

DP-74 - AMENDED FILE #2 - R. C.
DesMarteau, etal - requests
amendment of BRIARWOOD COMMERCIAL
CUP - in "LC" - at the northeast
corner of Mr. Vernon & Woodlawn.

ACTION

DATE

COMMITTEE _____

M.A.P.C. *appr. sub. to conditions* 1-5-78

B.C.C./B. CO. C. _____ 1-31-78

*POSTED
12-8-77*

DP-74 - AMENDED FILE #2 - R. C.
Department, et al - requests
amendment of BRIARWOOD COMMERCIAL
CLIP - in "C" - at the northeast
corner of W. Vernon & Woodlawn.

Map No. 5945
Sec. 31
Twp. 27S
Range 2E

**DATA SHEET
COMMUNITY UNIT PLAN**

AMENDED FILE #2

DP -74
Z-
Filed 12-6-77

APPLICATION REQUEST: Approval of proposed planned development. **BRIARWOOD COMMERCIAL**
(Zoned "LC")

1. Applicant R. C. DesMarteau, et al
Address 6572 E. Central, 67206 Phone 681-3681
2. Agent Oblinger-Smith Corporation
Address 625 1st Natl Bank Bldg 67202 Phone 26200451
3. General Location Northeast corner of Mr. Vernon and Woodlawn
Address _____
4. Proposed Use _____

AREA DATA

1. Acres 9.9 (_____ ft. by _____ ft.)
2. Existing Zoning "LC" Proposed Zoning _____
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

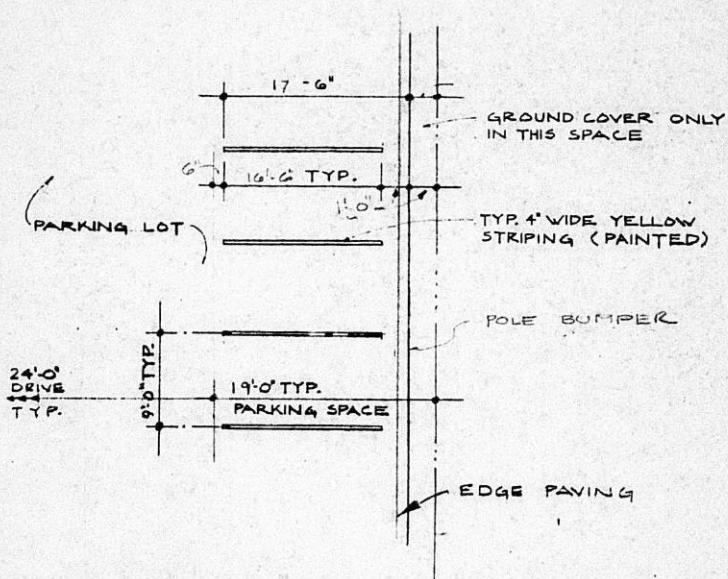
1. MAPC Meeting:

Date	Action
<u>1-5-78</u>	<u>Appro. sub. to Conditions</u>
<u>1-31-78</u>	<u>withdrawn and closed per applicant</u>
	<u>9/14/79</u>

2. Governing Body

Date	Action
_____	_____
_____	_____

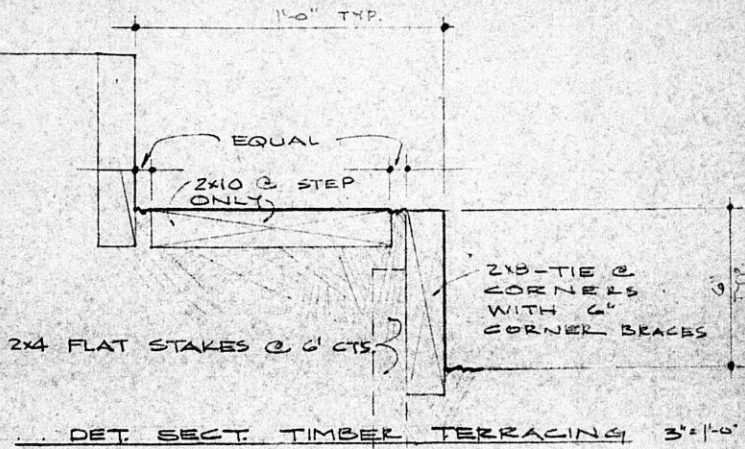
Alan M. McHenry Architect
 Century Plaza Building
 Wichita, Kansas 665-1872



P TYPICAL PARKING SPACE PLAN
 1" = 10'-0"
 STRIPING PAINT PER CITY OF WICHITA
 TRAFFIC DEPT. SPEC'S.

SITE
 D-1

Alan M. McHenry Architect
Century Plaza Building
Wichita, Kansas 265-1872



SITE
02

Map No. 5945
Sec. 31
Twp. 27S
Range 2E

DATA SHEET

AMENDED FILE #2

DP- 74

Filed 12-6-77

BRIARWOOD COMMERCIAL CUP

APPLICATION DATA:

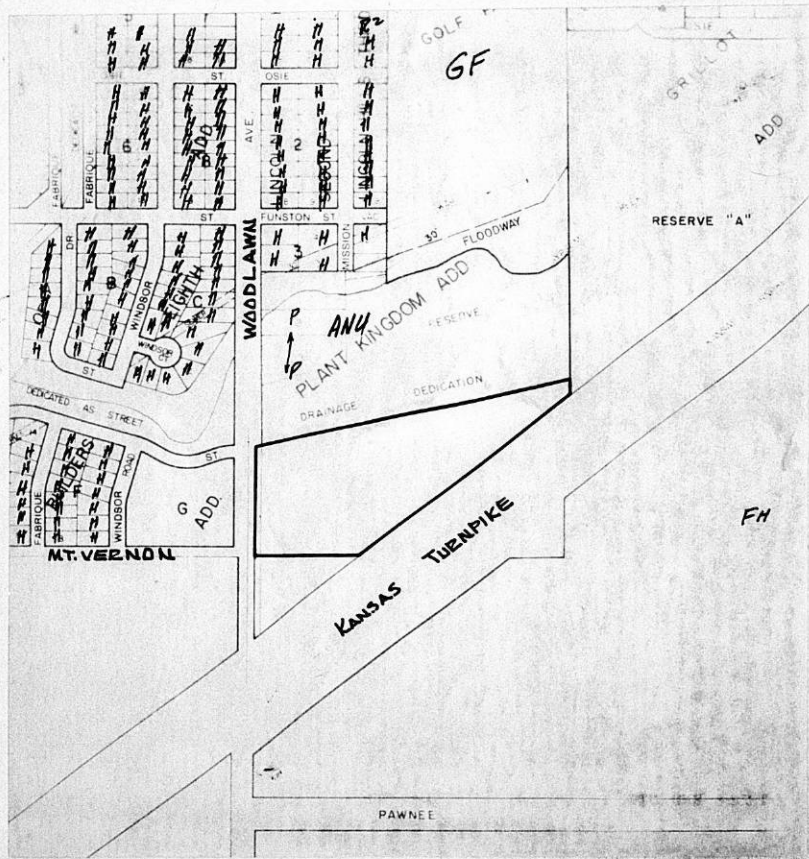
- Applicant: R. C. DesMarreau and Gene G. Baker, et al
Address 6572 E. Central, 67206 Phone 681-3681
- Agent: Ohlinger-Smith Corporation
Address 625 1st Natl. Bank Bldg. 67202 Phone 262-0451
- General Location: Northeast corner of Mt. Vernon & Woodlawn
Address _____
- Proposed Use: _____

AREA DATA:

- Acres: 9.9 (IRREGULAR)
435 ft. by 1220 ft.)
- Existing Zoning: "TC"
- Land Use: East KANSAS TURNPIKE South KANSAS TURNPIKE
West UNDEVELOPED North NURSERIES
- Sketch Plan Land Use is for: _____
- Present Land Use is for: UNDEVELOPED
- Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



January 9, 1978

Mr. R. C. DesMarteau
6572 East Central
Wichita, Kansas, 67206

Re: DP-74- Briarwood Additional
Community Unit Plan - North-
west corner of Mt. Vernon and
Woodlawn

Dear Mr. DesMarteau:

At the regular meeting of the Planning Commission on January 5, 1978, the above-captioned case was considered. The action of the Planning Commission was to recommend the approval of the amended C.U.P., subject to the submission of a revised landscape plan with the number of plant materials being comparable to the original approved landscape plan and subject to the following conditions:

- a. Provision of a revised landscape plan as required in general provision number five prior to the amended C.U.P. being forwarded to the Board of City Commissioners.
- 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 and residential 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.

Mr. R. C. Desmarreau
January 9, 1978
Page 2

Regarding the landscaping that was indicated on the landscape plan that was submitted and approved for the 20 foot area adjacent to Woodlawn, the landscape plan proposed the following:

26 Pines
97 Red Leaf Barberry
225 Hall's Honeysuckle
_____ English Ivy

As to the Ivy, its location was indicated at the drive approach at Woodlawn in the area of the sign, however, no Ivy exists. As to other plant materials, there are six Pines, one of which is dead, five Sycamores, none of which are on the approved plan, and there are no Barberry or Honeysuckle. As to the sprinkler system that you stated was existing, the only heads we could find were near the sign.

As to the required condition that you provide a revised landscape plan prior to the amended CUP going on to the City Commission, the Planning Commission emphasized "comparable number of plant materials." Since there are now some Sycamores, and since the Pines have not done well, you may want your landscape architect to take this into consideration and propose new plant materials. Also, please indicate the existing sprinkler systems and if it is proposed to be expanded, please have that indicated on the plan.

It may be of benefit for us to discuss this landscape requirement prior to your landscape architect redesigning the plan. If you believe this would be of assistance, please give me a call. If the landscape plan is submitted and approved by January 13, 1978, subject case will be scheduled for consideration by the City Commission on January 31, 1978. In addition to the landscape plan, we also need 10 copies of the revised C.U.P.

If there are any questions concerning this matter, please call.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Gene G. Baker, 6572 E. Central, 67206
George M. and Linda Parsons, 7624 Dublin, 67206
Oblinger-Smith Corp, 625 First National Bank Bldg., 67202
Attention: John Gist

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE January 5, 1978



TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Mary Pitman, CPO Administrative Aide

SUBJECT DP-74: Briarwood Addition Community
Unit Plan (CUP)

At their meeting last night, CPO Neighborhood Council Area F discussed the captioned request to amend the Briarwood CUP with provisions for garden apartments instead of commercial uses.

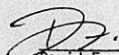
The applicant, Mr. DesMarteau, was present at the meeting. The Council voted 4-1 to "raise no objection to the change" requested in the CUP.

Please convey this recommendation to the MAPC when they meet this afternoon.

Mary Pitman
Mary Pitman
CPO Administrative Aide

MP:sm

Noted:



David Furnas
Citizen Participation Coordinator

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

HAPC HEARING DATE: 1-5-73

Case No. DP-74
(File #2)

Request: Amendment of Commercial
Community Unit Plan

Location: Northeast corner of Mt. Vernon and Woodlawn.

Acres: 9.89

Size: 300' x 1,000' (Irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Multi-family, Undeveloped	"C"
North	Drainage dedication, Plant kingdom	"AA" & "C"
East	Undeveloped and Kansas Turnpike	"R" and "C"
South	Undeveloped and Kansas Turnpike	"AA"
West	Undeveloped	"LC"

Existing street rights-of-way
are adequate.

Platted: Yes

History: Z-1610 "AA" to "C" HAPC 3-28-74 deny "C" approve "LC"
5-25-75 closed; failure to plat.

Z-1725 "AA" to "C" DP-74 approval of Commercial CUP
HAPC approved 8-28-75; BCC approved 9-16-75

Comments:

1. DP-74, Brairwood Commercial Community Unit Plan, was originally approved by the Board of City Commissioners for two lots of commercial development and one lot of multiple family development. The applicants have now submitted a request to amend the Plan as follows:
 - a. Provision of alternate parcel descriptions on parcels one and three in order to provide the option of developing said parcels with garden apartments in lieu of the commercial uses currently permitted under the approved C.U.P.
 - b. Adjustments to the required landscaping should parcels one and three be developed with apartment uses.
 - c. A reduction in the building setback adjacent to the south line of parcel number three from 30 feet to 10 feet.

Case No. :
DP-74 (File # 2
Page 2 1-5-78

2. Should the Planning Commission determine that the proposed amendments are satisfactory, the following are recommended conditions of approval:
 - a. Provision of a revised landscape plan as required in general provision number five prior to the amended C.U.P. being forwarded to the Board of City Commissioners.
 - 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 and residential 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.
-

DP-74 - 21 "Notice to Adjoining Property Owners mailed 12/22/77
for the MAPC meeting for 1/5/78

1 (including map) to CPO Office

22 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, January 5, 1978, at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for an amendment to the BRIARWOOD COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-74 - Lots 1 and 2, Block 1, BRIARWOOD ADDITION, Sedgwick County, Kansas. Generally located at the northeast corner of Mt. Vernon and Woodlawn.

The Development Plan of this area, originally approved on September 16, 1975, has been revised and resubmitted as required under the Community Unit Plan Provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas and is available for public information and review.

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

- 1) Provision of alternate parcel descriptions on parcels one and three to provide the option of developing said parcels with garden apartments in lieu of the commercial uses currently permitted under the approved C.U.P.
- 2) Adjustments to the required landscaping should parcels one and three be developed with apartment uses.

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.

NOTE: You are also informed that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary

December 14, 1977

Mr. John Gist
Oblinger-Smith Corporation
625 First Nat'l. Bank Building
Wichita, Kansas 67202

Re: Proposed Amendment of
DP-74 - Briarwood Commercial
Community Unit Plan.

Dear Mr. Gist:

We have reviewed the proposed amendments to the 9.89 acre Briarwood Commercial Community Unit Plan at the northeast corner of Mt. Vernon and Woodlawn. The following comments are a result of that review, as well as consultation with other City Departments on the project.

I don't really see any major problems with the proposed option to permit apartments on parcels one and three, in lieu of the commercial uses already approved for those tracts. However, it is my feeling that general provision number 5 needs to be strengthened somewhat in view of the recent controversies which we have had in the community regarding the provision and maintenance of landscaping materials on community unit plans. In viewing this property in the field, I noted that the 20 foot landscaped area adjacent to Woodlawn has not been planted in accordance with the landscape plan previously approved in association with the C.U.P. The required honeysuckle is not in evidence and the two foot scotch pines have died, except for a few. The landscaping on the north line of parcel two appears to be substantially in compliance, except for the eastern edge and, of course, the landscaping separating parcels two and three has not been required because no building permits have been issued on parcel three. In view of these maintenance problems, it is my feeling that the landscape plan also needs to be revised and some changes made in the maintenance of the plant materials. One problem might be inadequate watering as maintenance people are often reluctant to drag hoses across a parking lot and maintain materials adjacent to the street right-of-way. A possible solution might be the provision of an underground sprinkler system, however, we realize the expenses involved and have not generally made such a requirement of the landscape plan

Page Two
Mr. John Gist
December 14, 1977

when faucets are available within a reasonable (i.e. within hose) distance of the plant materials. I cannot over-emphasize the importance of provision and maintenance of required landscaping and have suggested wording to strengthen general provision number 5.

It is my understanding that by the provision of alternates you are not proposing a mixture of commercial and residential uses. Although such mixture can be attractive, the floor area ratio of the commercial and the density proposed for the apartments is somewhat maximum and I don't wish to create a misunderstanding that you can "double up" and provide both at these maximums. Therefore, I am suggesting another general provision to clarify the proposal.

In addition to the aforementioned comments, the following additions or changes should be indicated on the plan:

General provision number 5 shall be amended to read as follows:

- "5. Screening and Landscaping - A planting strip 10 and 20 feet in width, as indicated on the plan, except for points of ingress and egress, shall be provided and maintained of trees and low shrubbery and shall be of such a type, and maintained in such a manner, that it minimizes any nuisance of the commercial area to the adjacent residential areas. A revised landscape plan, prepared by a landscape architect, for the planting strips, indicating the location, type, and specifications of plant materials, shall be submitted to the Planning Department for their review and approval prior to the amendment to the C.U.P. being forwarded to the City Commission.

Failure to properly maintain the planting strips shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent of Central Inspection that the plantings are not properly maintained.

A financial guarantee for the plant materials approved for the revised landscape plan shall be required prior to the issuance of any additional occupancy permits if the required landscaping has not been planted.

Page Three
Mr. John Gist
December 14, 1977

Should all three parcels be developed with residential uses, the only required landscaping shall be the twenty foot strip adjacent to Rock Road. Landscaping (as provided for on the revised landscape plan) shall be required on parcel boundaries which separate commercial and residential uses, should the different alternates be utilized (i.e. development of parcel one with commercial uses and parcel three with residential uses will require a ten foot landscaped area separating the parcels)."

2. The 20 foot landscaped area adjacent to Rock Road shall be depicted in the same manner as other proposed landscaped areas on the plan.
3. A general provision number 11 shall be added as follows:
"11. Development of parcels one and three under the alternate provisions shall preclude development under the regular provisions."

These are the comments which we have at this time. We have scheduled these CUP amendments for consideration by the Planning Commission on January 5, 1978 and it is necessary that we receive 14 revised copies of the Community Unit Plan by Wednesday, December 21, 1977.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:MM:e1

cc: R. C. Des Marteau and Gene Baker
6572 E. Central, 67206
George M. and Linda M. Parsons
7634 Dublin, 67206

December 7, 1977

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M. S. Mitchell, Maintenance-Flood Control

Jack H. Galbraith, Chief Planner

DP-74 BRIARWOOD C.U.P. Amended File #2

Attached is a copy of the amended C.U.P. located at the northeast corner of Mt. Vernon and Woodlawn. Significant changes on the C.U.P. now propose apartments on Parcel 3 and an alternate proposal for apartments or commercial developments on Parcel 1. Parcel 2 is already developed for apartments. The only other significant change which we note is the indication of a 10 foot building setback on Parcel 3 adjacent to the Kansas Turnpike.

Would appreciate any comments you have on these amendments by December 16, 1977.

Jack H. Galbraith
Chief Planner

JHG:el

Attachment

*Bill Mc Kinley called 12/9/77 and had
no comments to offer.*
JHG

December 7, 1977

Mr. John Gist
Oblinger-Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

Re: DP-74 BRIARWOOD Amended File #2
Commercial C.U.P. - Northeast
corner of Mt. Vernon and Woodlawn

Dear Mr. Gist:

Enclosed is a receipt for your check in the amount of \$400 for
an amended C.U.P. on the above captioned case.

This matter has been scheduled to appear on the Metropolitan
Area Planning Commission agenda for January 5, 1978.

If you have any questions, please contact our office.

Sincerely,

G. Lynn Shirkey
Junior Planner

GLS:el

Enclosure

5945
31
273
2E

DP.74
amended
File # 2

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 ✓ R.C. DesMarteau and Gene G. Baker
Address ✓ 6572 East Central - 67206 Phone 681-3681

Agent ✓ Oblinger-Smith Corporation
Address 625 1st Natl. Bank Building - 67202 Phone 262-0451

b. Applicant ✓ George M. and Linda M. Parsons
Address ✓ 7634 Dublin - 67206 Phone 683-1961

Agent ✓ Oblinger-Smith Corporation
Address 625 1st Natl. Bank Building - 67202 Phone 262-0451

c. Applicant N.A.
Address _____ Phone _____

Agent _____
Address _____ Phone _____

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

II.A The applicant hereby requests ^{amended} Community Unit Plan approval on property zoned "C" and legally described as Lot(s) 1 and 2, Block(s) One, Briarwood Addition.

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

N.E. Cor. Mt. Vernon - Woodlawn

II.B There are 9.9 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 Mt. Vernon
and Woodlawn; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (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.

R.C. Des Marteau & Gene S. Baker
By Oblinger-Smith Corp. By John DeGist
Authorized Agent (if any) Authorized Agent (if any)

George M. and Linda M. Parsons
By Oblinger-Smith Corp. By John DeGist
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 accompanied by required documents and the appropriate fee of \$ _____.

Name

Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstracter 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:

All the record owners within 500 feet of:
Lots 1 and 2, Block 1, BRIARWOOD ADDITION,
Sedgwick County, Kansas.



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.)

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
1	1	BRIARWOOD	<input checked="" type="checkbox"/> R. C. DesMarteau 7810 Pagent Lane Wichita, Kansas 67206 & <input checked="" type="checkbox"/> Gene G. Baker 701 Doreen Street Wichita, Kansas 67206
2	1	BRIARWOOD	<input checked="" type="checkbox"/> George M. & Linda M. Parsons 1111 East Second Wichita, Kansas 67214
Reserve A		GRILLOT	<input checked="" type="checkbox"/> City of Wichita 455 North Main Wichita, Kansas 67202
1 & 2		PLANT KINGDOM	<input checked="" type="checkbox"/> Skateland, Inc. 750 East 21st Street Wichita, Kansas 67214

Fidelity  Title
COMPANY, INC.

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER & ADDRESS</u>
3 & Reserve A		PLANT KINGDOM	✓ Gene M. & Barbara J. Campbell 4701 Ida Wichita, Kansas 67216 ✓ Charles M. & Marilyn E. Campbell 2445 Greenwood Avenue Wichita, Kansas 67216 ✓ Luis A. & Vera J. Casado 14 English Avenue Wichita, Kansas 67207 ✓ Jesse L. & Iva L. Graham 1403 Harding Avenue Wichita, Kansas 67208
9	C	REPLAT OF BUILDERS 8TH	✓ Charles V. & Carol J. Thom 1868 Windsor Court Wichita, Kansas 67218
10	C	REPLAT OF BUILDERS 8TH	✓ James D. & Betty F. Carson 1846 Windsor Court Wichita, Kansas 67218
11	C	REPLAT OF BUILDERS 8TH	✓ Samuel C. & Thelma Voshell 1860 Windsor Court Wichita, Kansas 67218
12	C	REPLAT OF BUILDERS 8TH	✓ John Francis & Patricia Ann Haen 1856 Windsor Court Wichita, Kansas 67218
13	C	REPLAT OF BUILDERS 8TH	✓ James Edward & Marian R. McCaughan 1852 Windsor Court Wichita, Kansas 67218
14	C	REPLAT OF BUILDERS 8TH	✓ Robert W. & Patricia R. Kloth 1848 Windsor Court Wichita, Kansas 67218
15	C	REPLAT OF BUILDERS 8TH	✓ Jeffery E. & Ramona E. Farmer 1839 South Woodlawn Blvd. Wichita, Kansas 67218
	G	REPLAT OF BUILDERS 8TH	✓ Builders Inc. 1000 Parklane Wichita, Kansas 67218



That part of the Southwest Quarter of Section 31, lying North and West of Kansas Turnpike, Section 31, Township 27, Range 2 East

Tract of land in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 27, Range 1 East of the 6th P.M., described as follows: Beginning at the NE corner of said SE $\frac{1}{4}$, of said Section 36, thence South along the East line of said SE $\frac{1}{4}$ of said Section 36, a distance of 326.92 feet more or less to the North right of way line of the Kansas Turnpike Authority; thence SW along said right of way 1646.42 feet more or less to a point 15 feet East of the West line of said (cont'd)

✓ Lillian Mueller
% Geo. Mueller
1847 South Lorraine
Wichita, Kansas 67211

✓ ^{Township 27, Range 2 East}
The Board of Park Commissioners
of the City of Wichita
455 North Main
Wichita, Kansas 67202

Fidelity  Title
COMPANY, INC.

TRACT DESCRIPTION

OWNER & ADDRESS

Northeast Quarter of said Southeast Quarter, of said Section 36; thence North parallel to the West line of said Northeast Quarter, of the Southeast Quarter of said Section 36, to the North line of said Northeast Quarter, of the Southeast Quarter of said Section 36, a distance of 1324.37 feet; thence East 1308.40 feet to the point of beginning, containing 24.80 acres more or less.

Dated at Wichita, Kansas, this 8th day of December, 1977,
at 7:00 o'clock A.M.



FIDELITY TITLE COMPANY, INC.

By

Carita Gray
Asst. Sec. ag

Tracer No. 40000

Fidelity  Title
COMPANY, INC.

FORM 223 1

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

*

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

Roll #1

*