supt. Public Works Maintenance  
Dean Sellers, Assistant City Engineer

DECLARATION OF PROTECTIVE COVENANTS  
SANTA FE ORIENT INDUSTRIAL DISTRICT  
3RD ADDITION, COUNTY OF SEDGWICK  
CITY OF WICHITA, KANSAS

THIS DECLARATION, made this \_\_\_\_\_ day of November, 1978, by PHIL RUFFIN, Wichita, Kansas, hereinafter called "Declarant".

ARTICLE I

RECITALS

Section 1.1. The Declarant is the present record titleholder of certain real property situated in Sedgwick County, Kansas, more particularly described as Santa Fe Orient Industrial District, 3rd Addition, County of Sedgwick, City of Wichita, Kansas, which land is referred to herein as the "Property".

Section 1.2. Declarant is desirous of subjecting the Property to the conditions, covenants, restrictions and reservations hereinafter set forth to insure proper use and appropriate development and improvement of said Property as a business and industrial park.

ARTICLE II

DEFINITIONS

Section 2.1. Definition of Terms:

- A. "Building Site" shall mean any contiguous plot of land the size and dimensions of which shall be established by the legal description in the original conveyance from Developer to the first fee owner of said plot of land. A Building Site may also be established by the Declarant, by an instrument in writing, executed, acknowledged, and recorded by the Declarant, which designates a plot of land as a Building Site for purposes of these Covenants. If two or more Building Sites, as defined hereinabove, are acquired by the same owner in fee, such commonly owned Building Sites may, at the option of said owner, be combined and treated as a single Building Site for purposes of the Covenants contained herein. A Building Site may be divided into two or more Building Sites with the prior written approval of the Declarant.
- B. "Declarant" shall mean Phil Ruffin, his successors and assigns.
- C. "Improvements" shall mean and include, but not be limited to, buildings, parking areas, loading areas, fences, walls, hedges, landscaping, mass plantings, poles, signs, driveways, walks, paths, aerial antennae, railroad track and roadbed, and any structure or improvements of any type or kind.
- D. "Owner" shall mean the party or parties owning fee title to a Building Site; provided, that an Owner may, upon written notice to Declarant, assign all or part of his rights, but not his duties, hereunder to Owner's tenant or tenants.

E. "Street Property Line" shall mean the right-of-way line of a street.

### ARTICLE III

#### PURPOSE AND CONSTRUCTIVE NOTICE AND ACCEPTANCE

Section 3.1. The Property is hereby made subject to the following conditions, covenants, restrictions, and reservations, all of which shall be deemed to run with the Property and each and every parcel thereof, to insure proper use and appropriate development and improvement of said premises.

### ARTICLE IV

#### PERMITTED USES AND PERFORMANCE STANDARDS

Section 4.1. No noxious or offensive trades, services, or activities shall be conducted on any Building Site nor shall anything be done thereon which may, in the judgment of the Declarant, be or become any annoyance, nuisance, or hazard to the Owner, tenant, or occupant of other Building Sites within the Property by reason of unsightliness or the excessive emission of fumes, odors, vibration, gases, radiation, liquid waste, smoke, or excessive noise.

Section 4.2. Building Sites shall be utilized only for engineering, research facilities, laboratories, industrial uses, manufacturing, offices, warehousing, and such other uses as the Declarant shall permit in his sole discretion.

### ARTICLE V

#### REGULATION OR IMPROVEMENTS

Section 5.1. Improvements, Generally: No improvements shall be constructed, erected, placed, altered, repainted, retinished, maintained, or permitted on any Building Site until plans and specifications therefor have been approved by the Declarant, except maintenance, repair, painting, building, which conform to the original plans and specifications of an approved building.

Section 5.2. Loading Areas: Truck loading and receiving docks shall not be permitted in the front of a building except with prior specific approval of the Declarant.

Section 5.3. Landscaping: All Building Sites shall be landscaped in accordance with a plan submitted to and approved in writing by the Declarant prior to any development of the Building Site. *the zoning requirements placed on the property by the city of which*

Section 5.4. Signs: No signs shall be permitted anywhere within the Property without prior written approval of the Declarant.

Section 5.5. Utility Connections and Mechanical Equipment: All Utility connections, including all electrical and telephone connections and installations of wires to buildings, shall be made underground from the nearest available power source. No transformer, electric, gas, or other meter of any type, or other apparatus shall be located on any power pole nor hung on the outside of any building, but the same shall be placed on or below the surface of the Property and where placed on the surface shall be adequately screened and fenced, and all such installations shall be subject to prior written approval of the Declarant.

Too rough

Section 5.6. On-Site Drainage: Owners of Building Sites adjacent to railroad tracks shall be responsible for the operation and maintenance of the drainage ditches along said railroad lines adjacent to their property. Should the Owner fail to maintain such ditches in good condition, the Developer, the Declarant, or the City of Wichita, may enter and maintain the ditches and charge the Owner for the cost of such maintenance. Declarant and Developer reserves the right to install, or have, or cause to be installed, railroad lead tracks within the setback areas and lands adjacent thereto on all of the lots in this subdivision.

Section 5.7. Partial Construction: No structure shall remain partially constructed any longer than is reasonably necessary, and no excavation shall be made except in connection with construction of improvements, and upon completion thereof exposed openings shall be filled and disturbed ground shall be properly graded and landscaped.

Section 5.8. Building Regulations: Any building erected on a Building Site shall conform to the following construction practices:

- A. Exterior walls shall be concrete, metal or masonry of a type acceptable to the Declarant.
- B. Loading docks shall be set back and landscaped to minimize the effect from the street but, in any event, the face of such docks shall not be closer than thirty-five (35) feet to the street property line, unless such distance is modified by the Declarant.

*Cost of Railroad crossing & signal maintenance shall be paid by pro rata pt. front owner.*

ARTICLE VI

APPROVAL OF PLANS AND SPECIFICATIONS

Section 6.1. The Declarant and his respective successors or assigns shall not be liable in damages to anyone submitting plans to them for approval, to any Owner of land affected by this Declaration, or to any other person whatsoever by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such plans and specifications. Every person who submits plans to the Declarant for approval agrees, by submission of such plans and specifications, and every Owner or tenant of any of said Building Sites agrees, by acquiring title thereto or an interest therein, that he will not bring any action or suit against the Declarant or Developer to recover any such damage.

*Plans submitted to declarant for approval shall be deemed approval of Declarant does not give written consent within 30 days of submission of such plans except.*

ARTICLE VII

ENFORCEMENT

Section 7.1. Abatement and Suit: The Conditions, covenants, restrictions, and reservations herein contained shall run with the land, and be binding upon and inure to the benefit of the Declarant and the Owners of every Building Site on the Property. These conditions, covenants, reservations, and restrictions may be enforced as provided hereinafter by Declarant acting for himself and as Owner by itself.

Section 7.2. Violations Deemed to Constitute a Nuisance: Every violation of these Covenants or any part thereof is hereby declared to be and to constitute a nuisance, and every public or private remedy allowed therefor by law or equity against an Owner, tenant, or occupant shall be applicable against every such violation and may be exercised by Declarant, or any Owner. Damages and other remedies at law are hereby declared not to be adequate and violations or threatened violations of the covenants, conditions, restrictions and reservations contained herein may be enjoined or restrained. All remedies provided herein or at law or in equity shall be cumulative and not exclusive. The failure of the Declarant to enforce any of the conditions, covenants, restrictions, and reservations herein contained shall in no event be deemed to be a waiver of the right to do so for subsequent violations or of the right to enforce any other conditions, covenants, restrictions, or reservations, and Declarant shall not be liable for any such failure to enforce.

Section 7.3. Liens of Mortgages Not Affected: Anything contained herein to the contrary notwithstanding, a breach of any of the covenants, conditions, restrictions and reservations contained herein, and charges or re-entry by reason of any such breach shall not defeat or render invalid the lien of any mortgage made for value and in good faith as to the Property or any portion thereof or any improvement thereon, but said covenants, conditions, restrictions and reservations shall be binding upon and effective as against any Owner thereof whose title thereto is acquired by foreclosure or otherwise.

#### ARTICLE VIII

##### TERMS, TERMINATION, MODIFICATION, AND ASSIGNMENTS

Section 8.1. Term: This Declaration, every provision hereof, and every covenant, condition, restriction, and reservation contained herein shall continue in full force and effect for a period of twenty-five (25) years from the date hereof, and shall thereafter be renewed automatically for successive ten-year periods unless and until terminated as provided in Article VIII, Section 8.2 hereof.

Section 8.2 Termination and Modification: This Declaration or any provision hereof, or any covenant, condition, restriction, or reservation contained herein, may be terminated, extended, modified, or amended, as to the whole of said Property or any portion thereof, with the written consent of the Owners of sixty-five percent (65%) of the Property subject to these restrictions; provided, however, that during the initial twenty-five (25) year term of these Covenants, no such termination, extension, modification, or amendment shall be effective without the written approval of Declarant. Such termination, extension, modification, or amendment shall be immediately effective upon recording a proper instrument in writing, executed and acknowledged by such Owners (and by Declarant if required herein), in the office of the Register of Deeds of Sedgwick County, Kansas.

Section 8.3. Assignments of Declarant's Rights and Duties: Any and all of the rights, powers, and reservations of Declarant herein contained may be assigned by Declarant to any person, corporation, or association's evidencing its consent in writing to accept such assignment, said assignee shall, to the extent of such assignment, assume Declarant's duties hereunder, have the same rights and powers, and be subject to the same obligations and duties as are given to and assumed by Declarant herein. Upon such assignment, and to the extent thereof, Declarant shall be relieved from all liabilities, obligations, and duties hereunder. The term "Declarant" as used herein includes all assignees and their heirs, successors, and assigns. If at any time Declarant ceases to exist and has not made such an assignment,

a successor Developer may be appointed by the Owners of sixty-five percent (65%) of the Property upon compliance with the requirements of the last sentence of Section 8.2 of this Article VIII.

#### ARTICLE IX

#### MISCELLANEOUS

Section 9.1. Invalidation: Invalidation of any one or more of the provisions contained in the Declaration of Protective Covenants by judgments or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

Section 9.2. Benefits and Burdens: The terms and provisions contained in this Declaration of Protective Covenants shall bind and inure to the benefit of the Declarant, the Owners of all the Building Sites located within the property, the Owners of additional Property made subject to this Declaration of Protective Covenants, and their respective heirs, successors, personal representatives, and assigns.

Section 9.3. Notice: Any notices required or permitted herein shall be in writing and delivered or mailed, postage prepaid by registered or certified mail, return receipt requested, and shall be directed as follows: If intended for a Building Site Owner (1) to the address of the Building Site if improved; (2) if the Building Site is not improved, to the address set forth in the purchase contract or purchase contract application; (3) if none of the foregoing, to the last known address of the Owner. If intended for the Declarant, to the address previously set forth herein unless Declarant shall have filed a certificate with the Register of Deeds of Sedgwick County, Kansas, setting forth in a different address to which notices hereunder are to be sent.

Section 9.4. Additional Property: Additional property adjacent to the Property may, with the written consent of the Declarant, by the execution, acknowledgment and recording in the office of the Register of Deeds of Sedgwick County, Kansas of a written instrument to such effect, be made subject to this Declaration.

IN WITNESS WHEREOF, PHIL RUFFIN has executed this instrument the day and year first above written.

\_\_\_\_\_  
Phil Ruffin

"Declarant"

STATE OF KANSAS     )  
                          ) ss.  
SEDGWICK COUNTY    )

BE IT REMEMBERED that on this \_\_\_\_ day of November, 1978, before me, the undersigned, a Notary Public in and for said county and state aforesaid, came Phil Ruffin who is personally known to me to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

\_\_\_\_\_  
Notary Public

My Appointment Expires:

DEC 4 1978

M-56018-F

GARY SNYDER DIR REAL ESTATE TOWN & COUNTRY FOOD MARKETS INC WICHITA KS

DEAR MR. SNYDER:

THE PROPOSED AGREEMENT BETWEEN THE SANTA FE AND MR. PHIL RUFFIN RELATING TO THE OPENING OF HARRY STREET ACROSS OUR RIGHT OF WAY AND TRACKS AT WICHITA AND THE INSTALLATION OF FLASHING LIGHT SIGNALS AT MR. RUFFIN'S EXPENSE, HAS BEEN EXECUTED IN BEHALF OF THE SANTA FE AND WILL BE FORWARDED TO YOU WITHIN THE NEXT FEW DAYS FOR EXECUTION ON BEHALF OF MR. RUFFIN.

YOURS TRULY,

H L ROGERS

ASST GEN MGR

G03

316NNN

5WRH64G03 4 353P DEC 04 05:19P DEC 04 05:23P

TOPEKA 4 349P (RUSH FAX)

DUNCAN NEWTON NNN

REFERRING TO YOUR FILE 69-40000, CONCERNING THE OPENING OF HARRY STREET  
ACROSS OUR TRACKS AND RIGHT OF WAY AT WICHITA, KANSAS.

ATTACHED IS LETTER ADDRESSED TO MR. GARY SNYDER OF TOWN & COUNTRY CON-  
CERNING THE PROPOSED AGREEMENT. MR. SNYDER OR HIS REPRESENTATIVE WILL PICK UP  
THE LETTER IN ORDER TO HAVE IT FOR MEETING TO BE HELD AT WICHITA ON DECEMBER  
5TH.

ROGERS

5WRH60G03 4 355P/2

1978 DEC 4 PM 5 25

October 4, 1978

TO: Wichita City Commission  
Wichita City Manager  
Wichita City Planning Department

RE: Santa Fe - Orient Industrial Development

We, the undersigned, do hereby notify The City of Wichita and the Wichita City Commission, through the City Manager, that we do greatly oppose any industrial development in an area surrounded by residential housing and streets, and we specifically oppose and now protest any and all industrial development of the area known as "The Santa Fe - Orient Industrial Park".

Following is a list of our primary objections:

1. Many of us were drawn to or remain in this area because we enjoy the relative peace and quiet, openness, and aesthetic beauty of this open area, and would like it to continue to be "country-like" in the middle of the City.
2. Due to the partial development of this area, presently occupied by Amsden Lumber Company, the streets that were originally designed for residential use only, are being destroyed by very large tractor-trailer trucks, often heavily loaded, moving products to and from a location accessible only by traveling on residential streets. There is a definite deterioration of streets and house foundations since these trucks began to use the "residential route" and continue to use it after area residents protested to the Company. There are also many young children living along their route, and the ever-present danger that a child might be hit.
3. Seemingly in opposition to the City Traffic Engineer, Paul Graves, we believe that there will be an increased amount of traffic, both industrial and passenger cars, directly due to the proposed development. If the present industrial traffic will not travel north two blocks to turn directly onto Orient from Seneca, but rather travel east on Harry Street to Dodge to avoid heavier traffic, we believe that future traffic will continue to use residential streets unless something is built to physically prevent that use. It also seems incorrect to assume that heavy, slow, large traffic will attempt to enter Seneca, traveling north from Orient, and risk accident and time loss traveling through the three intersections, railroad tracks, and raised land under the tracks, which could present dangerous situations from 6 points. The City Engineer states that they, (his Department), base their decisions concerning traffic controls on studies made on traffic volume. Apparently, his office has not conducted a study of the Harry - St. Clair intersection recently and would probably not, without extra requests, study weight and types of vehicles traveling through the intersection, as he has said that the traffic diverter

requested by the area C.P.O. was not warranted at this time. Not only is the diverter needed at this time, but we believe that any future development of the industrial area will be a direct cause of problem traffic. We feel that because the people will not be the cause of the increased traffic, but rather the direct cause of the developer's activities, that the developer should be responsible for all needed traffic diverters or cul-de-sacs costs or property easements. Once a plat is approved and construction is begun or finished, the chances of the City forcing the developer to finance these constructions are very, very poor. The only alternative would be for the taxpayers to pay for prevention of problems which they attempted to prevent without costs to themselves and did not want in the beginning.

4. According to the Drainage Chief Engineer, Yash Desai, the storm sewer which would serve the proposed northern area of this development, and ultimately a large majority of the area, the storm sewer which lies under Dooley Street and continues to the Arkansas River is, at the present time, overloaded. When the present sewer was installed, some time around 1931 to 1935, the City of Wichita operated on the principle of putting in the best sewer possible for the limited amount of money they had. Comparing the size of the present sewer to the present need by a modern formula, we find that the sewer pipe is much too small. This formula is based on surrounding area configuration, (residential, light commercial), and a 2-year frequency design. The present sewer does not meet even the present 2-month frequency design. When a light commercial area is included in the formula, a 5-year frequency design is used. The net result of these findings is that sometime in the very near future, either because of the developer's request or the resident's requests, this storm sewer will need to be replaced at a present cost of \$80.00 per foot and an estimated \$100.00 per foot at the time of installation for a distance of over one mile (from St. Clair east to the Arkansas River), for an approximate cost of \$528,000.00. The area residents apparently are not bothered enough by the overloaded present sewer to request a larger pipe, and probably would not request replacement for a number of years. If the developer were allowed to drain into this pipe, the accelerated replacement schedule would be due directly to his development.

We protest this plat and any future development of this land in this direction and feel that any changes in the present drainage or traffic conditions would be directly caused by the developer's actions and that the developer should then be assessed for all needed changes. It is also disturbing to find that the people are not notified of platting changes of this type as they are zoning changes, making it hard to protest or prevent similar developments without proper preparation.

Thank you for your time and for listening to the people on this matter, and we hope that you will not approve this plat.

Sincerely,

November 29, 1978

E. H. Denton, City Manager

Jack H. Galbraith, Chief Planner

S/D 78-67 - Santa Fe Orient Industrial District 3rd Addition -  
Neighborhood concerns with industrial traffic in the vicinity  
of St. Clair and Harry

A memo to us from Deanna Patton of the CPO office dated September 12, 1978, is a request that the Board of City Commissioners be made aware of the CPO Council O concern about the impact of industrial traffic in their area and their belief that a traffic diverter is needed at the intersection of St. Clair and Harry to discourage industrial traffic from using St. Clair north of Harry. They asked that this information be provided to the Board of City Commissioners when they consider the plat of Santa Fe Orient Industrial 3rd Addition. "O"

This is to advise you that the captioned plat is being considered by the Board of City Commissioners on December 5, 1978. Also, you should be aware that on September 21, 1978, the Subdivision Committee of the Metropolitan Area Planning Commission with the consent of the plat and with appropriate notice to the CPO Council O considered the placement of a traffic diverter on St. Clair at the northeast corner of Harry and St. Clair. The Committee's action was to recommend that a traffic diverter not be considered at this time. (See copies of our memo dated September 22, 1978, herewith attached).

We have advised both the plat and the CPO that we would furnish copies of the CPO memo and our memo subsequent to the Subdivision Committee meeting, to the Board of City Commissioners. Said copies are being forwarded to you with this memo.

Robert A. Lakin  
Director of Planning

Jack H. Galbraith  
Chief Planner

JHG:CLN:bb

cc: Deanna Patton, CPO Office  
Phil Ruffin, 943 McLean Blvd., 67203  
Gary Wiley, Professional Engineering Consultants, 1440 E. English,  
67221  
Bill McKinley, Assistant Traffic Engineer

*St*  
*newby*

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE October 24, 1978

TO E. H. Denton, City Manager

FROM Deanna K. Patton, CPO Administrative Aide

SUBJECT S/D 78-67 (Santa Fe Orient Industrial  
District 3rd Addition)

At its October 12, 1978, meeting, CPO Council 0 discussed the preliminary plat of the captioned location with particular attention to drainage and traffic flow.

CPO Council 0 voted unanimously (6-0) to reaffirm its belief in the need for a traffic diverter on St. Clair at its intersection with Harry. Not only is the Council concerned with this intersection, it is also concerned about the impact of the industrial development on these intersections: Harry and Meridian, Orient Boulevard and Meridian, railroad tracks and Meridian, Harry and Seneca, Orient Boulevard and Seneca, railroad tracks and Seneca, and Walker and Seneca.

Please provide this information to the Board of City Commissioners when it considers the captioned case. Thank you.

*Deanna K. Patton*  
Deanna K. Patton  
CPO Administrative Aide

DKP:ml  
cc Robert Lakin, MAPD

NOTED:

*David L. Furness*  
David Furness  
Citizen Participation Coordinator



September 22, 1978

Deanna Patton, CPO Administrative Aide

Curtis L. Newby, Junior Planner

Traffic Divorter on St. Clair at Harry and  
S/L 78-67 - Santa Fe Orient Industrial Dis-  
trict 3rd Addition

The Subdivision Committee of the Metropolitan Area Planning Commission, at their regular meeting of September 21, 1978, considered the placement of a traffic divorter on St. Clair at the northeast corner of Harry and St. Clair to discourage industrial truck traffic from using St. Clair north of Harry. The action of the Committee was to recommend that a traffic divorter not be considered at this time and that the appropriate time to consider the need for a traffic divorter would be after the Santa Fe Orient Industrial District 3rd Addition plat has been recorded and Harry Street has been opened up between St. Clair and Orient Boulevard. The Committee action was based for the most part on an opinion of the City Traffic Engineer that when Harry Street is open to Orient Boulevard, the truck traffic which is presently using St. Clair to go north to Walker and then east to get to Seneca will use Harry to get to Seneca when Harry is opened.

At such time as the applicant has completed the platting requirements on the Santa Fe plat, the plat together with copies of the CPO memo and this memo will be forwarded to the City Commission for final approval. If you have any questions concerning this matter, please call.

-----  
Curtis L. Newby  
Junior Planner

CLN:bn

cc: Phil Ruffin, 943 McLean Blvd., 67213  
Gary Wiley, Professional Engineering Consultants, 1440  
E. Englis, 67211  
Bill McKinley, Assistant City Traffic Engineer  
Dick Linn, City Engineer

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE September 12, 1978

TO Robert Lakin, Director, MAPD  
FROM Deanna Patton, CPO Administrative Aide

SUBJECT Traffic Divorter on St. Clair  
at Harry Street

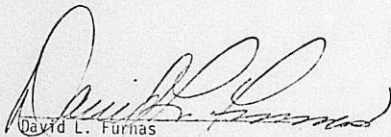
At its August 17 meeting, CPO Council 0 listened to a presentation by Jack Galbraith on the preliminary plat of the Santa Fe Orient Industrial District 3rd Addition. At the end of the presentation, the Council asked questions but made no recommendations on the plat.

At its September 7 meeting, CPO Council 0 again discussed the proposed Industrial Park and the increased traffic on adjacent residential streets it would create. At the request of four area residents living on St. Clair, the Council considered the placement of a traffic diverter on St. Clair directly north of the intersection with Harry Street.

After much discussion, CPO Council 0 voted unanimously (5-0) to recommend that the Board of City Commissioners send the plat back to MAPC for reconsideration so that a traffic diverter can be placed on St. Clair directly north of the intersection with Harry Street to reduce traffic flow on residential streets. The Council would like such a diverter to be made a condition for approval of the plat by the MAPC and the City Commission.

Please provide this information to the City Commission when they consider this item.

Thank you.

  
David L. Furnas  
CPO Coordinator

  
Deanna Patton  
CPO Administrative Aide

November 29, 1978

E. H. Denton, City Manager

Jack H. Galbraith, Chief Planner

S/D 78-67 - Santa Fe Orient Industrial District 3rd Addition -  
Neighborhood concerns with industrial traffic in the vicinity  
of St. Clair and Harry

A memo to us from Deanna Patton of the CPO office dated September 12, 1978, is a request that the Board of City Commissioners be made aware of the CPO Council C concern about the impact of industrial traffic in their area and their belief that a traffic diverter is needed at the intersection of St. Clair and Harry to discourage industrial traffic from using St. Clair north of Harry. They asked that this information be provided to the Board of City Commissioners when they consider the plat of Santa Fe Orient Industrial 3rd Addition.

This is to advise you that the captioned plat is being considered by the Board of City Commissioners on December 5, 1978. Also, you should be aware that on September 21, 1978, the Subdivision Committee of the Metropolitan Area Planning Commission with the consent of the plat and with appropriate notice to the CPO Council C considered the placement of a traffic diverter on St. Clair at the northeast corner of Harry and St. Clair. The Committee's action was to recommend that a traffic diverter not be considered at this time. (See copies of our memo dated September 22, 1978, herewith attached).

We have advised both the plat and the CPO that we would furnish copies of the CPO memo and our memo subsequent to the Subdivision Committee meeting, to the Board of City Commissioners. Said copies are being forwarded to you with this memo.

Robert A. Lakin  
Director of Planning

Jack H. Galbraith  
Chief Planner

JHG:CLN:hh

cc: Deanna Patton, CPO Office  
Phil Ruffin, 943 McLean Blvd., 67203  
Gary Wiley, Professional Engineering Consultants, 1440 E. English,  
67211  
Bill McKinley, Assistant Traffic Engineer

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-67 Name Santa Fe Orient Industrial District 3rd  
Application & Sketch Filed: 7-17-78 Addition  
Preliminary Plat Filed: 7-17-78 Approved by S/D: 7-27-78  
Final Plat Filed: 8-1-78 Approved by S/D: 8-10-78  
Approved by Metropolitan Area Planning Commission: 8-17-78

DESCRIPTION

General Location: On the east side of St. Clair in an area between  
Orient Blvd. and Dooley

Surveyor or Engineer: Professional Engineering Consultants  
Owner: Santa Fe Ind. Realty Company  
Address: 900 S. Polk St., Amarillo, Texas, 79109

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>20</u>  | 6. Access Control                                      |
| 2. Number of Lots:  | St. <u>Dooley</u> No. Openings <u>0</u>                |
| Residential _____   | St. <u>St. Clair, N of Harry</u> No. Openings <u>0</u> |
| Commercial <u>19</u>  | St. _____ No. Openings _____                           |
| Industrial _____  | 7. Req'd Improvements                                  |
| Other _____   | St. Paving <u>required</u> Water <u>required</u>       |
| Total Number of Lots: <u>19</u>   | Sidewalk <u>not req'd</u> Drainage <u>req'd</u>        |
| 3. Minimum Lot Area: <u>2.2</u> Acres   | Sewer <u>required</u> Other <u>none</u>                |
| 4. Existing Zoning <u>"E"</u>   |  |
| 5. Special Problems Discussed <u>Extension of Harry Street thru the plat and</u><br><u>neighborhood concerns with industrial traffic in the area. Valid petitions</u><br><u>have been submitted guaranteeing the paving of Harry Street and Harry</u><br><u>Courts, storm sewer to serve the plat, sanitary sewer, and City water to</u><br><u>serve each lot. A certificate has been submitted certifying the petitions.</u> |  |

Planning Commission Recommendation:.

That this plat be approved subject to recording within 30 days after approval  
by the Board of City Commissioners.

Bell moved, Bayouth seconded and it carried unanimously. Hennessy  
and Savina were absent.

ACTION: Approve the petitions and instruct the Director of Law to prepare  
the necessary resolutions and instruct the City Clerk to file the certificat  
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 Metro  
politan Area Planning Commission and authorize the Mayor to sign and in  
struct the Planning Department to withhold release of the plat for recording  
until an acceptable guarantee for construction of a railroad crossing on  
Harry has been submitted.

*This guarantee was included  
in the Harry St. paving petition. City still needs license  
from Santa Fe, tho.*

CERTIFICATE

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

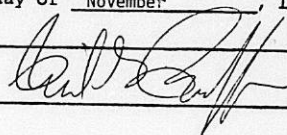
I, Phil G. Ruffin, owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_  
Santa Fe Orient Industrial District 3rd Addition

do hereby certify that petitions for the following improvements  
have been submitted to the Board of Commissioners of the City of  
Wichita, Kansas:

1. Water
2. Asphaltic Concrete Paving
3. Sanitary Sewer Lateral
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for  
improvements, lots or portions thereof within Santa Fe Orient  
Industrial District 3rd. Addition may be subject to special  
assessments assessed thereto for the cost of constructing the  
above-described improvements.

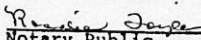
Signed this 21st day of November, 1978.



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

Be it remembered that on this 21st day of November,  
1978, before me, a notary public in and for said County and State,  
came Phil G. Ruffin, to me personally  
known to be the same person who executed the foregoing 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.

  
Notary Public

My Commission Expires:  
2-2-1982

*newly*

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE NOVEMBER 15, 1978

TO JACK GALBRAITH, CURRENT PLANS - PLANNING DEPARTMENT  
FROM YASH D. DESAI, DRAINAGE CHIEF ENGINEER

SUBJECT SANTA FE ORIENT INDUSTRIAL 3<sup>RD</sup> ADDITION

A drainage plan for the subject Addition was submitted to me for preliminary approval for concept and preparation of petitions. It is proposed to construct the storm sewers under Harry Street and Harry Courts according to the drainage criteria approved by the City of Wichita. The size of storm sewer pipe connections to existing 36" storm water sewer, in the drainage easements is proposed to be restricted to 36" or less where required. Additional capacity storm sewer required as per the design criteria will be provided in parallel pipes in these easements when adequate public storm water sewer in Dooley will be constructed.

It should be agreed by the property owners of all lots in the Santa Fe Orient Industrial Addition (both present and future) that the cost of such parallel storm sewers will be assessed to the properties in the subject Addition. A covenant guaranteeing such payment of drainage assessments shall be signed by each property owner of the lots in the subject Addition.

If you need additional information please call me at Centrex 4235.

*Yash D. Desai*  
Yash D. Desai  
Drainage Chief Engineer

YDD/dla

cc: Dick Linn, City Engineer



12-8-78 Linn, Sellers, Lundebak said covenant not necessary. Our comment on pink and green sheets was sufficient L.O.

Need in addition to  
regular guarantee, a guarantee  
from the developer to pave  
the portion of Wany, which  
is the railroad property and  
has not been dedicated for  
street on the plat. This  
will also require that  
a signed accepted license  
between railroad and City  
for the said portion of street  
be accomplished

THE CITY OF WICHITA  
OFFICE OF WATER DEPARTMENT

DATE November 9, 1978

TO Jack H. Galbraith, Chief Planner

FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Santa Fe Orient Industrial  
District 3rd Addition

The plattors of Santa Fe Orient Industrial District 3rd Addition have submitted a valid 100% petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval on or about December 5, 1978.

*Bill H. Otten*

Bill H. Otten, Chief Engineer  
Water Engineering Division

BHO:sd

## CHICAGO TITLE INSURANCE COMPANY

### COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, 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 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 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.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:  
THE SECURITY ABSTRACT &  
TITLE COMPANY, INC.  
434 North Main Street  
Wichita, Kansas 67202  
(316) AM 7-8371

CHICAGO TITLE INSURANCE COMPANY

*Alvin W. Long*  
President.

ATTEST:

*Chester C. McCullough*  
Secretary.

*Frank R. Haulton*  
Authorized Signatory



### 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, the Exclusion from Coverage and the Conditions and Stipulations 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.

SCHEDULE A

Number  
268268

Effective Date  
August 25, 1978 @ 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: Unknown  
(Amended 10-17-70)

Proposed Insured:

City of Wichita

Loan Policy to be issued: ALTA Form 1970 Amount:  
(Amended 10-17-70)

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

Phil G. Ruffin

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

Beginning at the Northwest Corner of Santa Fe Orient Industrial District 2nd Addition, Wichita, Kansas, said point being 10.39 feet North of the Southwest Corner of Lot 27, Block C, South University Place Addition, thence along the West line and West line extended of Block F and Block C in South University Place Addition bearing North 0°00' East a distance of 405.01 feet to the South line of Lot 91 on St. Clair Street in Stiles and Smith's Addition; thence along the South line of said Lot 91 bearing South 89°53'40" West a distance of 57.56 feet to the Southwest Corner thereof; also being on the East line of St. Clair Street in said Stiles and Smith's Addition; thence along the East line of said St. Clair Street bearing North 0°15'25" East a distance of 805.77 feet to its intersection with the South line of Dooley Avenue, said point of intersection also being the Northwest Corner of Lot 33 on St. Clair Street as platted in Stiles and Smith's Addition; thence along the South line of said Dooley Avenue bearing North 89°56'10" East a distance of 621.09 feet to a point on the line common to Stiles and Smith's Addition and Shearman's Addition; thence along said common line bearing South 0°11'40" West a distance of 4.35 feet to the South line of Dooley Avenue as platted in Shearman's Addition; thence along the South line of Dooley Avenue bearing North 89°56'20" East a distance of 695.21 feet to the Northwest Corner of Lot 41, Block E in said Shearman's Addition, said Northwest Corner of Lot 41 also being on the West line extended of Block D of said Shearman's Addition; thence along the West line extended and the West line of Block D of said Shearman's Addition bearing North 0°10'15" East a distance of 30 feet; thence bearing North 89°56'03" East a distance of 412.39 feet; thence bearing South 0°07'57" West a distance of 30 feet to the Northeast Corner of Lot 1, Block E in said Shearman's Addition, said Northeast Corner of Lot 1, Block E being on the South line of Dooley Avenue; thence along the South line of Dooley Avenue bearing North 89°56'20" East a distance of 227.37 feet to a point

(See Added Page)

(Schedule A continued)

Policy Number \_\_\_\_\_  
Owners

Policy Number \_\_\_\_\_  
Loan

on the East line of Shearman's Addition, said point also being on the South line of Dooley Avenue at the West line of Wheeler's Addition; thence along the South line of said Dooley Avenue bearing South 89°52'15" East a distance of 1146.16 feet to the Northwest Corner of Lot 1, Block H of said Wheeler's Addition; thence bearing South 0°02'40" West a distance of 178.78 feet to a point that is 150.00 feet Northwesterly of any normally distant to the Northwesterly line extended of said Orient Avenue as located between the East line of Meridian Avenue and the West line of Martinson Avenue; thence along a line that is parallel to and 150 feet normally distant to the Northwesterly line and the aforementioned Northwesterly line extended of said Orient Avenue bearing South 57°12'10" West a distance of 546.23 feet; thence bearing South 32°47'50" East a distance of 150 feet to the Northwesterly Right-of-Way line of Orient Avenue; thence bearing South 57°12'10" West along the Northwesterly Right-of-Way line of Orient Avenue a distance of 70 feet; thence bearing North 32°47'50" West a distance of 150 feet; thence parallel to and 150 feet from the Northwesterly Right-of-Way line of Orient Avenue bearing South 57°12'70" West a distance of 1275.00 feet to the Northeast Corner of Santa Fe Orient Industrial District 2nd Addition; thence along the North line of Santa Fe Orient Industrial District 2nd Addition bearing South 89°53'40" West a distance of 1458.38 feet to the point of beginning.

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. 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.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): **Year 1977 Taxes Paid.**
9. Urban Easement Grant, to Kansas Gas and Electric Company, over the north 116 feet of the 20 foot alley between St. Clair and Everett, Dooley and Figg as originally platted in Stiles and Smith's Addition to Wichita, Kansas, as created by instrument dated March 29, 1968, filed April 12, 1968, in Misc. Book 618, Page 531.  
*Bob BEECHER 2-1-78  
cl. of an alley  
for BEECHER  
11-27-78*
10. Easement to the City of Wichita, for sewer system, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit: 8 feet on both sides of the following described center line: Beginning at a point 8 feet south of the center line of Dooley Avenue and on the extended west line of Glenn Avenue; thence west parallel to said center line of Dooley Avenue (now vacated) to the east line of Hiram Avenue extended, as created by instrument dated March 29, 1968, filed April 15, 1968, in Misc. Book 618, Page 597.  
*New drawing  
20-00-0000  
EASEMENT*
11. Easement to the City of Wichita, for sewer system, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit: 8 feet on both sides of the following described center line: Beginning at a point 8 feet west of the center line of Elizabeth Avenue and 50 feet north of the north line of Dooley Street (now vacated); thence south parallel to said center line of Elizabeth Avenue extended south to the north line of Orient Boulevard, as created by instrument dated March 29, 1968, filed April 15, 1968, on Film 618, Page 598.  
*cut of the  
platted area*
12. Easements, if any, to Kansas Gas and Electric Company and The City of Wichita, for public utilities, sewer lines, drainage and street cul-de-sacs, as disclosed by a Warranty Deed dated November 24, 1972, from The Atchison, Topeka and Santa Fe Railway Company, to Santa Fe Industrial Realty Company, filed March 16, 1973, on Film 51, Page 1383.

(See Added Page)

Policy Number \_\_\_\_\_  
Owners

Policy Number \_\_\_\_\_  
Loan

13. Easements, if any, for public utilities, installed in, under or upon the vacated streets and alleys prior to vacation hereof, and of which no notice appears in the Office of the Register of Deeds.
14. Mortgage dated July 27, 1978, executed by Phil G. Ruffin, to Santa Fe Industrial Realty Company, filed July 27, 1978, on Film 317, Page 1560, in the original amount of \$322,118.00.
15. Legal effects and consequences of Case #78C-1327 Michael J. Goddard -vs- Phil Ruffin, Westway Properties etal, Damages filed June 2, 1978, Third Party Petition filed July 17, 1978, Defendants against D & D Sheet Metal & Roofing Co. & Roto - Rooter Co., 3rd party Defendants, Pending.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. 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.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): **Year 1977 Taxes Paid.** *50' or plat*
9. Urban Easement Grant, to Kansas Gas and Electric Company, over the north 116 feet of the 20 foot alley between St. Clair and Everett, Dooley and Figg as originally platted in Stiles and Smith's Addition to Wichita, Kansas, as created by instrument dated March 29, 1968, filed April 12, 1968, in Misc. Book 618, Page 531.
10. Easement to the City of Wichita, for sewer system, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit: 8 feet on both sides of the following described center line: Beginning at a point 8 feet south of the center line of Dooley Avenue and on the extended west line of Glenn Avenue; thence west parallel to said center line of Dooley Avenue (now vacated) to the east line of Hiram Avenue extended, as created by instrument dated March 29, 1968, filed April 15, 1968, in Misc. Book 618, Page 597. *Shown as drainage easement on plat*
11. Easement to the City of Wichita, for sewer system, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit: 8 feet on both sides of the following described center line: Beginning at a point 8 feet west of the center line of Elizabeth Avenue and 50 feet north of the north line of Dooley Street (now vacated); thence south parallel to said center line of Elizabeth Avenue extended south to the north line of Orient Boulevard, as created by instrument dated March 29, 1968, filed April 15, 1968, on Film 618, Page 598. *not shown on plat*
12. Easements, if any, to Kansas Gas and Electric Company and The City of Wichita, for public utilities, sewer lines, drainage and street cul-de-sacs, as disclosed by a Warranty Deed dated November 24, 1972, from The Atchison, Topeka and Santa Fe Railway Company, to Santa Fe Industrial Realty Company, filed March 16, 1973, on Film 51, Page 1383. *Misc Book*

(See Added Page)

Policy Number \_\_\_\_\_  
Owners

Policy Number \_\_\_\_\_  
Loan

13. Easements, if any, for public utilities, installed in, under or upon the vacated streets and alleys prior to vacation hereof, and of which no notice appears in the Office of the Register of Deeds.
14. Mortgage dated July 27, 1978, executed by Phil G. Ruffin, to Santa Fe Industrial Realty Company, filed July 27, 1978, on Film 317, Page 1560, in the original amount of \$322,118.00.
15. Legal effects and consequences of Case #78C-1327 Michael J. Goddard -vs- Phil Ruffin, Westway Properties etal, Damages filed June 2, 1978, Third Party Petition filed July 17, 1978, Defendants against D & D Sheet Metal & Roofing Co. & Roto - Rooter Co., 3rd party Defendants, Pending.



# MEMO

TO: Mr. Dick Linn, City Engineer

PROJECT NO. 30-78124-981

455 North Main

PROJECT: Santa Fe Orient

Wichita, KS 67220

Ind. Dist. - Ruffin

Don Schneider

ATTN: Yash Desai

DATE: October 30, 1978

COPIES TO:

Gary Snyder

FROM: Chris Brennenstuhl

Curtis Newby, MAPD

REFERENCE:

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

Being delivered to your staff with this memo are the proposed designs for the sanitary sewers and the stormwater sewers within Santa Fe Orient Industrial District Third Addition. We would appreciate a prompt review of these systems so that we may proceed with the processing of this plat. If any further information or revisions are needed, please inform us as soon as possible.

~~for~~  
newby

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE October 24, 1978

TO E. H. Denton, City Manager

FROM Deanna K. Patton, CPO Administrative Aide

SUBJECT S/D 78-67 (Santa Fe Orient Industrial  
District 3rd Addition)

At its October 12, 1978, meeting, CPO Council 0 discussed the preliminary plat of the captioned location with particular attention to drainage and traffic flow.

CPO Council 0 voted unanimously (6-0) to reaffirm its belief in the need for a traffic diverter on St. Clair at its intersection with Harry. Not only is the Council concerned with this intersection, it is also concerned about the impact of the industrial development on these intersections: Harry and Meridian, Orient Boulevard and Meridian, railroad tracks and Meridian, Harry and Seneca, Orient Boulevard and Seneca, railroad tracks and Seneca, and Walker and Seneca.

Please provide this information to the Board of City Commissioners when it considers the captioned case. Thank you.

*Deanna K. Patton*  
Deanna K. Patton  
CPO Administrative Aide

DKP:ml  
cc Robert Lakin, MAPD

NOTED:

*David L. Furnas*  
David Furnas  
Citizen Participation Coordinator



September 22, 1978

Deanna Patton, CPO Administrative Aide

Curtis L. Newby, Junior Planner

Traffic Diverter on St. Clair at Harry and  
S/D 78-67 - Santa Fe Orient Industrial Dis-  
trict 3rd Addition

The Subdivision Committee of the Metropolitan Area Planning Commission, at their regular meeting of September 21, 1978, considered the placement of a traffic diverter on St. Clair at the northeast corner of Harry and St. Clair to discourage industrial truck traffic from using St. Clair north of Harry. The action of the Committee was to recommend that a traffic diverter not be considered at this time and that the appropriate time to consider the need for a traffic diverter would be after the Santa Fe Orient Industrial District 3rd Addition plat has been recorded and Harry Street has been opened up between St. Clair and Orient Boulevard. The Committee action was based for the most part on an opinion of the City Traffic Engineer that when Harry Street is open to Orient Boulevard, the truck traffic which is presently using St. Clair to go north to Walker and then east to get to Seneca will use Harry to get to Seneca when Harry is opened.

At such time as the applicant has completed the plating requirements on the Santa Fe plat, the plat together with copies of the CPO memo and this memo will be forwarded to the City Commission for final approval. If you have any questions concerning this matter, please call.

Curtis L. Newby  
Junior Planner

CLN:bh

cc: Phil Ruffin, 943 McLean Blvd., 67213  
Gary Wiley, Professional Engineering Consultants, 1440  
E. English, 67211  
Bill McKinley, Assistant City Traffic Engineer  
Dick Linn, City Engineer

September 20, 1978

Dick Linn, City Engineer, and  
Paul Graves, City Traffic Engineer  
Curtis L. Newby, Junior Planner

S/D 78-67 - Santa Fe Orient Industrial District  
3rd Addition - Proposed traffic diverter at the  
northeast corner of Harry and St. Clair

We are in receipt of a memorandum from the CPO Office concerning a request by CPO Council "O" for a traffic diverter at the northeast corner of Harry and St. Clair to prevent truck traffic proceeding north of Harry on St. Clair. Attached herewith is a copy of the memorandum for your information.

This matter has been scheduled as an off-agenda item on the Sub-division Committee agenda for their regular meeting of September 21, 1978. We would appreciate you or your representatives presenting your views and comments concerning this matter. If you have any questions, please call.

---

Curtis L. Newby  
Junior Planner

CLN:bh

September 20, 1978

Deanna Patton, CPO Administrative Aide

Curtis L. Newby, Junior Planner

Traffic Diverter on St. Clair at Harry Street associated with S/D 78-67 - Santa Fe Orient Industrial District Third Addition.

As a result of your memorandum to us dated September 12, 1978, concerning the traffic diverter at the corner of St. Clair and Harry, we have contacted the applicant on the associated plat concerning the matter, and with his consent we have placed the discussion of the proposed traffic diverter on the Subdivision Committee meeting agenda, as an off-agenda item, for their meeting of September 21, 1978. The meeting begins at 1:00 p.m., in the Board Room, First Floor, City Hall, and, as this is expected to be a short meeting, this item will be taken up shortly after 1:00 p.m.

We would appreciate your notifying the CPO Council "O" representatives of this meeting. If you have any questions, please call.

---

Curtis L. Newby  
Junior Planner

CLN:bh

September 14, 1978

Mr. Phil Ruffin  
943 McLean Boulevard  
Wichita, Kansas 67213

Subject: S/D 78-67, Santa Fe Orient Industrial District 3rd  
Addition

Dear Mr. Ruffin:

This is to advise you of a recent action by the CPO Council "O" recommending that the Metropolitan Planning Commission reconsider the Santa Fe plat to require the installation of a traffic diverter on St. Clair just north of Harry, in order to discourage truck traffic from using St. Clair Street north of Harry. Attached for your information is a copy of a memo from the CPO office outlining the action taken by CPO Council "O".

We would like for you to tell us if you would be agreeable to having the Santa Fe plat reconsidered by the Subdivision Committee to discuss the matter of the traffic diverter on St. Clair. We would appreciate your response as soon as possible since the Santa Fe plat is nearing the point of being ready to send to the City Commission for final approval. If you would like to discuss this matter in more detail, or if you have any questions, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:bh

cc: Professional Engineering Consultants, Attention: Gary Wiley,  
1440 E. English, 67211

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE September 12, 1978

TO Robert Lakin, Director, MAPD  
FROM Deanna Patton, CPO Administrative Aide

SUBJECT Traffic Diverter on St. Clair  
at Harry Street

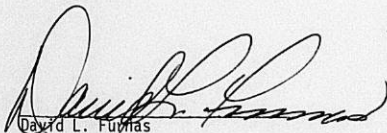
At its August 17 meeting, CPO Council 0 listened to a presentation by Jack Galbraith on the preliminary plat of the Santa Fe Orient Industrial District 3rd Addition. At the end of the presentation, the Council asked questions but made no recommendations on the plat.

At its September 7 meeting, CPO Council 0 again discussed the proposed Industrial Park and the increased traffic on adjacent residential streets it would create. At the request of four area residents living on St. Clair, the Council considered the placement of a traffic diverter on St. Clair directly north of the intersection with Harry Street.

After much discussion, CPO Council 0 voted unanimously (5-0) to recommend that the Board of City Commissioners send the plat back to MAPC for reconsideration so that a traffic diverter can be placed on St. Clair directly north of the intersection with Harry Street to reduce traffic flow on residential streets. The Council would like such a diverter to be made a condition for approval of the plat by the MAPC and the City Commission.

Please provide this information to the City Commission when they consider this item.

Thank you.

  
David L. Fuyas  
CPO Coordinator

  
Deanna Patton  
CPO Administrative Aide

August 18, 1978

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, Kansas 67211

Attention: Gary Wiley

Re: S/D 78-67 - Final plat of Santa Fe Orient Industrial  
District

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 17, 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 as stated in our letter of August 14, 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.
- 11-21-78 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 11-9-78 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 plattor.
- 11-9-78 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Curtis L. Newby  
Junior Planner  
CLN:hb

cc: Santa Fe Ind. Realty Co. 900 S. Polk St. Amarillo, Texas 79109  
Phil Ruffin, 943 McLean Blvd, 67213  
Dean Sellers, Assistant City Engineer

*Received by Tolson  
Pard*

August 14, 1978

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, Kansas 67211

Attention: Gary Wiley

Re: S/D 78-67 - Final Plat of Santa Fe Orient Industrial  
District 3<sup>rd</sup> Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 10, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The storm sewer easements as approved on the drainage plan for the subject property, shall be indicated on the final plat.
- B. *need petitions returned from Eng 11-21-78*  
The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. *petition has been received by W.W. Dept*  
The applicant shall guarantee the extension of municipal water to serve each lot.
- D. *need petition returned from Eng 11-21-78*  
The applicant shall guarantee the paving of Harry and both Harry Courts to industrial street standards.
- E. *11-21-78 petitions - included in st. paving petitions need returned from Eng*  
The applicant shall guarantee the construction of the storm sewer required by his approved drainage plan and shall also be advised that this property may be included in future assessments for storm sewer improvements when the existing system is enlarged or replaced.
- F. The following 10' x 35' utility easements shall be added to the final plat tracing within the front building setback areas: In Block A between lots 2 and 3, 6 and 7, 10 and 11; in Block B between Lots 1 and 2, 4 and 5, 5 and 6, 7 and 8.
- G. Orient Avenue shall be relabeled as Orient Boulevard. Harry Street shall be relabeled Harry. Dooley Avenue shall be relabeled Dooley.

Professional Engineering Consultants, P.A.  
Atten: Gary Wiley, Page 2 - August 14, 1976

11-27 ✓ H. "Complete access control to Orient Boulevard" from Lots 5 thru 8 in Block B and from Lot 11 in Block A shall be labeled on the face of the plat and referenced in the plat's text.

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

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 17, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis Newby  
Junior Planner

CN:bh  
Encl.

ccSanta Fe Ind. Realty Co., 900 S. Polk St. Amarillo, Texas, 79109  
Phil Ruffin, 943 McLean Blvd., 67213  
Dean Sellers, Assistant City Engineer

*Green*

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE August 3, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Dennis Bishop, CPO Administrative Aide

SUBJECT Santa Fe Orient Industrial District  
3rd Addition, North of Orient  
Boulevard, in an Area East of St. Clair

On August 1, 1978, CPO Council "B" considered the captioned case at their regularly scheduled meeting.

The Council reviewed the memorandum received from you and, after discussing the hearing held on the case July 18 and your request, made the following comments regarding the proposed industrial plat:

1. The Council suggests the installation of a "green-belt" to screen the proposed industrial area from the residential area to the south along the railroad tracks and protect those residents from noise and odor pollution. The Council would be amiable to any screening proposal.
2. The Council suggests that some traffic control instrument be installed at Harry and Orient.
3. The Council suggests that proper drainage be installed that will assure proper disposal of unwanted water.

The Council hopes that these suggestions will have a favorable effect upon the case.

*Dennis S. Bishop*  
Dennis Bishop  
CPO Administrative Aide

DB:rh

NOTED:

*Evelyn Pittman*  
Evelyn Pittman  
Assistant CP Coordinator



SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 78-67 Name Santa Fe Orient Industrial District 3rd Addition  
Date Application Rec'd. 7-17-78 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 10-8-78

DESCRIPTION

General Location Both sides of Harry Street, east of St. Clair

Owner Santa Fe Industrial Realty Company  
Surveyor/Engineer P.E.C., P.A.  
Address 1440 E. English (67211) Phone 262-2691

- |  |                                  |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>87.5+ acres</u>  | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:                           | a. <u>70</u> R/W <u>3900</u> ft. |
| Residential _____                            | b. <u>5</u> R/W <u>335</u> ft.   |
| Commercial _____                             | c. _____ R/W _____ ft.           |
| Industrial <u>19</u>                         | d. _____ R/W _____ ft.           |
| Other _____                                  | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>19</u>               | TOTAL _____ ft.                  |
| 3. Minimum Lot Frontage <u>117.81</u> ft.    | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>96,000 square</u> ft. | streets? <u>yes</u> <u>no</u>    |
| 5. Existing Zoning <u>"E"</u>                |                                  |
| 6. Proposed Zoning <u>"E"</u>                |                                  |
9. Public Water Supply yes (Yes-No), Name City  
10. Public Sanitary Sewers yes (Yes-No), Name City  
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)  
12. City of Wichita x : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- B. The applicant shall guarantee the extension of municipal water to serve each lot.
- C. The applicant shall guarantee the paving of Harry and both Harry Courts to industrial street standards.
- D. The applicant shall guarantee the construction of the storm sewer required by his approved drainage plan and shall also be advised that this property may be included in future assessments for storm sewer improvements when the existing system is enlarged or replaced.
- E. The following 10' x 35' utility easements shall be added to the final plat tracing within the front building setback areas: In Block A between Lots 2 and 3, 6 and 7, 10 and 11; in Block B between Lots 1 and 2, 4 and 5, 5 and 6, 7 and 8.
- F. Orient Avenue shall be relabeled as Orient Boulevard. Harry Street shall be relabeled Harry. Dooley Avenue shall be relabeled Dooley.
- G. "Complete access control to Orient Boulevard" from Lots 5 thru 8 in Block B and from Lot 11 in Block A shall be labeled on the face of the plat and referenced in the plat's text.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

August 1, 1978

Professional Engineering  
Consultants, P.A.  
1440 East English  
Wichita, Kansas 67211

Re: Preliminary Plat of Santa Fe Orient Industrial  
District 3rd Addition -- S/D 78-67

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 27, 1978, 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. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- B. The applicant shall guarantee the extension of municipal water to serve each lot.
- C. The applicant shall guarantee the paving of Harry, both Harry Courts, the cul-de-sac at Elizabeth and at Martinson, and the alley adjacent to Lot 14, Block A.
- D. The dedication for Harry shall extend across the railroad tracks to Orient Boulevard.
- E. Lots 15 and 16, Block A, shall be combined into one lot with access only to Martinson. The 25-foot frontage on Dodge is too close to the railroad crossing to allow an access point.
- F. Dooley Avenue east of Fern shall be terminated in a hammerhead with complete access control to it from Lots 11 and 12.
- G. The applicant shall guarantee the construction of the storm sewer required by his approved drainage plan and shall also be advised that this property may be included in future assessments for storm sewer improvements when the existing system is enlarged or replaced.

Professional Engineering  
Consultants, P.A.  
8-1-78  
Page 2

- H. Easements as shown on the engineer's copy of the preliminary plat shall be shown on the final plat.
- I. 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.
- J. 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,

Louise Olivarez  
Junior Planner

LØ:bh  
Encl.

cc: Santa Fe Industrial Realty Company, 900 S. Polk St.,  
Amarillo, Texas, 79109

Phil Ruffin, 943 McLean Blvd., 67203

THE CITY OF WICHITA

OFFICE OF Flood Control Maintenance

DATE July 25, 1978

TO Jack Galbraith, Chief Planner, MAPD

FROM Max Greene,

SUBJECT Santa Fe Orient Industrial District 3rd Add  
S/D 78-67

Reference is made to my request before the Subdivision Committee for a Lot Grading Plan for subject Addition. Please be advised a Drainage Scheme has been furnished the Flood Control Office which 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

MJglm

cc: G. H. Wilton  
Santa Fe Orient Industrial District 3rd Addn. Plat File  
Central Insp./John Riddel



July 26, 1978

David L. Furnas, Citizen Participation Coordinator

Jack H. Galbraith, Chief Planner

Santa Fe Orient Industrial District 3rd Addition.  
North of Orient Boulevard, in an area east of St. Clair.

A revised preliminary plat for the property generally located between Orient Boulevard and Dooley Avenue and between St. Clair and Exposition has been scheduled for review by the Subdivision Committee on July 27, 1978. This revised preliminary plat proposes to dedicate Harry Street from St. Clair to Orient Boulevard. The original preliminary plat, which was submitted in 1976, did not provide any street intersecting with Orient Boulevard. There has been much discussion with our department, Traffic Engineering, Industrial Development, the applicants and their engineer regarding this industrial access to Orient Boulevard. It is our understanding that CPO Area B discussed this plat with the applicant's engineer at their last neighborhood meeting. I have also been requested by Deanna Patton to have a staff person available for CPO Council "O" meeting on August 17th, which will be provided.

Wanted you to be aware of this plat and we would appreciate any comments you or CPO Areas B and O may have regarding this proposed industrial plat.

Jack H. Galbraith  
Chief Planner

JHG:LO:e1  
Attachment

cc: Deanna Patton, CPO Administrative Aide

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE July 24, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD  
FROM Deanna Patton, CPO Administrative Aide

SUBJECT Request for Staff Appearance

At its July 20 meeting, CPO Council "O" discussed an adjacent Council's review of the developer's plans for the Santa Fe-Orient Industrial Park area (generally located on the north side of the Orient tracks at Dooley and St. Clair). Council "O" would also like to see the plans and has asked me to request that a representative from MAPD attend the Council's August 17 meeting.

Council "O" meets Thursday, August 17, at 7:30 p.m. in the basement of the University Friends Church (530 South Glenn).

I shall provide you with an agenda prior to the meeting and shall be more than willing to offer any assistance which the MAPD representative might require regarding this meeting. If you have any questions, please call me at 4516.

Your assistance in this matter is greatly appreciated by me and Council "O".

*Deanna Patton*  
Deanna Patton  
CPO Administrative Aide

DP:rh

NOTED:

*David L. Furnas*  
David Furnas  
Citizen Participation Coordinator



7-21-78

Yves Desai called to say that the  
drainage plan for Santa Fe Orient Industrial  
District Zone Addition is approved subject  
to the applicant guaranteeing the 3  
proposed storm sewer systems within the site.  
Also the owner should be made aware  
that future assessments for storm sewers  
may ~~also~~ occur when the existing storm  
sewer in Dorley is enlarged or replaced.

REVISED PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 78-67 Name Santa Fe Orient Industrial District 3rd Addition  
Date Application Rec'd. 7-17-78 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 7-27-78

DESCRIPTION

General Location Both sides of Harry Street, east of St. Clair

Owner Santa Fe Industrial Realty Company  
Surveyor/Engineer P.E.C., P.A.  
Address 1440 East English (67211) Phone 262-2691

- |   |                                  |
|---|----------------------------------|
| 1. Gross Acreage of Plat _____  | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots: _____  | a. <u>70</u> R/W <u>3900</u> ft. |
| Residential _____   | b. <u>5</u> R/W <u>335</u> ft.   |
| Commercial _____  | c. _____ R/W _____ ft.           |
| Industrial <u>24</u> _____  | d. _____ R/W _____ ft.           |
| Other _____   | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>24</u>  | TOTAL <u>4235</u> ft.            |
| 3. Minimum Lot Frontage <u>25</u> ft.                                 | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>10,500 sq.</u> ft.                             | streets? <u>yes</u> <u>x</u> no  |
| 5. Existing Zoning <u>"E"</u>   |                                  |
| 6. Proposed Zoning <u>"E"</u>   |                                  |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name _____ City _____     |                                  |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name _____ City _____ |                                  |
| 11. Health Department Approval (where applicable) _____ (Yes-No)      |                                  |
| 12. City of Wichita <u>x</u> : <u>Three-Mile Area</u>                 |                                  |

STAFF COMMENTS:

NOTE: The original preliminary plat of this property was known as Santa Fe Orient Industrial District Second Addition and was reviewed by the Subdivision Committee 1-15-76 and 2-26-76.

- A. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- B. The applicant shall guarantee the extension of municipal water to serve each lot.
- C. The applicant shall guarantee the paving of Harry, both Harry Courts, the cul-de-sac at Elizabeth and at Martinson, and the alley adjacent to Lot 14, Block A.
- D. The dedication for Harry shall extend across the railroad tracks to Orient Boulevard.
- E. Lots 15 and 16, Block A, shall be combined into one lot with access only to Martinson. The 25-foot frontage on Dodge is too close to the railroad crossing to allow an access point.
- F. Dooley Avenue east of Fern shall be terminated in a cul-de-sac with complete access control to it from Lots 11 and 12.
- G. The applicant's representative and representatives of the Public Works Department and Flood Control Office shall be prepared to comment on the drainage problems and requirements of this plat.
- 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 page 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

S/D No. 78-67

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Santa Fe Orient Industrial District 3rd Addition

General Location: Both sides of Harry Street, East of St. Clair

Name of Property Owner: Santa Fe Industrial Realty Company Phone: \_\_\_\_\_

Address: 900 S. Polk St., Amarillo, Texas 79109

Name of Subdivider: Phil Ruffin (Contract Purchaser) Phone: 265-7201

Address: 943 McLean Blvd.

Name of Agent/Surveyor: P.E.C., P.A. (Gary Wiley) Phone: 262-2691

Address: 1440 East English

Date of Application: 7-17-78

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat \_\_\_\_\_
2. Number of Lots: \_\_\_\_\_
- |             |       |
|-------------|-------|
| Residential | _____ |
| Commercial  | _____ |
| Industrial  | _____ |
| Other       | _____ |

Total Number of Lots 24

3. Minimum Lot Frontage 25 ft.

4. Minimum Lot Area 10,500 sq. ft.

5. Existing Zoning "E"

6. Proposed Zoning "E"

7. Lineal Feet of New Streets:

a. 70 R/W 3900 ft.

b. 5 R/W 335 ft.

c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.

d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.

e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.

TOTAL \_\_\_\_\_ ft.

8. Sidewalk adjacent to all streets? yes  no

9. Public Water Supply \_\_\_\_\_ (Yes-No), Name City of Wichita
10. Public Sanitary Sewers \_\_\_\_\_ (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (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: [Signature]

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

Received by CLN  
Date 7-17-78  
Fee Submitted 119.00