

PLAT NO. S/D 78-78 MAP NO. 5352

NAME KAN-AM RECREATION CENTER
ADDITION

LOCATION: North side of I-235, in an area between Seneca and Amidon

ENGINEER Bill G. Yung Design VAN DOORN HAZARD
STALLIPS

OWNER Paul E. Griggs, et al

APPLICATION FILED 8-1-78

SKETCH PLAT FILED none

PRELIMINARY FILED 8-1-78

S/D ACTION 8-10-78 approve

FINAL FILED 8-29-78

S/D ACTION 9-7-78 approve

MAPC ACTION 9-14-78 Approved; 1-18-79 Approved

BCC ACTION 1-30-79 Approved

RECORDED February 13, 1979

REMARKS DP-87 & 7-2045

S/D Review of final 1-11-79. approve

S/D 78-78- KAN-AM RECREATION CENTER - North side of I-235, between Seneca & Amidon., Bill G. Yung Design.

POSTED
8-2-78

ACTION

	DATE
S/D COMMITTEE (Pulkin) approve	8-10-78
(final) approve	9-7-78
M.A.P.C. Approved	9-14-78
B.C.C./B.G.G.C. Approved	1-30-79
S/D (Review final) approve	1-11-79
MANC Approved	1-18-79

Map No. 5352
Sec. 30
Twp. 26
Range 1E

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

Name: KAN-AM ADDITION

General Location: North side of I-235 in an area between Seneca and Amidon

Owner: Paul E. Griggs, 9900 Par Lane 67212
Address: AND Robert L. Bennett, 853 Maus Lane 67212
Zip Code: Phone:
Engineers: VanDoren-Hazard-Stallings
Address: 260 N. Rock Road Suite 250
Zip Code: 67206 Phone:
Attorney: HENRY H. BLASE
Address: 2302 N. HOOD
Zip Code: 67204 Phone:

Present Zoning: "C" with CUP (DP-87) M.A.P.C. ACTION: 9-14-78 *Approved*
Proposed Zoning: same 1-18-79
Assoc. Zone Case: Advisory Letter: *Approved*
APPLICATION RECEIVED: 8-1-78 Closure Data Submitted: _____
SKETCH PLAT RECEIVED: none Title/Taxes Rec'd. and Reviewed: _____
Letter of Intent: none Final Review: _____
PREL. PLAT RECEIVED: 8-1-78 Referral to B.C.C.: _____
S/D Comm. Action: 8-10-78 *approve* B.C.C. ACTION: 1-30-79 *Approved*
Advisory Letter: 8-10-78 Tracing Received: _____
FINAL PLAT RECEIVED: 8-29-78 Released for Recording: _____
S/D Comm. Action: 9-7-78 *approve* Plat Recorded: _____
Revised final 1-11-79 - approve
Advisory Letter: _____

Comments:

1-18-79 M.A.P.C. approved plat as recommended
May, Bayouth (Barrier, Jones absent)

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

S/D 78-78
(DP-87)
E-2045

KAN-AM

ADDITION was

filed for record on February 13, 1979

T9-302 (2)

Robert J. McAuliffe
Register of Deeds

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

T9-328

February 27, 1979

Donald C. Gislack, City Clerk

Jack H. Galbraith, Chief Planner

Z-2045 - Zone change from "AA" to "C"; and
S/D 78-78 - KAN-AM ADDITION

At the regular meeting of the Board of City Commissioners on August 1, 1978, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on January 30, 1979.

This is to advise you that the final plat of KAN-AM Addition was recorded with the Register of Deeds on February 13, 1979 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-78 Name Kan-Am Addition
Application & Sketch Filed: 8-1-78
Preliminary Plat Filed: 8-1-78 Approved by S/D: 8-10-78
Final Plat Filed: 1-2-79 Approved by S/D: 1-11-79
Approved by Metropolitan Area Planning Commission: 1-18-79

DESCRIPTION

General Location: North side of I-235 in an area between Seneca and Amidon.

Surveyor or Engineer: Van Doren-Hazard-Stallings
Owner: Paul Griggs, et al.
Address: 9900 Par Lane, 67212

- | | |
|--------------------------------------|---|
| 1. Gross Acreage of Plat <u>17.2</u> | 6. Access Control |
| 2. Number of Lots: | St. Amidon No. Openings <u>1</u> |
| Residential _____ | St. 40th Street No. Openings <u>2</u> |
| Commercial <u>1</u> | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other _____ | St. Paving <u>not req'd</u> Water <u>not req'd</u> |
| Total Number of Lots: <u>1</u> | Sidewalk <u>not req'd</u> Drainage <u>not req'd</u> |
| 3. Minimum Lot Area: <u>17</u> Acres | Sewer <u>Required</u> Other <u>None</u> |
| 4. Existing Zoning " <u>AA</u> " | |
| 5. Special Problems Discussed _____ | |

The paving of 40th Street and Amidon has been petitioned for on previous cases and City water already serves the site. The applicant has submitted a valid petition for sanitary sewer to serve subject property and a certificate has been submitted certifying the petition.

Planning Commission Recommendation:

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

May moved, Bayouth seconded and it carried unanimously. Jones and Barrier were absent.

Note: Associated cases Z-2045, "AA" to "C" and CUP DP-87 have been approved by the Board of City Commissioners subject to platting.

ACTION: Approve the petition and instruct the Director of Law to prepare the necessary resolution and instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE

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

I, Robert L. Bennett, owner of
(give name of proposed plat, if appropriate) Kan-Am 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. sanitary sewer
2. paving
- 3.
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within _____
Kan-Am Addition Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 22 day of January, 19 79.

Robert L. Bennett
Robert L. Bennett

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

Be it remembered that on this 22nd day of January,
19 79, before me, a notary public in and for said County and State,
came Robert L. Bennett, 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.

Kurt W. Burbanks
Notary Public

My Commission Expires:
August 30, 1981



January 19, 1979

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

Re: S/D 78-78 - Revised final plat, Kan-Am Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 18, 1979, 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 January 12, 1979.

*received
1-22-79*
We have scheduled the plat for consideration by the Board of City Commissioners on January 30, 1979. Prior to that date, the new plat tracing with the necessary revisions will need to be submitted to our office. We are advised today by the City Engineer's office that the original sewer petition is acceptable and will not have to be re-executed.

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

Sincerely,

Jack H. Galbraith,
Chief Planner

JHG:bh

cc: Robert L. Bennett, 853 Maus Lane, 67212
Paul E. Griggs, 9900 Par Lane, 67212
Henry H. Blase, 2302 N. Hood, 67204

January 12, 1979

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

Re: S/D 78-78 - Final plat (revised) Kan-Am Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 11, 1979, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. KG&E advises that they have a transmission line in an easement which is being dedicated for street right-of-way on the west 10 feet of this plat. Amidon Street improvements will need to be made in the westernmost portion of the right-of-way.
- B. The sanitary sewer petition submitted on the original final plat will need to be revised to reference the revised one lot plat. *Original petition O.K. (Lindabah 1-18-79)*
- C. The north-south 20-foot utility easement may be eliminated.
- D. The 30-foot drainage easement shall be continued east to the east line of the plat.
- E. A lot number or letter shall be indicated on the face of the final plat tracing. *Lot 1*
- F. The lines denoting the boundaries of the floodway shall be shown as broken lines.
- G. The development of the property shall proceed in accordance with the provisions and requirements of the associated Commercial Community Unit Plan DP-87.

Van Doren, Hazard, Stallings
Page 2
1-12-79

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

The enclosed "marked" copy of the final plat is for your in-
formation and files.

The matter will be forwarded to the Planning Commission for
its consideration on Thursday, January 18, 1979, at 1:30 p.m.
If you should have any questions, please call.

Sincerely yours,

Louise Olivares
Junior Planner

LO:bt

cc: Robert L. Bennett, 853 Maus Lane, 67212
Paul E. Griggs, 9900 Far Lane, 67212
Henry H. Blase, 2302 N. Hood, 67204
Dean Sellers, Assistant City Engineer

Revised final plat
DIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

D NO. 78-78 Name Kan-Am Recreation Center
Date Application Rec'd. 8-1-78 Preliminary Approval 8-10-78
Scheduled S/D Meeting 1-11-79

DESCRIPTION

General Location North of I-235 in an area between Seneca and Amidon

Owner Paul E. Griggs and Robert Lee Bennett
Surveyor/Engineer Bill G. Yung Design VAN DOREN, HAZARD, STALLINGS
Address 1355 North Waco, Wichita, Kansas 67203 Phone 264-0676

1. Gross Acreage of Plat 17.2+
2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage _____ ft.
4. Minimum Lot Area _____ ft.
5. Existing Zoning C with CUP
6. Proposed Zoning same
7. Lineal Feet of New Streets:
 - a. 25' R/W 455' ft.
 - b. see below R/W 1460' ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 1805 ft.
8. Sidewalk adjacent to all streets? yes no
*R/W provided by State Highway
Commission-improvements currently under construction
9. Public Water Supply Yes (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) yes
12. City of Wichita Yes: Three-Mile Area _____

STAFF COMMENTS:

- A. This plat is a revised final plat consisting of one lot whereas the original final plat approved by the Subdivision Committee on September 7, 1978, had four lots.
- B. The sanitary sewer petition submitted on the original final plat will need to be revised to reference the revised one lot plat.
- C. The applicant's engineer shall submit a revised drainage plan to the City Engineer for approval. A copy of a letter from the City Engineer approving said revised drainage plan shall be submitted to the Planning Department.
- D. The development of the property shall proceed in accordance with the provisions and requirements of the associated Commercial Community Unit Plan DP-87.
- E. A lot number or letter shall be indicated on the face of the plat and the lines denoting the boundaries of the "Floodway" and the east line of the 20 foot north-south easement shall be changed to dash lines.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE OCTOBER 9, 1978

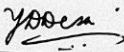
TO JACK GALBRAITH, CURRENT PLANS - PLANNING DEPARTMENT

FROM YASH D. DESAI, DRAINAGE CHIEF ENGINEER

SUBJECT S/D 78-78
LOT GRADING PLAN; KAN-AM
RECREATION CENTER

A proposed lot grading plan for the subject plat has been submitted to my office by, Van Doren-Hazard-Stallings, for approval. The drainage concept showing that Lots 2 and 4 will drain to Lot 3 is approved, however, the floodway shall not be designated as Lot 3. Lot 4 shall be renumbered Lot 3. A private drainage easement along south property line of Lot 2 shall be required for drainage of Lot 1. Suggested width of such private drainage easement is thirty (30) feet. A letter from the owner permitting such drainage from Lot 1 to Lot 3 shall be recorded and filed with the City. No sheet flow across lot property lines and floodway property line will be permitted. The approved copy of the drainage concept will be retained in the Public Works Engineering files for future reference.

I trust this is sufficient information to approve the subject plat. Please call me at Centrex 4235, if additional information is desired.


Yash D. Desai
Drainage Chief Engineer

YDD/dla



submitted 10-2-78

AMERICAN LAND TITLE ASSOCIATION COMMITMENT - 1966

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. McCallough
Secretary.

[Signature]
Authorized Signatory



CONDITIONS AND STIPULATION

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
266573

Effective Date
July 13, 1978 @ 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: \$40,471.60
Proposed Insured: (Amended 10-17-70)

Bob Bennett and Paul Griggs

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

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:

The Estate of Sarah Hallock, Deceased, Case 77-136

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

A tract in the Southeast Quarter of Section 30, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning at the Northwest Corner of said Southeast Quarter of Section 30, thence South along the West line of said Southeast Quarter and bearing South 00°19'00" West, 456.20 feet to a point in the North line of Highway right-of-way as condemned in District Court Case No. 77-C-323; thence South 82°04'00" East a distance of 473.6 feet; thence South 77°10'00" East a distance of 606.51 feet to a point in the Northerly right-of-way line of I-235 Highway as condemned in District Court Case A-72140; thence South 85°42'00" East along said right-of-way line a distance of 261.43 feet more or less to the East line of the West one-half of said Southeast Quarter; thence North 00°09'32" East a distance of 670.81 feet more or less to the Northeast Corner of the West one-half of said Southeast Quarter; thence North 89°46'48" West a distance of 1320.47 feet to the point of beginning.

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. Eneroachments, 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 \$147.21 Paid. Key #A-336-UP.
9. Lack of direct access to Highway I-235 from captioned property, such right of access having been taken by the State of Kansas in District Court Condemnation Case No. 77-C-323, provided however that captioned property shall abut upon and have access to a frontage road which will be connected to said highway only at such points as may be established by public authority.
10. Easement to Kansas Gas and Electric Company, for an electric transmission line the center line being described as beginning at the South line of Section 30, Township 26 South, Range 1 East, which point is 5 feet East of the Southwest Corner of the Southeast Quarter of said Section, thence North parallel with the West line of said Quarter Section a distance of 2617.5 feet to a point which is 5 feet East of the Northwest Corner of the Southeast Quarter of said Section, as condemned in District Court Case No. A-25708. (no width was described in case).
11. A Temporary Easement for the construction of a channel change and the removal of borrow material over and upon a tract of land in the West Half of the Southeast Quarter of Section 30, Township 26 South, Range 1 East of the 6th P.M., described as follows: BEGINNING at a point on the Northerly right of way line of the proposed highway, 263.2 feet East of the West line of said Quarter Section, as measured along said right of way line, said right of way line having an assumed bearing of South 82 degrees 04 minutes East; thence South 82 degrees 04 minutes East, 210.4 feet along said right of way line; thence South 77 degrees 10 minutes East, 227.5 feet along said right of way line; thence North 34 degrees 36 minutes West, 557.4 feet; thence North 85 degrees 42 minutes West, 85.0 feet; thence South 04 degrees 18 minutes West to the place of beginning. This easement expires ninety days after completion of the highway construction for which this easement is acquired, as condemned in District Court Case No. 77-C-323.

THIS INDENTURE, made this 17 day of July, 1978, between the FOURTH NATIONAL BANK AND TRUST COMPANY, WICHITA, Wichita, Kansas, the duly appointed, qualified and acting Executor of the Estate of Sarah Hallock, deceased, Grantor, and BOB BENNETT and PAUL GRIGGS, Grantees.

WITNESSETH: That

The Grantor in consideration of the sum of THIRTY-SEVEN THOUSAND FIVE HUNDRED SEVENTY-SEVEN AND 41/100 DOLLARS (\$37,577.41), the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the Grantees, their heirs and assigns, all right, title and interest in the following described real estate situated in Sedgwick County, Kansas, to-wit:

Original Compared With Record

A tract in the Southeast Quarter (SE/4) of Section Thirty (30), Township Twenty-six (26) South, Range One (1) East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows:

STATE OF KANSAS
SEDGWICK COUNTY
LED FOR RECORD AT
SEP 19 1978
NO. 4 04633
BETTE F. MCCART
REGISTER OF DEEDS

Beginning at the Northwest Quarter (NW/4) corner of said Southeast Quarter (SE/4) of said Section thence South along the West line of said Southeast Quarter (SE/4) and bearing South 00° 19' 00" West, 456.20 feet to a point in the North line of Highway right of way as condemned in District Court, Case No. 77-C-323; thence South 82° 04' 00" East a distance of 473.6 feet; thence South 77° 10' 00" East a distance of 606.51 feet to a point in the northerly right of way line to I-235 highway as condemned in District Court, Case No. A-72140; thence South 85° 42' 00" East along said right of way line a distance of 261.43 feet, more or less, to East line of West half of said Southeast Quarter (SE/4); thence 00° 09' 32" East a distance of 670.81 feet, more or less to Northeast (NE) corner of West Half (W/2) of said Southeast Quarter (SE/4); thence North 89° 46' 48" West a distance of 1320.47 feet to point of beginning.

Attest
Bette F. McCarty
Register of Deeds

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining forever, subject to easements and restrictions of record.

And said Grantor does hereby covenant, promise and agree to and with the Grantees, that at the delivery of these presents, it is lawfully seized as Executor of the interest hereby conveyed in the above granted and described premises, and that it will warrant and defend the same unto said Grantees, their heirs and assigns against the Grantor, its successors, and all and every person or persons whomsoever lawfully claiming through, by or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the date hereon first above written.

IN WITNESS WHEREOF
TRANSFERRED
SEP 19 1978
DOROTHY K. WHITE
COUNTY CLERK

FOURTH NATIONAL BANK AND TRUST COMPANY, WICHITA
By _____ Executor
E. H. Loveless, Vice President and Trust Officer
STATE OF KANSAS, SEDGWICK COUNTY: ss

BE IT REMEMBERED that on this 17 day of July, 1978, before me, a Notary Public in and for said County and State, came E. H. Loveless, Vice President and Trust Officer of the Fourth National Bank and Trust Company, Wichita, Executor of the Estate of Sarah Hallock, Deceased, to me personally known to be the same person who executed the within and foregoing instrument, and duly acknowledged the execution of the same for and on behalf and as the act and deed of said banking corporation.

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

[Signature]
Notary Public

My appointment expires:

Dec 29 1981

LORRAYNE BITTING
NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS

Paul Griggs
9900 Park Lane 67208

5000

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE September 20, 1978

TO Curtis Newby, Junior Planner

FROM Steve Innes, Environmental Conservation Coordinator

SUBJECT KAN-AM Recreation Center
S/D 78-78



Results of soil percolation tests for this 17 acre addition near I-235 and Amidon were satisfactory with an average rate of less than 60 minutes. An exploratory boring showed sufficient ground cover above the water table.

The property is approved for use of temporary septic systems with the following conditions:

1. That the generation of sewage on each lot be limited to no more than 3000 gallons/day.
2. That further soil percolation testing may be necessary on Lot 4 after platting if sewage generation may be more than 200 gallons per day.
3. No septic system will be allowed in Lot 3 which consists entirely of floodway.
4. That a Sewerage Facility Permit is obtained from the Health Department for any new building (before the Building Permit).
5. That at such time as the guaranteed public sewers are available, they are utilized.

Steve Innes

Steve Innes, Coordinator
Environmental Conservation

SI/lb

cc: Ken Bengtson
Van Doren-Hazard-Stallings
260 North Rock Road, Suite 250
Wichita, Kansas 67026

September 14, 1978

Van Doren-Hazard-Stallings
1355 North Waco
Wichita, Kansas 67203

Re: S/D 78-78 Final plat of KAN-AM Recreation Center

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 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 September 8, 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.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
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 plat.
4. Certification that all taxes due and payable for 1977 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:bh
cc Paul E. Griggs and Robert Lee Bennett, 9900 Par Lane, 67212
Dean Sellers, Assistant City Engineer

11-21

check
w/ 10-2
plat
10-2

September 8, 1978

Van Doren-Hazard-Stallings
1355 North Waco
Wichita, Kansas 67203

Re: S/D 78-78 - Final plat of KAN-AM Recreation Center

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 7, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

d The frontage road shall be referenced on the final plat and labeled as 40th Street North.

cd The minimum building pad elevation of 1325 required on the approved associated C.U.P. shall be indicated on the face of the final plat.

C. As required on the associated C.U.P., the applicant shall submit a lot grading plan for approval.

need letter from survey permitting drainage from lot 1 across lot 2

D. The applicant shall guarantee any drainage improvements required with this plat.

9-28-78. retained
The applicant shall guarantee the paving of the frontage road adjacent to the subject property.

d The applicant's engineer shall contact the Engineering Division of the Department of Public Works relative to the appropriate right-of-way for the frontage road which shall be indicated on the final plat.

f The applicant's engineer shall contact the Department of Public Works regarding the use and development of Lot 3 which shall be used for floodway. Floodway not to be designated as a lot.

9-31-78 see DP-87 file H. The applicant shall have prepared and submitted a landscape plan as required on the approved associated C.U.P. DP-87.

9-28-78 retained
The applicant shall guarantee the installation of sanitary sewer when available to serve subject property.

Van Doren-Hazard-Stallings
September 8, 1978
Page 2

J. The applicant and/or his engineer shall contact the Environmental Health Division of the Community Health Department relative to approval for the use of temporary septic tank systems on subject property.

K. Reference to access control may be deleted from the plat since they are already indicated on the approved C.U.P.

1-11-79 - L. *revised final plat eliminated this requirement so it is now a lot plat*
L. The applicant shall guarantee the extension of City water to serve the plat.

M. 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, September 14, 1978. If you should have any questions concerning this matter, please call.

Sincerely yours,

Curtis L. Newby
Junior Planner

CLN:bh
Enclosure

cc: Paul E. Griggs and Robert Lee Bennett, 9900 Par Lane, 67212
Dean Sellers, Assistant City Engineer

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. S/D 78-78 Name KAN-AM RECREATION CENTER
Date Application Rec'd. 8-1-78 Preliminary Approval 8-10-78
Scheduled S/D Meeting 9-7-78

DESCRIPTION

General Location North side of I-235, in an area between Seneca and Amidon.

Owner Paul E. Griggs and Robert Lee Bennett
Surveyor/Engineer Bill G. Yung Design, c/o Van Doren-Hazard-Stallings
Address 1355 N. Waco, Wichita, Kansas 67203 Phone 264-0676

1. Gross Acreage of Plat 17.2+
2. Number of Lots:
 - Residential _____
 - Commercial 4
 - Industrial _____
 - Other _____Total Number of Lots 4
3. Minimum Lot Frontage 216 ft.
4. Minimum Lot Area 2.68 acres ~~3.33~~
5. Existing Zoning "C" with CUP
6. Proposed Zoning Same
7. Lineal Feet of New Streets:
 - a. 25' R/W 455 ft.
 - b. *see below 1350 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 1805 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers (Yes-No), Name _____
11. Health Department Approval (where applicable) In general, yes, but (Yes-No)
12. City of Wichita _____: Three-Mile Area no special approval on
systems design at this stage

STAFF COMMENTS:

- A. The frontage road shall be referenced on the final plat and labeled as 40th Street North.
- B. The minimum building pad elevation of 1325 required on the approved associated C.U.P. shall be indicated on the face of the final plat.
- C. As required on the associated C.U.P., the applicant shall submit a lot grading plan for approval.
- D. The applicant shall guarantee any drainage improvements required with this plat.
- E. The applicant shall guarantee the paving of the frontage road adjacent to the subject property.
- F. The applicant's engineer shall contact the Engineering Division of the Department of Public Works relative to the appropriate right-of-way for the frontage road which shall be indicated on the final plat.
- G. The applicant's engineer shall contact the Department of Public Works regarding the use and development of Lot 3 which shall be used for floodway.
- H. The applicant shall have prepared and submitted a landscape plan as required on the approved associated C.U.P. DP-87.
- I. The applicant shall guarantee the installation of sanitary sewer and City water when available to serve subject property.
- J. The applicant and/or his engineer shall contact the Environmental Health Division of the Community Health Department relative to approval for the use of temporary septic tank systems and water supplies.
- T9-303 K. Reference to access control may be deleted from the plat since they are already indicated on the approved C.U.P.

(Over)

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

DATE: August 10, 1978

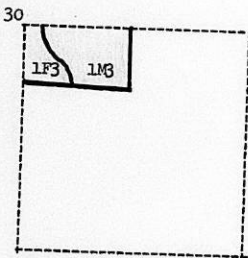
PROPERTY NAME: Kan-Am Recreation Center

LOCATION: North side of I-235, in an area between Seneca and Amden

MAILED TO: Bill C. Rung
Design Consultant
1355 N. Waco
Wichita, Kansas 67203

PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas
942-8422 67209

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission



Scale: 4" equals 1 mile

SE $\frac{1}{4}$ 30-26-1E

Situation and/or Problems:

This plat needs a grass cover or better at all times. The Haron soil has a high potential for wind erosion. Water erosion is no problem on this site.

<u>Symbols</u>	<u>Class</u>	<u>Soil</u>	<u>SOILS LEGEND</u> <u>Brief Description</u>	<u>Hydro Group</u>
1F3	I-1	Klandco silt loam	Deep, nearly level and gently sloping, well drained soils on bottomlands and terraces. These soils have slow runoff and moderate to high available water capacity. Permeability is moderate to moderately rapid. Prime agricultural land.	B
1M6	I-1	Haron sandy loam 0 to 2% slopes	Same description as above.	B



SCCD-CONS-5 (con't)
RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

SOIL INTERPRETATIONS					
<u>Symbol</u>	<u>Class</u>	<u>Soil</u>	<u>Item</u>	<u>Limitation</u>	<u>Reason</u>
1F3	I-1	Klandeo silt loam	Septic Tanks	Moderate	Slow Percolation
			Dwellings	Slight	none
			Local Roads & Streets	Severe	Low Strength
			Playgrounds	Slight	none
1M6	I-1	Naron sandy loam	Septic Tanks	Slight	none
			Dwellings	Slight	none
			Local Roads & Streets	Moderate	Low Strength
			Playgrounds	Slight	none

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
3. Temporarily stabilize each segment of graded or otherwise disturbed land by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.
4. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-942-8422.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.

August 10, 1978

Bill G. Yung Design
1355 North Waco
Wichita, Kansas 67203

Re: S/D 78-78 - Preliminary plat of Kan-Am Recreation
Center

Dear Mr. Yung:

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 approve the preliminary and authorize preparation of the final plat subject to the following:

- A. The applicant and/or his engineer shall contact the Department of Public Works relative to an appropriate name for the frontage road to be indicated on the final plat.
- B. The applicant shall guarantee the paving of the frontage road adjacent to the subject property.
- C. The applicant's engineer shall contact the Engineering Division of the Department of Public Works relative to the appropriate right-of-way for the frontage road which shall be indicated on the final plat.
- D. The applicant's engineer shall contact the Department of Public Works regarding the use and development of Lot 3 which shall be used for floodway. The final plat shall reflect the appropriate language for the granting of and use of the "floodway" area.
- E. The applicant shall have prepared and submitted a landscape plan as required on the approved associated C.U.P. DP-87.
- F. The applicant shall guarantee the installation of sanitary sewer and City water when available to serve subject property.

Bill G. Yung Design
August 10, 1978
Page 2

- G. The applicant shall guarantee any drainage improvements required with this plat.
- H. The minimum building pad elevation of 1325 required on the approved associated C.U.P., shall be indicated on the final plat.
- I. As required on the associated C.U.P., the applicant shall submit a lot grading plan for approval.
- J. The frontage road shall be labeled on the final plat as "40th Street North."
- K. The applicant and/or his engineer shall contact the Environmental Health Division of the Community Health Department relative to approval for the use of temporary septic tank systems and water supplies.

Requirements for a final plat (see Pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh
Encl.

cc: Paul E. Griggs and Robert Lee Bennett, 9900 Park Lane, 67212
Dean Sellers, Assistant City Engineer

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-78 Name KAN-AM RECREATION CENTER
 Date Application Rec'd. 8-1-78 Preliminary Approval _____
 Scheduled S/D Meeting 8-10-78

DESCRIPTION

General Location North side of I-235, in an area between Seneca and Amidon.

Owner Paul E. Griggs and Robert Lee Bennett
 Surveyor/Engineer Bill G. Yung Design
 Address 1355 North Waco, Wichita, Kansas 67203 Phone 264-0676

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>17.2+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>25'</u> R/W <u>455</u> ft. |
| Residential _____ | b* <u>see below</u> R/W <u>1350</u> ft. |
| Commercial <u>4</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>4</u> | TOTAL <u>1805</u> ft. |
| 3. Minimum Lot Frontage <u>216</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>2.68 acres</u> <input checked="" type="checkbox"/> <u>xx</u> | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>"C" with CUP</u> | |
| 6. Proposed Zoning <u>Same</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) <u>in general, yes, but</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>no specific approval on</u>
<u>systems design at this stage</u> | |

STAFF COMMENTS:

- A. Associated cases Z-2045 "AA" to "C", and DP-87 Commercial Community Unit Plan, have been approved by the Board of City Commissioners subject to platting.
- B. The applicant and/or his engineer shall contact the Department of Public Works relative to an appropriate name for the frontage road to be indicated on the final plat.
- C. The applicant shall guarantee the paving of the frontage road adjacent to the subject property.
- Note: A valid paving petition for Amidon was submitted with the platting of the Pleasant Valley Lions Club First Addition on the west side of Amidon.
- D. The applicant shall have prepared and submitted a landscape plan as required on the approved associated C.U.P. DP-87.
- E. The applicant shall guarantee the installation of sanitary sewer and City water when available to serve subject property.
- F. The applicant shall guarantee any drainage improvements required with this plat.
- G. The minimum building pad elevation of 1325 required on the approved associated C.U.P., shall be indicated on the final plat.
- H. As required on the associated C.U.P., the applicant shall submit a lot grading plan for approval.
- 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 guarantees, etc.

T9-303

(Over)

J. Requirements for a final plat (see Pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5352
Section No.: 30
Twp. No.: 26S
Range: 1E

S/D No. 78-78

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Kan-Am Recreation Center
General Location: North of I235 - West of Seneca, approximately half-way between Seneca & Amidon
Name of Property Owner: Paul E. Griggs & Robert Lee Bennett
Address: 9900 Par Lane, Wichita, Kansas 67212 Phone: 722-1271
Name of Subdivider: same as above
Address: _____ Phone: _____
Name of Agent/Surveyor: Bill G. Yung Design
Address: 1355 N. Waco, Wichita, Kansas 67203 Phone: 264-0676
Date of Application: July 31, 1978

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 17.2¹ acres
 2. Number of Lots: half street
Residential _____
Commercial 4 / _____
Industrial _____
Other _____
Total Number of Lots 4 / _____
 3. Minimum Lot Frontage 215 ft.
 4. Minimum Lot Area 2.66 acres ~~acre~~.
 5. Existing Zoning C with CUP
 6. Proposed Zoning same
 7. Lineal Feet of New Streets:
a. 25' R/W 455' ft.
b. *see below R/W 1350' ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 1805 ft.
 8. Sidewalk adjacent to all streets? yes no
- * R/W provided by State Highway Commission - improvements currently under construction.
9. Public Water Supply No (Yes-No), Name _____
 10. Public Sanitary Sewers No (Yes-No), Name _____
 11. Health Department Approval (where applicable) in general yes, but (Yes-No)
 12. City of Wichita yes Three-Mile Area no specific approval on systems design at this stage

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: Paul E. Griggs

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by Paul Newby
Date 8/1/78
Fee Submitted \$59.00

7/20/75

Young raised a question concerning there being an underground K&E line along their west property line that is in the area their C&P proposes to dedicate for half street ROW. Sellers points out that the Pleasant Valley Farm Club added to the West dedicated 45 feet and it was anticipated that all of the paving would be placed on this dedication that the plat to the east would dedicate whatever was necessary for the balance ROW. I would anticipate the ROW should be 70' so 25' should come from the plat on the east even though the paving width might only be 28' the standard for a marginal access road.

FORM 22-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan	Cement	M.S.P.

DESCRIPTION	AMOUNT
	\$ 59.00

Subdivision Application
 For New Residential District

NAME: David L. ...
 ADDRESS: Wichita, KS

FUND: 11-0-0000-0-0-000-0-0
 DUE DATE: 11-1-00

COMMENTS:
 DATE: 11-1-00 BY: [Signature]