

PLAT NO. S/D 78-92 MAP NO. 5148

NAME VILLA CENTRA Add.

LOCATION: North side of Central, in an area west of West St.

ENGINEER Moehring & Asspcoates

OWNER Leo Borst

APPLICATION FILED 8-29-78

SKETCH PLAT FILED N/A

PRELIMINARY FILED 8-29-78

S/D ACTION 9-7-78 approve

FINAL FILED 9-25-78

S/D ACTION 10-5-78 approve

MAPC ACTION 10-12-78 Deferred indefinitely

BCC ACTION 12-7-78 Capital

RECORDED 5/2/79

REMARKS 2-1977

MAPC 12-7-78 approve

S/D 78-92 - VILLA CENTRA ADD.1 - North
side of Central, in an area west
of West St., Moehring & Associates

March 4, 1981

Leo A. Borst and/or
Kathleen A. Borst
5118 S. Broadway
Wichita, Kansas 67206

Re: Letter of credit guaranteeing the closing of the driveway
approach to Central Avenue from Lot 1, Villa Centra Addi-
tion - S/D 78-92 (Credit Number 101)

Dear Mr. and Mrs. Borst:

A recent field check of the above referenced property indicates that the required curb cut closure has been made, but that back-filling and cleanup remains uncompleted. This situation has existed for over one month. The purpose of this letter is to bring this matter to your attention so that you may contact your contractor and have the job finished.

When the work has been totally completed, please call me at 268-4421 so I may proceed to release your guarantee. Your prompt action will be appreciated so this matter may finally be resolved.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:el

cc: Haysville State Bank, Attention: R.E. Schilling, Exec.
Vice President, 107 S. Wayne, Haysville, Ks. 67060
Mike Lindebak, Program Development Engineer

October 9, 1980

Leo A. Borst and/or Kathleen A. Borst
5118 S. Broadway
Wichita, Ks. 67206

Re: Letter of credit guaranteeing the closing of
the driveway approach to Central Avenue
from Lot 1, Villa Centra Addition - S/D 78-92
(Credit No. 101)

Dear Mr. Borst:

Your letter of credit from the Haysville State Bank in the amount of \$500.00 guaranteeing the closing of the above referenced curb cut is nearing expiration. Our files indicate that you agreed to make this improvement on or before December 7, 1980. This agreement on your part was in response to a condition of approval associated with the platting of Villa Centra Addition. Operations and Maintenance has advised that the required curb closure, as of this date, has not been completed.

This letter acts to remind you of your agreement to close one curb cut by December 7, 1980. If this improvement is not completed by this date, I will be required to turn your present letter of credit over to the City Engineer's office for collection.

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

Sincerely,

Forrest L. Nagley
Junior Planner
FLN:bh
Attachment

cc: Haysville State Bank, Atten: R. E. Schilling,
Exec. Vice Pres., 107 S. Wayne, Haysville, Ks. 67060
Mike Lindebak, Project Development Engineer, City
Engineering

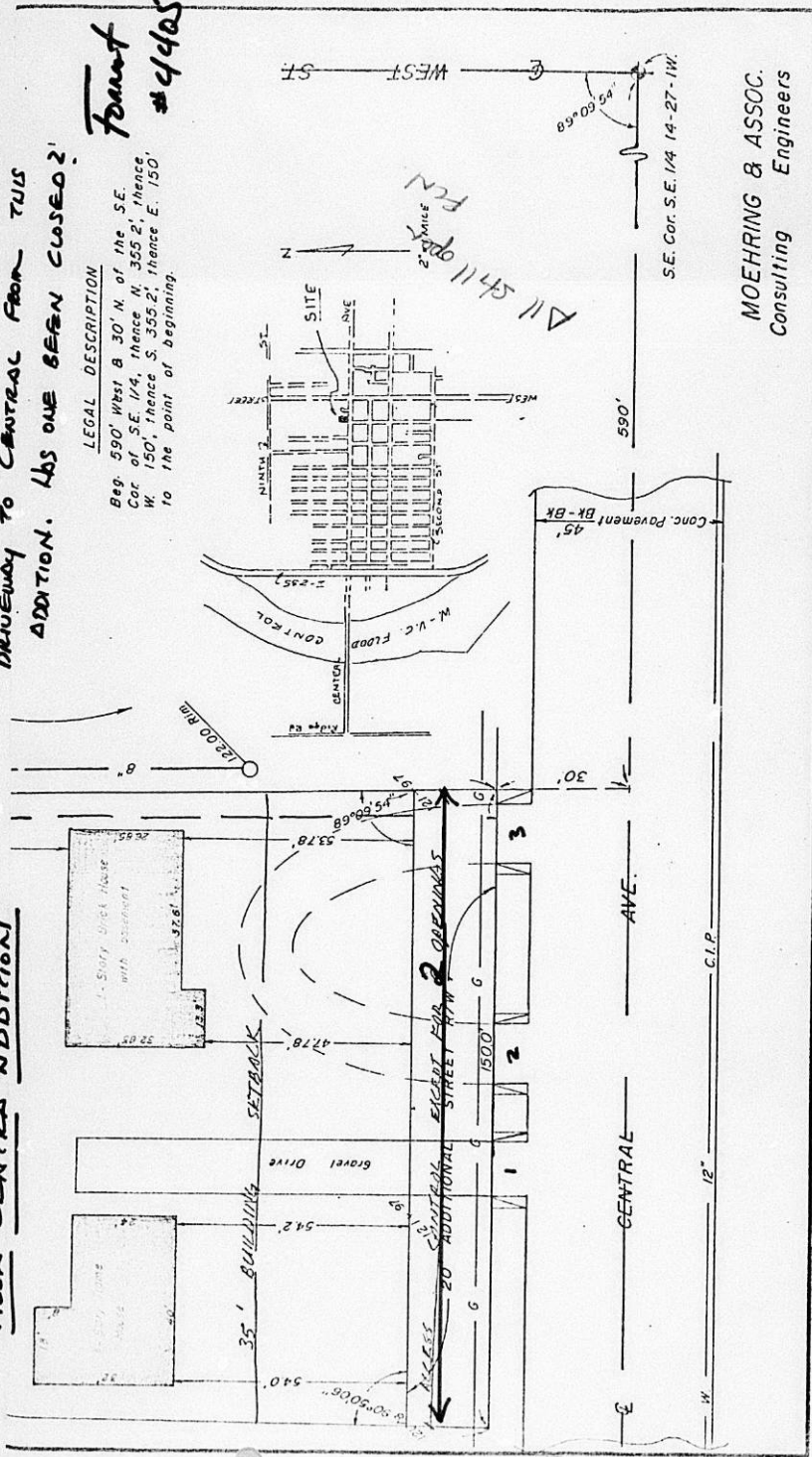
VILLA CENTRA ADDITION

THE PLATFORM WAS TO HAVE CLOSED ONE
DRIVEWAY TO CENTRAL FROM THIS
ADDITION. HAS ONE BEEN CLOSED?

LEGAL DESCRIPTION

Req. 590' West & 30' N of the SE
Cor of S.E. 1/4, thence N. 355.2', thence
W. 150', thence S. 355.2', thence E. 150'
to the point of beginning.

Tenant
#41405



MOEHRING & ASSOC.
Consulting Engineers

S.E. Cor. S.E. 1/4 14-27-1W.

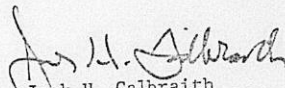
WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE
May 16, 1979

TO Donald C. Gisick, City Clerk
FROM Jack H. Galbraith, Chief Planner
SUBJECT Z-1977 - Zone change "AA" to "LC"; and
S/D 78-91 - Agile Third Addition; and
✓ S/D 78-92 - Villa Centra Addition

At the regular meeting of the Board of City Commissioners on November 8, 1977, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on January 16, 1979.

This is to advise you that the final plat of Agile Third Addition was recorded with the Register of Deeds on May 2, 1979 and, therefore, the ordinance effectuating the zone change may now be published.


Jack H. Galbraith
Chief Planner

JHC:e1

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-92 Name Villa Centra Addition
Application & Sketch Filed: 8-29-78
Preliminary Plat Filed: 8-29-78 Approved by S/D: 9-7-78
Final Plat Filed: 9-25-78 Approved by S/D: 10-5-78
Approved by Metropolitan Area Planning Commission: 12-7-78

DESCRIPTION

General Location: North side of Central in an area west of West Street

Surveyor or Engineer: Moehring and Associates
Owner: Leo Borst
Address: 5118 S. Broadway

- | | | |
|---|-----------------------------|---------------------------|
| 1. Gross Acreage of Plat <u>1.22</u> | 6. Access Control | |
| 2. Number of Lots: | St. <u>Central</u> | No. Openings <u>2</u> |
| Residential _____ | St. _____ | No. Openings _____ |
| 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>1.15</u> Acres | Sewer <u>not req'd</u> | Other <u>None</u> |
| 4. Existing Zoning <u>AA</u> | | |
| 5. Special Problems Discussed <u>None</u> | | |

Central Avenue is paved and sewer and water already serve the site.
An irrevocable letter of credit in the amount of \$500.00 has been submitted
guaranteeing the closing of one of three existing driveways.

Planning Commission Recommendation:

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

Bayouth moved, Cole seconded and it carried unanimously. Hennessy
and Taylor were absent.

Note: Associated zone case Z-1977, "AA" to "LC" has been approved
by the Board of City Commissioners subject to platting.

ACTION: Receive and file the irrevocable letter of credit and approve
the plat as approved by the Metropolitan Area Planning Commission and
authorize the Mayor to sign.

IRREVOCABLE LETTER OF CREDIT

Haysville State Bank, Haysville, Kansas 67060
(Name and address of bank)

Date: December 4, 1978

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 500.00 for the account of Leo A. Borst and/or Kathleen A. Borst (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before December 7, 1980 (6)
(Insert date two years from MAPC approval of plat)

1. CLOSING OF AN EXISTING DRIVEWAY OPENING ON CENTRAL AVE.
2. N/A
3. N/A

in Villa Centra, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

Haysville State Bank, Credit No. 101, dated December 4, 1978
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before February 10, 1981
(insert a date at least 60 days after the date on line 6)

Very truly yours,

Haysville State Bank
(Name of bank)

By: [Signature]
(Authorized signature)
R. B. Schilling, Exec. V.P.

(CORPORATE SEAL)

79-224

December ~~7~~⁷, 1978

Moehring and Associates
433 S. Hydraulic
Wichita, Ks. 67211

Re: S/D 78-92 - Final plat of Villa Centra Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December ~~13~~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 stated in our letter of October 6, 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 Commission.
- 13/2/79 Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 11-14-78. 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.
- ✓ *need 78 taxes paid*
4. Certification that all taxes due and payable for 1977 and prior years have been paid.

Please call if you have any questions.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Leo Borst, 5118 S. Broadway, 67206

THE CITY OF WICHITA
OFFICE OF CITY TRAFFIC ENGINEER

DATE November 15, 1978

TO Louise Olivarez, Junior Planner

FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT Plat of Villa Centra

We have reviewed a proposed layout of the Villa Centra Addition in which we could approve two driveways, one way in and one way out. This proposed configuration would be the only way we would recommend two points of access to this plat. If the driveways become two-way, we would recommend only one access point.

William G. McKinley
William G. McKinley
Assistant Traffic Engineer

WGM/g1
cc: R. W. Bruggeman, Director of Public Works



Commitment No. Y-71,510

St. Paul Title Insurance Corporation

ST. PAUL TITLE INSURANCE CORPORATION, a Missouri corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to 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 THREE 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, ST. PAUL TITLE INSURANCE CORPORATION has caused this commitment to be signed and sealed by its duly authorized officers, the commitment to become valid when countersigned by an authorized signatory as of Effective Date shown in Schedule A.

ST. PAUL TITLE INSURANCE CORPORATION



BY: *Thomas W. Jan*
CHAIRMAN OF THE BOARD

COUNTERSIGNED:

BY: *[Signature]*
AUTHORIZED SIGNATURE

ATTEST: *Robert M. Mearns*
SECRETARY



received 11-14-78

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 Conditions and Stipulations, and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

**St. Paul
Title
Insurance
Corporation**

**Commitment
For Title
Insurance**

1. Effective date: October 23, 1978 @ 7:00 A.M. Amount
Limited to
\$ 250.00
2. Policy or Policies to be issued:
 ALTA Owner's Policy Form A-1970 (Amended 10-17-70)
(a) x ALTA Owner's Policy Form B-1970 (Amended 10-17-70)
 Proposed Insured: The City of Wichita, a Municipal Corporation

- ALTA Loan Policy (Amended 10-17-70)
(b)
 Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple.

4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in:

L. A. Borst and Kathleen A. Borst, husband and wife

5. The land referred to in this Commitment is situated in the County of Sedgwick, State of Kansas, and is described as follows:

Beginning at a point 590.0 feet West and 30.0 feet North of the Southeast Corner of the Southeast Quarter of Section 14, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence North parallel with the East line of said Southeast Quarter 355.20 feet; thence West parallel with the South line of said Southeast Quarter, 150.0 feet; thence South 355.20 feet; thence East 150.0 feet to the point of beginning.

TO BE PLATTED AS: VILLA CENTRA, an Addition to Wichita, Sedgwick County, Kansas

FIDELITY TITLE COMPANY, INC.

Schedule A consists of 1 pages.
TSP-113A:9/77



SCHEDULE B-I
(REQUIREMENTS)

COMMITMENT
NO. Y-71,510

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

A. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.

B. Instruments in insurable form which must be executed, delivered and duly filed for record.

- (1) Procure and file and record a properly approved and satisfactorily executed Plat of VILLA CENTRA, an Addition to Wichita, Sedgwick County, Kansas, executed by L. A. Borst and Kathleen A. Borst, husband and wife, as fee owners.
- (2) 1977 real estate taxes show paid in the amount of \$455.30; Key #D-6111-96-J; and \$248.15, Key #D-6111-96-K.
- (3) Company has been furnished with a copy of the proposed Plat; the following are the proposed easements, setbacks and dedications:
 - (a) 35 foot building setback from Central Avenue.
 - (b) Utility easements over the East 10 feet, North 10 feet, and the South 20 feet of the North 150 feet.
 - (c) Access Control except two (2) openings to Central Avenue.

FIDELITY TITLE COMPANY, INC.



TSP-114B-I

Authorized Signatory

Schedule B-I of this Commitment consists of 1 pages.

SCHEDULE B-II
(EXCEPTIONS)

COMMITMENT
NO. Y-71,510

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. (A) Rights of dower, curtesy, homestead or other marital rights of spouse, if any, of any individual insured.
(B) Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (C) Survey: Any encroachments, measurements, party walls, or other facts which a correct survey of the premises would show. (D) Easements, or claims of easements, not shown by the public records. (E) Rights or claims of parties in possession not shown by the public records.
3. All assessments and taxes for the year 1978 and all subsequent years.
4. Any restrictions, covenants and conditions to be imposed subsequent to the recordation of the title.
5. Any easements, streets or right-of-ways to be dedicated to the public including but not limited to all abutter's rights or access to any streets, drainage rights of way, public utilities, approval of elevation or other restrictive matters that may be reserved, dedicated or granted in the recorded Plat.
6. Easement for sewer granted to the City of Wichita in instruments recorded in Misc. Book 443 at page 423 and Misc. Book 443 at page 427 over the South 16 feet of the North 153 feet of insured premises.

FIDELITY TITLE COMPANY, INC.



TSP-114B-II

Authorized Signatory

Schedule B-II of this Commitment consists of 1 pages.

The City of Wichita
L. A. and Kathleen A. Borst, h/w

ALTA COMMITMENT - 1966

SCHEDULE A

Commitment No. Y-71,510

1. Effective date: October 23, 1978 @ 7:00 A.M. Amount Limited to \$ 250.00
2. Policy or Policies to be issued:
_____ ALTA Owner's Policy Form A-1970 (Amended 10-17-70)
(a) _____ ALTA Owner's Policy Form B-1970 (Amended 10-17-70)
_____ Proposed Insured: The City of Wichita, a Municipal Corporation

- _____ ALTA Loan Policy (Amended 10-17-70)
(b) _____
_____ Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple.
4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in:
L. A. Borst and Kathleen A. Borst, husband and wife
5. The land referred to in this Commitment is situated in the County of Sedgwick, State of Kansas, and is described as follows:

Beginning at a point 590.0 feet West and 30.0 feet North of the Southeast Corner of the Southeast Quarter of Section 14, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence North parallel with the East line of said Southeast Quarter 355.20 feet; thence West parallel with the South line of said Southeast Quarter, 150.0 feet; thence South 355.20 feet; thence East 150.0 feet to the point of beginning.

TO BE PLATTED AS: VILLA CENTRA, an Addition to Wichita, Sedgwick County, Kansas

FIDELITY TITLE COMPANY, INC.

Schedule A consists of 1 pages.
TSP-113A:9/77



SCHEDULE B-I
(REQUIREMENTS)

COMMITMENT NO. Y-71,510

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

A. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.

B. Instruments in insurable form which must be executed, delivered and duly filed for record.

- (1) Procure and file and record a properly approved and satisfactorily executed Plat of VILLA CENTRA, an Addition to Wichita, Sedgwick County, Kansas, executed by I. A. Borst and Kathleen A. Borst, husband and wife, as fee owners.
- (2) 1977 real estate taxes show paid in the amount of \$455.30; Key #D-6111-96-J; and \$248.15, Key #D-6111-96-K.
- (3) Company has been furnished with a copy of the proposed Plat; the following are the proposed easements, setbacks and dedications:
 - (a) 35 foot building setback from Central Avenue.
 - (b) Utility easements over the East 10 feet, North 10 feet, and the South 20 feet of the North 150 feet.
 - (c) Access Control except two (2) openings to Central Avenue.

FIDELITY TITLE COMPANY, INC.



TSP-114B-I

Authorized Signatory

Schedule B-I of this Commitment consists of 1 pages.

SCHEDULE B-II
(EXCEPTIONS)

COMMITMENT NO. Y-71,510

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. (A) Rights of dower, curtesy, homestead or other marital rights of spouse, if any, of any individual insured. (B) Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (C) Survey: Any encroachments, measurements, party walls, or other facts which a correct survey of the premises would show. (D) Easements, or claims of easements, not shown by the public records. (E) Rights or claims of parties in possession not shown by the public records.
3. All assessments and taxes for the year 1978 and all subsequent years.
4. **Any restrictions, covenants and conditions to be imposed subsequent to the recordation of the title.**
5. **Any easements, streets or right-of-ways to be dedicated to the public including but not limited to all abutter's rights or access to any streets, drainage rights of way, public utilities, approval of elevation or other restrictive matters that may be reserved, dedicated or granted in the recorded Plat.**
6. **Easement for sewer granted to the City of Wichita in instruments recorded in Misc. Book 443 at page 423 and Misc. Book 443 at page 427 over the South 16 feet of the North 153 feet of insured premises.**

FIDELITY TITLE COMPANY, INC.



TSP-114B-II

Authorized Signatory

Schedule B-II of this Commitment consists of 1 pages.

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE NOVEMBER




TO JACK GALBRAITH, CURRENT PLANS - PLANNING DEPARTMENT

FROM YASH D. DESAI, DRAINAGE CHIEF ENGINEER

SUBJECT LOT GRADING PLAN: VILLA CENTRA
ADDITION

Submitted to me for approval is the lot grading plan for the subject plat. According to the drainage concept, the lot shall drain to the Central Avenue Street gutter via approaches and/or flumes or other approved drainage structures. A small East-West berm, approximately 12 feet from the North property line shall be required to ensure such drainage to Central Avenue. Therefore, the North 12.0 feet may drain North to the Utility Easement, up to 10 feet on either side of the common lot line of Villa Centra Addition and Lots 13 and 14 of Howald Jamison Addition.

I trust this is sufficient information to approve the subject Final Plat. If you need additional information please call me at Centrex 4235.



Yash D. Desai
Drainage Chief Engineer

YDD/dla

cc: Dick Linn, City Engineer

October 13, 1978

Moehring and Associates
433 S. Hydraulic
Wichita, Kansas 67211

Re: S/D 78-92 - Final plat of Villa Centra Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1978, the above-referenced plat was considered. It was the action of the Commission to defer this matter indefinitely until a site parking and circulation plan has been submitted to and approved by the City Traffic Engineer. This plan was requirement "A" of the conditions of plat approval set forth by the Subdivision Committee on October 5, 1978.

This plat will be rescheduled for Planning Commission consideration after we have been informed by the Traffic Engineer that a parking and circulation plan has been approved.

Sincerely,

Jack H. Galbraith
Chief Planner
JHG:LO:bh
cc: Leo Borst, 5118 S. Broadway, 67206

October 6, 1978

Moehring and Associates
433 S. Hydraulic
Wichita, Kansas 67211

Re: S/D 78-92 - Final Plat of Villa Centra Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 5, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

A. A site parking and circulation plan shall be submitted to the City Traffic Engineer for review and approval as required in the approval of the preliminary plat since the applicant is requesting 2 driveways on Central. Said plan shall be designed to utilize "one way" drives on Central. A letter obtained from the City Traffic Engineer approving said plan was to have been submitted with the submission of the final plat. Since this has not been done, it is recommended that the final plat, if approved, not be forwarded to the Planning Commission until said letter has been submitted.

11-6-78

see memo from Apach 11-16-78
The applicant shall submit a lot grading plan to the City Engineer's Office for approval. A letter obtained from the City Engineer approving said plan shall be submitted to the Planning Department prior to forwarding the final plat to the City Commission.

1-3-79

\$500 letter of Credit
The applicant shall guarantee the closing of any existing driveways not to be utilized in the redevelopment of subject property. The City Engineer's Office shall be contacted regarding this matter.

D.

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

Moehring and Associates
10-6-78
Page 2

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, October 12, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh
cc:

Leo Borst, 5118 S. Broadway, 67206
Dean Sellers, Assistant City Engineer

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-92 Name VILLA CENTRA ADDITION
Date Application Rec'd. 8/29/78 Preliminary Approval 9/7/78
Scheduled S/D Meeting 10/5/78

DESCRIPTION

General Location North side of Central, in an area west of West Street.

Owner Leo Borst
Surveyor/Engineer Moehring & Associates
Address 433 S. Hydraulic Phone 263-8291

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>1.22</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50'</u> R/W <u>150</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>150</u> ft. |
| 3. Minimum Lot Frontage <u>150</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>50,280 sq.</u> ft. | streets? <u>yes</u> <u>x</u> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>yes</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The name of this plat formerly was "Borst Addition" when approved as a preliminary plat.
- B. A site parking and circulation plan shall be submitted to the City Traffic Engineer for review and approval as required in the approval of the preliminary plat since the applicant is requesting 2 driveways on Central. Said plan shall be designed to utilize "one way" drives on Central. A letter obtained from the City Traffic Engineer approving said plan was to have been submitted with the submission of the final plat. Since this has not been done it is recommended that the final plat, if approved, not be forwarded to the Planning Commission until said letter has been submitted.
- C. The applicant shall submit a lot grading plan to the City Engineer's Office for approval. A letter obtained from the City Engineer approving said plan shall be submitted to the Planning Department prior to forwarding the final plat to the City Commission.
- D. The applicant shall guarantee the closing of any existing driveways not to be utilized in the redevelopment of subject property. The City Engineer's Office shall be contacted regarding this matter.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

September 8, 1978

Moehring and Associates
433 S. Hydraulic
Wichita, Kansas 67211

Re: S/D 78-92 Preliminary plat of Borst Addition, generally located north of Central, west of West Street

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

- A. A 10-foot utility easement shall be indicated adjacent to the north and east lines of the plat.
- B. It is recommended that a new title be chosen for the plat as there is a recorded plat called "Borst Addition."
- C. A 35-foot building setback from Central shall be indicated on the final plat.
- D. If the applicant wants two access points to Central, a site parking and circulation plan shall be submitted to the City Traffic Engineer for review and approval. Said plan will have to be designed to utilize "one way" drives on Central. A letter from the City Traffic Engineer approving said plan shall be submitted to the Planning Department at the time of submission of the final plat.
- E. The applicant shall submit a lot grading plan to the City Engineer's Office for approval.
- F. The applicant shall guarantee the closing of the existing driveways not to be utilized in the redevelopment of subject property. The City Engineer shall be contacted regarding this matter.
- G. If the existing 8 inch sanitary sewer line crossing subject property is to be retained, an appropriate easement for said line shall be indicated on the final plat.

Moehring and Associates
9-8-78
Page 2

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

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

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh
Enclosure

cc: Leo Borst, 5118 S. Broadway, 67206
Dean Sellers, Assistant City Engineer

Preliminary Plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-92 Name Borst Addition
 Date Application Rec'd. August 28, 1978 Preliminary Approval _____
 Scheduled S/D Meeting 9-7-78

DESCRIPTION

General Location North side of Central, West of West Street

Owner Leo Borst
 Surveyor/Engineer Moehring and Associates
 Address 433 S. Hydraulic, Wichita, Ks. 67211 Phone 263-8291

- | | |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>1.22</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>150</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>150</u> ft. |
| 3. Minimum Lot Frontage <u>150</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>50,280</u> square ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>"LC"</u> | |
| 6. Proposed Zoning <u>Same</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N.A.</u> (Yes-No) | |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The associated zone case Z-1977, "AA" to "LC" has been approved by the Board of City Commissioners subject to platting.
- B. It is recommended that a new title be chosen for the plat as there is a recorded plat called "Bort Addition."
- C. A 35 foot building setback from Central shall be indicated on the final plat.
- D. Access control except for one opening adjacent to Central, shall be indicated on the face of the final plat and with appropriate wording in the plat's text.
- E. The applicant shall guarantee the closing of the existing driveways not to be utilized in the redevelopment of subject property. The City Engineer shall be contacted regarding this matter.
- F. If the existing 8 inch sanitary sewer line crossing subject property is to be retained, an appropriate easement for said line shall be indicated on the final plat.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 514A
Section No.: 14
Twp. No.: 27
Range: 1 W

S/D No. 78-92

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: BORST ADDITION
General Location: N. side of Central, ^{in area} West of West St.
Name of Property Owner: Leo Borst
Address: 5114 S. BROADWAY 67206 Phone: _____
Name of Subdivider: Same Phone: _____
Address: _____
Name of Agent/Surveyor: MOEHRING & ASSOCIATES
Address: 433 S. Hydraulic Phone: 263-8291
Date of Application: 8-28-78

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 1.22
2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 150 ft.
4. Minimum Lot Area 50,280 sq. ft.
5. Existing Zoning C. DA
6. Proposed Zoning Same LC
7. Lineal Feet of New Streets:
 - a. 50 R/W 150 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 150 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N.A. (Yes-No)
12. City of Wichita Yes Three-Mile Area

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

Owner's Signature: Donna Moehring &
Agents

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

Received by Carol Neely
Date 8/29/78
Fee Submitted 50.00

FORM 29 1

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT
<i>500.00</i>	
NAME <i>City of Wichita</i>	
ADDRESS <i>1111 N. 1st St.</i>	
FUND <i>1111</i>	DUE DATE <i>12/31/57</i>
COMMENTS	
DATE <i>12/31/57</i>	BY <i>John H. ...</i>