

PLAT NO. S/D 78-118 MAP NO. 5451

NAME KILLINGER'S ADDITION

LOCATION: East side of Ma cot in an area north of
29th St. North

ENGINEER Air Capitol Land Surveyors

OWNER Thermal Products, Inc. Att: Chas. Landrum, Pres.

APPLICATION FILED 11-3-78

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 11-3-78

S/D ACTION 11-16-78 approve

MAPC ACTION 12-7-78 approved

BCC ACTION 2-13-79 approved

RECORDED March 2, 1979

REMARKS Associated case Z-2065

S/D 78-118 - KILLINGER'S ADDITION-
East side of Mascot, in an area
north of 29th St. North, by Air
Capitol Land Surveyors.

Postcard
11-7-78

ACTION

DATE

S/D COMMITTEE (final) Approved 11-16-78
M.A.P.C. Approved 12-7-78
B.C.C./B.C.C.C. Approved 2-13-79

Quality Electric
3430 W. Central

% Ron Killinger

| ~~943-1174~~

438-2461

over

John R. Todd
ASSOCIATE

3705 East Douglas / Wichita, Kansas 67218 / (316) 681-1661

March 8, 1979

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-2065 - Zone change from "AA", "BB" & "LC" to "C"; and
S/D 78-118 - Killinger's Addition

At the regular meeting of the Board of City Commissioners on September 26, 1978, the above captioned request for zone change was considered and approved for "C" except the west 30 ft. for "BB", subject to replatting, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on February 13, 1979.

This is to advise you that the final plat of Killinger's Addition was recorded with the Register of Deeds on March 2, 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 78-118 Name Killinger's Addition
Application & Sketch Filed: 11-3-78
Preliminary Plat Filed: N/A Approved by S/D: N/A
Final Plat Filed: 11-3-78 Approved by S/D: 11-16-78
Approved by Metropolitan Area Planning Commission: 12-7-78

DESCRIPTION

General Location: East side of Mascot in an arpa north of 29th St. North.

Surveyor or Engineer: Air Capitol Land Surveyors
Owner: Quality Electric
Address: 3020 Mascot

- | | | | |
|--------------------------------------|--------|-----------------------------|---------------------------|
| 1. Gross Acreage of Plat | 0.4669 | 6. Access Control | |
| 2. Number of Lots: | | St. _____ | No. Openings _____ |
| Residential _____ | | St. _____ | No. Openings _____ |
| Commercial _____ | 1 | 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: 1 | | Sidewalk <u>not req'd</u> | Drainage <u>not req'd</u> |
| 3. Minimum Lot Area: 0.466 Acres | | Sewer <u>not req'd</u> | Other <u>none</u> |
| 4. Existing Zoning: AA, "BB", & "LC" | | | |
| 5. Special Problems Discussed | None | | |

Sanitary sewer and City water already serve the site. The adjacent street, Mascot, is unpaved.

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-2065, "AA", "BB" and "LC" to "BB" and "C" has been approved by the Board of City Commissioners subject to platting.

ACTION:

Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

Quality Electric, Inc.
3020 Mascot
Wichita, Kansas 67204

January 26, 1979

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
JAN 26 1979
4 23695
REG. BETTE F. McCART
REGISTER OF DEEDS

Mr. Jack H. Galbraith, Chief Planner
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67204

Pat Kettler
Signature
Original Compared
With Record

Re: S/D78-118, Final Plat of Killinger's Addition.

Dear Mr. Galbraith:

My company owns Killingers Addition to Wichita, Kansas commonly known as 3020 Mascot. Mr. Charles Landrum, President of Thermal Products Inc. and Mr. John Todd, Broker associate with Ray Trimble and Associates visited with you and Mr. Yash D. Desai, Drainage Chief Engineer today about approval of the drainage plan for the above addition.

Per Mr. Desai's request, we agree to the following:

In the event Mascot Street is ever constructed with curb and gutter, a flume will be constructed at the Northwest corner of the property at a flow line elevation of 129.5 to the street gutter at approximately flow line elevation of 129.2, the cost of which shall be paid by the owner of the property. In order to bring this site to city standards a 6" curb would be constructed and paid for by the owner of the property along the south property line, and along the north property line, if any additional site to the north of the lot is paved.

Mr. Desai indicated that he would approve the drainage plan as submitted if we agreed to the above in a notarized and recorded letter.

Please expedite the final platting and zoning of my property.

Very truly yours,
QUALITY ELECTRIC INC.

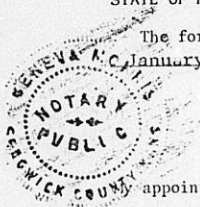
Ronald E. Killinger
Ronald E. Killinger, President

REK/gr

cc: Mr. Yash D. Desai
Mr. Charles Landrum
Mr. John Todd

STATE OF KANSAS, SEDGWICK COUNTY, ss:

The foregoing instrument was acknowledged before me this 26th day of January, 1979 by, Ronald E. Killinger.



My appointment expires:
June 13, 1980

Geneva Morris
Notary Public Geneva Morris

500 Sec.

Return to Ray Trimble Associates 3705 E Douglas 67218

Quality Electric, Inc.
3020 Mascot
Wichita, Kansas 67204

January 26, 1979



Mr. Jack H. Galbraith, Chief Planner
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67204

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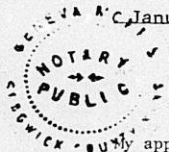
Ronald E. Killinger
Ronald E. Killinger, President

REK/gr

cc: Mr. Yash D. Desai
Mr. Charles Landrum
Mr. John Todd

STATE OF KANSAS, SEDGWICK COUNTY, ss:

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June 13, 1980

Geneva Morris
Notary Public Geneva Morris

Quality Electric, Inc. 3020 Mascot Wichita, Kansas 67204

1-20-79

Yash, did the
realtor is to
record a letter
with the Register
of Deeds which
states that
the owner will
do the necessary
drainage work
whenever he gets
a building
permit. Realtor
is to send me a
copy of the recorded
letter L.V.

1-25-79

SCHEDULE A

Number	Effective Date
271382	December 1, 1978 @ 7:00 A.M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: \$74,500.00
 (Amended 10-17-70)

Proposed Insured:
 Quality Electric, Inc., a Kansas Corporation

Loan Policy to be issued: ALTA Form 1970 Amount: \$54,500.00
 (Amended 10-17-70)

Proposed Insured:
 First National Bank in Wichita

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:

Thermal Products Inc..

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

Lots 14, 16, 18, 20, 22 and 24, Block 7, in E. C. and L. R. Cole's Addition to Care Park, Wichita, Sedgwick County, Kansas.

lien off
 survey exc

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 1978 taxes \$925.68 not paid. Key #A-13361 and A-13362.
see copy of receipts
Dec 12-8-78
9. Easement to the City of Wichita for the construction and maintenance of sewer pipes and sewer system over: Beginning at a point 125 feet East of the Southwest corner of Lot 14, Block 7; thence East 10 feet; thence North to a point 135 feet East of the Northwest corner of Lot 20, Block 7; thence West 10 feet; thence South to the point of beginning and also; Beginning at a point 125 feet East of the Southwest corner of Lot 22, Block 7; thence East 10 feet; thence North to a point 135 feet East of the Northwest corner of Lot 24, Block 7; thence West 10 feet; thence South to the point of beginning, as condemned in Case No. C-13538.
10. File Corporation Warranty Deed from Thermal Products, Inc., to Quality Electric, Inc.
Filed 12/11/78
11. File Mortgage from Quality Electric, Inc., to First National Bank in Wichita.
Filed 12/11/78



SEDGWICK COUNTY TREASURER
225 W. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1978 REAL ESTATE		
VALUATION	150	
MILLAGE	122.870	
GEN TAX	17.00	
OTHER TAX	137.87	
TOTAL DUE	150.88	
SALE TAX	6A DEC 20 1978	
DUPLICATE 12-13-78 R.Z.		
134.88	6029	624545

78-RE-02-0345-10-9 67-02

INTEREST

A-13362
THERMAL PRODUCTS INC
3020 MASCOT
WICHITA, KS 67204

SEDGWICK COUNTY TREASURER
225 W. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1978 REAL ESTATE				
VALUATION	6.290			
MILLAGE	122.870			
GEN TAX	773.00			
OTHER TAX	77.70			
TOTAL DUE	790.80			
SALE TAX	6A DEC 13 78			
DUPLICATE 12-13-78 R.Z.				
790.80	.00	790.80	6029	624544

78-RE-02-0345-09-6 6702

INTEREST

A-13363
THERMAL PRODUCTS INC
WICHITA, KS 67204

MICROFILMED
FROM THE BEST
AVAILABLE COPY

Cent

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE DECEMBER 20, 1978

TO JACK GALBRAITH, PLANNING DEPARTMENT

FROM YASH D. DESAI, DRAINAGE CHIEF ENGINEER

SUBJECT KILLINGER'S ADDITION TO WICHITA

Submitted to me for approval is the plat for Killinger's Addition to Wichita at Mascot Street. The future curb and walk grades when Mascot Street is paved are shown on the plan attached. As stated on the plan the existing building floor elevation and the existing asphalt parking do not meet the minimum required City of Wichita Standards for positive drainage from the site. If no improvements are made to the site before the plat is approved, the site will drain Southwest across the South and West property lines into adjacent private and public property. Such drainage violates requirements of Sections 2305(f), 2905(f), 3207(3), 7011, 7012 and 7013 of Uniform Building Code.

In order to bring this site to City Standards, a 6" curb should be constructed along the South property line. Such curb shall be required at North property line, if any additional site to the North of the lot is paved. When the Mascot Street is paved, for positive drainage to the street, drainage flumes would be required at the Northwest and Southwest corners of the site after it is raised approximately 1.0 feet.

I trust this is sufficient information to approve the plat subject to the stated conditions. If you have any further questions, please call me at Centrex 4235.

Yash Desai
 Yash D. Desai
 Drainage Chief Engineer

YDD/dla

Attachment

cc: Dick Linn, City Engineer
 J. Jones, Air Capital Surveyors (with attachment)
 Max Greene/G.H. Wilton, Public Works Maintenance



December 7, 1978

Air Capitol Land Surveyors
1525 W. 29th St. North
Wichita, Ks. 67204

Re: S/D 78-118 - Final plat of Killinger's Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 7, 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 November 17, 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.
- 12-6-78 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 1-25-79 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.
- 1-25-79 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: Thermal Products, 3020 Mascot, 67204

November 17, 1978

Air Capitol Land Surveyors
1525 W. 29th Street North
Wichita, Kansas 67204

Re: S/D 78-118 - Final plat of Killinger's Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 16, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

see memo from yard
A. The applicant shall submit a lot grading plan to the City Engineer's office for review and approval. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant.

B. A 30-foot building setback shall be indicated on the face of the plat.

C. The legal description shall state that this is a replat of Lots 14, 16, 18, 20, 22, and 24, Block 7, E.C. and L.R. Cole's Addition to Carey Park, Wichita, Kansas, and the W 1/2 of vacated alley adjoining said lots on the east. This alley was vacated by the Board of County Commissioners in 1920.

D. 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.

Air Capitol Land Surveyors
11-17-78
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 7, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:bh

cc: Thermal Products, 3020 Mascot, 67204
Dean Sellers, Assistant City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. s/d 78-118 Name Killinger's Addition
Date Application Rec'd. 11-3-78 Preliminary Approval _____
Scheduled S/D Meeting 11-16-78

DESCRIPTION

General Location East side of Mascot, in an area north of 29th St. North

Owner Thermal Products, Inc.
Surveyor/Engineer Air Capitol Land Surveyors
Address 1525 W. 29th St. North, Wichita, Ks. 67204 Phone 838-9071

- | | |
|---|--------------------------------|
| 1. Gross Acreage of Plat <u>0.4669+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ 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>0</u> ft. |
| 3. Minimum Lot Frontage <u>150.06</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>20337.624</u> square ft. | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>"AA", "BB" "LC"</u> | |
| 6. Proposed Zoning <u>"BB" & "C" (Z-2065)</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>XX</u> : <u>Three-Mile Area</u> | |

STAFF COMMENTS:

- A. The applicant shall submit a lot grading plan to the City Engineer's office for review and approval. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant.
- B. A 30-foot building setback shall be indicated on the face of the plat.
- C. The legal description shall state that this is a replat of Lots 14, 16, 18, 20, 22, and 24, Block 7, E.C. and L.R. Cole's Addition to Carey Park, Wichita, Kansas, and the W 1/2 of vacated alley adjoining said lots on the east. This alley was vacated by the Board of County Commissioners in 1920.
- D. The City Engineer's representative shall be prepared to comment on the sufficiency of the 9-foot easement.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Map No.: 5451
Section No.: 32
Twp. No.: 26
Range: 1E

S/D No. 78-118

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: KILLINGER'S ADDITION
General Location: 3020 North Mascot St., Wichita, Kansas East side
of Mascot in an area south of 29th St. North
Name of Property Owner: Thermal Products Inc. Charles Landrum, Pres.
Address: 3020 Mascot, Wichita, Kansas Phone: 838-7703
Name of Subdivider: _____ Phone: _____
Address: _____ Phone: _____
Name of Agent/Surveyor: Air Capitol Land Surveyors
Address: 1525 West 29th Street North, Wichita, Kansas Phone: 838-9071
Date of Application: ~~19 Oct 78~~ 11-3-78

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 0.4669±
2. Number of Lots:
Residential _____
Commercial 1
Industrial _____
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 150.06 ft.
4. Minimum Lot Area 20337.624 ft.
5. Existing Zoning ~~BB & C~~ AA, BA, LC
6. Proposed Zoning ~~Same~~ BB & C (Z-2065)
7. Lineal Feet of New Streets:
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 0 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name City
10. Public Sanitary Sewers Yes (Yes-No), Name City
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita XX 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: Thermal Products Inc.
by Charles L. Landrum
President

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

Received by L.O.
Date 11-3-78
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

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY