

DR 81-2 - U.S.D. No. 259 requests
Special Permit for Public Bldg.
for B.O.E. to construct a Data
Processing Center on property
zoned "B" Multiple Family Dwelling
Generally located on the north
side of Third St. approximately

*POSTED
1-23-81*

ACTION

DATE

COMMITTEE

M.A.P.C. *Approved and to
Application of U-1061* 2-12-81

B.C.C./B.-CO. C. *Approved and
to above* 3-10-81

Map No. 5557B
Sec. _____
Twp. _____
Range _____

DATA SHEET

DR - 81-13

Filed 3-18-81

APPLICATION REQUEST:

APPLICATION DATA:

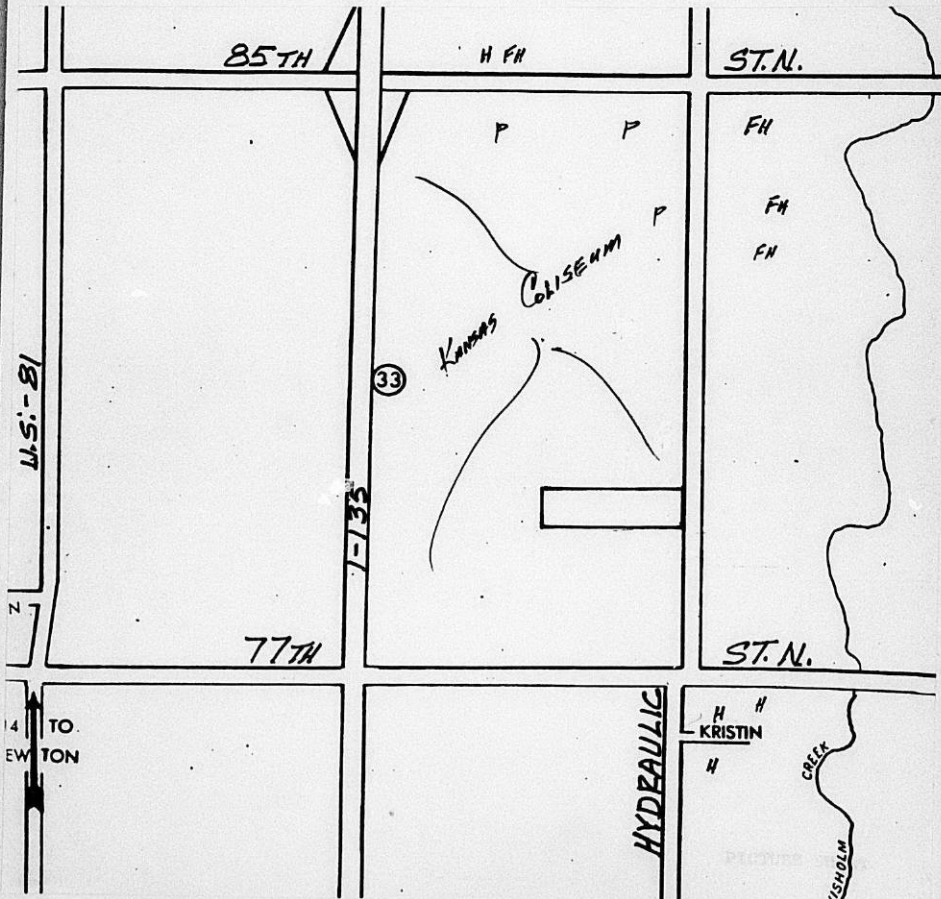
1. Applicant: Board of County Commissioners
Address 525 North Main, 67203 Phone 268-7411
2. Agent: Joe D. Freeman, Sedgwick County Department of Public Works
Address 1250 S. Seneca, 67213 Phone 268-7901
3. General Location: West side of Hydraulic, 1/4 mile north of 77th St. North
Address _____
4. Proposed Use: to Construct a Maintenance Building & Storage Shed for the Sedgwick County Department of Public Works (Zoned "R")

AREA DATA:

1. Acres: 10.00 (350 ft. by 1250 ft.)
2. Adjoining Zoning: E "R" S "R" W "R" N "R"
3. Land Use: East UNDEVELOPED South UNDEVELOPED
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted. UNDEVELOPED

PHOTO DATA:

Taken by _____ Date _____ Time _____



WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202

January 29, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a special permit for a public building in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a special permit. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on February 12, 1981, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. DR 81-2

Special Permit Request for Public Building for the Board of Education to Construct a Data Processing Center on Property Zoned "B" Multiple Family Dwelling District

All of Lot 2, Emerson Addition, Wichita, Sedgwick County, Kansas, lying west of the existing 20-foot North-South utility easement. Generally located on the north side of Third Street, approximately one block west of Waco Avenue.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and ECC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

March 10, 1981

Robert B. Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

DR 81-2 - Special Permit to construct a data processing center for USD #259. Generally located on the north side of Third Street, approximately one block west of Waco Ave.

For your records and information, the Board of City Commission at its regular meeting on March 10, 1981, considered the above captioned case. Their action was to approve this special permit request for the legal description outlined on our attached notice. This was subject to the completion of vacation case V-1061 (which was also approved by the BCC on this date) prior to the issuance of a building permit.

If you need any additional information, please advise.

Jack H. Galbraith
Chief Planner

JHG:el

Attachment

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR SPECIAL PERMIT

CASE NO. DR 81-2 , CONSIDERED BY MAPC: 2-12-81

REQUEST FOR: Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To construct a data processing center for U.S.D. #259."

GENERAL LOCATION: North side of 3rd Street in an area west of Waco.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
February 12, 1981)

APPLICANT: Board of Education, 428 S. Broadway.

AGENT FOR APPLICANT: Phillip S. Frick, attorney, 700 Fourth Financial Ct.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North and West, "B"; East and South, "C".

LAND USE: Existing, Undeveloped; North and West, Apartments; East, Emerson
School & Office; South, Office.

CPO RECOMMENDATION: CPO Council Area "L" voted 4-0 to recommend
approval of the special permit request.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to the completion of vacation
case V-1061 prior to the issuance of a building permit. Martens moved,
Wright seconded and it carried with a vote of 7 in favor (Martens, Wright,
Bayouth, Goebel, Jones, Lofton and Gardner), and 1 opposed (Hennessy).
Savina and Shook, were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission and approve the Special Permit as recommended by the
Metropolitan Area Planning Commission; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 12, 1981

16. Case No. DR 81-2 - U.S.D. No. 259 requests Special Permit for all of Lot 2, Emerson Addition, Wichita, Sedgwick County, Kansas, lying west of the existing 20-foot North-South utility easement. Generally located on the north side of Third Street, approximately one block west of Waco Avenue.

GALBRAITH pointed out land use, zoning and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

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

Unified School District No. 259 is requesting a special permit under Section 28.04.180.4 of the City Zoning Ordinance in order to construct a data processing center. The permit may be granted subject to whatever protective restrictions are deemed necessary.

Subject property is located on the north side of 3rd Street in an area west of Waco and is plated as part of Lot 2, Emerson Addition, Wichita, Sedgwick County, Kansas.

The applicant has submitted a site plan with the application which indicates the location of the proposed building on the site, off-street parking spaces and proposed curb cuts for ingress and egress. The proposed building is shown as extending into a platted utility easement and the applicant is requesting the vacation of the easement.

2. Approval of this special use request should be subject to the completion of Vacation Case V-1061 prior to the issuance of a building permit.

GALBRAITH stated that this application was a request for a special permit by U.S.D. 259 to use the subject property for a data processing center. He said that the Board of Education was in the process of vacating a large easement that goes through the property. He stated that staff was in support of constructing a data processing facility on this site. He mentioned that staff cautioned the applicants about a site plan showing the building being too close to the side property line and that utilization of the front of the property for parking was not permitted. GALBRAITH said that CPO Council Area "L" voted 4-0 to recommend approval of the special permit request. He said that letters were received from abutting property owners and all stated that they were totally in support of this request.

PHILLIP S. FRICK, attorney, appearing on behalf of the Board of Education, stated that they were preparing an appropriate Board of Zoning Appeals request for the setback problems.

There was no one present in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the varied character of the neighborhood; the office and commercial zoning and uses of nearby properties; the suitability of the subject property for development with a

data processing facility; the support of nearby property owners, and considering the recommendations of staff; I move that we recommend to the governing body that this application be approved subject to the completion of vacation case V-1061 prior to the issuance of a building permit. Martens moved, Wright seconded and it carried with a vote of 7 in favor (Martens, Wright, Bayouth, Goebel, Jones, Lofton and Gardner), and 1 opposed (Hennessy). Savina and Shook were absent.

February 13, 1981

Phillip S. Frick
700 Fourth Financial Center
Wichita, Kansas 67202

Re: DR 81-2 - Special Permit
Request for Public Bldg.
for B.O.E. - North side of
Third Street approximately
one block west of Waco Ave.

Dear Mr. Frick:

At its regular meeting on February 12, 1981, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to the completion of Vacation Case V-1061 prior to the issuance of a building permit.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on March 10, 1981, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: U.S.D. No. 259, Sedgwick County, State of Kansas, 428 South
Broadway, Wichita 67202

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 3, 1981

TO Jack Galbraith, Chief Planner, Current Plans

FROM Stan Scott, Administrative Aide III

SUBJECT DR 81-2: Northwest Corner of
Third and Waco

On Monday, February 2nd, CPO Neighborhood Council "L" considered the captioned case, a request for a special permit by the Board of Education to construct a data processing center on property zoned "B", Multi-Family Dwelling District. The Council voted 4-0 to recommend approval of the requested special permit.

Neither the applicant, nor area property owners or residents were present to discuss the request.

Please provide the Council's recommendation to the MAPC on February 12th when DR 81-2 is considered.



Stan Scott
Administrative Aide III

SS:ml

Noted:



Sarah Gilbert
Assistant CP Coordinator

RECEIVED

FEB 3 1981

METROPOLITAN PLANNING
ROUTE _____

TELEPHONE 316 / 263-7209
RESIDENCE 943-7157

COMMERCIAL - SALES - LEASES
SUITE 505 - 200 WEST DOUGLAS
WICHITA, KANSAS 67202

JIM SMITH REALTY, INC.



REALTOR®

JAMES O. SMITH
PRESIDENT

RECEIVED

FEB 6 1981

METROPOLITAN PLANNING
ROUTE *no*

February 5, 1981

Wichita - Sedgwick County
Metropolitan Area Planning Commission
City Hall, Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Attention: Chairman Mr. Michael J. Savina

RE: Case No. DR81-2

Gentlemen,

We are the owners of property in the area adjacent to Lot 2, Emerson Addition and have received notice from the MAPD concerning "Special Permit Request for Public Building for the Board of Education to Construct a Data Processing Center on Property Zoned "B" Multiple Family Dwelling District".

As property owners in the area adjacent to the subject property, we wish to advise you that we are in favor of the request and believe it will be quite beneficial to the neighborhood and to the City of Wichita.

Very truly yours,

James O. Smith
Ruby J. Smith
James O. Smith - Ruby J. Smith
Owners

JOS-RJS/pmg

cc: Mr. Jack Galbraith
C.P.O. Council-Area L

REALTOR - DEVELOPER

- MEMBER -

NATIONAL ASSOCIATION OF REAL ESTATE BOARDS
NATIONAL INSTITUTE OF REAL ESTATE BROKERS
COMMERCIAL INVESTMENT DIVISION OF N.A.R.E.B.

KANSAS ASSOCIATION OF REALTORS
WICHITA BOARD OF REALTORS
INTERNATIONAL COUNCIL OF SHOPPING CENTERS

TRIPLE J PROPERTIES LTD.

337 NORTH WACO
WICHITA, KANSAS 67202

February 5, 1981

Wichita - Sedgwick County
Metropolitan Area Planning Commission
City Hall, Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Attention: Chairman Mr. Michael J. Savina

RE: Case No. DR81-2

RECEIVED

FEB 6 1981

METROPOLITAN PLANNING
ROUTE *File*

Gentlemen,

We are the owners of property in the area adjacent to Lot 2, Emerson Addition and have received notice from the MAPD concerning "Special Permit Request for Public Building for the Board of Education to Construct a Data Processing Center on Property Zoned "B" Multiple Family Dwelling District".

As property owners in the area adjacent to the subject property, we wish to advise you that we are in favor of the request and believe it will be quite beneficial to the neighborhood and to the City of Wichita.

Very truly yours,

Joel M. Pollack

TRIPLE J PROPERTIES LTD.
Joel M. Pollack - Jerrold A. Feldman
General Partners

JMP-JAF/pmg

cc: Mr. Jack Galbraith
C.P.O. Council-Area L

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

NAPC HEARING DATE: 2-12-31

Case No. DR 31-2

Request: Special Permit to construct
a governmental building for
data processing

Location: North side of 3rd Street in an area west of Waco.

Reason: To construct a data processing center for U.S.D. #259.

Acres: 5.8

Size: 400' x 570' (irregular shape)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"B"
North	Apartments	"B"
East	Emerson School & office	"C"
South	Office	"C"
West	Apartments	"B"

Street rights-of-way are adequate.

Platted: Yes

History: None

COMMENTS:

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

Unified School District No. 259 is requesting a special permit under Section 28.04.130.4 of the City Zoning Ordinance in order to construct a data processing center. The permit may be granted subject to whatever protective restrictions are deemed necessary.

Subject property is located on the north side of 3rd Street in an area west of Waco and is platted as part of Lot 2, Emerson Addition, Wichita, Sedgwick County, Kansas.

The applicant has submitted a site plan with the application which indicates the location of the proposed building on the site, off-street parking spaces and proposed curb cuts for ingress and egress. The proposed building is shown as extending into a platted utility easement and the applicant is requesting the vacation of the easement.

2. Approval of this special use request should be subject to the completion of Vacation Case V-1061 prior to the issuance of a building permit.

DR 81-2 - 15 - "Notice to Adjoining Property Owners" on 1-29-81 for
the MAPC meeting for 2-12-81

1 (including map) to CPO Office

—
16 TOTAL

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202

January 29, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a special permit for a public building in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a special permit. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on February 12, 1981, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. DR 81-2

Special Permit Request for Public Building for the Board of Education to Construct a Data Processing Center on Property Zoned "B" Multiple Family Dwelling District

All of Lot 2, Emerson Addition, Wichita, Sedgwick County, Kansas, lying west of the existing 20-foot North-South utility easement. Generally located on the north side of Third Street, approximately one block west of Waco Avenue.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

5447C
20-27-1E

GOVERNMENTAL
APPLICATION FOR APPROVAL OF ~~CONDITIONAL~~ USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF CITY COMMISSIONERS OF WICHITA
SEDGWICK COUNTY, KANSAS

DR-81-2

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT U.S.D. No. 259, Sedgwick County, State of Kansas
ADDRESS 428 South Broadway, Wichita, KS ⁶⁷²⁰² PHONE 268-7831
AGENT Phillip S. Frick
ADDRESS 700 Fourth Financial Center, ⁶⁷²⁰² PHONE 267-6371
Wichita, Kansas

B. APPLICANT _____
ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____

C. APPLICANT _____
ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____

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

2. a. The applicant proposes to establish a Data Processing Center
_____ (use)
on property legally described as Lot(s) _____
_____, Block(s) _____
of the _____ Addition.

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

Use for
Legal

All ~~that part~~ of Lot 2, Emerson Addition, Wichita, Sedgwick County, Kansas, lying West of the existing 20' North-South utility easement. (See attached site plan)

N-B
E-C
S-C
W-B

2. b. There are 4.1 acres (round to nearest tenth) in the above described property.

3. THIS PROPERTY IS LOCATED AT (ADDRESS) _____.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE Northwest CORNER OF Third AND
Waco, OR

B. ON THE _____ SIDE OF _____ (AVE.) STREET BETWEEN
_____ (AVE.) STREET AND _____ (AVE.) STREET.

4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED B
(ZONING DISTRICT CLASSIFICATION).

5. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

Applicant desires to construct a data processing center for
U. S. D. #259.

6. 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; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN
THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE)
FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND
CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE
BOARD OF ~~COUNTY~~ COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS
AT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE
REPRESENTED BY AN AGENT OR AGENTS.

U.S.D. No. 259, Sedgwick County,
State of Kansas

BY _____
AUTHORIZED AGENT (IF ANY)

BY Phillip S. Frick
AUTHORIZED AGENT (IF ANY)
Phillip S. Frick

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

7. OFFICE USE ONLY

This application was received at the Planning Department at 3:00
(AM, PM) on January 14, 1981 (day, month, year). It has been checked and
found to be complete and accompanied by required documents and the appropriate
fee of \$ 150⁰⁰.

G. Lynn Shirkley Name
Jr. Planner Title

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1	-	Emerson Addition	✓ Chisholm Crossing Development Corp., 612 Douglas Bldg., 104 S. Broadway, 67202
2	-	"	D Unified School District No. 259, 428 S. Broadway, 67202
1	1	Park Plaza 2nd Addition	X City of Wichita, 455 N. Main, 67202
32 & 34	-	Waterman's Addition to Waterman's Addition	✓ Claco Supply, Inc., 332 Riverview, 67203
South 33 and 1/3 ft. of 36 on Riverview		"	✓ Harold Perry & Shirley Ann Perry, 6406 East 11th, 67206
North 15 and 1/3 ft. of 36 & the south 15 and 2/3 ft. of 38 on Riverview		"	"
North 33 ft. of 38 & the south 8 ft. of 40 on Riverview		"	"
40 exc. the south 8 ft., and all of 42 on Riverview		"	"
44 on Riverview, exc. that part platted into Emerson Addition		"	✓ to R+R Urban Renewal Agency of Wichita, 455 N. Main, 67202
49 on Waco -		"	✓ James O. Smith & Ruby J. Smith, 640 N. Rock Rd., Apt. No. 19, 67206
51 on Waco -		"	✓ Triple J Properties Limited 337 N. Waco, 67202
53 on Waco -		"	✓ Harold Quinton Sharpe & Genevieve Esther Sharpe, 2171 Bella Vista, 67203
55, 57, & 59 on Waco		"	D Harold Perry & Shirley Ann Perry, 6406 East 11th, 67206

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
66, 68, 70, & 72 on Waco, exc. the west 10 ft. for st.	-	Waterman's Addition	✓ United States Postal Service, 7117 W. Harry, 67209
1 & 2 on Waco	-	Shield's Addition to Waterman's Addition	✓ Rounds & Porter Lumber Co., Inc., 410 N. St. Francis, 67202
1 & 2 on Waco	-	United Addition	"
3 on Waco	-	"	"
4 on Waco	-	"	"
5 & 6 on Waco	-	"	"
7 on Waco	-	"	"
8 on Waco	-	"	"
9 on Waco	-	"	"
10 & 11 on Waco	-	"	"
Strip "A" between lots 7 & 8 on Waco	-	"	"
Unplatted strip between lots 4 & 5 on Waco	-	"	"
2	1	Park Plaza 1st Addition	✓ Windsor at Barclay Square Address Unknown <i>550 W. Central, 67203</i>
Reserve C		"	✓ Urban Renewal Agency of Wichita, 455 N. Main, 67202 in care of Barclay Square, Inc., (con- tract purchaser), Address Unknown <i>550 W. Central 67203</i>
6A	1	"	✓ River Park Plaza I, Ltd. Address Unknown <i>400 W. Central 67203</i>

Lot

That part of Lots 4, 5, & 6b, Block 1, Park Plaza 1st Addition, described as: Beginning at the northerly corner of said lot 5; then along the northeasterly line of lot 5 bearing S 44°00' E, a distance of 193.46 ft.; then continuing along the northeasterly line of lot 5 bearing N 46°00' E, a distance of 142.88 ft.; then continuing along the northeasterly line of said lot 5 bearing S 44°00' E, a distance of 332.77 ft.; then continuing along the northeasterly line of lot 5 bearing N 46°00' E a distance of 72.40 ft.; then continuing along the northeasterly line of lot 5 bearing S 83°34'00" E a distance of 30 ft. to the easterly corner of lot 5; then along the easterly lines of lots 5, 4, & 6b, being a curve to the right whose chord has a bearing of S 23°14'00" W through a central angle of 33°34'00" and having a radius of 894.93 ft. a distance of 524.29 ft.; then on tangent to last course being the easterly line of said lot 6b bearing S 40°00' W a distance of 4.60 ft. to the P.C. of a curve to the left; then along said curve to the left having a radius of 409.26 ft. and through a central angle of 26°22'14" a distance of 188.35 ft. to a point of reverse curvature; then along said curve to the right having a radius of 50 ft. and through a central angle of 76°22'14" a distance of 66.64 ft.; thence on tangent to the last course being the south line of lot 6b bearing N 90°00' W a distance of 82.85; then bearing N 0°0' E a distance of 260.39 ft.; then bearing N 44°00' W a distance of 308.44 ft.; then bearing N 46°00' E a distance of 100 ft.; then bearing N 44°00' W a distance of 37.5 ft.; then bearing N 46°00' E a distance of 65.0 ft.; then bearing N 44°00' W a distance of 197.07 ft. to a point on the northwesterly line of aforesaid lot 5; then along the northwesterly line of lot 5 bearing N 48°40'55" E a distance of 29.88 ft.; then continuing along the northwesterly line of lot 5 bearing N 42°12' E a distance of 148 ft.; then continuing along the northwesterly line of lot 5 bearing N 22°57'45" E a distance of 22.38 ft. to point of beginning.

Property Owner

✓ River Park Plaza II, Ltd.
Address Unknown

400 w. central 67203

LotProperty Owner

That part of Lots 4, 5, & 6b, Block 1, Park Plaza 1st Addition, described as: Beginning at the southernmost corner of lot 6b; then along the southwesterly line of lot 6b bearing N 44°00' W a distance of 283.88 ft. to the westerly corner thereof; then along the northwesterly line of lot 6b bearing N 46°00' E a distance of 347.78 ft. to the southwesterly line of aforementioned lot 4; then along the southwesterly line of lot 4 bearing N 44°00' W a distance of 135 ft.; then continuing along the southwesterly line of lot 4 bearing N 46°00' E a distance of 15 ft.; then continuing along the southwesterly line of lot 4 bearing N 44°00' W a distance of 280.80 ft. to the westerly corner of lot 4; then along the northwesterly line of lot 4 bearing N 59°34'45" E a distance of 70.93 ft.; then continuing along the northwesterly line of lot 4 bearing N 62°34' E a distance of 139.45 ft.; then continuing along the northwesterly line of lot 4 bearing N 57°42'15" E a distance of 142 ft.; then continuing along the northwesterly line of lot 4 and lot 5 bearing N 48°40'55" E a distance of 192.56 ft.; then bearing S 44°00' E a distance of 197.07 ft.; then bearing S 46°00' W a distance of 65 ft.; then bearing S 44°00' E a distance of 37.5 ft.; then bearing S 46°00' W a distance of 100 ft.; then bearing S 44°00' E a distance of 308.44 ft.; then bearing S 0°0' E a distance of 260.39 ft. to a point on the south line of lot 6b, said point being the P.C. of a curve to the left whose tangent bears N 90°0' W; then along said curve to the left, being the south line of lot 6b, having a radius of 544.72 ft. & thru a central angle of 62°27' 04" a distance of 593.73 ft. to point of beginning.

River Park Plaza I, Ltd.
Address Unknown

page 5

We hereby certify the foregoing to be a true and correct list of the property owners within a 350 foot radius of

All of Lot 2 Lying West of the North-South
20 Foot Utility Easement in Lot 2, in Emerson
Addition, Wichita, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 16th day of January, 1981 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Sable
Vice-President

Order No. 295397
GE

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

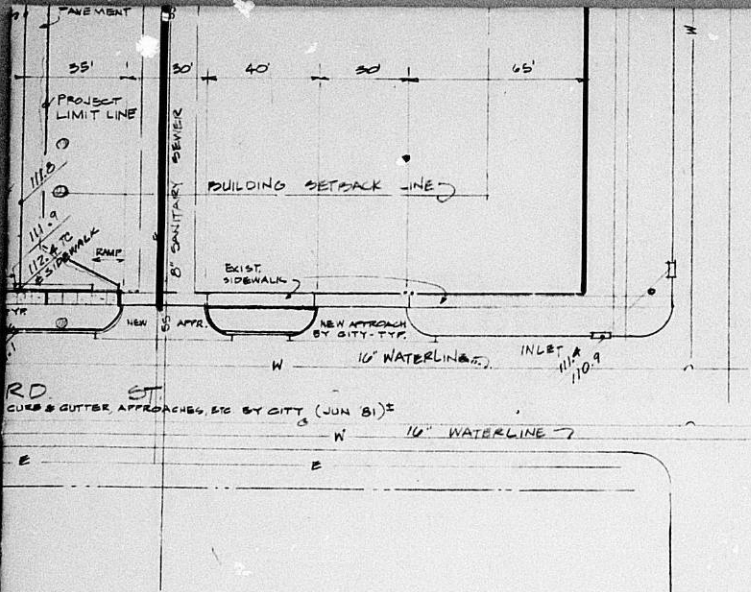
FORM 29-021

PAYMENT NOTICE
City of Wichita

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

Planning

DESCRIPTION	AMOUNT
City 100259	
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY



SITE PLAN 1" = 40'-0"

UNIFORMLY & RADIALY FROM 115.0 HIGH POINT (N END PARKING)
 ELEVATIONS TO BE VERIFIED. TRIM AS REQD FOR OPERATIONS.
 SHAPES ARE APPROXIMATE.

MATLS.

- CONC. M&B UNITS FINISH WOOD
- FACE BRICK
- P/C-PRCAGST
- CAST CONC.
- MTL STUD PARTITION
- GYP DO
- STEEL
- ALUMINUM.
- RIGD INSUL
- BATT INSUL
- PLTWOOD
- ROUGH FRAMING

DR 81-2

PARKS & PARKS ARCHITEC

316-6

67208

101 N. CLIFTON WICHITA, KANSAS

DATE 1/6/81 JOB NUMBER 81-1 REVISIONS

SHEET NUMBER

1

OF 16