

ACTION

DATE

COMMITTEE

* M.A.P.C.

2-4-71

R.C.C./

* Case withdrawn at applicant's request on 2-4-71,
prior to scheduling case for M.A.P.C. hearing

Closed 11/1/79 HRC

DP-39 - CENTRAL-RIDGE MALL CUP
by John P. Ritchie, et. al. at the
southeast corner of Central and
Ridge Road

POSTED
1-29-71
[Signature]

ACTION

	DATE
COMMITTEE _____	
* MAPC _____	3-11-71
BCC/ [REDACTED] _____	

* Case withdrawn at applicants request on 2-4-71,
prior to scheduling case for MAPC hearing

Closed 11/1/79 HRC

DP-39 - CENTRAL-RIDGE MALL CUP
by John P. Ritchie, et. al. at the
southeast corner of Central and
Ridge Road

Map No. 5047
Sec. 22
Twp. 27 S
Range 1 W

DATA SHEET
COMMUNITY UNIT PLAN

DP- 39
Z- 1257
Filed 1-27-71

APPLICATION REQUEST: Approval of proposed planned Commercial
development.

1. Applicant John P. Ritchie, et. al.
Address 1820 North Mosley (14) Phone 267-7264
2. Agent Richard C. Harris
Address 600 4th National Bank Building (02) Phone 267-6371
3. General Location At the southeast corner of Central and Ridge Road
Address _____
4. Proposed Use _____

AREA DATA

1. Acres 26.12 (100 FEET ft. by _____ ft.)
2. Existing Zoning "AA" & "LC" Proposed Zoning "LC"
3. Area (is) (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.
Proposed R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
Date _____ Action _____
* 3-11-71 _____

2. Governing Body City Commission
Date _____ Action _____

NOTES:

* Case withdrawn at applicants request on 2-4-71,
prior to mapc hearing

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 5-24-79

Case No. Z-2142 Request: "AA" & "LC" to "LC"
DP-39 Amendment to Commercial
Community Unit Plan

Location: Southeast corner of Central and Ridge Road

Reason: "To comply with zoning requirement for proposed Central
Ridge Community Unit Plan."

Acres: 29 Size: 750' x 1650' (irregular shape)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA" & "LC"
North	Vacant Service Station, Undeveloped, Apartments	"LC"
East	Undeveloped	"A"
South	Single Family (LHA Units)	"AA"
West	Shopping Center, General Business	"LC"

Adequate street rights-of-way to be secured at time of platting.

Platted: A portion is platted into single family lots.
History: DP-39 Commercial C.U.P. filed in January, 1971
but withdrawn at applicant's request prior
to public hearing.

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

In compliance with Section 28.04.190 of the Code of the City of Wichita which requires a Community Unit Plan to be submitted on commercial ownerships in excess of six acres, the applicant has submitted a development plan for review on subject property located at the southeast corner of Central and Ridge Road. Approximately six acres of the application area is zoned the "LC" Light Commercial District with the remainder currently zoned "AA" Single Family and a portion of that area platted into single family lots.

Subject property is located at the intersection of two arterial streets with commercial development on the three other corners. Approximately thirty-five single family dwellings which are owned by the Local Housing Authority are developed to the south of subject property. The Ridge Road Zoning Policy recommendations which were approved by the MAPC on April 26, 1976 state that: "the existing "LC" Light Commercial at the southeast corner of Central and Ridge Road might be expanded or buffered by other districts should an overall Community Unit Plan be approved by the governing body".

2. The development plan indicates the required information pertaining to gross area, maximum building height, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and landscaping provisions.

The proposal is for a 20.02 acre commercial development consisting of two various commercial use parcels, one parcel of either various commercial use or residential storage warehouses, one parcel of residential storage warehouses, and one parcel of indoor recreational facilities and outdoor recreational facilities limited to track and field, baseball, softball, tennis, soccer, and playground equipment. A total gross floor area of 232,515 square feet of commercial and 130,630 square feet of indoor recreational uses is proposed on the five parcels.

3. The design of the proposed plan does not lend itself to development of a mall or shopping center type development but rather is expected to develop as a series of small free-standing commercial uses along the Central and Ridge Road frontage with residential storage warehouses and a club type recreational facility developed on the southern portions of the plan. Site circulation is proposed to primarily occur on firelane ingress/egress easements as noted on the plan. Although "strip commercial" development such as is proposed has generally been discouraged over the past few years it should be noted that of the other three corners of the major intersection, two are set up for "strip commercial" and the other is developed with a shopping center which also has several free-standing uses on the frontage. The existence of the low-income housing units to the south of the application area would also tend to discourage the development of this site with residential uses. The additional development controls, setbacks, landscaping and height limitations associated with a Community Unit Plan makes this proposal better than the usual "strip commercial" found elsewhere in town. However, the Planning Commission should be aware that the nature of the proposal is not for a large neighborhood or community center.

Page 3
Case No. Z-2142 & DP-3C
HAFC AGENDA
5-24-79

4. Should the Planning Commission determine that a change of zoning and development plan approval is appropriate, the following are recommended conditions of approval:
 - a. Platting of subject property within one year from the date of approval by the City Commission; or the applications be considered denied and closed.
 - b. 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 commercial development and be binding upon the present owners, their successors and assigns, unless amended.
 - c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, 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.
 - d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

GEORGE B. POWERS
JOHN F. EBERHARDT
STUART R. CARTER
ROBERT C. FOULSTON
MALCOLM MILLER
ROBERT H. HARRIS
ROBERT M. SIEFKIN
RICHARD C. HARRIS
DONALD S. BARNETT
DONALD L. CORDES
ROBERT L. HOWARD
CHARLES J. WOODIN
MIRN L. STOUT
BENJAMIN G. LANDEL
JERRY D. ELLIOTT
WILLIAM H. JOYE
PHILIP B. FRICK
JOHN E. FOULSTON
STANLEY G. ANDELL
FREDERICK L. HAAG
RICHARD C. EWY
DAVID G. CROCKETT

LAW OFFICES
FOULSTON, SIEFKIN, POWERS & EBERHARDT
SUITE 600 FOURTH NATIONAL BANK BUILDING
WICHITA, KANSAS 67202
TELEPHONE 267-6371, AC 316

ROBERT C. FOULSTON (1888-1941)
GEORGE SIEFKIN (1895-1954)
PAUL H. WHITE
OF COUNSEL

February 5, 1971

Mr. Jack Galbraith
Planning Department
Room 402
City Building Annex
104 South Main
Wichita, Kansas

RE: Central Ridge Mall and
Associated Zoning

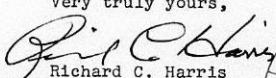
Dear Jack:

This is to confirm our telephone conversation in which we came to the conclusion that because of the rather massive nature of the drainage problems that were raised by the application of Ritchie Brothers for the Central Ridge Mall CUP and the associated light commercial zoning application, we do not feel that we have any alternative at this time but to dismiss the application as premature.

Accordingly, we would be very appreciative if we could receive a refund for the filing fee of \$400.00 which was paid on January 27, 1971. If this can be done, I would appreciate your sending the refund to E. D. Ritchie in care of the undersigned.

Please let me know if I can furnish any additional information in connection with the matter.

Very truly yours,


Richard C. Harris
of FOULSTON, SIEFKIN, POWERS & EBERHARDT

RCH/jc



WICHITA-SEDGWICK COUNTY

DATE

February 4, 1971

METROPOLITAN AREA PLANNING DEPARTMENT

TO The Files
FROM Jack H. Galbraith, Chief Planner *JHG*
SUBJECT DP-39 - Central-Ridge Mall CUP
Z-1257 - "AA" & "LC" to "LC"

On February 3, 1971, Richard Harris called and advised that he was transmitting a letter requesting the withdrawing of the two above captioned cases. Upon his request, I advised that since the cases had not been advertised for public hearing, we would refund the filing fee associated with Z-1257. The two cases are now considered closed.

JHG:ls

WICHITA-SEDGWICK COUNTY

DATE

February 4, 1971

METROPOLITAN AREA PLANNING DEPARTMENT

TO The Files
FROM Curtis L. Newby, Planning Analyst *C.L.N.*
SUBJECT DP-39 - Central-Ridge Mall CUP

On February 1, 1971 at 11:00 a.m., a meeting concerning the above captioned case, was held at the Planning Department. Those in attendance were as follows:

1. Dave Ritchie - applicant
2. Richard Harris - attorney for the applicant
3. Lowell Richardson - Oblinger & Smith
4. Ray Bruggeman - Director of Public Works
5. Dick Linn - Chief Design Engineer, Engineering Division
6. Paul Graves - City Traffic Engineer
7. Bill McKinley - Assistant Traffic Engineer
8. M. S. Mitchell - Maintenance-Flood Control
9. Max Green - Maintenance-Flood Control
10. Bob Lakin - Director of Planning
11. Jack Galbraith - Chief Planner
12. Curtis L. Newby - Planning Analyst

The meeting was called by Jack Galbraith in order for various City staff and the applicant to discuss major problems associated with the CUP. Galbraith began the meeting by indicating that the major problem to be dealt with on this CUP was handling of the drainage along the south side of Central.

He pointed out that the Planning Department had been advised by the Engineering and Maintenance Division of the Department of Public Works, that the drainage coming from the north and from the south along Ridge Road to the intersection of Central and Ridge Road, would have to be picked up at that point and carried east to the Big Slough Creek along the south side of Central either in a large open ditch or in a large enclosed box structure. If the open ditch were used, approximately 140 feet of right-of-way would be required for the south half of Central which would eliminate parcels 2, 3 and 4 as shown on the CUP as well as severely limit any access from subject property to Central. If the Box structure were used a large construction cost would be involved which the applicant might have to assume.

Page 2 - DP-39 - Central-Ridge Mall CUP
February 4, 1971

Dick Linn pointed out that the volume of drainage to be handled was such that a ditch 80 feet wide at the top, assuming a 10 foot wide bottom, would most likely be needed or possibly a double 8 foot by 5 foot box if an enclosed structure were used. He further pointed out that if an enclosed structure were used it could be constructed within the normal half street right-of-way for the Central re-improvement which is scheduled in the Capital Improvement Program for 1972. He went on to say, however, that no engineering or cost estimates have been done at this time on an open ditch or closed structure drainage system for this location on Central.

Richard Harris then asked about the possibility of having this drainage improvement made as part of a storm sewer benefit district and asked how large an area is involved in this drainage system. M. S. Mitchell indicated that about 200 acres is now draining along Ridge Road to the Central-Ridge Road intersection; approximately 97 acres from the northwest and 99 acres from the southwest.

Considerable discussion then followed about the possibility of continuing with the CUP at this time. Bob Lakin indicated that with all of the unknowns involved at this time perhaps the applicant should not proceed at present with the CUP. If the applicant chose to proceed at this time all kinds of open-ended provisions would have to be placed on the CUP concerning street right-of-way and for an access to Central. The question was then raised as to when the necessary engineering and cost information for the drainage improvement would be available to the applicant. Dick Linn said that the information would be available normally by the Fall of 1971 in connection with the engineering plans for the re-improvement of Central or that a study and cost estimates of the drainage improvement could be started at once and suggested that the applicant meet with the Engineering Division as soon as possible regarding which type of drainage improvement should be considered. M. S. Mitchell then advised the applicant that in addition to the drainage improvement along Central, about 2/3 of subject property was low and would require about 5 feet of fill to bring it up to a minimum building pad elevation of 128 and that Winterset Lane would have to be raised in elevation. Jack Galbraith also indicated with regard to Winterset, that some thought should be given to the realignment of Winterset further west to more nearly align with a proposed street intersecting Central from the north, or perhaps the proposed street could be relocated to the east to align with Winterset at its present location.

Page 3 - DP-39 - Central-Ridge Mall CUP
February 4, 1971

Dave Ritchie stated in light of the problems and comments just discussed that he was agreeable to not proceeding any further with the CUP until he had a chance to consider the various alternatives. It was finally decided that the CUP would not be advertized or scheduled for hearing before the Planning Commission until such time as the applicant advised the Planning Department of his intent to proceed with the CUP application.

Jack Galbraith then pointed out several minor changes and corrections on the CUP which had not been discussed; 10 feet of additional right-of-way for the east side of Ridge Road, the proposed medial plan for Ridge Road and Central, changing the location of the access from Ridge Road to the subject property to conform to the proposed medial plan and eliminating all access to Newell Street and Wayside Lane from the subject property. The meeting was then adjourned.

CLN:ls

January 25, 1971

Dick Linn, Design Chief Engineer

Curtis L. Newby, Planning Analyst

DP-39 - Central-Ridge Mall Commercial CUP

Attached is a copy of a proposed CUP for the southeast corner of Central and Ridge Road for your information and files. We would appreciate your reviewing the plan and giving us any comments you may have at your earliest convenience.

CLN:ls
Attachment

January 25, 1971

M. S. Mithcell, Flood Control

Curtis L. Newby, Planning Analyst

DP-39 - Central-Ridge Mall Commercial CUP

Attached is a copy of a proposed CUP for the southeast corner of Central and Ridge Road for your information and files. We would appreciate your reviewing the plan and giving us any comments you may have at your earliest convenience.

CLN:ls
Attachment

January 22, 1971

Paul Graves, City Traffic Engineer

Curtis L. Newby, Planning Analyst

DP-39 - Central-Ridge Mall Commercial Community Unit Plan

Attached is a copy of a proposed CUP, located at the southeast corner of Central and Ridge Road, for your information and files. We would appreciate your reviewing the proposed plan and giving us any comments you may have concerning the plan and in particular the following:

1. The Planning Department has already advised the applicant that 60 feet of half-street right-of-way should be provided for the south half of Central to permit possible installation of a de-cel lane adjacent to subject property. However, after seeing the CUP we question whether or not a de-cel lane should be provided on the east side of Ridge Road as well.
2. The Planning Department feels that access from the subject property to Newell Street and Wayside should be more limited than shown on the plan or eliminated entirely, due to the residential platted area to the south.
3. The CUP indicates only one access point to Central from parcel one which is to be a shopping center and we wonder if this is logical or if more access points to Central should be provided.

We would appreciate your comments concerning this proposed CUP as soon as possible.

CLN:ls
Attachment

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE January 27, 1971

TO John Gist, Senior Planner

FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT Central - Ridge Mall
Community Unit Plan

The Traffic Engineering Division has completed their review of this plan and recommends the following for the developer's consideration:

1. The proposed Central Avenue improvement plan did envision a medial along Central from Ridge eastwardly through this site. This medial could be designed for three possible breaks. The first medial break would be approximately 600 feet east of Ridge Road. This break would align the Mall entrance south of Central and the proposed street north of Central. The next break would be a left turn only for eastbound traffic wishing to go north directly opposite Parcel 2. The next break would be provided at Winterset Lane. This would permit left turns off Central onto Winterset and right turns off Winterset onto Central.
2. The medial plan on Ridge Road would provide a break to align with the existing drive just west of this proposed plan. The next break would be provided for Newell Street.
3. Due to the extensiveness of this proposed development, we would recommend an additional 10 feet of right-of-way along the east side of Ridge Road to provide acceleration and deceleration lanes into the shopping complex.
4. In conjunction with our major street policy, we would also require 40 feet of complete access control at the northwest corner of Parcel 4.
5. To help separate commercial trips from local residential streets we would recommend the denial of access to Newell Street and Wayside Lane. We believe with proper design all shopping center access could be handled off Ridge Road, Central Avenue and Winterset Lane.

Enclosed with this memorandum is a sketch of our recommended plan. If you have any further questions, please advise.

William G. McKinley

William G. McKinley
Assistant Traffic Engineer

WGM:cg
enc.

WICHITA-SEDGWICK COUNTY

DATE

January 25, 1971

METROPOLITAN AREA PLANNING DEPARTMENT

TO Dick Linn, Design Chief Engineer
FROM Curtis L. Newby, Planning Analyst *CLN.*
SUBJECT DP-39 - Central-Ridge Mall Commercial CUP

Attached is a copy of a proposed CUP for the southeast corner of Central and Ridge Road for your information and files. We would appreciate your reviewing the plan and giving us any comments you may have at your earliest convenience.

CLN:ls
Attachment

- ① Drainage problem requires open channel along Central Arc.
Right of way width & location not determined. This should be defined prior to approval of CUP.
- ② Location of proposed ^{with side} street should be checked with Winterset lane alignment. Median breaks on Central may require change in alignment.

Notes to the file 1-28-71

Subject: DP-39 - Central-Ridge Mally Commercial
Community Unit Plan

Copies of the above-captioned plan were distributed to the Traffic, Engineering and Maintenance Divisions of the Department of Public Works for comment. Comments received from staff personnel in these divisions are concerned mostly with drainage, street design and access to subject property, and are as follows:

1. Of primary importance at this time is resolving of the drainage problem which exists ~~at~~ at Central and Ridge Road. At present there is a large volume of drainage coming from the north and south ~~from~~ Ridge Rd. and from the west along Central, all converging at the intersection of these two streets. Compounding the ~~problem~~ drainage problem is runoff water backing up to the west along the south side of Central from the Big Slough located a short distance to the east of subject property. With the reimprovement of Central forthcoming, it would be feasible to install a structure under the intersection of Central and Ridge Rd. to collect and channel the incoming drainage flow, so as to then run east along Central ~~to~~ to the Big Slough. However ~~is~~ due to the back-up problem with the Big Slough, the drainage flow would have to be carried in an open

ditch from immediately east of the intersection of Central and Ridge Rd., along the south side of Central, east to the Big Slough. It is estimated at present that a right-of-way width of 100 feet from the center line of the improvement on Central at the intersection, to 175 feet from the centerline of the improvement on Central at its intersection with Winterst Lane, would be required for the south half of Central in order to install an adequate open ditch system. It should also be noted that Winterst Lane would have to be raised and a large structure installed under it at its intersection with Central as a part of this open ditch system. In addition, approximately 2 1/2 acres of subject property would have to be ~~raised~~ filled and raised 3 feet in order to be above the ponding elevation of 1255 caused by backing up of the Big Slough. (See red line on office copy of the plan.)

2. The ~~proposed~~ ditch along the south side of Central may severely limit access to subject property from Central. However, the proposed ditch plan showing recommended locations for bridges to cross on both Central and Ridge Rd. from subject property have been indicated on the plan. It was also recommended that no access from subject property to Howell St. or Kingsdale Lane be permitted as there are both residential streets and that no road traffic should be kept out of the residentially zoned area to the south of subject property. Complete access

ditch from immediately east of the intersection of Central and Ridge Rd., along the south side of Central, east to the Big Slough. It is estimated at present that a right-of-way width of 100 feet from the center line of ^{the improvement on} Central at the intersection, ^{with Ridge Rd.} to 140 feet from the centerline of the improvement on Central at its intersection with Winterset Lane, would be required for the south half of Central, in order to install an adequate open ditch system. It should also be noted that Winterset Lane would have to be raised and a large structure installed under ~~at~~ Winterset ~~with it~~ at its intersection with Central as a part of this open ditch system. In addition, approximately $\frac{2}{3}$ of subject property would have to be ~~raised~~ filled and raised 3 feet in order to be above the ponding elevation of 125.57 caused by backing up of the Big Slough. (See red line on office copy of the plans)

2. The ~~required~~ ^{proposed} ditch along the south side of Central may severely limit access to subject property from Central. However, the proposed medial plan showing recommended locations for breaks ~~to~~ ^{to} access on both Central and Ridge Rd from subject property have been indicated on the plan. It was also recommended that no access from subject property to Newell St. or Wayside Lane be permitted, as these are both residential streets and that commercial traffic should be kept out of the residentially platted area to the south of subject property. Complete access

control should be established for a distance of 40 feet east and south from the northwest corner of Parcel #4.

3. Other minor changes have been noted on the plan.

Draives

- 1- 60' for Central per comments of MAPD
- 2- question 60' for Ridge Rd. 3 → shopping center to the west does not have 60'
- 3- only one entrance to front of ~~main~~ main shopping center to & from Central to Parcel #1
- 4- question access to Newell St. and Wayside Lane

Mitch and Dick

?

MAPD

- 1- no access to Newell St.
plus 4' additional R/W for street
- 2- if access permitted to Newell then increase R/W to commercial standards of 70 feet (10' additional)
- 3- question Parcel # 3 being permitted
- 4- provision re: canopies for service station on Parcel # 4
- 5- related 6' fence as a wall and further describe same in general provisions
- 6- fire lane primarily applicable to Parcel #1
- 7- access control mark from corners

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 Phone 267-7264
Agent Richard C. Harris
Address 600 Fourth National Bank Building Phone 267-6371
- b. Applicant Hale D. Ritchie
Address 1820 North Mosley Phone 267-7264
Agent Richard C. Harris
Address 600 Fourth National Bank Building Phone 267-6371
- c. Applicant Evan D. Ritchie
Address 1820 North Mosley Phone 267-7264
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 Community Unit Plan approval on property zoned -AA & RC and legally described as ~~XXXXXX~~
See attached sheet _____, Block(s) _____
_____ Addition.
(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

- II.B There are 26.12 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 southeast corner of Central
and Ridge 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 By _____
Authorized Agent (if any) Authorized Agent (if any)
Richard C. Harris

By _____ By _____
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

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

Name

Title

DESCRIPTION

All of Blocks A, B, and C, and all of Linder Street (to be vacated), in Country Acres Sixth Addition, Wichita, Sedgwick County, Kansas; and a tract beginning forth (40) feet South of the Northwest corner of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Twenty-seven (27) South, Range One (1) West of the Sixth P.M., Sedgwick County, Kansas; thence East parallel to the North line of said section to the Northwest corner of Lot One (1), Block C, Country Acres Sixth Addition; thence South parallel to the east line of said section 462.32 feet; thence West 1334.48 feet, more or less, to the West line of said section; thence North along the West line of said section 461.63 feet to the beginning; subject to Ridge Road right-of-way.

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:

All Blocks A, B & C, Country Acres Sixth Addition & the North 502.32 ft M/L of NW $\frac{1}{4}$ Sec 22, Twp 27, R 1 W., Sedgwick County, Kansas.


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-264-1B	West 147.58' of North 295.16' of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec 22-27-1W.	The Ritchie Brothers Construction Company P. O. Box 2365, Wichita, Ks. North Wichita 67204
De-264-1	N 502.32' M/L NW $\frac{1}{4}$ NW $\frac{1}{4}$ exc W 147.58' of N 295.16' Sec 22-27-1W.	The Ritchie Brothers Construction Company P. O. Box 2365, N. Wichita P.O. 67204
De-263	Beg at SE cor NW $\frac{1}{4}$ Sec 22-27-1W; th W 36 rds; N 107 rds; E 35 rds; N 53 rds; E 1 rd; S to beg., exc Fl'dway A-31849.	Sherwood Construction Co., Inc. P. O. Box 994, Wichita 67201
De-262	E $\frac{1}{2}$ of NW $\frac{1}{4}$ Sec 22, Twp 27, R 1W, exc Country Acres 6th Add. & exc Fl'dwy. & exc De-263. & exc rd.	Nat'l Homes Development Co. Inc. P. O. Box 680, Lafayette, Ind. 47902

De-264-1A A triangular tract 208.6' by 187.2'
in NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22-27-1W lying adj
Lot 16, Blk C, Country Acres 6th Add.

Carl D. & Norma N. Thomason,
426 Wetmore Dr. 67209 ux

LOT	BLK	ADDITION	OWNER
1, 2, 3 & 4,	A	<u>COUNTRY ACRES 6th.</u>	Ritchie Brothers Construction Company, Inc. P. O. Box 2365, N. Wichita Sta 67204
1 thru 33, incl.	B		" " " "
1 thru 16, incl.	C		" " " "
1, 2 & 3,	D		Carmen H., Sr. & Anna B. Pate, 1341 S 119th St. W. ux 67209
4 thru 11, even & odd	D		National Homes Development Company, Inc. P. O. Box 680, Lafayette, Ind. 47902
1 thru 25, incl.	E		Carmen H., Sr. & Anna B. Pate, 1341 S 119th St. W. 67209 ux
1 thru 19, incl.	F		" " " " " "
1 thru 11, incl.	G		National Homes Development Company, Inc.
1	H		" " " "
1, 12, 13 thru 23, 26, 27 & 28,	I		" " " "
1 thru 9, incl & 21 J thru 31, incl.	J		" " " "
1 thru 25, incl.	K		" " " "
1 thru 14, incl. & Lots 20 thru 33,	L		" " " "
19 thru 32, incl. & Lots 33 thru 39,	M		" " " "
14 & 15, exc N 190' B Lot 15,		<u>MEADOWVIEW ESTATES</u>	Westlink Realty, Inc. 8722 Maple St. 67209
15 (N 190')	B		Herbert D. & Mary J. Leffingwell 7405 W. Central 67212 ux
1, 2, 3, 4 & 5, exc K N 125' of E 125',			Central Heights, Inc. 7335 W. Central 67212
5 (N 125' of E 125') K			Harpool Bros. 447 N. Rock Island 67206
9, 15 & 16,	L		Lane Construction, Inc, 3333 E. Central 67208
10, 11 12,	L		Herbert H. & Mary Jo Rea, ux 1757 Fabrique 67218
13,	L		Dick Kunkle Bldg & Inv, Co. 1201 S. Broadway 67211

LOT	BLK	ADDITION	OWNER
14, 17, 18, 19, 20, 21, 22, 23, 25, 27,	L	<u>MEADOWVIEW ESTATES</u>	Herbert H. & Mary Jo Rea, ux 1757 Fabrique 67218
24,	L		Charles H. & Barbara Craft, ux 1818 S 123 St. E. 67207
26,	L		S & S Investment Co. 4026 E. English 67218
5	M		Robert M. & Zelva E. McGinnis, 14320 University, Goddard ux
6, 10 & 12,	M		Dick Kunkle Bldg & Inv. Co. 1201 S. Broadway 67211
7	M		Gary Richard DeWitt Patricia L. DeWitt, ux 7330 Freeman Lane 67212
8	M		Edwin E. Coburn, sgle. 7322 Freeman Lane 67212
9	M		H. D. & M. L. Palmer, ux 7316 Freeman Lane 67212
11	M		Larry M. & Mona R. Ferris, ux No Address Available
13	M		Helen R. Hobbs 7315 Frazier Lane 67212
14	M		William Don Croley Frances C. Croley, ux 256 Bonnie Brae 67207
15	M		L. R. & Freda Belford, ux 7333 Frazier Lane 67212
16	M		Thomas W. & Shirley Reynolds, 7339 Frazier Lane 67212 ux
17	M		Michael L. & Lynn F. Melton, ux 7401 Frazier Lane 67212
18	M		Thomas J. & Sue A. Beilman, ux 7415 Frazier Lane 67212
1 & 2,	N		S & S Investment Co. 4026 E. English 67218
3 & 7,	N		Dick Kunkle Bldg & Inv. Co. 1201 S. Broadway 67211
4	N		Lane Construction Inc. 3333 E. Central 67208
5	N		Dept of Housing & Urban Dev.
6	N		William E. & Velda Harvey, ux 148 N. Robin Rd. 67212
8	N		Vernon R. & Betty L. Hazeltine 428 Acadia 67212 ux
9	N		Walter H. & Cleta Suter, ux 420 Acadia 67212

LOT	BLK	ADDITION	OWNER
10 & 11.	N	<u>MEADOWVIEW ESTATES</u>	Clewal Construction Co. 420 Acadia 67212
25	P		Abolhassan & Donna M. Anadi, ux 852 S. Martinson 67213
26	P		Dean D. & Mary Lou Gillmore, ux 379 N. Brunswick 67212
27	P		Terry L. & Janet E. Martin, ux 401 Acadia 67212
28	P		Sharon Z. Howell 411 Acadia 67212
29	P		Western Hills Estates, Inc. Res Agt: C. Gordon Dotzour, 9100 W. Central 67212
30	P		James B. & Vera L. Offutt, ux 7315 Freeman Lane 67212
31	P		James & LaDonna Sanders, ux 7367 W. Central 67212
32	P		Clewal Construction Co. 420 Acadia 67212
33	P		Roy Lee & Deanna Lee Budd, ux 7401 Freeman Lane 67212
1	S		Dale E. Mannebach, sgle. 300 N. Brunswick 67212
1 (W $\frac{1}{2}$)		<u>BOTTENBERG</u>	Donald E. Bottenberg Vermeda M. Bottenberg, ux 786 N. Ridge Rd. 67212
1 (E $\frac{1}{2}$) & 2 & 3			Bottenberg Construction Co. 786 N. Ridge Rd. 67212
D-354-UP		Beg 303' S of NW cor SW $\frac{1}{4}$ Sec 15-27-1W; th E 396.36'; SEly 448.76'; E 257.3'; SWly 775.02'; W to W line SW $\frac{1}{4}$; N to beg. & SW $\frac{1}{4}$ SW $\frac{1}{4}$ exc W 250' of S 711.78' & exc N 150' of S 861.78' of W 580.8' & exc beg 1276.6' E of SW cor SW $\frac{1}{4}$; N 440'; E to E line SW $\frac{1}{4}$ SW $\frac{1}{4}$; S 440'; W to beg & exc Queen's Lake Addition.	Myrnon C. & Sylvia B. Wilbur, 943 Wilbur Lane 67212 ux
D-355-UP		Beg 1276.6' W & 40' N of SW cor SW $\frac{1}{4}$; th N 400'; E 217.8'; S 400'; W 217.8' to beg. Sec 15-27-1W.	Robert Louis Hayes Louise Maxine Hayes, ux 3820 N. Clarence 67204
D-356-UP		Beg 730' N of SW cor SW $\frac{1}{2}$ SW $\frac{1}{4}$; th E 580.8'; th N 150'; W 580.8'; S 150' to beg. Sec 15-Twp 27- R 1 W.	Arthur W. Borst Agatha P. M. Borst, ux 802 N. Ridge Rd. 67212
D-357-UP		W 250' of S 240' of W $\frac{1}{2}$ SW $\frac{1}{4}$ Sec 15-27-1W.	Apco Oil Company 1000 Liberty Bank Bldg. Oklahoma City, Okla.
D-365-UP		Beg 1734.46' E & 396.48' NW of SW cor of SW $\frac{1}{4}$ for pt of beg. th N 354.67'; NWly 528.44'; W 75' to W line of E $\frac{1}{2}$ of SW $\frac{1}{4}$; S 800'; E 327.8'; to beg. Sec 15-27-1W.	Myrnon C. Wilbur Sylvia B. Wilbur, ux 943 Wilbur Lane 67212

D-365-A-UP Beg 1494.4' E & 40' N of SW cor SW $\frac{1}{4}$; th N 400'; E 150'; SEly 396.48'; SWly 224.12' W 5.88' to beg. Sec 15-27-1W. Robert Louis Hayes
Louise Maxine Hayes, ux
3820 N. Clarence 67204

D-353-UP Beg 1856.43' E of SW cor SW $\frac{1}{4}$; th W 121.97'; NWly 751.15'; NWly 528.14'; Nly 409.5' to Vera Arlene Cook, ux
N line SW $\frac{1}{4}$; E 44.42'; Sly 1800'; SEly 862' 1501 Woodrow Ave. 67203
to beg. Sec 15-27-1W.

D-208 E $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec 15-27-1W, exc 24.66 Acres Myrnon C. Wilbur
Fldway & exc W 238.4' of E 764.68' of Sylvia B. Wilbur, ux
S 375' & exc beg 1855.83' E of SW cor 943 Wilbur Lane 67212
SW $\frac{1}{4}$; NW 862'; NW 1800' to N line SW $\frac{1}{4}$;
W to NW cor E $\frac{1}{2}$ SW $\frac{1}{4}$; S to SW cor E $\frac{1}{2}$ SW $\frac{1}{4}$;
E to beg.

De-208-1 Beg 526.38' W of SE cor SE $\frac{1}{4}$ Sec 15-27-1W; L. F. Grandfield
W 238.4'; N 375'; E 224.8'; S 375' to beg., 6608 W. Central 67212
exc S 55' for Street.

LOT	BLK	ADDITION	OWNER
1	2	<u>COUNTRY ACRES</u>	Harry J. & Dorothy M. Ragland, ux 701 Country Acres 67212
2	2		John H. & Patrosinia Oltmanns, ux 715 Country Acres 67212
3	2		James L. & Doretha Baker, ux 725 Country Acres 67212
4	2		William Martin Keith, Jr. Doris P. Keith, ux 735 Country Acres 67212
8 & 10,	4	<u>COUNTRY ACRES 2nd.</u>	Jerry B. Malone 305 W. Central 67202
9	4		City of Wichita
11	4		James L. & Margaret K. Schmitt, ux No Address Available
16	4		Richard K. & Eleonore T. Reese, ux 830 Denmark 67212
17 & 18,	4		Lynn & Myrtle Lowry, ux 2028 N. Gow 67203
19	4		Security Finance Corporation 310 N. Market 67202
20	4		Lynn Lowry 2028 N. Gow 67203
D-22573		Prt of Lot 4, Blk 5, Country Acres 2nd Add. desc as: Beg at S cor of Lot 3; S 334.08'; E 200'; NE to a pt on N line Lot 4, 444.45' W of NE cor; NW 247.72' to E cor Lot 1; SW 240' to beg.	City of Wichita
D-22572-1		Beg 150' W of NE cor Lot 4, Blk 5, th W 234.45'; S 286.8'; E 234.5'; N 286.8' to beg., Country Acres 2nd.	Ridge Road Building, Inc. 10119 Oak Ridge Overland Park, Ks 66212
D-38-1UP		Beg 759.81' W & 175' N of SE cor SE $\frac{1}{4}$ Sec 16-27-1W; th N 75'; E 150'; S 75'; W 150' to beg.	William M. Hamra 724 Country Acres 67212

LOT	BLK	ADDITION	OWNER
1, 2 & 3,	1	<u>GENTRY FOURTH</u>	Fred C. Bramlage No Address Available
1		<u>ROBERSON</u>	Sam L. & Clarice H. Roberson as Trustees, 3/4 int. Box 750, ElDorado, Ks. Teresa Roberson 1/4 ⁶⁷⁰⁴² int. Box 750, ElDorado, Ks.
1		<u>WILCREST</u>	Myrnon C. Wilbur Sylvia B. Wilbur, ux 943 Wilbur Lane 67212
1		<u>BRUCE</u>	The American Oil Company 810 W. Douglas 67203

Dated at Wichita, Kansas this 26th day
of January, 1971 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Elvie M. Farrell Sec. OEM

Tracer # 8857

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