

PLAT NO. S/D 79-14 MAP NO. 4947

NAME TY-CEN ADDITION

LOCATION: Southeast corner of Central & Tyler Road.

ENGINEER Baughman Company

OWNER B.F.P. Inc. % Jerry Feldman, et al

APPLICATION FILED 2-9-79

SKETCH PLAT FILED

PRELIMINARY FILED 2-9-79

S/D ACTION 2-22-79 approve

FINAL FILED 3-12-79

S/D ACTION 3-22-79 approve

MAPC ACTION 3-29-79 Approve

BCC ACTION 5-8-79 Approve

RECORDED 5-16-79

REMARKS Associated case DP-90-5 Z-2078

S/D 79-14 - TY-CEN ADDITION -
Southeast corner of Central and
Tyler, by Baughman Co.

POSTED
2-19-79
[Signature]

ACTION

	DATE
^{S/D} COMMITTEE (Pekin) <i>Approved</i>	<i>2-22-79</i>
S/D (final) <i>approved</i>	<i>3-22-79</i>
M.A.P.C. <i>Approved</i>	<i>3-29-79</i>
B.C.C./B.C.C. <i>Approved</i>	<i>5-8-79</i>

May 30, 1979

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-2078 - Zone change "AA" to "R-6", "BB" & "LC"; and
S/D 79-14 - TY-CEN ADDITION

At the regular meeting of the Board of City Commissioners on December 5, 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 May 8, 1979.

This is to advise you that the final plat of TY-CEN Addition was recorded with the Register of Deeds on May 16, 1979 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

May 15, 1979

Donald L. Gisick, City Clerk
Curtis L. Newby, Junior Planner

S/D 79-14, Ty-Cen Addition - easements

On May 8, 1979, the Board of City Commissioners approved the above referenced plat subject to the applicant submitting additional easements by separate instrument, from the adjoining land owners. Attached herewith are said easements which should be formally accepted by the Governing Body and recorded with the Register of Deeds. The recording fee shall be billed to the applicant, B.F.P. Inc., 1901 West 13th Street.

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

Curtis L. Newby
Junior Planner

CLN:bh

TEMPORARY EASEMENT

THIS EASEMENT made this 7th day of May, 19 79,
by and between Unified School District No. 259
of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a temporary right-of-way and easement for the purpose of constructing sewer pipes and a sewer system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick, County, Kansas, to wit:

The south 100.00 feet of the north 153.00 feet of the east 100.00 feet of the west 150.00 feet of the southwest quarter, of the north-west quarter, Section 21, T 27 S, R 1 W of the 6th P.M., Sedgwick County, Kansas.

This easement does not include a right-of-way over land occupied by a permanent structure. Said easement shall expire upon completion of sewer.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

UNIFIED SCHOOL DISTRICT NO. 259

Kenneth R. Kimbell
Kenneth R. Kimbell, President

Martin Hartley
Martin Hartley, Clerk

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Kenneth R. Kimbell, President, and Martin Hartley,
Clerk of the Board, Unified School District No. 259

to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 8th day of May, 19 79.



L. Jane Carter
Notary Public

(My Commission expires 1-18-82)

EASEMENT

THIS EASEMENT made this _____ day of May, 197 9
by and between Catholic Diocese of Wichita
of the first part and City of Wichita
of the second part.

WITNESSETH: that the said first party _____, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second parties a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing their drainage channel, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A strip of land 15 feet wide in the Northeast quarter of the Northwest quarter, Section 21, Township 27 South, Range 1 West described as follows:

The West 15 feet of the Northeast quarter of the Northwest quarter of said Section 21 except the North 50 feet thereof dedicated for street right of way.

Also the West 15 feet of the North 70 feet of the Southeast quarter of the Northwest quarter of said Section 21.

And said second part Y are hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing their drainage channel, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first part y has _____ signed these presents the day and year first written.



CATHOLIC DIOCESE OF WICHITA

By David M. Maloney
David M. Maloney, President

STATE OF KANSAS
SEDGWICK COUNTY ss:

Personally appeared before me a notary public in and for the County and State aforesaid David M. Maloney, President of Catholic Diocese of Wichita, to me personally known to be the same person _____ who executed the foregoing instrument of writing and said person _____ duly acknowledged the execution thereof. for and on behalf of Catholic Diocese of Wichita, a Kansas corporation.

Dated at Wichita this 9 day of May, 197 9

Wm. R. Harton
Notary Public

My Appointment Expires: June 5, 1982



EASEMENT

THIS EASEMENT made this 7th day of May, 1979
by and between Unified School District No. 259
of the first part and City of Wichita
of the second part.

WITNESSETH: that the said first party , in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second parties a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing their drainage channel, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The north 53.00 feet of the southwest quarter, of the northwest quarter, Section 21, T 27 S, R 1 W of the 6th P.M., Sedgwick County, Kansas except the west 50 feet thereof.

And Also:

The south 17.00 feet of the north 70.00 feet of the east 30.00 feet of the southwest quarter, of the northwest quarter, said Section 21.

And said second part y are hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing their drainage channel, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Unified School District No. 259

Kenneth R. Kimbell
Kenneth R. Kimbell, President

Martin Hartley
Martin Hartley, Clerk

STATE OF KANSAS ss:
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid Kenneth R. Kimbell, President, and Martin Hartley, Clerk to me personally known to be the same persons who executed the foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Ks. this 8th day of May, 1979

Quinn Carter
Notary Public

My Commission Expires: January 18, 1982



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 79-14 Name Ty-Cen Addition
 Application & Sketch Filed: 2-9-79
 Preliminary Plat Filed: 2-9-79 Approved by S/D: 2-22-79
 Final Plat Filed: 3-12-79 Approved by S/D: 3-22-79
 Approved by Metropolitan Area Planning Commission: 3-29-79

DESCRIPTION

General Location: Southeast corner of Central and Tyler

Surveyor or Engineer: Baughman Company
 Owner: B.F.P., Inc., c/o Jerry Feldman
 Address: 1901 W. 13th St. North, 67203

- | | | |
|--------------------------------------|------------------------|-----------------------|
| 1. Gross Acreage of Plat <u>31.7</u> | 6. Access Control | |
| 2. Number of Lots: | St. Central | No. Openings <u>4</u> |
| Residential <u>1</u> | St. Tyler | No. Openings <u>5</u> |
| Commercial <u>6</u> | St. _____ | No. Openings _____ |
| Industrial _____ | 7.. Req'd Improvements | |
| Other _____ Office <u>3</u> | St. Paving req'd | Water req'd _____ |
| Total Number of Lots: <u>10</u> | Sidewalk req'd | Drainage req'd _____ |
| 3. Minimum Lot Area: _____ Acres | Sewer _____ | Other <u>None</u> |
| 4. Existing Zoning _____ | | |
| 5. Special Problems Discussed _____ | | |

Valid petitions have been submitted guaranteeing paving of streets, extension of sanitary sewer, construction of storm sewer and extension of City water. The water petition appears on the Clerk's agenda. A certificate has been submitted certifying the petitions and a sidewalk acknowledgement has been submitted for the sidewalks.

Planning Commission Recommendation: That this plat be approved subject to:

- A. The applicant shall obtain and submit by separate instrument the additional drainage rights-of-way from the property owners along the south and east sides of the plat.
- B. Recording within 30 days after approval by the Board of City Commissioners.

Cole moved, Barrier seconded and it carried unanimously. Savina and Taylor were absent.

Note: Associated cases DP-90, Ty-Cen C.U.P. and Z-2078 "AA" to "R-6, "BB" and "LC" have been approved by the Board of City Commissioners subject to platting.

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions and instruct the City Clerk to file the certificate and sidewalk acknowledgements 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 and instruct the Planning Department to withhold release of the plat until the separate drainage instruments have been submitted.

CERTIFICATE

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

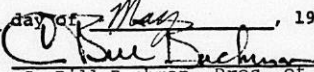
I, B.F.P. Inc., owner of
(give name of proposed plat, if appropriate) _____

Ty-Cen 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. Street paving petitions, Robin Rd, Frazier and Reca
2. Sanitary sewer petition
3. Water petition
4. Drainage improvement petition
- 5.
- 6.
- 7.

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

Signed this 1 day of May, 1979.

C. Bill Bachman, Pres. of B.F.P. Inc.

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

Be it remembered that on this 1 day of May,
1979, before me, a notary public in and for said County and State,
came C. Bill Bachman, Pres. of B.F.P. Inc., to me personally
known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of same.

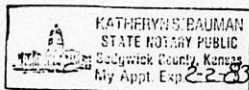
In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.


Notary Public

My Commission Expires:

2-2-83

T9-207



ACKNOWLEDGEMENT

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

I, B.F.P. Inc., owner of
(give name of proposed plat, if appropriate) _____

Ty-Cen Addition

do hereby acknowledge that in accordance with the sidewalk policy of the City of Wichita, construction of sidewalks is required on the following streets within the addition:

1. All interior streets except adjacent to the drainage dedication
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

This is to place on notice all owners of lots and subsequent owners thereof within said addition that as a result of the above cited policy, said owners and subsequent owners thereof are responsible for seeing that sidewalks are installed or guaranteed by cash or other acceptable financial means as a precondition of the issuance of a building permit for all development occurring on lots or portions thereof within _____

Ty-Cen Addition

Addition.

Signed this 1 day of May, 1979.

C. Bill Bachman
C. Bill Bachman President
of B.F.P. Inc.

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

Be it remembered that on this 1 day of May, 1979, before me, a notary public in and for said County and State, came C. Bill Bachman, Pres. B.F.P. Inc. 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.

Katheryns D. Bauman
Notary Public

My Commission Expires:

2-2-83



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

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

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

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McCullough
Secretary.

Frank P. Hunt
Authorized Signatory



SCHEDULE A

Number
273585

Effective Date
February 8, 1979 @ 7:00 A. M.

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

City of Wichita

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

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

B-F-P, Inc.

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

The Northwest Quarter of the Northwest Quarter of Section 21, Township 27 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, except the North 600 feet of the West 600 feet thereof.

CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE 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 \$2,266.27+ not paid. Key #D-293-UP.
(assessed with other property).
9. Rights of the public, over the West 30 feet and the North 50 feet of captioned property, for road purposes, as evidenced by instrument filed May 24, 1954, in Book Misc. 320, Page 411.
10. Easement to the City of Wichita, for water pipes and water system over the West 50 feet of the NW $\frac{1}{4}$ of Sec. 21-27-1W, except that portion already dedicated for public road purposes, as created by instrument filed January 9, 1963, in Book Misc. 511, Page 360.
11. Easement to the City of Wichita, for sewer pipes and sewer systems over 8 feet on either side of the following described line: Beginning at a point on the South line of the Northwest Quarter of Section 21, Township 27 South, Range 1 West, 8 feet East of the Southeast corner of Block 1, Madonna Addition; thence North parallel to the East line of said Addition a distance of 1008 feet; thence West on a line 8 feet North and parallel to the North line of said Addition to a point 600 feet East of the West line of said Northwest Quarter; thence North parallel to the West line of said Northwest Quarter to the Southeast corner of Lot 1, Block A, West Center Addition.

(See Added Page)

ADDED PAGE

(Schedule B continued)

FORM 3147R-4-67

Policy Number _____
Owners

Policy Number _____
Loan

11. Also, an 8 foot permanent easement described as follows: Beginning at the Southeast corner of Lot 1, Block A, West Center Addition; thence West along the South line of said Lot 1 and said South line extended to a point 20 feet West of the Southwest corner of Lot 1, Block A, said Addition; thence South 8 feet; thence East parallel to the South line of Lot 1, Block A, said Addition, to a point 8 feet South of the point of beginning; thence North to the point of beginning, as created by instrument filed February 1, 1967, in Book Misc. 593, Page 260.

ENDORSEMENT

Attached to and forming a part of
Commitment No. 273585

Issued by
CHICAGO TITLE INSURANCE COMPANY

No. 8 of Schedule B is hereby amended to show the following:
Year 1978 taxes paid in full. D-293-2 UP

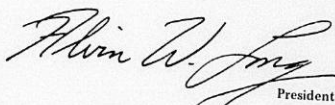
This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

DATED:

CHICAGO TITLE INSURANCE COMPANY



Authorized Signatory



President.

ATTEST:



Secretary.

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

March 30, 1979

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 79-14 - Final plat of Ty-Cen Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, March 29, 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 stated in our letter of March 23, 1979.

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.~~ 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 4-27-79 2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
- 4-25-79 3. Certification that all taxes due and payable for 1978 and prior years have been paid.

For your information, we have been advised by the City Engineer's office that the drainage plan for the plat has been approved subject to the applicant submitting additional drainage dedications along the east and south lines of the plat, and guaranteeing the open channel improvements and the installation of storm sewers.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:bh

Baughman Company
3-30-79
Page 2

cc: B.F.P., Inc., 1901 W. 13th North, 67203
Oblinger-Smith, 625 1st National Bank Bldg., 67202

March 23, 1979

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-14 - Ty-Cen Addition, Final plat

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 22, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The utility easements indicated along the south side of the plat shall be relocated so as to be separate from the maintenance access easements and drainage dedication indicated along the south line of the plat.
- B. Additional drainage dedication from the school property shall be submitted by separate instrument. *on both on the south and on the east sides of the plat.*
- C. The applicant shall contact the City Engineer's Office relative to additional drainage easements to be indicated on the final plat across Lot 2, Block B.
- D. Sidewalks are required on both sides of all interior streets except adjacent to the drainage dedication. Therefore, the applicant shall submit an acknowledgement which states that the sidewalks will be constructed when building permits are requested for each lot.
- E. The applicant shall guarantee the paving of Robin Road, Frasier, and Reca.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee the extension of City water to serve each lot being platted.
- H. Development of subject property shall proceed in accordance with the provisions and requirements of the associated, approved C.U.P. DP-90.

Baughman Company
3-29-79
Page 2

? ok I think check

- I. The applicant's drainage plan submitted to the City Engineer will need to be approved prior to the Planning Commission consideration of the plat, and any drainage improvements including off-site improvements shall be guaranteed by the applicant. Any off-site easements and/or rights-of-way shall be submitted by separate instrument.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 29, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh

cc: B.F.P., Inc., c/o Jerry Feldman, 1901 W. 13th North, 67203
Oblinger-Smith, 625 1st National Bank Bldg.
Dean Sellers, Assistant City Engineer

SCCD-COHS-5 (Rev 11/77)
 RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

DATE: February 23, 1979

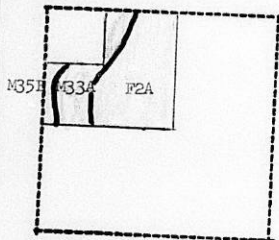
PROPERTY NAME: TY-CEN ADDITION

LOCATION: Southeast corner of Central and Tyler

MAILED TO: Baughman Company
 330 Laura
 Wichita, Kansas 67211

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
 NW 1/4 21-27-1W

Situation and/or Problems:

The soils in this area are subject to both water and wind erosion. Special precautions should be taken during construction.

<u>Symbols</u>	<u>Class</u>	<u>Soil</u>	<u>SOILS LEGEND</u>	<u>Brief Description</u>	<u>Hydro Group</u>
M33A	I-1	Blanket silt loam 0 to 1% slopes		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. <u>Prime agricultural land.</u>	C
M35B	IIc-1	Milan loam 1 to 3% slopes		Deep, gently sloping, well drained soils on terraces and uplands. These soils have medium runoff and high available water capacity. Permeability is moderate and moderately slow. <u>Prime agricultural land.</u>	B
P2A	IIc-1	Tabler silty clay loam		Deep, level and nearly level, moderately well drained soils on uplands and terraces. These soils have slow runoff and high available water capacity. Permeability is very slow. <u>Prime agricultural land.</u>	D

SOIL INTERPRETATIONS

<u>Symbol</u>	<u>Class</u>	<u>Soil</u>	<u>Item</u>	<u>Limitation</u>	<u>Reason</u>
M33A	I-1	Blanket silt loam 0 to 1% slopes	Dwellings with Base- ments	Moderate	Shrink-Swell Low Strength
			Local Roads & Streets	Severe	Low Strength
F2A	IIs-1	Tabler silty clay loam	Dwellings with Base- ments	Severe	Shrink-Swell Low Strength
			Local Roads & Streets	Severe	Low Strength Shrink-Swell

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their aesthetic and erosion-control values.
3. 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.
4. Temporarily stabilize each segment of graded or otherwise disturbed land, by seeding and mulching or by 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.
5. 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.
6. Stabilize each lot within 60 days after work starts on home or other building construction.
7. Backfill, compact, seed and mulch trenches with 60 days after they are opened.
8. 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.

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-14 Name Ty-Cen Addition
Date Application Rec'd. 2-9-79 Preliminary Approval 2-22-79
Scheduled S/D Meeting 3-22-79

DESCRIPTION

General Location Southeast corner of Central and Tyler

Owner B. F. P., Inc., c/o Jerry Feldman
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- | | |
|------------------------------------------------------------------------|-----------------------------------------------------------|
| 1. Gross Acreage of Plat <u>31.7</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>1438.5</u> ft. |
| Residential <u>1</u> | b. <u>35</u> R/W <u>550</u> ft. |
| Commercial <u>7</u> | c. <u>70</u> R/W <u>1888</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>3</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>11</u> | TOTAL <u>38.76.5</u> ft. |
| 3. Minimum Lot Frontage <u>110</u> ft | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>13,750.0</u> sq. ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>CUP (DP-90) and Z-2078, AA to R-6, BB and LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant and/or his surveyor shall contact Max Greene of the Flood Control Office relative to additional drainage easements to be indicated on the plat.
- B. The applicant's engineer has submitted a site concept drainage plan to the City Engineer for approval as required in the approval of the preliminary plat. Approval of the plan by the City Engineer's Office is necessary before the final plat can be forwarded to the Planning Commission.
- C. Sidewalks are required on both sides of all interior streets except adjacent to the drainage dedication. Therefore, the applicant shall submit an acknowledgement which states that the sidewalks will be constructed when building permits are requested for each lot.
- D. The applicant shall guarantee the paving of Robin Road, Frazier, and Rea.
- E. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- F. The applicant shall guarantee the extension of City water to serve each lot being platted.
- G. Development of subject property shall proceed in accordance with the provisions and requirements of the associated, approved C.U.P. DP-90.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 79-14 - Preliminary plat of Ty-Cen Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 22, 1979, 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 final plat shall indicate Robin Road extending south to connect to the east-west street (Shade).
- B. Shade Avenue shall be relabeled as Fraizer and Evergreen shall be relabeled as Recca.
- C. *no longer 2 lots on final plat*
The one access point permitted to Tyler Road on Lots 1 and 2, Block B, shall be labeled as a joint access for the two lots and an access easement shall be indicated on the common lot line between the two lots.
- D. The applicant shall contact Kansas Gas and Electric Company relative to the size and length of an easement to be indicated between Lots 1 and 2, Block B.
- E. *still need drawing easement across corner of Lot 2, Bk B*
The applicant shall contact Max Greene of the Flood Control office relative to the width of the drainage dedication indicated on the south and east lines of the plat and other related drainage problems.
- F. The applicant's engineer shall submit a site concept drainage plan to the City Engineer for review and approval prior to submission of a final plat. A copy of a letter obtained from the City Engineer's office stating approval of the plan shall be submitted to the Planning Department.
- G. On the face of the final plat a note shall appear stating that the building setback lines for the various lots are governed by the associated approved Community Unit Plan, DP-90.

Baughman Company
2-26-79
Page 2

- H. Sidewalks are required on both sides of Shade Avenue, Evergreen Lane and the extended portion of Robin Road. Therefore, the applicant shall submit an acknowledgement which states that the sidewalks will be constructed when building permits are requested for each lot.
- I. The applicant shall guarantee the paving of Robin Road, Fraizer and Recca.
- J. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- K. The applicant shall guarantee the extension of City water to serve each lot being platted.
- L. Development of subject property shall proceed in accordance with the provisions and requirements of the associated, approved C.U.P., DP-90.
- M. 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

cc: B.F.P., Inc., c/o Jerry Feldman, 1901 W. 13th St. North, 67203
Oblinger-Smith, 625 1st National Bank Bldg., 67202
Dean Sellers, Assistant City Engineer

SUBDIVISION REPORT

Preliminary Plat

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-14 Name Ty-Cen Addition
 Date Application Rec'd. 2-9-79 Preliminary Approval _____
 Scheduled S/D Meeting 2-22-79

DESCRIPTION

General Location Southeast corner of Central and Tyler

Owner B.F.P., Inc., c/o Jerry Feldman
 Surveyor/Engineer Baughman Company
 Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

1. Gross Acreage of Plat 31.7
2. Number of Lots:
 - Residential 1
 - Commercial 7
 - Industrial _____
 - Other 3
 - Total Number of Lots 11
3. Minimum Lot Frontage 110 ft.
4. Minimum Lot Area 13,750.0 square ft.
5. Existing Zoning AA
6. Proposed Zoning CUP (DP-90) and Z-2078, AA to R-6, BB and LC
7. Lineal Feet of New Streets:
 - a. 50 R/W 1438.5 ft.
 - b. 35 R/W 550 ft.
 - c. 70 R/W 1888 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 3876.5 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply yes (Yes-No), Name _____
10. Public Sanitary Sewers yes (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita x: Three-Mile Area _____

STAFF COMMENTS:

- A. Associated cases Z-2078, "AA" to "R-6", "BB" and "LC" and DP-90, Ty-Cen Community Unit Plan have been approved subject to platting.
- B. It should be noted that on the approved C.U.P., DP-90, Robin Road was to be extended south from its present location to connect to Shade Avenue. The plat, however, doesn't indicate any extension of Robin Road. In order to assure adequate traffic circulation through the subject property, it is recommended that the plat be revised showing Robin Road extended to Shade as is indicated on the approved C.U.P., DP-90.
- C. On the face of the final plat a note shall appear stating that the building setback lines for the various lots are governed by the associated approved Community Unit Plan, DP-90.
- D. Sidewalks are required on both sides of Shade Avenue, Evergreen Lane and the extended portion of Robin Road. Therefore, the applicant shall submit an acknowledgement which states that the sidewalks will be constructed when building permits are requested for each lot.
- E. The applicant shall guarantee the paving of Robin Road, Shade Avenue and Evergreen Lane.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee the extension of City water to serve each lot being platted.
- H. The applicant's engineer shall submit a site concept drainage plan to the City Engineer for review and approval prior to submission of a final plat. A copy of a letter obtained from the City Engineer's office stating approval of the plan shall be submitted to the Planning Department.

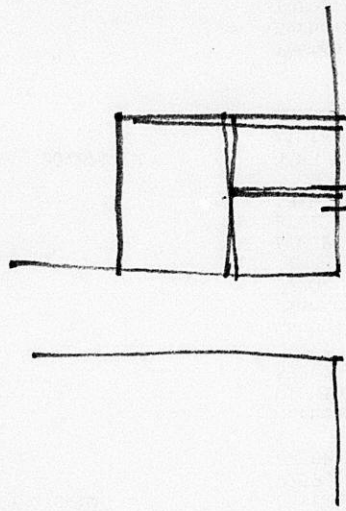
T9-303

(Over)

- I. Development of subject property shall proceed in accordance with the provisions and requirements of the associated, approved C.U.P., DP-90.
- J. Since only one opening is permitted from Lots 1 and 2, Block B to Tyler Road, said opening shall be indicated on the final plat. Also, the applicant shall be prepared to discuss the platting of Lots 1, 2, and 3, Block B which are shown on the approved C.U.P., DP-90, to be developed as one parcel.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- L. Requirements for a final plat (see Pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

*

Lot	Addition	Property Owner
Lot 1	Tyler Acres 4th Addition Wichita, Kansas, Sedgwick County, Kansas	Edward T. Neville & Rita A. Neville, 9625 Maple, 67209
That part of Lt. 1, Block A, desc. as: Beg. at SW/c Lt. 1, E. 255', N. 350', W. 230', S. 100', W. 25', S. 250' to beg.	West Center Addition, Sedgwick County, Kansas	✓ Richard J. Hatstrup, 610 N. Tyler 67212
Lot 2, Block A	" "	✓ Eldon A. Terrel, 9112 Bekemeyer 67212
All Lot 1, exc. Beg. NW/c Lt. 1, E. 331' along N. line Lt. 1, S. at r. angles 220', W. at r. angles to W. line Lt. 1, N'y along W. line Lt. 1 to p.o.b.	Westlink Center Addition, Sedgwick County, Kansas	J. Ernest Talley, 535 W. Shore Dr. 67209
Lot 1	Notre Dame High School, an Addition to Wichita, Sedgwick County, Kansas	Catholic Diocese of Wichita, 424 N. Broadway 67202
Lot 1	Higgins-Andeel Addition, Wichita, Sedgwick County, Kansas	✓ Littell, Inc. 9007 W. Central 67012
Lot 1	Madonna Addition, Wichita, Sedgwick County, Kansas	Unified School District #259, Wichita, 324 N. Emporia 67202
Lot 1	First Place West Addi- tion, Wichita, Sedgwick County, Kansas	✓ First National Bank in Wichita, 105 N. Main 67202
SW $\frac{1}{4}$ NW $\frac{1}{4}$, exc. Madonna Addition	NW $\frac{1}{4}$ 21-27S-1W	Unified School District #259, 324 N. Emporia 67202
SE $\frac{1}{4}$ NW $\frac{1}{4}$	" "	Catholic Diocese of Wichita, 424 N. Broadway 67202
NE $\frac{1}{4}$ NW $\frac{1}{4}$, exc. Notre Dame Addition	" "	Catholic Diocese of Wichita, 424 N. Broadway 67202
NW $\frac{1}{4}$ NW $\frac{1}{4}$, exc. N. 600' of W. 600'	" "	B.F.P., Inc., c/o Bill Bachman, 1901 W. 13th 67202
Beg. 794.2' N of SE/c NE $\frac{1}{4}$, W. 230', N. 94.7', E. 230', S. 94.7' to beg.	E $\frac{1}{2}$ NE $\frac{1}{4}$, 20-27S-1W	John Paul Moskel & Albina Moskel, address unknown
Beg. at pt. E. line 983.6' N SE/c NE $\frac{1}{4}$, W. par. with S. line NE $\frac{1}{4}$, 230', N. 94.7', E. 230', S. 94.7' to beg	" "	Thomas J. Updegrove & Barbara Roden, 437 N. Tyler Rd. 67212



[Faint, illegible text or markings, possibly bleed-through from the reverse side of the page]

2



February 13, 1979

Subject: S/D 79-14 - Preliminary plat of Ty-Cen Addition.
Generally located in an area south of Central and
east of Tyler Road

TO WHOM IT MAY CONCERN:

The above referred to preliminary plat has been submitted for consideration by the Subdivision Committee of the Metropolitan Area Planning Commission. The preliminary proposes not to extend Robin Road further south whereas the recently approved associated Community Unit Plan, DP-90, indicated that Robin Road would be extended south to connect to Shade Avenue.

This preliminary plat will be considered by the Subdivision Committee at a meeting on February 22, 1979, 1:00 p.m., Board Meeting Room, First Floor, City Hall, 455 North Main Street, Wichita, Kansas. You are invited to attend this meeting and express your views to the Committee concerning the extension of Robin Road.

This matter will appear as item #10 on the agenda. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:lh

cc: Richard J. Hattrup, 610 N. Tyler, 67212
Eldon A. Terrel, 9112 Bekemeyer, 67212
Littell, Inc., 9007 W. Central, 67012
First National Bank in Wichita, 105 N. Main, 67202

Map No.: 4947
Section No.: 21
Twp. No.: 27-S
Range: 1-W

S/D No. 79-14

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: TY-CEN ADDITION
General Location: S.E. CORNER OF CENTRAL AND TYLER
Name of Property Owner: B.F.P. INC. & JERRY FELDMAN
Address: 1901 W. 13TH ST. NO. 67203 Phone: 262-1169
Name of Subdivider: OBLINGER-SMITH
Address: 625 1ST NATIONAL BANK BLDG. 67202 Phone: 262-0451
Name of Agent/Surveyor: BALKHMAN COMPANY
Address: 330 LAURA 67211 Phone: 262-7271
Date of Application: FEBRUARY 6, 1979

SUBDIVISION INFORMATION:

- 1. Gross Acreage of Plat 31.7 ACRES
- 2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other 11 TY-CEN ADD C.U.P.
- 3. Minimum Lot Frontage 110 ft.
- 4. Minimum Lot Area 13,750.0 sq. ft.
- 5. Existing Zoning AA
- 6. Proposed Zoning C.U.P. (DP-90); Z-2076, AA & R-6; BB & CC
- 7. Lineal Feet of New Streets:
 - a. 50 R/W 1438.5 ft.
 - b. 35 R/W 550 ft.
 - c. 70 R/W 1888 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 3876.5 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply YES (Yes-No), Name _____
- 10. Public Sanitary Sewers YES (Yes-No), Name _____
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita Three-Mile Area

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

Owner's Signature: B.F.P. Inc. per James A. Feldman

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

Received by Paul Newby
Date 2/9/79
Fee Submitted \$80.00

FORM 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.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
<i>Substantive under</i>	<i>840.00</i>
<i>TY-SPV data</i>	
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY