

DP-26 - AMENDMENT TO QUEEN'S LAKE
CUP - On the east side of Ridge
Road in an area north of Central

POSTED
8-13-70
[Signature]

ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C./~~_____~~C.

9-10-70

10-6-70

Approve

October 7, 1970

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-26 - Amendment to Queen's Lake CUP on the east side of
Ridge Road in an area north of Central
Z-1211- Zone Change request from "AA" to "A"

On October 6, 1970, the Board of City Commissioners considered the above captioned cases. The action of the City Commission was to approve the zone change and the Community Unit Plan subject to the following conditions:

1. Each parcel shall be platted and the plat recorded with the Register of Deeds prior to the issuance of building permits.
2. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
3. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
4. The transfer of title of all or any portion of the land included within the Community Unit plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.
5. Item 17 under General Provisions shall reflect "storage area" as being in Parcel 1 and indicate the type of storage proposed.

Attached for your information is the approved copy of the Community Unit Plan. Please note that no building permits are to be issued in accordance with this plan until such time as the land is platted and the ordinance effectuating the zone change is published. Since
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Page 2 - Robert Feldner
October 7, 1970

this may take several months, we will advise your office at such time as this is completed.

Please mark the original copy of the Queen's Lake CUP which was approved in 1967 as "void" since the new approved plan supersedes the original development plan. If you have any questions concerning this matter, please call our office.

JHG:ls
Attachment

EXCERPT FROM PLANNING COMMISSION MINUTES OF SEPTEMBER 10, 1970:

- 10a. Case No. Z-1211 - John P. Ritchie, et al. request change from "AA" to "A" for

That part of the SW 1/4 of Section 15, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at the southwest corner thereof; thence north 2,642.2 feet, more or less, to the northwest corner of said SW 1/4; thence east along the north line of said SW 1/4, 1,537.6 feet; thence with an angle to the right of 85°00'30", a distance of 1,800 feet; thence southeasterly 862 feet, more or less, to a point on the south line of said SW 1/4, 1,856.43 feet east of beginning; thence west 1,856.43 feet to beginning, EXCEPT beginning at the southwest corner of said SW 1/4; thence north along the west line of said SW 1/4, 1,030 feet; thence east at right angles, 580.8 feet; thence south at right angles, 300 feet; thence east at right angles, 19.2 feet; thence south at right angles, 733.68 feet, more or less, to the south line of said SW 1/4; thence west 600 feet to beginning; AND EXCEPT beginning 600 feet east of the southwest corner of said SW 1/4; thence east along the south line of said SW 1/4, 1,134.46 feet; thence with an angle to the left of 101°34'45", a distance of 449.1 feet, more or less, to a point 440 feet north of the south line of said SW 1/4; thence west parallel with the south line of said SW 1/4, 1,047.47 feet, more or less, to a point 600 feet east of the west line of said SW 1/4; thence south 440 feet to the point of beginning. Generally located on the east side of Ridge Road in an area north of Central.

- 10b. Case No. DP-26 - John P. Ritchie, et al. request an amendment to the Queen's Lake Development Plan, being legally described as shown above in Case No. Z-1211, and generally located on the east side of Ridge Road in an area north of Central.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. On June 22, 1967, the Planning Commission considered an application, DP-26 - Queens Lake Community Unit Plan, on property zoned "AA" Single family which proposed a density of 6.03 dwelling units per acre. Action of the Planning Commission was to approve the plan subject to platting, submission of a Home Owners Association Agreement and several minor revisions.
2. There is now a contract purchase on subject property, and the new owner has submitted an application for a change of zoning from "AA" to "A" in addition to an amended CUP of the property. The revised Development Plan proposes the following general amendments:
 - a. Increase of the density from 6.03 dwelling units per acre to 14.50.
 - b. Delete the single and two family dwelling units and replace with garden apartments and town houses.
 - c. Interior streets to be privately owned instead of public.
3. This revised plan is in general agreement with the comments made by the staff in their initial review of the application with the applicant and representatives of his planning consulting firm.
4. It should be noted that the City Traffic Engineer has expressed some concern in regard to the double rows of ninety degree parking and their possible retardance of traffic circulation in the interior areas. Concern was also

expressed over the parking design at the points of ingress and egress to Ridge Road and it was thought that possible redesign could alleviate traffic congestion. It should also be noted that there are drainage problems associated with subject property, however, the circulation and drainage problems will have to be resolved at the time the land is platted.

5. Inasmuch as the application area has access to two major streets (Central and Ridge Road) and is adjacent to a floodway, it is the opinion of the Planning Department that the request for "A" zoning is logical and proper and in keeping with the general policy of the Planning Commission of looking with favor on medium density zoning in instances such as this.

Recommendation

It is the recommendation of the Planning Department that the request for "A" Two family zoning be approved. It is further recommended that the amended Residential CUP be approved, subject to the following conditions:

1. Each parcel shall be platted and the plat recorded with the Register of Deeds prior to the issuance of building permits.
2. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
3. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
4. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.
5. Item 17 under General Provisions shall reflect "storage area" as being in Parcel 1 and indicate the type of storage proposed.

BLEDSON inquired as to the streets and whether or not there was a service road in front of the proposed development. GALBRAITH stated that there was not a service road, however, he pointed out the private circulation proposed, and assured the Commission that parking and circulation factors would be reviewed when platting occurs.

HENNESSY commented that this appeared a bit unusual because similar developments have been required to provide service roads.

GALBRAITH said the proposed development is a project of the same developers that built Twin Lakes apartments and in that case parking is to within 5 feet of the street and that a similar type of development is proposed in subject case.

BLEDSON expressed some concern for the fact that if private streets they could be split off and sold in different portions or sections, which might create problems, but as long as it is one ownership, he could see nothing wrong with private streets.

GALBRAITH suggested that as long as there was access from this development to the two major streets, the private streets should not cause any problem. HENNESSY observed that there

would be no necessity for the east-west streets to the west to be extended through subject area, since development will have to stop at the floodway.

BLEDSON brought up the fact that on some CUP's the number of units per acre has been stipulated as less units than the 14 proposed by this project. GALBRAITH commented that based on the percentage of the site that would be covered by buildings, there appears to be plenty of open space.

BLEDSON suggested that a policy should be established as to density on residential CUP's. He did not consider it reasonable to limit units in one area and then grant a CUP for 14.5 units per acre in another area. GALBRAITH commented that most apartment developments have occurred on "B" zoning, however, a CUP has been required for area over 20 acres in size and the proposed densities have varied.

BLEDSON commented that no applicant on a CUP is going to lock themselves in to a number of units without some control on them.

GALBRAITH said that the applicant had stated they wanted to rebuild to a certain density and had mentioned the possibility of "B" zoning which allows 75 units per acre, but that all that is needed is "A" zoning and a Residential CUP to accomplish their purpose. He pointed out that an area at 27th Street North and Hillside (over 20 acres) was zoned "A" and the density was about 14 units per acre. Further, Kingston Cove apartments at 27th Street South and Osage is 7 units per acre and the "AA" zoning is retained.

BLEDSON was in favor of being consistent so far as density allowed on residential CUP's is concerned, however, if the staff is convinced this would be comparable to other CUP's then he would move for approval.

RICHARD HARRIS, attorney for the applicant said they were planning for the same type of development as at Twin Lakes. He said the reason the developer chose to have private streets was an attempt to keep a measure of security for the area so that it would not be a public thoroughfare and could be closed off for the benefit of the development if it became desirable.

BLEDSON asked if any specific width of streets is indicated and GALBRAITH said that that would be determined at the time of platting. BLEDSON was still concerned that if the project is ever sold in parcels there would be a situation where streets are not to city standards and yet they could become public streets.

No one appeared in opposition.

MOTION: BLEDSON moved, KAMEN seconded and it carried unanimously that the Planning Commission recommend to the City Commission that Z-1211 and DP-26 be approved, subject to the following:

1. Each parcel shall be platted and the plat recorded with the Register of Deeds prior to the issuance of building permits.
2. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
3. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

4. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.
 5. Item 17 under General Provisions shall reflect "storage area" as being in Parcel 1 and indicate the type of storage proposed.
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September 11, 1970

Mr. Richard C. Harris
Attorney
600 Fourth National Bank Building
Wichita, Kansas 67202

Re: E-1211 - "AA" to "A" and
Amendment to DP-26 - East
side of Ridge Road in an
area north of Central

Dear Mr. Harris:

At the regular meeting of the Metropolitan Area Planning Commission on September 10, 1970, the above two cases were considered. It was the action of the Planning Commission to recommend approval of the zone change indicated in E-1211, and to also recommend approval of the amended DP-26, subject to the following:

1. Each parcel shall be platted and the plat recorded with the Register of Deeds prior to the issuance of building permits.
2. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
3. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
4. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but

Page 2 - Mr. Richard C. Harris
September 11, 1970

said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

5. Item 17 under General Provisions shall reflect "storage area" as being in Parcel 1 and indicate the type of storage proposed.

It is necessary that you make the correction concerning Condition #5 and submit 10 corrected copies of the CUP to our office prior to this matter being forwarded to the Board of City Commissioners.

Although it was announced at the meeting that this application would be forwarded to the City Commission for consideration on September 29, 1970, we have been advised that there will be no City Commission meeting on that date; therefore, this matter will be forwarded to the City Commission for consideration on October 6, 1970, at 9:00 a.m. in Room 201 City Building, 104 South Main, Wichita, Kansas.

If you have any questions concerning this matter, please call

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: John B. Ritchie, 1820 North Mosley 67214
Nale D. Ritchie, 1820 North Mosley 67214
Evan D. Ritchie, 1820 North Mosley 67214
Hershel B. Cook, 1501 Woodrow Avenue 67203

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: Sept. 10, 1970

Case No. DP-26	Request: Amendment to Queens Lake Residential CUP Change from "AA" to "A"
Case No. Z-1211	

Location: East side of Ridge Road in an area north of Central

Reason: "In order to conform with the requirements of the amended community unit plan (Queen's Lake) which has previously been filed herein."

Acres: 74.6	Size: Irregular shape
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	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA"
North	Single family & undeveloped	"AA"
East	Undeveloped	"AA"
South	Nursery & undeveloped	"AA" & "LC"
West	Single family & undeveloped	"AA"

Platted in part

Existing R/W - Ridge Road (half) 30 & 50 ft.

Proposed R/W - Ridge Road (half) 50 ft.

Existing R/W - Central (half) 30 ft.

Proposed R/W - Central (half) 50 ft.

Sidewalks: No

History: DP-17 - MAPC approved 6-22-67

Comments

1. On June 22, 1967, the Planning Commission considered an application, DP-26 - Queens Lake Community Unit Plan, on property zoned "AA" Single family which proposed a density of 6.03 dwelling units per acre. Action of the Planning Commission was to approve the plan subject to platting, submission of a Home Owners Association Agreement and several minor revisions.
2. There is now a contract purchase on subject property, and the new owner has submitted an application for a change of zoning from "AA" to "A" in addition to an amended CUP of the property. The revised Development Plan proposes the following general amendments:

- a. Increase of the density from 6.03 dwelling units per acre to 14.50.
 - b. Delete the single and two family dwelling units and replace with garden apartments and town houses.
 - c. Interior streets to be privately owned instead of public.
3. This revised plan is in general agreement with the comments made by the staff in their initial review of the application with the applicant and representatives of his planning consulting firm.
 4. It should be noted that the City Traffic Engineer has expressed some concern in regard to the double rows of ninety degree parking and their possible retardance of traffic circulation in the interior areas. Concern was also expressed over the parking design at the points of ingress and egress to Ridge Road and it was thought that possible redesign could alleviate traffic congestion. It should also be noted that there are drainage problems associated with subject property, however, the circulation and drainage problems will have to be resolved at the time the land is platted.
 5. Inasmuch as the application area has access to two major streets (Central and Ridge Road) and is adjacent to a floodway, it is the opinion of the Planning Department that the request for "A" zoning is logical and proper and in keeping with the general policy of the Planning Commission of looking with favor on medium density zoning in instances such as this.

Recommendation

It is the recommendation of the Planning Department that the request for "A" Two family zoning be approved. It is further recommended that the amended Residential CUP be approved, subject to the following conditions:

1. Each parcel shall be platted and the plat recorded with the Register of Deeds prior to the issuance of building permits.
2. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

Page 3 - Case DP-26 (Amended)
Case No. 2-1211
September 10, 1970

3. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
4. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.
5. Item 17 under General Provisions shall reflect "storage area" as being in Parcel 1 and indicate the type of storage proposed.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS:

August 27, 1970

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:30 p.m. on SEP 10 1970, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-26 That part of the SW 1/4 of Section 15, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at the southwest corner thereof; thence north 2,642.2 feet, more or less, to the northwest corner of said SW 1/4; thence east along the north line of said SW 1/4, 1,537.6 feet; thence with an angle to the right of 85o00'30", a distance of 1,800 feet; thence southeasterly 862 feet, more or less, to a point on the south line of said SW 1/4, 1,856.43 feet east of beginning; thence west 1,856.43 feet to beginning, EXCEPT beginning at the southwest corner of said SW 1/4; thence north along the west line of said SW 1/4, 1,030 feet; thence east at right angles, 580.8 feet; thence south at right angles, 300 feet; thence east at right angles, 19.2 feet; thence south at right angles, 733.68 feet, more or less, to the south line of said SW 1/4; thence west 600 feet to beginning; AND EXCEPT beginning 600 feet east of the southwest corner of said SW 1/4; thence east along the south line of said SW 1/4, 1,134.46 feet; thence with an angle to the left of 101o34'45", a distance of 449.1 feet, more or less, to a point 440 feet north of the south line of said SW 1/4; thence west parallel with the south line of said SW 1/4, 1,047.47 feet, more or less, to a point 600 feet east of the west line of said SW 1/4; thence south 440 feet to the point of beginning. Generally located on the east side of Ridge Road in an area north of Central.

This amendment to the Queen's Lake Development Plan has been submitted as required under the Community Unit Plan provisions of the City Zoning Ordinance, Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the Planning Department Office, Room 402 City Building Annex, 104 South Main Street, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes the following amendments:

Increase of the density of dwelling units per acre from 6.03 to 14.50.

Interior streets to be privately owned instead of public.

Proposed uses include garden apartments and townhouses.

The hearing of this Development Plan as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by the said WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION. Those persons interested in this matter will be heard at that time.

Robert A. Lakin
Secretary

Aug. 11, 1970

On this date a meeting was held with the applicant's attorney, Richard Harvey and a representative from Oblinger and Smith, the applicant's ~~and~~ consultant.

The following revisions in the plan were discussed:

1. Applicant is to meet with Paul Greave, City Traffic Engineer prior to MARC hearing of case, to work out points of access to Ridge Rd. and to Central in connection with Traffic Engineer's medial plans for both streets. Also to discuss revision of interior traffic circulation and parking on the site.

2. The plan should indicate where the existing ~~the~~ ~~existing~~ ~~like~~ and floodway are located in relation to the site.

3. The general provisions to be revised as follows:

a. Item #4 change interior lots to read "the development"

b. Item #9 - possibly delete

c. Item #11 - clarify statement

These changes are to be made prior to MARC hearing.

Carl Hewley

Call Richard Harris
next day meeting this afternoon
and tomorrow afternoon

8-4-70 Comments on Revised
Queens Lake C.U.P.

1. Anterior traffic circulation - The parking lot arrangement as indicated on the plan particularly on parcels 1, 2 & 3 would have traffic driving through parking lots in order to reach Ridge Road or Central, or to drive from group of housing units to another within the development. This would also prove a problem to the Fire Dept.
2. New site drainage plan needed?
3. Floodway should not be labeled as a flood control easement.
4. The reason for Item # 4 under general provisions is that the dike along the ^{west} north side of the subject property would make it difficult to provide underground service along the north side of the plat and this was allowed on the original C.U.P., change to read all units to be served with underground utilities.
5. Original C.U.P. called for a 1314.2' pad elevation at north end and 1312' at south end.
6. The statement concerning the floodway is identical to the one on the original C.U.P.
7. Town houses directly behind proposed future commercial area and Central P. should be garden apt's.
8. Access controls to Central & Ridge Rd.

9. Regarding Item #11 under general provisions:

20% of each parcel = $4 \times \frac{270}{1080}$ 270

$$\begin{array}{r} 270 \\ + 54 \\ \hline 324 \end{array} \quad \begin{array}{r} 324 \\ \times 4 \\ \hline 1296 \end{array} \quad \begin{array}{r} 1296 \\ - 1080 \\ \hline 216 \end{array} \quad \begin{array}{r} 270 \\ \times 120 \\ \hline 54,00 \end{array}$$

216 additional units possible

10. New Home association agreement
11. Indicate gross acreage of site under general provisions
12. If the area indicated as being for "future commercial" is not to be included as part of the C.U.P. it should then be labeled as an exception.
13. What is storage area for in the southeast corner of the C.U.P.

August 4, 1970

Paul Graves, City Traffic Engineer
Curtis L. Newby, Planning Analyst

Revised Queen's Lake C.U.P.

Attached for your information and comment is a copy of the "revised" Queen's Lake C.U.P. which has been submitted to our office for scheduling before the Planning Commission on September 10, 1970. To allow time for the applicant to make any necessary changes or additions to the C.U.P. prior to the Planning Commission meeting in September, we would appreciate any comments you may have concerning this plan by August 12 so that the Planning Department Staff can meet with the applicant and advise him of your comments.

CLN:rme

Attachment

August 4, 1970

M. S. Mitchell, Assistant Superintendent,
Public Works-Maintenance

Curtis L. Newby, Planning Analyst

Revised Queen's Lake C.U.P.

Attached for your information and review is a "revised" Queen's Lake C.U.P. which has been submitted to our office for scheduling for public hearing before the Planning Commission on September 10, 1970. To allow the applicant time to make any necessary changes in, or additions to the C.U.P. prior to the Planning Commission meeting in September, we would appreciate any comments you may have concerning this plan by August 12. We would call to your attention, in particular, items 2, 5, 8 and 14 under the general provisions, and also the "Floodway" shown on the plan.

CLN:rme

Attachment

August 4, 1970

Dick Linn, Assistant City Engineer

Curtis L. Newby, Planning Analyst

Revised Queen's Lake C.U.P.

Attached for your information and review is a copy of the "revised" Queen's Lake C.U.P. which has been submitted to our office for scheduling for public hearing before the Planning Commission on September 10, 1970. To allow time for the applicants to make any necessary changes or additions to the C.U.P. prior to the Planning Commission meeting in September, we would appreciate your comments by August 12, concerning this plan, so that the Planning Department staff can meet with the applicant and advise him of your comments.

CLN:rme

Attachment

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

- a. Applicant ✓ John P. Ritchie
Address 1820 North Mosley (14) Phone AM7-7264
Agent ✓ Richard C. Harris
Address 600 Fourth National Bank Building Phone 267-6371
- b. Applicant ✓ Hale D. Ritchie
Address 1820 North Mosley Phone AM7-7264
Agent ✓ Richard C. Harris
Address 600 Fourth National Bank Building Phone 267-6371
- c. Applicant ✓ Evan D. Ritchie
Address 1820 North Mosley Phone AM7-7264
Agent ✓ Richard C. Harris
Address 600 Fourth National Bank Building Phone 267-6371

(Use separate sheet if necessary for names of additional applicants)

- II.A The applicant hereby requests ^{amended} Community Unit Plan approval on property zoned AA and legally described as ~~lot(s)~~ Block(s) Address.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

See attached sheet

- II.B There are 74.6 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) _____.

The general location is (use appropriate section)

a. at the Northeast corner of Central
and Ridre Road; or

b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. (we), the applicant(s), acknowledge receipt of the instruction
sheet explaining the method of submitting this application.
(we) realize that this application cannot be processed unless it
is completely filled in and accompanied by a current abstractor's
certificate as required in the instruction sheet.

John P. Ritchie, Hale D.
Ritchie and Evan D. Ritchie

By Richard C. Harris
Authorized Agent (if any)
Richard C. Harris

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
2⁰⁰ (AM, PM) on August 3, 1970 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400⁰².



Jack H. Galbraith Name
(ls)
Chief Planner Title

Tract "1": Tract of land in the Southwest Quarter of Section 15, Township 27 South, Range 1 West of the Sixth P. M. in Sedgwick County, Kansas, described as follows: Beginning at a point on the south line of said SW/4, 1856.43 feet east of the southwest corner thereof; thence west along the south line of said SW/4, 121.97 feet; thence with an angle to the right of $78^{\circ}25'15''$, a distance of 751.15 feet; thence with an angle to the left of $8^{\circ}48'45''$, a distance of 528.14 feet; thence with an angle to the right of $23^{\circ}27'45''$, a distance of 1409.5 feet, more or less, to the north line of said SW/4; thence east along the north line of said SW/4, 44.42 feet to a point 1537.6 feet east of the northwest corner of said SW/4; thence with an angle to the right of $85^{\circ}00'30''$, a distance of 1800 feet; thence southeasterly 862 feet, more or less, to beginning.

Tract "2" (or "C"): Beginning at a point 1300 feet north of the southwest corner of the Southwest Quarter (SW/4) of Section 15, Township 27 South, Range 1 West of the Sixth P. M. in Sedgwick County, Kansas; thence east at right angles to the west line of said SW/4, 580.8 feet; thence northeasterly with an angle to the left of $64^{\circ}35'30''$, a distance of 87.77 feet; thence southeasterly on a curve to the right having a central angle of $22^{\circ}35'20''$ and a radius of 369.29 feet, tangent of said curve being at right angles to the last described line, a distance of 145.6 feet to the point of tangency of said curve; thence southeasterly along tangent to said curve, 160 feet; thence northeasterly at right angles to the last described line, 205 feet; thence east with an angle to the right of $42^{\circ}00'$, a distance of 480 feet, more or less, to the west line of a tract recorded in Deed Book 1422, Page 150; thence northerly along the west line of said tract to the north line of said SW/4; thence west along the north line of said SW/4, 713.18 feet to a point 780 feet east of the west line of said SW/4; thence south parallel with the west line of said SW/4, 704.28 feet; thence with an angle to the right of $35^{\circ}30'$, a distance of 775.02 feet; thence with an angle to the right of $54^{\circ}30'$, a distance of 330 feet to the west line of said SW/4; thence south 270 feet to beginning.

Tract "A": Beginning at a point 1300 feet north of the southwest corner of the Southwest Quarter (SW/4) of Section 15, Township 27 South, Range 1 West of the Sixth P. M. in Sedgwick County, Kansas; thence north along the west line of said SW/4, 1342.4 feet to the northwest corner of said SW/4; thence east along the north line of said SW/4, 780 feet; thence south parallel with the west line of said SW/4, 704.28 feet; thence with an angle to the right of $35^{\circ}30'$, a distance of 775.02 feet; thence with an angle to the right of $54^{\circ}30'$, a distance of 330 feet to beginning, except the south 720 feet thereof, containing 10.37 acres, more or less, exclusive of 50 feet for Ridge Road.

Tract "B": The south 720 feet of the following described tract: Beginning at a point 1300 feet north of the southwest corner of the Southwest Quarter (SW/4) of Section 15, Township 27 South, Range 1 West of the Sixth P. M. in Sedgwick County, Kansas; thence north along the west line of said SW/4, 1342.4 feet to the northwest corner of said SW/4; thence east along the north line of said SW/4, 780 feet; thence south parallel with the west line of said SW/4, 704.28 feet; thence with an angle to the right of $35^{\circ}30'$, a distance of 775.02 feet; thence with an angle to the right of $54^{\circ}30'$, a distance of 330 feet to beginning, containing 8.81 acres, more or less, exclusive of 50 feet for Ridge Road.

Tract "D": A tract in the Southwest Quarter (SW/4) of Section 15, Township 27 South, Range 1 West of the Sixth P. M. in Sedgwick County, Kansas, described as commencing at a point on the west line of said SW/4 1030 feet north of the southwest corner thereof; thence east at right angles to the west line of said SW/4, 580.8 feet; thence northeasterly with an angle to the left of $64^{\circ}35'30''$, a distance of 87.77 feet; thence southeasterly on a curve to the right having a central angle of $22^{\circ}35'20''$, and a radius of 369.29 feet, tangent of said curve being at right angle to last described line, a distance of 145.6 feet to the point of tangency of said curve; thence southeasterly along tangent to said curve, 160 feet for a place of beginning; thence northeasterly at right angle to last described line, 205 feet; thence east with an angle to the right of $42^{\circ}00'$, a distance of 480 feet, more or less, to the west line of a tract recorded in Deed Book 1422, Page 150; thence southerly along the west line of said tract to a point 440 feet north of the south line of said SW/4; thence west parallel with the south line of said SW/4, 572.47 feet to a point 1075 feet east of the west line of said SW/4; thence north parallel with the west line of said SW/4, 15.43 feet to the point of curvature of a curve to the left having a central angle of $42^{\circ}00'$ and a radius of 512.07 feet; thence along said curve 375.37 feet to the point of tangency of said curve; thence along tangent to said curve 152.4 feet to the place of beginning, containing 8.29 acres, more or less.

Tract "E": A tract in the Southwest Quarter (SW/4) of Section 15, Township 27 South, Range 1 West of the Sixth P. M. in Sedgwick County, Kansas, described as commencing at a point on the west line of said SW/4, 1030 feet north of the southwest corner thereof; thence east at right angles to said west line, 580.8 feet for a place of beginning; thence south at right angles to last described line, 300 feet; thence east at right angles to last described line, 19.2 feet; thence south at right angles to last described line, 293.68 feet to a point 440 feet north of the south line of said SW/4, thence east parallel with the south line of said SW/4, 475 feet; thence north parallel with the west line of said SW/4, 15.43 feet to the point of curvature of a curve to the left having a central angle of $42^{\circ}00'$ and a radius of 512.07 feet; thence along said curve 375.37 feet to the point of tangency of said curve; thence along tangent to said curve 312.4 feet to the point of curvature of a curve to the left having a central angle of $22^{\circ}35'20''$ and a radius of 369.29 feet; thence along said curve 145.6 feet to the point of tangency of said curve; thence southwesterly at right angle to tangent of said curve 87.77 feet to the place of beginning, containing 5.07 acres, more or less.

Tract "1": A tract of land in the Southwest Quarter of Section 15, Township 27 South, Range 1 West of the Sixth P. M. in Sedgwick County, Kansas, described as follows: Beginning at a point on the south line of said SW/4, 1856.43 feet east of the southwest corner thereof; thence west along the south line of said SW/4, 121.97 feet; thence with an angle to the right of $78^{\circ}25'15''$, a distance of 751.15 feet; thence with an angle to the left of $8^{\circ}48'45''$, a distance of 528.14 feet; thence with an angle to the right of $23^{\circ}27'45''$, a distance of 1409.5 feet, more or less, to the north line of said SW/4; thence east along the north line of said SW/4, 44.42 feet to a point 1537.6 feet east of the northwest corner of said SW/4; thence with an angle to the right of $85^{\circ}00'30''$, a distance of 1800 feet; thence southeasterly 862 feet, more or less, to beginning. D353 L44.

Tract "2" (or "C"): Beginning at a point 1030 feet north of the southwest corner of the Southwest Quarter (SW/4) of Section 15, Township 27 South, Range 1 West of the Sixth P. M. in Sedgwick County, Kansas; thence east at right angles to the west line of said SW/4, 580.8 feet; thence northeasterly with an angle to the left of $64^{\circ}35'30''$, a distance of 87.77 feet; thence southeasterly on a curve to the right having a central angle of $22^{\circ}35'20''$ and a radius of 369.29 feet, tangent of said curve being at right angles to the last described line, a distance of 145.6 feet to the point of tangency of said curve; thence southeasterly along tangent to said curve, 160 feet; thence northeasterly at right angles to the last described line, 205 feet; thence east with an angle to the right of $42^{\circ}00'$, a distance of 480 feet, more or less, to the west line of a tract recorded in Deed Book 1422, Page 150; thence northerly along the west line of said tract to the north line of said SW/4; thence west along the north line of said SW/4, 713.18 feet to a point 780 feet east of the west line of said SW/4; thence south parallel with the west line of said SW/4, 704.28 feet; thence with an angle to the right of $35^{\circ}30'$, a distance of 775.02 feet; thence with an angle to the right of $54^{\circ}30'$, a distance of 330 feet to the west line of said SW/4; thence south 270 feet to beginning.

Tract "A": Beginning at a point 1300 feet north of the southwest corner of the Southwest Quarter (SW/4) of Section 15, Township 27 South, Range 1 West of the Sixth P. M. in Sedgwick County, Kansas; thence north along the west line of said SW/4, 1342.4 feet to the northwest corner of said SW/4; thence east along the north line of said SW/4, 780 feet; thence south parallel with the west line of said SW/4, 704.28 feet; thence with an angle to the right of $35^{\circ}30'$, a distance of 775.02 feet; thence with an angle to the right of $54^{\circ}30'$, a distance of 330 feet to beginning, except the south 720 feet thereof, containing 10.37 acres, more or less, exclusive of 50 feet for Ridge Road. thence east parallel with the south line of said SW/4, 475 feet; thence north parallel with the west line of said SW/4, 15.43 feet to the point of curvature of a curve to the left having a central angle of $42^{\circ}00'$ and a radius of 512.07 feet; thence along said curve 375.37 feet to the point of tangency of said curve; thence along tangent to said curve 312.4 feet to the point of curvature of a curve to the left having a central angle of $22^{\circ}35'20''$ and a radius of 369.29 feet; thence along said curve 145.6 feet to the point of tangency of said curve; thence southwesterly at right angle to tangent of said curve 87.77 feet to the place of beginning, containing 5.07 acres, more or less.

Tract "B": The south 720 feet of the following described tract: Beginning at a point 1300 feet north of the southwest corner of the Southwest Quarter (SW/4) of Section 15, Township 27 South, Range 1 West of the Sixth P. M. in Sedgwick County, Kansas; thence north along the west line of said SW/4, 1342.4 feet to the northwest corner of said SW/4; thence east along the north line of said SW/4, 780 feet; thence south parallel with the west line of said SW/4, 704.28 feet; thence with an angle to the right of $35^{\circ}30'$, a distance of 775.02 feet; thence with an angle to the right of $54^{\circ}30'$, a distance of 330 feet to beginning, containing 8.81 acres, more or less, exclusive of 50 feet for Ridge Road.

Tract "D": A tract in the Southwest Quarter (SW/4) of Section 15, Township 27 South, Range 1 West of the Sixth P. M. in Sedgwick County, Kansas, described as commencing at a point on the west line of said SW/4 1030 feet north of the southwest corner thereof; thence east at right angles to the west line of said SW/4, 580.8 feet; thence northeasterly with an angle to the left of $64^{\circ}35'30''$, a distance of 87.77 feet; thence southeasterly on a curve to the right having a central angle of $22^{\circ}35'20''$, and a radius of 369.29 feet, tangent of said curve being at right angle to last described line, a distance of 145.6 feet to the point of tangency of said curve; thence southeasterly along tangent to said curve, 160 feet for a place of beginning; thence northeasterly at right angle to last described line, 205 feet; thence east with an angle to the right of $42^{\circ}00'$, a distance of 480 feet, more or less, to the west line of a tract recorded in Deed Book 1422, Page 150; thence southerly along the west line of said tract to a point 440 feet north of the south line of said SW/4; thence west parallel with the south line of said SW/4, 572.47 feet to a point 1075 feet east of the west line of said SW/4; thence north parallel with the west line of said SW/4, 15.43 feet to the point of curvature of a curve to the left having a central angle of $42^{\circ}00'$ and a radius of 512.07 feet; thence along said curve 375.37 feet to the point of tangency of said curve; thence along tangent to said curve 152.4 feet to the place of beginning, containing 8.29 acres, more or less.

Tract "E": A tract in the Southwest Quarter (SW/4) of Section 15, Township 27 South, Range 1 West of the Sixth P. M. in Sedgwick County, Kansas, described as commencing at a point on the west line of said SW/4, 1030 feet north of the southwest corner thereof; thence east at right angles to said west line, 580.8 feet for a place of beginning; thence south at right angles to last described line, 300 feet; thence east at right angles to last described line, 19.2 feet; thence south at right angles to last described line, 293.68 feet to a point 440 feet north of the south line of said SW/4, thence east parallel with the south line of said SW/4, 475 feet; thence north parallel with the west line of said SW/4, 15.43 feet to the point of curvature of a curve to the left having a central angle of $42^{\circ}00'$ and a radius of 512.07 feet; thence along said curve 375.37 feet to the point of tangency of said curve; thence along tangent to said curve 312.4 feet to the point of curvature of a curve to the left having a central angle of $22^{\circ}35'20''$ and a radius of 369.29 feet; thence along said curve 145.6 feet to the point of tangency of said curve; thence southwesterly at right angle to tangent of said curve 87.77 feet to the place of beginning, containing 5.07 acres, more or less.

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying within a radius of 1,000 ft of:
 See exhibits attached.


 Fidelity
 Title
 Company,
 inc.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

- De-208 E $\frac{1}{2}$ SW $\frac{1}{4}$ Sec 15-27-1W exc Fl $\frac{1}{2}$ wy & exc W 238.4' of E 764.68' of S 375' & exc beg 1855.83' E of SW cor SW $\frac{1}{4}$; NW 862 ft; NW 1800' to N line SW $\frac{1}{4}$; W to NW cor S $\frac{1}{2}$ SW $\frac{1}{4}$; S to SW cor E $\frac{1}{2}$ SW $\frac{1}{4}$; E to beg.
 Myron C. & Sylvia B. Wilbur, ux
 943 Wilbur Lane 67212
- De-208-1 Beg at a pt on S line SW $\frac{1}{4}$ Sec 15, Twp 27, R 1 W. & 526.38' W of SE cor SW $\frac{1}{4}$; W 238.4'; N 375'; E 224.8'; S 375' to beg., exc S 55' for Street.
 L. G. Grandfield
 6608 W. Central 67212
- D-353 UP; Beg 1856.43' E of SW cor SW $\frac{1}{4}$; th W 121.97'; NWly 751.15'; NWly 528.1h'; Nly 1409.5' to N line SW $\frac{1}{4}$; E 44.42'; SWly 1800'; SEly 862' to beg. Sec 15, Twp 27, R 1 West.
 Hershel B. & Vera A. Cook, ux
 1501 Woodrow 67203
- D-365-UP: Beg 1734.46' E of SW cor 1 Nly 715.15'; NWly 528.1h'; Nly 663.5'; W 120' to W line E $\frac{1}{2}$ SW $\frac{1}{4}$; S to S line; E to beg, exc S 440'. Sec 15-27-1W.
 Myron C. & Sylvia B. Wilbur, ux
 943 Wilbur Lane 67212

- D-355-UP Beg 1276.60' W & 110' N of SW cor SW $\frac{1}{4}$ N 400'; E 217.8'; S 400'; W 217.8' to beg. Sec 15-27-1W.
 ✓Robert L. & Louise M. Hayes, ux
 3820 N. Clarence 67204
- D-354-UP W $\frac{1}{2}$ SW $\frac{1}{4}$ exc D-355-UP to D-359-UP & exc prt of D-260-UP & exc D-363-UP & exc Queen's Lake. Sec 15-27-1W.
 ✓Myron C. & Sylvia B. Wilbur, ux
 943 Wilbur Lane 67212
- D-357-UP W 250' of S 240' of W $\frac{1}{2}$ SW $\frac{1}{4}$ Sec 15, Twp 27, R 1 W.
 ✓Apco Oil Company,
 1000 Liberty Bank Bldg.,
 Oklahoma City, Okla. 73102
- D-356-UP Beg 730' N of SW cor SW $\frac{1}{4}$; E 580.8'; N 150'; W 580.8'; S 150' to beg. Sec 15-27-1W.
 ✓Arthur W. & Agatha P. M. Borst, ux
 802 N. Ridge Road. 67212
- D-360-UP Beg at NW cor SW $\frac{1}{4}$ Sec 15-21-1W; th S 303'; E 396.36'; SE $\frac{1}{4}$ 8.76'; th E 257.3'; SE 257.38'; N. 114.05 E 304.56
 NE 744 W 1473.18 to Beg.
 ✓Hershel B. & Vera A. Cook, ux
 1501 Woodrow 67203
- All Queen's Lake Addition. ✓Hershel B. & Vera A. Cook, ux
- E $\frac{1}{2}$ Lot 1 & all Lot 2, Bottenberg Addition. ✓Bottenberg Investment Inc.
 786 N. Ridge Road 67212
- W $\frac{1}{2}$ Lot 1, Bottenberg Addition. ✓Donald E. & Vermeda M. Bottenberg,
 1st Natl. Bank Bldg. 67202 ux
- Lot 3, Bottenberg Addition. ✓Bottenberg Construction Co., Inc.
 786 N. Ridge Road 67212

LOT	BLK	ADDITION	OWNER
1	A	<u>COUNTRY ACRES 4th.</u>	✓Mark A. & Merle L. Wood, ux 1624 Gold St. 67213
2	A		✓Hallmark Construction Inc. 2436 W. Douglas 67203
7	B		✓Noel & Edna Gardner, ux 2204 Bennett 67213
8	B		✓J. R. & LaVonne Harrington, ux 2511 Arkansas 67204
9	B		✓Merle D. & Clela E. Stevens, ux 340 S. Illinois 67213
10	B		✓Mark A. & Merle L. Wood, ux 1624 Gold St. 67213
11	B		✓J. R. & LaVonne Harrington, ux 2511 Arkansas 67204
12	B		✓Noel J. & Edna Gardner, ux 2204 Bennett 67213
7, 8, 9, 10, 11, J		<u>COUNTRY ACRES 4th</u> "B"	✓Wisconsin Evangelical Lutheran 7007 W. 11th St. 67212 Synod
12, 13, 14, J			✓Hallmark Construction Inc. 2436 W. Douglas 67203

LOT	BLK	ADDITION	OWNER
15	J	<u>COUNTRY ACRES 4th "B"</u>	✓George E. Laham Mary Ann Laham, ux 2436 W. Douglas 67203
16 & 17,	J		✓Michael C. Girrens Ellen Claire Girrens, ux 1711 Maple St. 67213
18	J		∂Hershel B. Cook Vera Arlene Cook, ux 1501 Woodrow 67203
19	J		✓John T. & Edna M. Davis, 2929 River Park Dr. ux 67203
20	J		∂Hallmark Construction Inc 2436 W. Douglas 67203
21, 22, 23,	J		∂Hershel B. Cook Vera Arlene Cook, ux 1501 Woodrow 67203
6, 7, 8, 9, 10, 11,	K		∂Hershel B. Cook Vera Arlene Cook, ux
12, 14, 15, 16,	K		✓Vabac, Inc. 1901 W. 13th St. 67203
13	K		✓C. Bill Bachman Janet V. Bachman, ux 1901 W. 13th St. 67203
17, 18, 20, 21, 22, 23, 24, 25, 26, 27,	K		∂Hershel B. Cook Vera Arlene Cook, ux
14, 15, 16,	K		∂Vabac, Inc. 1901 W. 13th St. 67203
19,	K		∂Mark A. & Merle L. Wood, 1624 Gold Sr. 67213 ux
2, 3, 4,	L		∂Hershel B. Cook Vera Arlene Cook, ux
5, 8, 9,	L		∂Vabac, Inc.
6 & 7,	L		✓Robert H. Dyer Kathie J. Dyer, ux 1201 W. 14th St. 67203
10	L		✓Lawrence E. Carter Carol J. Carter, ux 2961 W. 13th St. 67203
11,	L		∂Vabac, Inc.
12,	L		✓Ronald B. Parslow Dorothy R. Parslow, ux 1104 Hazelwood 672--
13,	L		✓Gordon W. Reichenberger Elaine L. Reichenberger, 1100 Hazelwood 672-- ux
14,	L		∂Vabac, Inc. ^{Jeff C. & Janet Craighead} 7001 School St.
15,	L		✓Roy E. Schoonover Mildred L. Schoonover, ux 7009 School St. 67212

LOT	BLK	ADDITION	OWNER
16	L	<u>COUNTRY ACRES 4th "B"</u>	✓ Wilbur L. Jones Dorothy J. Jones, ux No Address Available 7017 School 67212
17,	L		✓ James L. Hamrick Deanna J. Hamrick, ux 146 Joann 67203
18 & 19,	L		▷ Vabac, Inc.
20,	L		✓ Jerry C. Parsons Patricia S. Parsons, ux 7043 School 67212
21,	L		▷ Hershel B. Cook Vera Arlene Cook, ux 1501 Woodrow 67203
3,	2	<u>COUNTRY ACRES 2nd.</u>	✓ Delbert D. White Edna F. White, ux 1124 Acadia 67212
4,	2		✓ Clewal Constriction Co. 420 Acadia 67212
5,	2		✓ Rock Island Lumber Co. 1st Natl Bank Bldg., St. Paul, Minn. 55101
6,	2		✓ Jerry B. Malone 305 W. Central 67202
7,	2		✓ Richard S. Stephenson Wanda R. Stephenson, ux No Address Available
8,	2		✓ Roger G. Nelson Verna Kay Nelson, ux 1054 Acadia 67212
9,	2		✓ Billy R. Hobson Martha Jane Hobson, ux 1046 Acadia 67212
10,	2		✓ Gordon L. & Carla A. Lee 1034 Acadia 67212 ux
11,	2		✓ Vingle A. & Maxine Casey 1028 Acadia 67212 ux
1,	3		✓ George Kenneth Telford, Janice F. Telford, ux 1014 Acadia 67212
2,	3		✓ Melford S. L. Blegstad Wanda I. Blegstad, ux 1006 Acadia 67212
3,	3		✓ Donald D. & Mary E. Smith 1902 Acadia 67212 ux
4,	3		✓ Otis K. Knitig Verlie I. Knitig, ux 994 Acadia 67212
5,	3		✓ Earl F. Mason Elizabeth M. Mason, ux 720 Dayton 67213
6,	3		✓ James E. Atherton Susan Ann Atherton, ux 980 Acadia 67212

LOT	BLK	ADDITION	OWNER
7,	3	<u>COUNTRY ACRES 2nd.</u>	✓John R. & Beverly Middleton, 97 ¹ / ₂ Acadia 67212 ux
8,	3		✓Ray S., Jr. & Donna M. Smith, 96 ⁸ / ₈ Acadia 67212 ux
9,	3		✓Edith B. Jacka, sgle. 962 Acadia 67212
10,	3		✓Charles H. & Patsy Chambers, 956 Acadia 67212 ux
11,	3		✓David Franklin Vanderwood Mary L. Vanderwood, ux 94 ⁸ / ₈ Acadia 67212
12,	3		✓Jimmie D. Apperson Johanna H. C. Apperson, ux No Address Available 742 Acadia 67212
13,	3		✓Harold S. & Janet E. Johnson, No Address Available ux
14,	3		✓Robert M. & Zelva E. McGinnis No Address Available ux
15,	3		✓Linda Marie Nighswonger, sgle 902 Wilbur Lane 67212
1,	4		✓John E. & E. Louise Kramer, ux 918 Acadia 67212
2,	4		✓Franklin L. & Phoebe Myers, ux 912 Acadia 67212
3,	4		✓Stanley F. & Judy M. Grace, ux 906 Acadia 67212
4,	4		✓Ralph D. & Joan D. Thrash, ux No Address Available
5,	4		✓Jerry B. Malone 305 W. Central 67202
6,	4		✓Clewel Construction Co, 420 Acadia 67212
7,	4		✓John W. & Helen M. Ruddell, ux 1809 Joann 67203
8,	4		✓Jerry B. Malone 305 W. Central 67202
9,	4		✓The City of Wichita 104 S. Main 67202
10,	4		✓Jerry B. Malone 305 W. Central 67202
11,	4		✓Major Enterprises Inc. Res. Agt: Tyler C. Lockett 92 ¹ / ₂ N. Main 67203
12,	4		✓Tom Harley, Jr. Bitting Bldg. 67202
13,	4		✓Jack L. & Geraldine A. Ulmer, 7319 W. Hale 67212 ux
14,	4		✓William F. & Betty Lou Hurst, 2010 W. 2nd St. 67203 ux

- 15, 4 COUNTRY ACRES 2nd. William F. & Betty Lou Hurst, ux
2010 W. 2nd St. 67203
- 16, 4 Richard K. & Eleanor T. Reese,
830 Denmark 67212 ux
- 17, & 18, 4 Lynn & Myrtle Lowry, ux
2028 N. Gow 67203
- 19, 4 Security Finance Corp.
310 N. Market 67202
- 20, 4 ~~Widow Sales, Inc.~~
Lynn Lowry 872 1/2 Maple St. 67209
2028 N. Gow
- 1, 5 Ronald V. & Dorothy J. Nutt, ux
841 Denmark 67212
- 2, 5 Larry G. & Beverly J. Burns, ux
7411 W. Hale 67212
- 3, 5 Kenneth R. Harshberger
Linda P. Harshberger, ux
7429 W. Hale 67212

Prt Lot 4, Blk 5, Country Acres 2nd Add. desc as fol: Beg at a pt on W line Lot 4, sd pt being the S cor of Lot 3; th Sly 334.08'; E 200'; NFlly to a pt 444.45' W of NE cor Lot 4; th NWly 247.72' to the E cor Lot 1, Blk 5; th SWly on SE lines Lots ;, 2 & 3, Blk 5, 240' to beg.

X The City of Wichita, Kansas
City Bldg. 67202

^{2nd.}
Prt Lot 4, Blk 5, Country Acres/desc as fol:
Beg 150' W of NE cor sd Lot 4; th W 234.45';
S 286.8'; E 234.45'; N 286.8' to beg.

X Edge Road Building Company
No Address Available

Lot 1, Bruce Addition.

X The American Oil Company
810 W. Douglas 67203

Lots 1, 2 & 3, Gentry 4th Addition.

X Fred C. Bramlage
No Address Available

Lot 1, Wildcrest Addition.

X Myron C. & Sylvia B. Wilbur, ux
943 Wilbur Lane 67212

Lot 2, Blk 6, Country Acres 2nd Addition.

X Lawrence Jay McMurtrey
Dolly L. McMurtrey, ux
Donald D. Norby,
888 Denmark 67212

Lot 3, Blk 6, Country Acres 2nd Addition.

X Edmund G. Van Zandt
Margarethe Van Zandt, ux
909 Emerson 67212

W 1/2 Lot 4, Blk 6, Country Acres 2nd Add.

X Edmund G. Van Zandt
Margarethe Van Zandt, ux

E 1/2 Lot 4, Blk 6, Country Acres 2nd Add.
Lot 5, Blk 6, " " " "

X Harold Gene Payne
Dolores J. Payne, ux
847 Emerson 67212

Lot 6, Blk 6, Country Acres 2nd Add.

X James Larry Fugate
Joyce Marion Fugate, ux
841 Emerson 67212

Lot 7, Blk 6, Country Acres 2nd Add.

X Carrol M. & Mariann Poynter, ux
835 Emerson 67212

LOT	BLK	ADDITION	OWNER
8	6	COUNTRY ACRES 2nd.	✓C. K. G. Urban Renewal, Inc. 150 N. Oliver 67208
9, exc E 2',	6		✓Jerry B. Malone 305 W. Central 67202
E 2' Lot 9,	6		✓Richard D. & Anna M. Gilchrist 815 Emerson 67212 ux
10,	6		✓First Federal S. & L. Assoc. 123 S. Market 67202
11,	6		✓Eugene J. & Betty Jean Bascue, 801 Emerson 67212 ux
12,	6		✓Gilbert J. & Margaret Parker, 853 Acadia 67212 ux
13,	6		✓Kent L. & Nancy D. Wise, ux 7300 W. Hale 67212
14,	6		✓Wm. E. & Thomasine Forshee, ux 55 1/2 Wetmore Crt. 67209
15,	6		✓Edgar Wm. Dwire 305 W. Central 67202
16, exc W 8',	6		✓Ann T. Bennett, sgls. 732 1/2 Hale 67212
W 8' of 16, all 17,	6		✓John Prather, sgls. 7332 Hale 67212
18,	6		✓William F. & Betty L. Hurst, ux 2010 W. 2nd St. 67203
19,	6		✓Nels David & Billie Jo Johnson, 850 Denmark 67212 ux
20.	6		✓Frederic Kurt Aigner Evelyn Aigner, ux 858 Denmark 67212
21,	6		✓Philip C. & Christine Stathis, 862 Denmark 67212 ux
22,	6		✓John L. & Oia June Houston, ux No Address Available
1,	7		✓F. O. & Violet Burr, ux 7 1/2 Quail 67212
2,	7		✓Donald Pat & Linda Sue Hogan, 933 Wilbur Lane 67212 ux
3,	7		✓John Rowland & Nancy Lue Cox, 929 Wilbur Lane 67212 ux
4,	7		✓Carl Allen Dimick Melba Lou Dimick, ux 923 Wilbur Lane 67212
5,	7		✓Alex H. & Gloria A. Bonnet, ux 919 Wilbur Lane 67212
6,	7		✓Larry L. & Barbara Ann Selby, 913 Wilbur Lane 67212 ux
7 & 8,	7		✓Clela M. Suter 420 Acadia 67212
9,	7		✓Ray F. & Norma B. Aringdale, ux 909 Acadia 67212

LOT	BLK	ADDITION	OWNER
10,	7	COUNTRY ACRES 2nd.	✓ Grace E. & Ronnie Troy, jt. 901 Acadia 67212
11,	7		✓ Bob W. Brown No Address Available 3710 WEST 15 th 67203
12,	7		✓ David A. & Carolyn L. Roth, ux 824 Emerson 67212
13,	7		✓ Murray E. & Zelma L. Smalley, 832 Emerson 67212 ux
14,	7		✓ Marshall D. & Judith A. Wolfe, 840 Emerson 67212 ux
15,	7		✓ Elma E. Hughes 902 Emerson 67212
16, exc prt NWly of 7 line drawn 10' SEly from & parl to line between Lots 16 & 17.	7		✓ Floyd J. & Belva M. Barkman, ux 906 Emerson 67212
16, exc prt above & 7 prt of 17 lying SEly of line drawn 70' NWly from & parl to line between Lots 16 & 17,	7		✓ Billie M. & L. Florene Wray, 912 Emerson 67212 ux
17, exc SEly 70',	7		✓ Gentry Homes, Inc. 2321 S. Seneca 67213
18,	7		✓ John L. & Alice N. Osterfelt, 7417 Quail Lane 67212 ux
1,	8		✓ James S. & E. Alice Mooney, ux 937 Acadia 67212
2,	8		✓ Delwyne Earl Fechner Rosemary Ann Fechner, ux 931 Acadia 67212
3,	8		✓ Edward F. Schober Marjorie J. Schober, ux 925 Acadia 67212
4,	8		D Cleta M. Suter 420 Acadia 67212
5,	8		✓ Albert P. & Reva Guerra, ux 2612 Bob White Rd. 67204
6,	8		✓ Charles L. & Dene M. Myers, ux 924 Wilbur Lane 67212
7,	8		✓ Val A. & Berniece C. Lindquist 932 Wilbur Lane 67212 ux
8,	8		✓ Adm. of Veterans Affairs 5500 E. Kellogg 67218
9,	8		✓ Eugene C. & Diane A. Nelson, 7333 Quail Lane 67212 ux
10,	8		✓ Mildred I. Gearhart 7323 Quail Lane 67212
11,	8		✓ Alvin & Vivian M. Karst, ux 7315 Quail Lane 76212

LOT	BLK	ADDITION	OWNER
6	9	COUNTRY ACRES 2nd.	✓ Knud G. Knudsen Marilyn M. Knudsen, ux 7429 Galoway 67212
7, 8 & 9,	9		✓ Merrill F. Suter Mary Margaret Suter, ux 9100 W. Central 67212
10,	9		✓ Hilburn T. Adams Arlene M. Adams, ux 7401 Galoway 67212
11,	9		✓ Rodney Duane Jessup H. LaVerne Jessup, ux 7331 Galoway 67212
12,	9		✓ Robbin C. Dunnell Suzette A. Dunnell, ux 7223 Galoway 67212
13,	9		✓ Samuel Deane Beavers Reba E. Beavers, ux 7315 Galoway 67212
14,	9		✓ First Federal S. & L. Assoc. 123 S. Market 67202
15,	9		✓ Robert L. & Harriett A. Hall 7920 Clay 67207 ux
16,	9		✓ William T. McKinney, Jr. Shirley Ann McKinney, ux 949 Acadia 67212
17,	9		✓ Bobby R. & Darla J. Gillette 7316 Quail Lane 67212 ux
18,	9		✓ L. E. Carter Marcyle Isadora Carter, ux 7322 Quail Lane 67212
19,	9		✓ Donald L. Hebermehl Carol J. Hebermehl, ux 7330 Quail Lane 67212
20,	9		✓ Patrick Leonard Stransky Kathleen J. Stransky, ux 7332 Quail Lane 67212
21,	9		✓ Holding Co., Inc. No Address Available
22,	9		✓ Donis D. & Twila F. Eaton, 944 Wilbur Lane 67212 ux
23,	9		✓ Jack H. & Elizabeth E. Owen 950 Wilbur Lane 67212 ux
24,	9		✓ Robert L. & Betty J. Donell, 954 Wilbur Lane 67212 ux
25,	9		✓ Edward L. Cooper Olive C. Cooper, ux 960 Wilbur Lane 67212
1,	10		✓ Charles Vincent Miller Rosalyn Ann Miller, ux 989 Acadia 67212
2,	10		✓ James L. Weldon Eunice L. Weldon, ux 981 Acadia 67212

LOT	BLK	ADDITION	OWNER
3,	10	COUNTRY ACRES 2nd.	✓ Rock Island Lumber Company, W-2481, 1st Natl Bank Bldg., St. Paul, Minn. 55101
4,	10		✓ Everett I. & Imogene Hoyle, ux 7333 Dorsey 67212
5,	10		✓ John V. & Mary T. Hallidin, ux 7324 Galway 67212
6,	10		✓ Raymond L. & Nellie F. Bauer, 7332 Galway 67212 ux
7,	10		X City of Wichita
8,	10		✓ William F. & Betty J. Ottman, 1131 Emerson 67212 ux
9,	10		✓ Leonard E. & Margaret A. David 7422 Galway 67212 ux
10,	10		✓ Herbert Eugene Huston Iona Louise Huston, ux 7420 Galway 67212
11.	10		✓ Stephen N. Mainz Margaret M. Mainz, ux 937 Country Acres 67212
12, 13, 14,	10		✓ Everett I. & Imogene Hoyle, ux 7333 Dorsey 67212
15,	10		✓ E. Tracy, Jr & Betty Y. Bryan 7317 Dorsey 67212 ux
1,	11		✓ Bennett D. & Shelby L. Miller 1013 Acadia 67212 ux
2,	11		✓ Harold A Brennan Patty Jean Brennan, ux 1005 Acadia 67212
3,	11		✓ Laurence A. Anderson Grace F. Anderson, ux 1631 N. Kessler 67203
4,	11		George Thomas Davis, Jr. Constance Joan Davis, ux No Address Available
5,	11		✓ First Presbyterian Church of Wichita, Kansas 525 N. Broadway 67214
6, & 7,	11		✓ E. Tracy, Jr. & Betty Y. Bryan, 7317 Dorsey 67212 ux
8,	11		✓ Adm. of Veterans Affairs, 5500 E. Kellogg 67218
9,	11		✓ Howard S. & Hazel M. Draper, 7416 Dorsey 67212 ux
10,	11		✓ Erwin & Betty E. Duerksen, ux 7424 Dorsey 67212
11,	11		✓ Robin M. & Sandra A. Thorpe, ux 7500 Galway 67212

LOT	BLK	ADDITION	OWNER
16,	11	COUNTRY ACRES 2nd.	✓ Ernest A. & Doris M. Ramirez, ux 7501 School 67212
17,	11		✓ Lester S. & Ramona Gail Smith, ux 7425 School 67212
18,	11		✓ William Curtis & Ruth E. Burton, 7419 School 67212 ux
19,	11	D Clewal Construction Co. 420 Acadia	67212
20,	11		✓ Edward G. & Helen Ann Weyer, ux 7401 School 67212
21,	11		✓ Lawrence Kent O'Brien Betty R. O'Brien, ux 7315 School 67212
22,	11	D Adm. of Veterans Affairs 5500 E. Kellogg	67218
23,	11		✓ Robert G. & Bonnie L. Hanson, ux 7315 School 67212
6,	12		✓ Albert D. & Virginia C. Graham, 7401 Warren 67212 ux
7,	12		✓ Roger G. & Dorothy A. Corman, ux 7325 W. Warren 67212
8,	12		✓ American Savings Association, 201 N. Main 67202
9,	12		✓ Albert E. & Genevieve H. Hauck, 7301 Warren 67212 ux
10, exc Beg at NW cor th E 116'; th S 16'; th W to beg., Blk 12.			✓ Glenn Alvin & Janis E. Meredith, 7400 W. 10th St. 67212 ux
All Lot 11 & Lot 10, exc above desc. Blk 12,			✓ William I. Bennett, Jr. Patricia Ann Bennett, ux No Address Available
12,	12		✓ Pedro Aurelio Padilla Betty M. Padilla, ux 7420 W. 10th St. 67212
13,	12		✓ Theodore E. & M. Darlene Sheahan, No Address Available ux 7425 W 10 67212
11,	13		✓ W. J. & Mary Jo Mullikin, ux 1117 N. Brunswick 67212
12,	13		✓ Vickey Mai Beck, sgle. 1111 N. Brunswick 67212
13,	13		✓ Elmer L. & Barbara Jo Brewer, ux 1107 N. Brunswick 67212
14,	13		✓ Robert L. & Dolores Kennard, ux No Address Available 1101 N. Brunswick
15,	13		✓ M. Marie Adamson, sgle 1053 Acadia 67212

- De-264-1A: A triangular tract 208.6' by 81.04' by 187.2' in NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22-27-1W, lying adjacent Lot 16, Blk C, Country Acres 6th Addition. ✓ Carl D. & Norma N. Thomason, 426 Wetmore Dr. 67209 ux
- De-264-1B: W 147.58' of the N 295.16' of NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22-27-1W. ✓ *Albert Welkerson* Delano Township 549 *Keith* 67209
- De-262 E $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22-27-1W, exc Fldwy & exc Country Acres 6th Add. & exc De-263. ✓ National Homes Development Co. Robert E. Upp, 301 1st Natl Bank Bldg., Hutchinson, Ks.
- De-263: Beg at SE cor NW $\frac{1}{4}$ Sec 22-27-1W; th W 36 rds; N 107 rds; E 35 rds; th N 53 rds; E 1 rd; S to beg.; exc Fldway & exc Country Acres 6th Add. ✓ Sherwood Construction Company 4421 W. Harry 67209

Dated at Wichita, Kansas this 31st day of July, 1970 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By *Chie M. Farrell* Sec. OEM

Tracer # 6151

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS:

August 27, 1970

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:30 p.m. on SEP 10 1970, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-26 That part of the SW 1/4 of Section 15, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at the southwest corner thereof; thence north 2,642.2 feet, more or less, to the northwest corner of said SW 1/4; thence east along the north line of said SW 1/4, 1,537.6 feet; thence with an angle to the right of 85°00'30", a distance of 1,800 feet; thence southeasterly 862 feet, more or less, to a point on the south line of said SW 1/4, 1,856.43 feet east of beginning; thence west 1,856.43 feet to beginning, EXCEPT beginning at the southwest corner of said SW 1/4; thence north along the west line of said SW 1/4, 1,030 feet; thence east at right angles, 580.8 feet; thence south at right angles, 300 feet; thence east at right angles, 19.2 feet; thence south at right angles, 733.68 feet, more or less, to the south line of said SW 1/4; thence west 600 feet to beginning; AND EXCEPT beginning 600 feet east of the southwest corner of said SW 1/4; thence east along the south line of said SW 1/4, 1,134.46 feet; thence with an angle to the left of 101°34'45", a distance of 449.1 feet, more or less, to a point 440 feet north of the south line of said SW 1/4; thence west parallel with the south line of said SW 1/4, 1,047.47 feet, more or less, to a point 600 feet east of the west line of said SW 1/4; thence south 440 feet to the point of beginning. Generally located on the east side of Ridge Road in an area north of Central.

This amendment to the Queen's Lake Development Plan has been submitted as required under the Community Unit Plan provisions of the City Zoning Ordinance, Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in The Planning Department Office, Room 402 City Building Annex, 104 South Main Street, Wichita, Kansas, and is available for public information and review.

WICHITA - SEDGWICK COUNTY

W S C

METROPOLITAN AREA PLANNING COMMISSION

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202



Moved, left no address
 No such number
 Moved, not forwardable
 Addressee unknown
0331CT



wrong -

Laurence A. Anderson
Grace F. Anderson
1631 North Kessler
Wichita, Kansas 67203

not this address

RETURN TO WRITER



Important!



Notice of Hearing Enclosed

none found

The revised Development Plan now on file proposes the following amendments:

Increase of the density of dwelling units per acre from 6.03 to 14.50.

Interior streets to be privately owned instead of public.

Proposed uses include garden apartments and townhouses.

The hearing of this Development Plan as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by the said WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION. Those persons interested in this matter will be heard at that time.

Robert A. Lakin
Secretary

WICHITA-SEDGWICK COUNTY

W S C

METROPOLITAN AREA PLANNING
COMMISSION

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202



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Wichita, Kansas 67203

Not this
address

RETURN
TO
WRITER



Important! Notice of Hearing Enclosed

none found

Form 254-021

PAYMENT NOTICE

City of Wichita

AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION

AMOUNT

CUP

466⁰⁰

Name

Arthur L. ...

Address

... 2015

Type

E-71-C

Due Date

Comments:

Date

8-2-70

By

...

N W Cor SW 1/4 15-27-11W

1537.6'

730'

Tract 'A'
10.37 A

74.28'

ROAD

720'

Tract 'B'
8.81 A

35.34'

719.21'

Tract 'C'
32.10 A.

2642.4'

330'

64.30'

731'

1537.6'

713.18'

1700.15'

1420.51'

707.28'

155.20'

719.92'

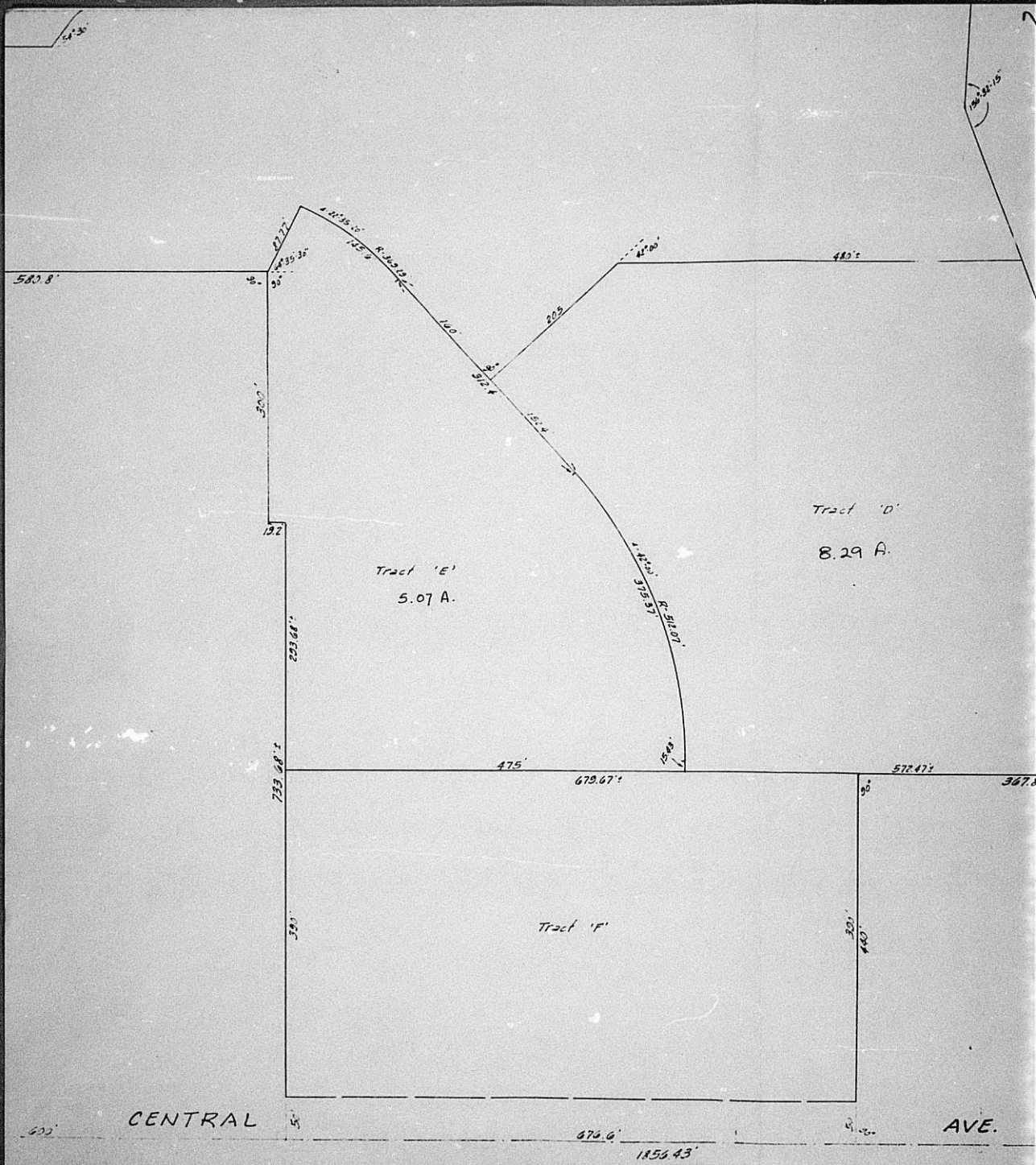
1420.51'

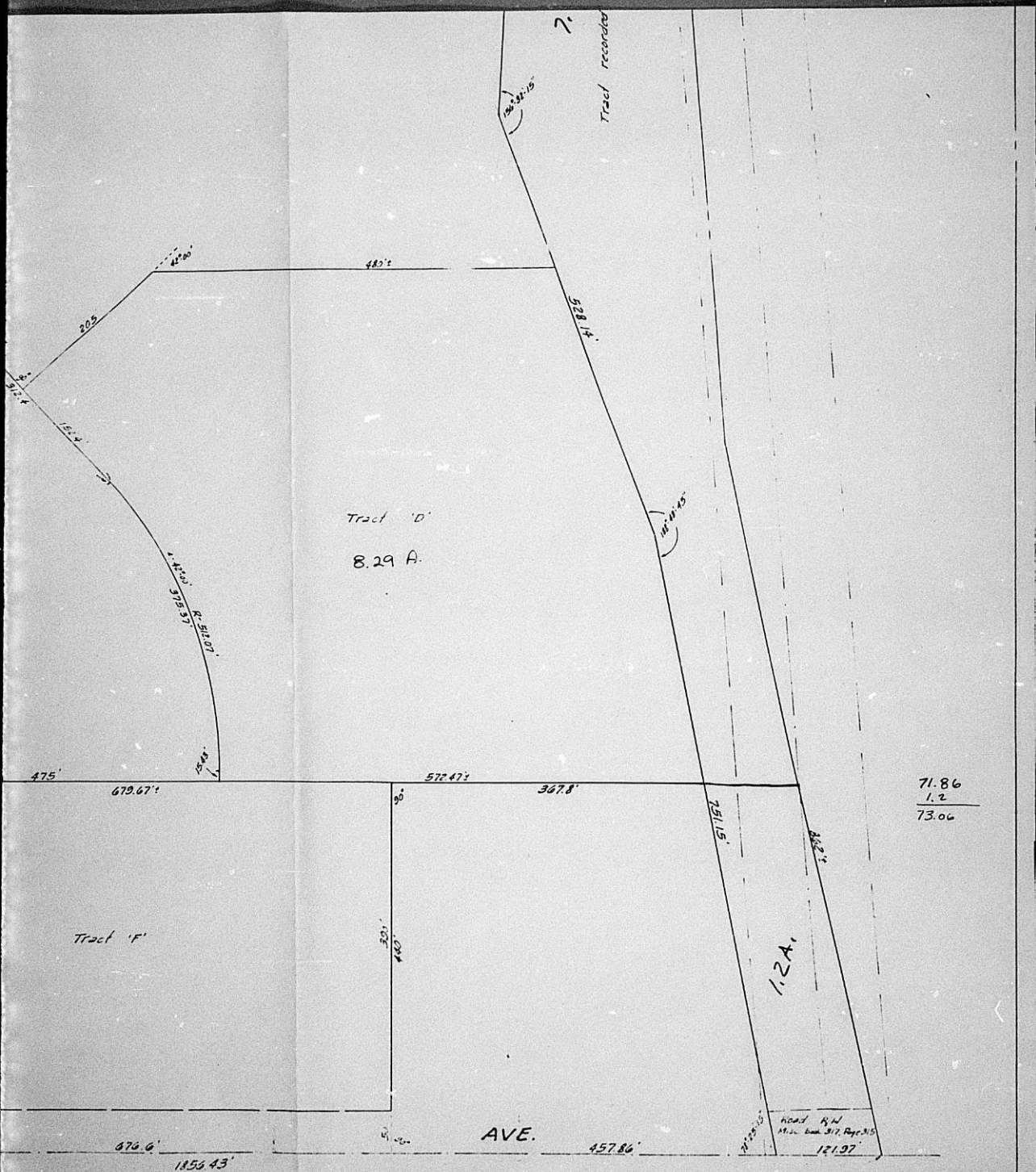
1880'

Tract 'C'
32.10 A.

7.22A,

see in Deed Book 1422 Page 150





Tract 'D'
8.29 A.

Tract 'F'

AVE.

71.86
1.2
73.06

1.2A.

ROAD R/W
M.S. Book 317, Page 315

*

This DP File
Has a Large Drawing
On 35mm Microfilm.

Roll #1

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