

ACTION

DATE

COMMITTEE

M.A.P.C. Agreed over its  
planning 3-5-87

B.C.C./B.C.C. Approved to  
Recomm-nd 3-11-87

*[Handwritten signature]*

DR 87-4-SPECIAL USE PERMIT to construct a fire station on property zoned "AA" at the northeast corner of Lexington and Edgemoor.

DATA SHEET

Z- \_\_\_\_\_  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 DR- 87-4 \_\_\_\_\_  
 DP- \_\_\_\_\_

Amend \_\_\_\_\_  
 Case Filed: 2-24-87 \_\_\_\_\_  
 Associated Case: \_\_\_\_\_

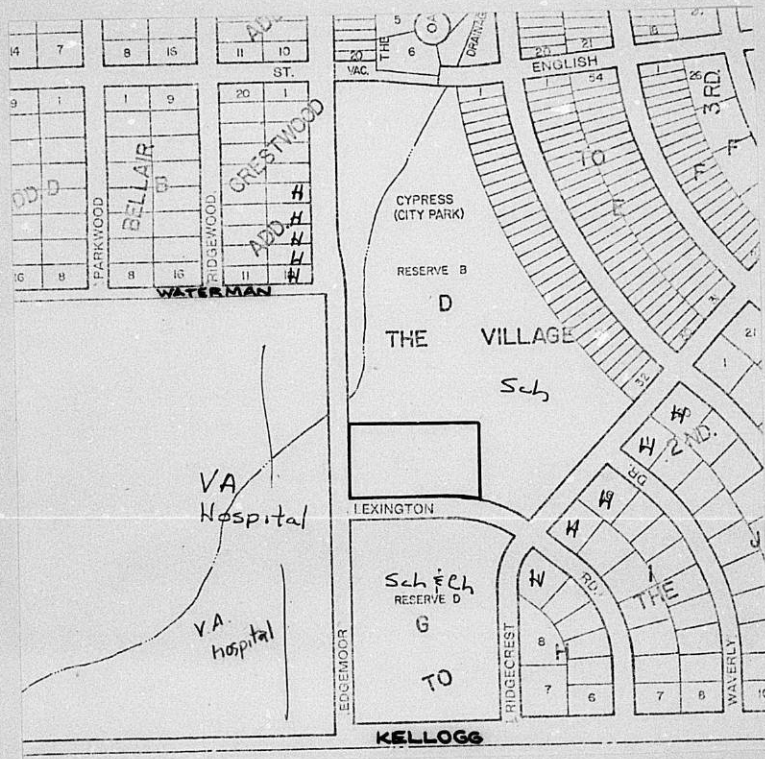
- APPLICATION DATA: Map No. 5847 B
- General Location: At the northeast corner of Edgenoor and Lexington
  - From \_\_\_\_\_ to \_\_\_\_\_
  - Proposed Use: Special Use Permit To Construct a New Fire Station (#9) on Property Zoned "AA" One-Family Dwelling District
  - DP Name: \_\_\_\_\_
  - Applicant: City of Wichita, Property Management Department  
 Address 13th Floor, City Hall Bldg., 455 North Main, Wichita 67202 Phone 268-4367
  - Agent: Steven L. Potucek, Property Manager  
 Address 13th Floor, City Hall Bldg., 455 North Main, Wichita 67202 Phone 268-4367

AREA DATA:

- Acres: 1.8 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
- Adjoining Zoning: N "AA" S "B" E "AA" W "BB"
- Land Use: North \_\_\_\_\_ East \_\_\_\_\_  
 South \_\_\_\_\_ West \_\_\_\_\_

PICTURE SHEET

PHOTO DATA:  
 Taken by CP Date 3-2-87 Time 11:15



NOTES:

LOS ANGELES, CHICAGO, LOGAN, OH  
 McNERSON, TX, LACREST GROVE, GA  
 U.S.A.

**S**  
 No. 2-153C

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

April 1, 1987

TO: Monty Robson, Superintendent of Central Inspection

FROM: Louise Olivarez, Senior Planner, Current Plans Division

SUBJECT: DR 87-4 - Special Use Permit to construct fire station at the northeast corner of Edgemoor and Lexington.

Attached for your information and files is a copy of the resolution authorizing construction of a fire station in the "AA" One-Family Dwelling District at the northeast corner of Edgemoor and Lexington. The property is in the process of being platted as Lester Foust Addition which is expected to be on the City Commission agenda April 21.

Please call if you have any questions about this matter.

LO:blw  
Attachment

PL/0192/4

RESOLUTION

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.180.4 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provision of Section 28.04.180.4 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized for a city fire station on property legally described below subject to the following condition:

CASE NO. DR 87-4

Special Use Permit to Construct a Fire Station  
on Property Zoned "AA" One-Family Dwelling District

Part of Reserve "B", Block D of the First Addition to The Village, Wichita, Sedgwick County, Kansas, more particularly described as:

Beginning at the southwest corner of said Reserve B; thence north 210 feet; thence east 382.15 feet; thence south 219.41 feet to the south line of said Reserve B; thence west along said south line 382.91 feet to beginning; except street right-of-way. (Being platted as Lot 1, Lester Foust Addition). Generally located at the northeast corner of Edgemoor and Lexington.

CONDITION OF APPROVAL:

1. Subject property shall be platted within one year after City Commission approval of the Special Use Permit or the request shall be considered denied and closed.

SECTION 2. That this Resolution shall take effect and be in force from and after recording of the associated plat (Lester Foust Addition).

ADOPTED AT WICHITA, KANSAS MAR 17 1987

Tony Casado  
TONY CASADO Mayor

ATTEST:

Dale E. Rea  
DALE E. REA Deputy City Clerk

(SEAL)

Approved as to form \_\_\_\_\_ City Attorney

plat recorded  
5-4-87

THE CITY OF WICHITA

OFFICE OF Citizen Rights & Services DATE March 10, 1987

TO Chris Cherches, City Manager

FROM Annie K. Montgomery, Citizen Rights and Services Director


SUBJECT DR 87-4: Northeast corner  
of Edgemoor and Lexington

Due to meeting schedule conflicts which occasionally occur, CPO Council "G" was unable to provide a recommendation on the captioned zoning case to the MAPC for the March 5th meeting.

CPO Council "G" considered the case at its March 9th meeting and voted 6-1 to recommend that the Special use permit to construct a Fire Station at the northeast corner of Edgemoor and Lexington be approved.

Jim Sparr, Fire Chief was present to describe the request and respond to questions. No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the City Commission when case DR 87-4 is considered.

  
Annie K. Montgomery  
CRS Director

AKM:dm

cc: Marvin S. Krout, Director of Planning  
Jack Galbraith, Chief Planner  
Louise Olivarez, Senior Planner ✓

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Commission Meeting  
March 17, 1987

Agenda Report # \_\_\_\_\_

TO: Mayor and City Commissioners

SUBJECT: DR 87-4 - REQUEST FOR SPECIAL USE PERMIT FOR A CITY  
FIRE STATION ON PROPERTY ZONED "AA" ONE-FAMILY  
DWELLING DISTRICT, LOCATED AT THE NORTHEAST CORNER  
OF EDGEMOOR AND LEXINGTON. (City of Wichita)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

-----  
MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On March 5, 1987, the MAPC held a public hearing to consider a special use permit for a fire station in the "AA" One-Family Dwelling District in accordance with Section 28.04.180 of the Zoning Ordinance. The 1.8-acre site is a portion of a platted reserve which is in three separate ownerships. A replat to create a separate building site (Lot 1, Lester Foust Addition) is in the review process. No one spoke in opposition to the application and the Planning Commission unanimously recommended approval subject to platting.

Analysis: To the north is a City Park in the "AA" district; to the east a former public school, now owned by a church, in the "AA" district; and to the south a church in the "AA" district. To the west is the Veterans Administration Hospital in the "BB" district.

Funds for relocation of Fire Station #9 from its present location at Kellogg and Dellrose to this site have been allocated in the C.I.P. The new site will afford better access to Kellogg as turns either east or west onto Kellogg from Edgemoor are permitted whereas the current site at Dellrose does not now, nor will it in the future, provide good access eastbound.

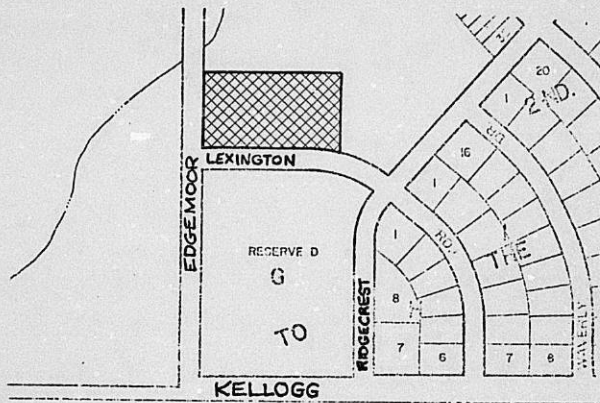
The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of the special use permit.

PL/1100/2

- Action:
1. Concur with the findings of the MAPC and approve the special use permit subject to the recommended conditions; adopt the resolution authorizing the special use permit; or
  2. Take appropriate action stating reasons.

Attachments: Area Map  
MAPC Minutes 3-05-87

PL/1100/2



DR 87-4 - REQUEST FOR SPECIAL USE PERMIT FOR A CITY FIRE STATION ON  
PROPERTY ZONED "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED AT THE  
NORTHEAST CORNER OF EDGEWOOD AND LEXINGTON.

Applicant: City of Wichita

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 5, 1987

LEGAL:

10. Case No. DR 87-4 - City of Wichita requests Special Use Permit for a City Fire Station on part of Reserve "B", Block D of the First Addition to The Village, Wichita, Sedgwick County, Kansas, more particularly described as: Beginning at the southwest corner of said Reserve B; thence north 210 feet; thence east 382.15 feet; thence south 219.41 feet to the south line of said Reserve B; thence west along said south line 382.91 feet to beginning; except street right-of-way. (Being platted as Lot 1, Lester Foust Addition). Generally located at the northeast corner of Edgemoor and Lexington.

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

Background: A special use permit for a fire station in the "AA" One-Family Dwelling District is being requested in accordance with Section 28.04.180 of the Zoning Ordinance. The 1.8-acre site is a portion of a platted reserve which is in three separate ownerships. A replat to create a separate building site (Lot 1, Lester Foust Addition) is in the review process.

Analysis: To the north is a City Park in the "AA" district; to the east a former public school, now owned by a church, in the "AA" district; and to the south a church in the "AA" district. To the west is the Veterans Administration Hospital in the "BB" district.

Funds for relocation of Fire Station #9 from its present location at Kellogg and Dellrose to this site have been allocated in the C.I.P. The new site will afford better access to Kellogg as turns either east or west onto Kellogg from Edgemoor are permitted whereas the current site at Dellrose does not now, nor will it in the future, provide good access eastbound.

A recommendation of approval should be subject to recording the associated plat within one year after approval by the Board of City Commissioners or the zone case shall be considered denied and closed. The special use permit resolution shall not be released until the plat has been recorded.

DISCUSSION:

OLIVAREZ stated that the plat for this property was approved by the Planning Commission earlier on today's agenda. Funds for this fire station relocation have been allocated in the C.I.P. and staff recommends approval of the special use request subject to recording the associated plat.

OLIVAREZ said that CPO Council "C" would consider this matter next Monday night and make their recommendation directly to the City Commission.

WALT CAMPBELL, Deputy Fire Chief, was present.

No one appeared in opposition to the request.

3-5-87  
Page 2

**MOTION:** Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff; I move that we recommend to the governing body that this application be approved. Goebel moved, Peters seconded and it carried unanimously. Banzer, Crockett and Miles were absent.

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RESOLUTION

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.180.4 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provision of Section 28.04.180.4 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized for a city fire station on property legally described below subject to the following condition:

CASE NO. DR 87-4

Special Use Permit to Construct a Fire Station  
on Property Zoned "AA" One-Family Dwelling District

Part of Reserve "B", Block D of the First Addition to The Village, Wichita, Sedgwick County, Kansas, more particularly described as:

Beginning at the southwest corner of said Reserve B; thence north 210 feet; thence east 382.15 feet; thence south 219.41 feet to the south line of said Reserve B; thence west along said south line 382.91 feet to beginning; except street right-of-way. (Being platted as Lot 1, Lester Foust Addition). Generally located at the northeast corner of Edgemoor and Lexington.

CONDITION OF APPROVAL:

1. Subject property shall be platted within one year after City Commission approval of the Special Use Permit or the request shall be considered denied and closed.

SECTION 2. That this Resolution shall take effect and be in force from and after recording of the associated plat (Lester Foust Addition).

ADOPTED AT WICHITA, KANSAS \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(SEAL)

\_\_\_\_\_  
Approved as to form City Attorney



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

March 6, 1987

Steve Potucek  
City of Wichita  
455 North Main, 13th Floor  
Wichita, Kansas 67202

Re: DR 87-4 - Request for Special Use Permit for a city fire station on property zoned "AA" One-family Dwelling District, located at the northeast corner of Edgemoor and Lexington.

Dear Steve:

At its regular meeting on March 5, 1987, the Metropolitan Area Planning Commission considered the above-captioned special use request. The action of the Planning Commission was to recommend that this application be approved subject to recording the associated plat within one year after approval by the Board of City Commissioners or the special permit shall be considered denied and closed. The special permit resolution shall not be released until the plat has been recorded.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on March 17, 1987. This meeting will 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

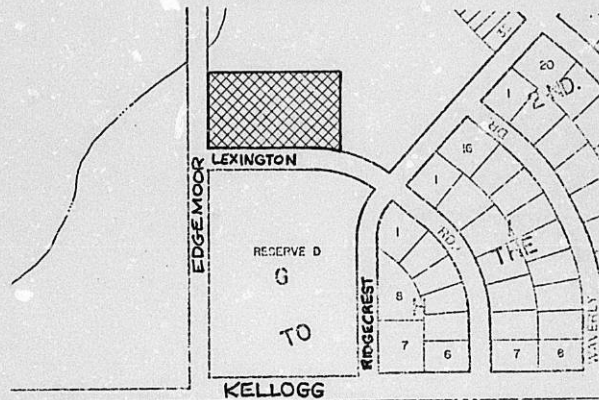
JHG/lw

cc: Chief Jim Sparr  
Deputy Fire Chief Walt Campbell

DR 87-4 A L

MARCH 5, 1987

STAFF REPORT



DR 87-4 - REQUEST FOR SPECIAL USE PERMIT FOR A CITY FIRE STATION ON PROPERTY ZONED "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED AT THE NORTHEAST CORNER OF EDGEMOOR AND LEXINGTON.

Applicant: City of Wichita

	<u>Land Use</u>	<u>Zoning</u>	<u>Size</u>
Application Area	Undeveloped	"AA"	1.8 acres
North	City park	"AA"	
South	Church	"AA"	
East	Former public school building	"AA"	
West	V.A. Hospital	"BB"	

History: None.

Background: A special use permit for a fire station in the "AA" One-Family Dwelling District is being requested in accordance with Section 28.04.180 of the Zoning Ordinance. The 1.8-acre site is a portion of a platted reserve which is in three separate ownerships. A replat to create a separate building site (Lot 1, Lester Foust Addition) is in the review process.

Analysis: To the north is a City Park in the "AA" district; to the east a former public school, now owned by a church, in the "AA" district; and to the south a church in the "AA" district. To the west is the Veterans Administration Hospital in the "BB" district.

Funds for relocation of Fire Station #9 from its present location at Kellogg and Dellrose to this site have been allocated in the C.I.P. The new site will afford better access to Kellogg as turns either east or west onto Kellogg from Edgemoor are permitted whereas the current site at Dellrose does not now, nor will it in the future, provide good access eastbound.

A recommendation of approval should be subject to recording the associated plat within one year after approval by the Board of City Commissioners or the zone case shall be considered denied and closed. The rezoning ordinance shall not be published until the plat has been recorded.

CASE NO. DR 87-4

3 Notices to adjoining property owners mailed on  
2-24-87 for MAPC meeting on 3-5-87 and CPO  
Council "G" meeting on 3-9-87.

1 One to Applicant/Agent.

1 One to Board of Park Commissioners. (*adjacent owner*)

3 One each to CPO, Carl Gipson and Karen Crook.

3 One each to Louise, Barbara and Glen.

1 One to Jim Sparr, Chief, Fire Dept.

12

TOTAL

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

February 24, 1987

NOTICE OF PUBLIC HEARING

Case No.: DR 87-4.

Location: At the northeast corner of Edgemoor and Lexington.

Address: 350 South Edgemoor.

Request: Special Use Permit to Construct a Fire Station on Property Zoned "AA" One-Family Dwelling District.

A public hearing to consider the above noted request has been scheduled before the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) on Thursday,

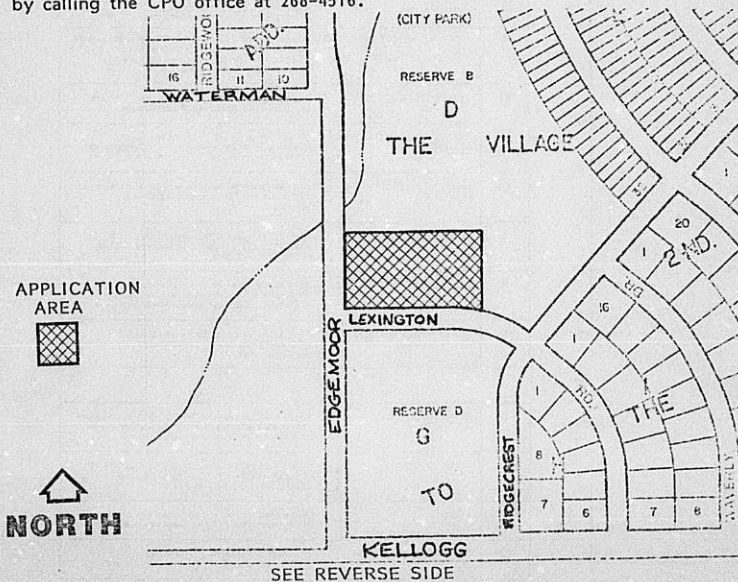
MARCH 5, 1987

The meeting will begin at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. If you have no interest in or objection to the request, you have no obligation to appear at the public hearing.

If you have any questions or wish additional information about this case, please call the Planning Office at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "G" will consider this case at their meeting to be held on Monday, March 9, 1987, at 7:00 p.m., in the Education Building at East Heights United Methodist Church, 4407 East Douglas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



CASE NO. DR 87-4

Special Use Permit to Construct a Fire Station  
on Property Zoned "AA" One-Family Dwelling District

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Beginning at the southwest corner of said Reserve B; thence north 210 feet; thence east 382.15 feet; thence south 219.41 feet to the south line of said Reserve B; thence west along said south line 382.91 feet to beginning; except street right-of-way. (Being platted as Lot 1, Lester Foust Addition). Generally located at the northeast corner of Edgemoor and Lexington.

Most Restrictive

Least Restrictive

Special Districts

DISTRICT	NAME OF DISTRICT AND USES PERMITTED (FOR COMPLETE REGULATIONS AND EXCEPTIONS - SEE TEXT OF ORDINANCE)	
AA	ONE FAMILY DWELLINGS	One family dwellings, parks, schools, libraries, golf courses, nurseries, churches
A	TWO FAMILY DWELLINGS	Uses permitted in "AA" district and two family dwellings, care homes (5 or less)
RB	FOUR FAMILY DWELLINGS	Any use permitted in "AA" or "A" districts and four family dwellings
R-5	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 17.5 dwelling units per acre
R-6	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 20 dwelling units per acre
B	MULTIPLE FAMILY DWELLING	Any use permitted in more restrictive districts and multiple family dwellings, boarding houses, medical offices, hospitals, greenhouses, parking lots. Density: 75 dwelling units per acre
BB	OFFICE DISTRICT	Any uses permitted in more restrictive districts any general offices, medical laboratories
OC	OFFICE COMMERCIAL DISTRICT	Offices, limited retail and service uses operated within a building, and residential uses as permitted in the "R-5" district
LC	LIGHT COMMERCIAL DISTRICT	Any use permitted in more restrictive districts and purely retail business operated in a building
C	COMMERCIAL DISTRICT	Uses permitted in more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
E	LIGHT INDUSTRIAL DISTRICT	All industrial and commercial uses except those most offensive because of noise, dust, odors and smoke; and except residential uses
F	HEAVY INDUSTRIAL DISTRICT	Any use, some conditional upon specific approval of City Commission; except residential uses

D	CENTRAL BUSINESS DISTRICT	Those uses permitted in the "C" district and more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
G	MOBILE HOME	Mobile home park when complying with Title 26 of the City Code, schools, churches, parks, day nurseries, home occupations
U	UNIVERSITY	Universities, colleges, seminaries and other institutions of learning and related uses
CUP	COMMUNITY UNIT PLAN	Commercial residential. Permits those uses approved as part of a total development plan

LEGAL FOR NOTICE

CASE NO. DR 87-4

Special Use Permit to Construct a Fire Station  
on Property Zoned "AA" One-Family Dwelling District

Part of Reserve "B", Block D of the First Addition to The Village, Wichita,  
Sedgwick County, Kansas, more particularly described as:

Beginning at the southwest corner of said Reserve B; thence north 210 feet;  
thence east 382.15 feet; thence south 219.41 feet to the south line of said  
Reserve B; thence west along said south line 382.91 feet to beginning; except  
street right-of-way. (Being platted as Lot 1, Lester Foust Addition). Gener-  
ally located at the northeast corner of Edgemoor and Lexington.

PL/0104/4

DR 87-4

APPLICATION FOR SPECIAL PERMIT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

This is an application for a Special 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. The names of the owners of all property included in this application must be listed as applicants. Contract purchasers, leasees or others directly associated with the property may also be listed if they desire to be advised of the proceedings.

A. APPLICANT City of Wichita, Kansas
ADDRESS Property Management, 455 N. Main 13th Floor Zip Code 67202 PHONE 268-4367
AGENT Steven L. Potucek, Property Manager

ADDRESS 13th Floor, 455 N. Main Zip Code 67202 PHONE 268-4367

B. APPLICANT
ADDRESS Zip Code PHONE
AGENT

ADDRESS Zip Code PHONE

C. APPLICANT
ADDRESS Zip Code PHONE
AGENT

ADDRESS Zip Code PHONE

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

- 2. A. The applicant proposes to establish a Fire Station (#9)

(use)

on property zoned AA and legally described as Lot(s) Part of Reserve "B", Block (8) D

of the First Addition to The Village, more particularly described as: Addition

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

Beginning at the southwest corner of said Reserve B; thence north 210 feet; thence east 382.15 feet; thence south 29.41 feet to the southline of said Reserve B; thence west along said southline 382.91 feet to beginning; except street right-of-way. (Being platted as Lot P, Lester Farm Addition).

- B. There are 1.8 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 5847 B Zoning (N) AA (S) B (E) AA (W) BB MAPC 3-5-87

CPO "G" March 9

3. <sup>A</sup>X This property is located at (address) 350 S. Edgemoor

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the Northeast corner of Edgemoor and Lexington, OR

B. On the \_\_\_\_\_ side of \_\_\_\_\_ (Ave.) Street between \_\_\_\_\_ (Ave.) Street and \_\_\_\_\_ (Ave.) Street.

The property included in this application is zoned AA (ZONING DISTRICT CLASSIFICATION).

4. We request this special permit for the following reasons: to construct new fire station #9 which will provide safety services to the Citizens of Wichita, Kansas.

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

Steven L. Potucek For the City of Wichita, Kansas  
APPLICANT'S SIGNATURE AUTHORIZED AGENT (IF ANY)  
Steven L. Potucek, Real Property Manager

BY \_\_\_\_\_ AUTHORIZED AGENT (IF ANY)  
APPLICANT'S SIGNATURE

BY \_\_\_\_\_ AUTHORIZED AGENT (IF ANY)  
APPLICANT'S SIGNATURE

OFFICE USE ONLY

This application was received at the Planning Department at 10  
(AM, PM) on 2-24-87 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ none required

Louise Olverson Name  
Senior Planner Title

THE CITY OF WICHITA  
OFFICE OF THE FIRE CHIEF

DATE January 26, 1987

TO Marvin Krout, Planning Director  
FROM Jim E. Sparr, Fire Chief

SUBJECT Zoning for Station #9  
Edgemoor and Lexington

Thank you for your memo of January 21st regarding the zoning requested for the Fire Station at Edgemoor and Lexington. The Fire Department and the Architect are both aware of the zoning requirements and we will be working with you now that we have a contract approved to proceed.

*Jim E. Sparr*  
Jim E. Sparr  
Fire Chief

JES/gc

cc: Chris Cherches, City Manager

RECEIVED

JAN 27 1987

METROPOLITAN PLANNING  
ROUTE  *Jack House*

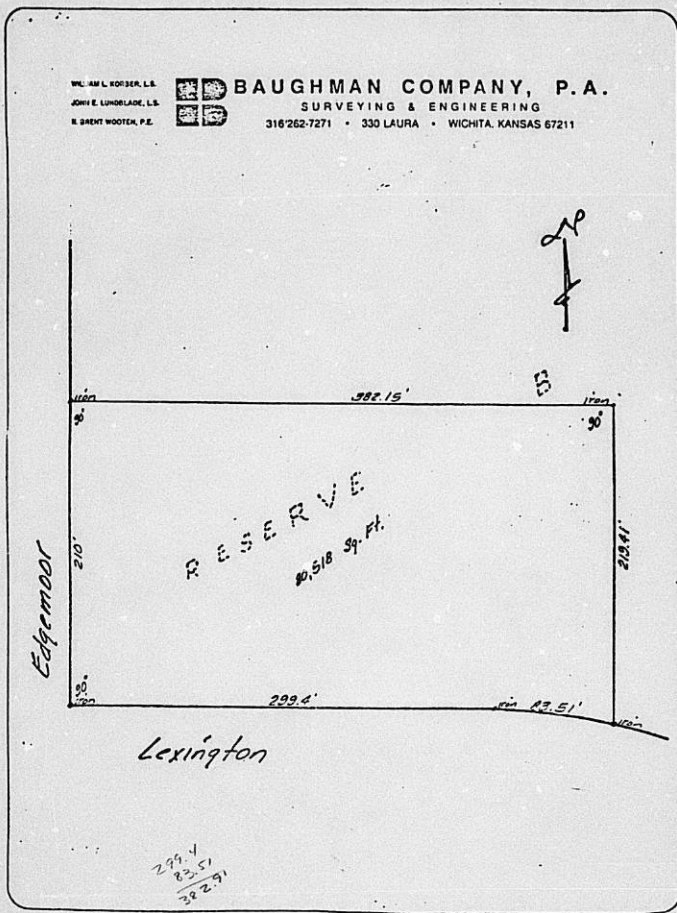
*Floyd Crawford of the Fire Dept picked up a Special Use application and a S/D application 1-29-87. No application fees will be required. LC.*



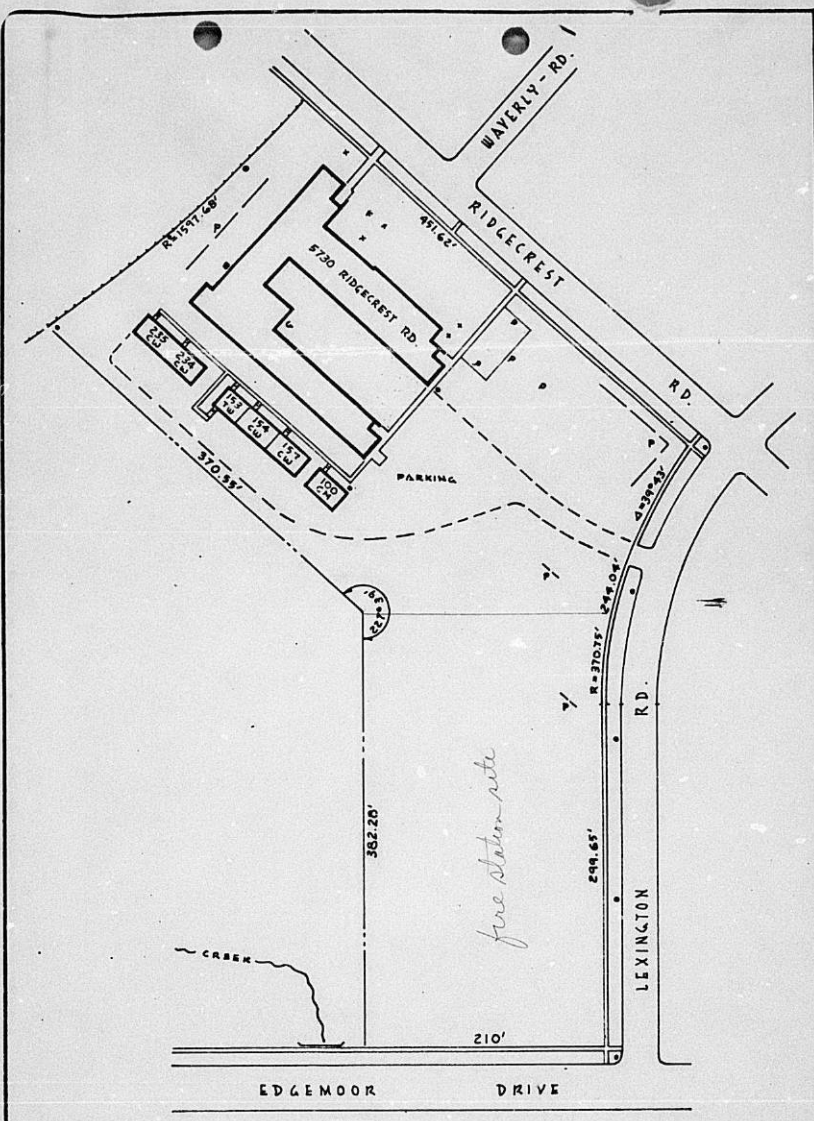
WILLIAM L. KOEHLER, L.S.  
JOHN E. LINDLAKER, L.S.  
B. BRENT WOOTEN, P.E.



**BAUGHMAN COMPANY, P.A.**  
SURVEYING & ENGINEERING  
316 262-7271 • 330 LAURA • WICHITA, KANSAS 67211



60' 1/2" 159.205



*fire station site*

1" = 100'



ELEMENTARY

FABRIQUE 24

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

January 21, 1987

TO: Jim E. Sparr, Fire Chief  
FROM: Marvin S. Krout, Director of Planning  
SUBJECT: New fire station at Edgemoor and Lexington

Earlier this week, the City Manager asked me to review the proposed contract for architectural services for the new fire station at the northeast corner of Edgemoor and Lexington. I noticed the proposed timetable, and asked my staff to determine if any zoning or platting was going to be required. The property is zoned the "AA" one-family dwelling district; however, the City Commission is authorized to grant special permits for governmental uses in any zoning district. The policy is for the Planning Commission to hold a public hearing and make a recommendation to the City Commission regarding the appropriateness of the special permit. This procedure takes approximately 60 days.

If the site for the station is only a portion of a platted lot (or reserve), a lot split or replat is required before building permits can be issued. The Planning Department can process a lot split administratively in about one week's time if the original lot is in no more than two ownerships. If the lot is in more than two ownerships, a replat is necessary and would take a minimum of 60 days. A lot split or replat can be processed simultaneously with the special permit application.

We will work with you to process the necessary applications as quickly as possible.

MSK/LO:blw

cc: Chris Cherches, City Manager

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE  
KEY: -C -18143- RE 17 JLL

BOARD OF PARK COMM

455 N. MAIN  
WICHITA KS 67202 6702  
RESERVE B & 1/2 VAD ST ADJ ON N EXC  
BEG SW COR N 210 FT E 382.15 FT NE  
370.55 FT SE TO SW COR LOT 32 SW  
451.47 FT NW & W TO BEG & EXC BEG  
210 FT N SW COR N 60 FT SELY 60.01  
FT W 1.11 FT TO BEG DED. FOR ST.  
BLOCK D  
1ST. ADD. TO THE VILLAGE  
EXEMPT 609-1

PROPERTY ADDRESS

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE  
KEY: -C -18144- RE 17 JLL

REDEEMER EVANGELICAL LUTHERAN CHURCH

5620 E. KELLOGG  
WICHITA KS 67218 6702  
BEG 210 FT N & 382.15 FT E SW COR  
RES B TH NE 370.55 FT TO NW COR  
LOT 25 SE TO SW COR LOT 32 SW  
451.47 FT NMLY ALG SLY LI TO PT S  
OF BEG N 219.41 FT TO BEG  
BLOCK D  
1ST. ADD. TO THE VILLAGE  
EXEMPT NO. 3942-86-TX

PROPERTY ADDRESS  
5730 RIDGECREST

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE  
KEY: -C -18144-0001- RE 17 JLL

CITY OF WICHITA

455 N. MAIN  
WICHITA KS 67202 6702  
BEG SW COR RES B N 210 FT E 382.15  
FT S 219.41 FT TO S LI WLY 382.91  
FT TO BEG EXC BEG SW COR N 210 FT E  
1.11 FT SELY TO S LI W 5 FT TO BEG  
DED. FOR ST.  
BLOCK D  
1ST. ADD. TO THE VILLAGE  
EXEMPT 798-86-TX

PROPERTY ADDRESS

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE  
KEY: -C-18143- RE 17 JLL

BOARD OF PARK COMM

PROPERTY ADDRESS

①  
455 N. MAIN KS 67202 6702  
WICHITA  
RESERVE B & 1/2 VAC ST ADJ ON N EXC  
BEG SW COR N 210 FT E 382.15 FT NE  
370.55 FT SE TO SW COR LOT 32 SW  
451.47 FT NW & W TO BEG & EXC BEG  
210 FT N SW COR N 20 FT S ELY 60.01  
FT W 1.11 FT TO BEG DED. FOR ST.  
BLOCK D  
1ST. ADD. TO THE VILLAGE  
EXEMPT 609-1

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE  
KEY: -C-18144- RE 17 JLL

② REDEEMER EVANGELICAL LUTHERAN CHURCH

PROPERTY ADDRESS  
5730 RIDGECREST

5620 E. KELLOGG KS 67218 6702  
WICHITA  
BEG 210 FT N & 382.15 FT E SW COR  
RES B TH NE 370.55 FT TO NW COR  
LOT 25 SE TO SW COR LOT 32 SW  
451.47 FT NWLY ALG SLY LI TO PT S  
OF BEG N 219.41 FT TO BEG  
BLOCK D  
1ST. ADD. TO THE VILLAGE  
EXEMPT NO. 3942-86-TX

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE  
KEY: -C-18144-0001- RE 17 JLL

CITY OF WICHITA

PROPERTY ADDRESS

*application area*  
455 N. MAIN KS 67202 6702  
WICHITA  
BEG SW COR RES B N 210 FT E 382.15  
FT S 219.41 FT TO S LI WLY 382.91  
FT TO BEG EXC BEG SW COR N 210 FT E  
1.11 FT SELY TO S LI W 5 FT TO BEG  
DED. FOR ST.  
BLOCK D  
1ST. ADD. TO THE VILLAGE  
EXEMPT 798-86-TX

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE  
KEY: -C-20072- RE 17 JLL

REDEEMER EVANGELICAL LUTHERAN CHURCH

PROPERTY ADDRESS  
401 RIDGECREST

*sub*  
5620 E. KELLOGG  
WICHITA KS 67218 6702  
RESERVE D EXC S 210 FT & EXC BEG NW  
COR S 270 FT NE TO N LI W 7 FT TO  
BEG TO CITY OF WICHITA  
BLOCK G  
2ND. ADD. TO THE VILLAGE  
EXEMPT 2817-0

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE  
KEY: -C-20072-0001- RE 17 JLL

*sub*  
REDEEMER EVANGELICAL LUTHERAN CHURCH

PROPERTY ADDRESS  
5620 E KELLOGG

5620 E KELLOGG  
WICHITA KS 67218 6702  
S 210 FT RESERVE D  
BLOCK G  
2ND. ADD. TO THE VILLAGE  
EXEMPT 2816-0

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE  
KEY: -C-11164- RE 17 JLL

U-S OF A *(3)* Veterans Administration Hospital  
5500 E. Kellogg 67218

PROPERTY ADDRESS  
5302 E KELLOGG ?

SE 1/4 SW 1/4 & BEG SE COR SW 1/4  
SW 1/4 W 153.91 FT NWLY ALG BLECKLEY  
FT. TO PT 110.81 FT S OF N LI SW 1/4  
SW 1/4 N 110.81 FT E 492.7 FT TO NE  
COR SW 1/4 SW 1/4 S TO BEG EXC STS.  
SEC 24-27-1E

*Louise -*  
*(4)* You may want to contact  
John Bell, District Counsel  
Veterans Administration  
901 George Washington Blvd

CITY OF WICHITA

Route Slip

(PLEASE CIRCLE DESTINATION)

- |                             |                           |                                |
|-----------------------------|---------------------------|--------------------------------|
| <b>Administration</b>       | <b>Credit Union</b>       | <b>Operations/Maint. Dept.</b> |
| Budget & Mgmt.              | <b>Emergency Com.</b>     | Admin. Research                |
| Contracts Admin.            | <b>Fire Department</b>    | Construction                   |
| Controller                  | <b>Health Department</b>  | Fleet Maintenance              |
| DPI/OA Support              | <b>Housing/Econ. Dev.</b> | Flood Control                  |
| Purchasing                  | Admin. & Finance          | Litter Control                 |
| Microfilm                   | Central Inspection        | Street Services                |
| Print Shop                  | Energy Resources          | Traffic Engineering            |
| Stores/Mail Room            | Industrial Development    | <b>Park Department</b>         |
| Ret. & Insurance            | Local Housing Authority   | <b>Planning Department</b>     |
| Treasurer                   | <b>Human Resources</b>    | Design                         |
| <b>Airport Authority</b>    | Admin. Services           | Graphics                       |
| <b>Art Museum</b>           | Neighborhood Services     | <b>Police Department</b>       |
| <b>City Commission</b>      | Planning/Evaluation       | <b>Water Department</b>        |
| <b>City Manager</b>         | <b>Law Enforcement</b>    | Water Billing                  |
| City Clerk                  | Library                   | Engineering                    |
| Personnel                   | M.T.A.                    | Fire Plant                     |
| Public Affairs              | Municipal Court           | Maintenance Services           |
| CPO                         |                           | Sewer Maintenance              |
| Citizen Rights & Services   |                           | Water Pol. Control             |
| <b>Community Facilities</b> |                           | <b>County Data Processing</b>  |
| Building Services           |                           | <b>Courthouse</b>              |
| Century II                  |                           |                                |
| OmniSphere                  |                           |                                |

RECEIVED

FEB 02 1987

METROPOLITAN

ROUTE  \_\_\_\_\_

\_\_\_\_\_

For Louise Olivarez

For your information  For your comments

MESSAGE:

Signed [Signature] Date 2/2/87

Signal # 000-013 JAN 84

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 5, 1987

LEGAL:

10. Case No. DR 87-4 - City of Wichita requests Special Use Permit for a City Fire Station on part of Reserve "B", Block D of the First Addition to The Village, Wichita, Sedgwick County, Kansas, more particularly described as: Beginning at the southwest corner of said Reserve B; thence north 210 feet; thence east 382.15 feet; thence south 219.41 feet to the south line of said Reserve B; thence west along said south line 382.91 feet to beginning; except street right-of-way. (Being platted as Lot 1, Lester Foust Addition). Generally located at the northeast corner of Edgemoor and Lexington.

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

**Background:** A special use permit for a fire station in the "AA" One-Family Dwelling District is being requested in accordance with Section 28.04.180 of the Zoning Ordinance. The 1.8-acre site is a portion of a platted reserve which is in three separate ownerships. A replat to create a separate building site (Lot 1, Lester Foust Addition) is in the review process.

**Analysis:** To the north is a City Park in the "AA" district; to the east a former public school, now owned by a church, in the "AA" district; and to the south a church in the "AA" district. To the west is the Veterans Administration Hospital in the "BB" district.

Funds for relocation of Fire Station #9 from its present location at Kellogg and Dellrose to this site have been allocated in the C.I.P. The new site will afford better access to Kellogg as turns either east or west onto Kellogg from Edgemoor are permitted whereas the current site at Dellrose does not now, nor will it in the future, provide good access eastbound.

A recommendation of approval should be subject to recording the associated plat within one year after approval by the Board of City Commissioners or the zone case shall be considered denied and closed. The special use permit resolution shall not be released until the plat has been recorded.

DISCUSSION:

OLIVAREZ stated that the plat for this property was approved by the Planning Commission earlier on today's agenda. Funds for this fire station relocation have been allocated in the C.I.P. and staff recommends approval of the special use request subject to recording the associated plat.

OLIVAREZ said that CPO Council "G" would consider this matter next Monday night and make their recommendation directly to the City Commission.

WALT CAMPBELL, Deputy Fire Chief, was present.

No one appeared in opposition to the request.

3-5-87  
Page 2

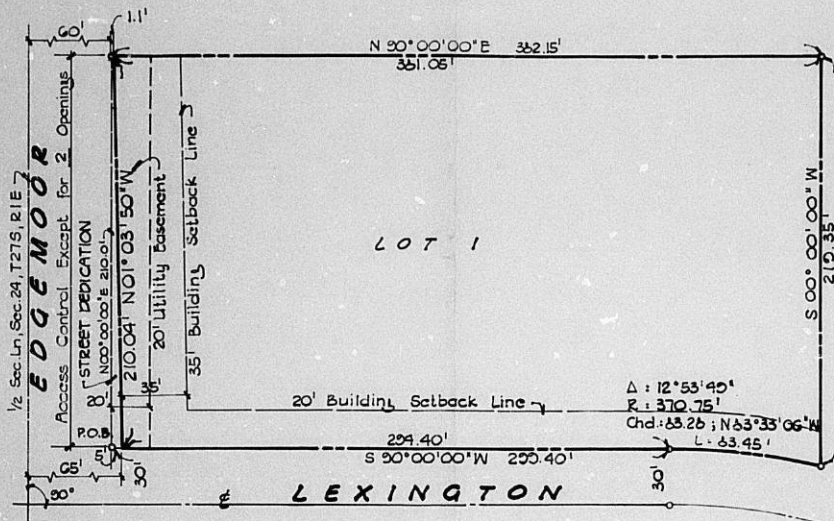
MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff; I move that we recommend to the governing body that this application be approved. Goebel moved, Peters seconded and it carried unanimously. Banzer, Crockett and Miles were absent.

-----

PL/1108/2

# LESTER FOUST ADDITION

WICHITA, KANSAS



1" = 60'  
o = Iron

State of Kansas } ss.  
Sedgewick County } We, Boy  
in aforesaid county and state  
have surveyed and platted "L  
Wichita, Kansas and that the co  
correct exhibit of the property  
being a replat of that part  
Addition of The Village, an a  
Sedgewick County, Kansas, desc  
west corner of Reserve "B", in  
the intersection of the east li  
north line of Lexington Road  
line of said Reserve "B", a dis  
at right angles with the west  
distance of 352.15 feet to a p  
the southeasterly line of sai  
parallel with the west line  
southerly line of said Reser  
the southerly line of said  
beginning; except that part  
Southwest corner of said Res  
the west line of said Reser  
thence east at right angles  
"B", a distance of 1.1 feet; the  
210.04 feet to a point on the  
Reserve "B"; said point bei  
west corner thereof; thence  
to the point of beginning.  
to Edgemoor Drive as granted  
hereby vacated by virtue of  
situated in the Southwest  
Section 24, Township 27 south,  
Sedgewick County, Kansas.

This plat of "LESTER FOUST ADDITION",  
Wichita, Kansas, has been submitted to, and approved by the  
Wichita-Sedgewick County Metropolitan Area Planning Commission,  
Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_.  
Wichita-Sedgewick County Metropolitan Area Planning Commission

\_\_\_\_\_  
John Terry Moore Chairman

\_\_\_\_\_  
Marvin S. Krout Secretary

This plat approved and all dedications  
shown hereon accepted by the Board of Commissioners of  
the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_  
198\_\_\_\_.

\_\_\_\_\_  
Tary Casado Mayor

\_\_\_\_\_  
Dale E. Bea Deputy City Clerk

Entered on transfer record this \_\_\_\_\_  
day of \_\_\_\_\_ 198\_\_\_\_.

\_\_\_\_\_  
Dan Wright County Clerk

Know all  
We, the undersigned, have our  
surveyors certificate to be pla  
as "LESTER FOUST ADDITION"  
casements are hereby granted  
and maintenance of all public  
access to or from Edgemoor Dr  
Wichita, Kansas.

This plat of "LESTER FOUST ADDITION",  
Wichita, Kansas, has been submitted to, and approved by the  
Wichita-Sedgewick County Metropolitan Area Planning Commission,  
Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 19b\_\_\_\_.  
Wichita-Sedgewick County Metropolitan Area Planning Commission

\_\_\_\_\_  
John Terry Moore Chairman

\_\_\_\_\_  
Marvin S. Krout Secretary

This plat approved and all dedications  
shown hereon accepted by the Board of Commissioners of  
the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_  
19b\_\_\_\_.

\_\_\_\_\_  
Tony Casado Mayor

\_\_\_\_\_  
Dale E. Baa Deputy City Clerk

Entered on transfer record this \_\_\_\_\_  
day of \_\_\_\_\_ 19b\_\_\_\_.

\_\_\_\_\_  
Don Wright County Clerk

State of Kansas } ss.  
Sedgewick County } This is to certify that this plat has  
been filed for record in the office of the Register of Deeds  
this \_\_\_\_\_ day of \_\_\_\_\_ 19b\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.;  
and is duly recorded.

\_\_\_\_\_  
Pat Kattler Register of Deeds

\_\_\_\_\_  
Ed Rosa Deputy

north line of Lexington Road  
line of said Reserve "B", a distance of 352.15 feet to a point  
at right angles with the north line of said Reserve "B";  
thence south a distance of 352.15 feet to a point on the  
the southeasterly line of said Reserve "B", a distance of 7.1 feet  
parallel with the west line of said Reserve "B";  
southerly line of said Reserve "B", a distance of 210.07 feet  
the southerly line of said Reserve "B", beginning, except that part  
Southwest Corner of said Reserve "B", thence east at right angles  
thence east at right angles with the west line of said Reserve "B",  
"B", a distance of 7.1 feet to a point on the west line of said Reserve  
210.07 feet to a point on the west line of said Reserve "B"; said point being  
west corner thereof; thence south a distance of 352.15 feet to the  
to the point of beginning; thence east at right angles with the  
hereby vacated by virtue of the plat of said Reserve "B", Section 24,  
Section 24, Township 27 south, Range 10 west, Sedgewick County,  
Sedgewick County, Kansas.

\_\_\_\_\_  
Date

Know all men that we, the undersigned, have caused this plat to be  
surveyors certificate to be placed on file in the office of the Register of Deeds  
as "LESTER FOUST ADDITION" and all dedications and easements are hereby granted  
and maintenance of all public utilities and access to or from Edgemoor Drive  
of Lot 1 are hereby granted; however, that Lot 1 shall have two (2) points as shall be determined  
Wichita, Kansas.

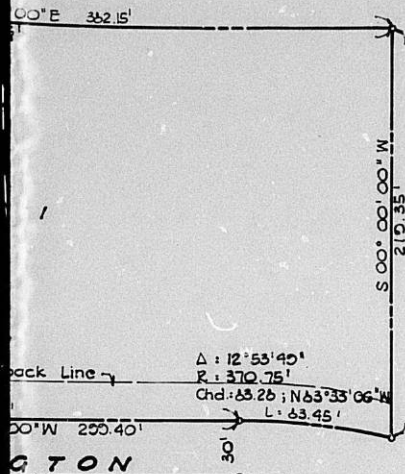
City of Wichita, Kansas

State of Kansas } ss.  
Sedgewick County } The foregoing plat was filed before me this \_\_\_\_\_ day of \_\_\_\_\_  
Mayor, and Dale E. Baa, Deputy City Clerk, of the City of Wichita, Kansas, on behalf of the

My appointment expires: \_\_\_\_\_

# LESTER FOUST ADDITION

WICHITA, KANSAS



1" = 60'  
0" Iron

State of Kansas } ss.  
Sedgewick County }

We, Baughman Company, P.A., surveyors in aforesaid county and state do hereby certify that we have surveyed and plotted "LESTER FOUST ADDITION", Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of that part of Reserve "B", Block "D", First Addition of The Village, an addition to the City of Wichita, Sedgewick County, Kansas, described as: Beginning at the southwest corner of Reserve "B", in said Block "D"; said point being the intersection of the east line of Edgemoor Drive and the north line of Lexington Road; thence north along the west line of said Reserve "B", a distance of 210 feet; thence east at right angles with the west line of said Reserve "B", a distance of 362.15 feet to a point 300 feet northwest of the southeasterly line of said Reserve "B"; thence south parallel with the west line of said Reserve "B" to the southerly line of said Reserve "B"; thence westerly along the southerly line of said Reserve "B" to the point of beginning; except that part described as: Beginning at the southwest corner of said Reserve "B"; thence north along the west line of said Reserve "B", a distance of 210 feet; thence east at right angles to the west line of said Reserve "B", a distance of 1.1 feet; thence southerly, a distance of 210.04 feet to a point on the southerly line of said Reserve "B"; said point being 5 feet east of the southwest corner thereof; thence west, a distance of 5 feet to the point of beginning. The abutters rights of access to Edgemoor Drive as granted on Film \_\_\_\_\_, Range \_\_\_\_\_ are hereby vacated by virtue of K.S.A. 12-512(b). Being situated in the southwest corner of the southeast 1/4 of Section 24, Township 27 south, Range 1 east of the 6th P.M., Sedgewick County, Kansas.

of "LESTER FOUST ADDITION",  
submitted to, and approved by the  
Metropolitan Area Planning Commission,

\_\_\_\_\_  
Metropolitan Area Planning Commission

\_\_\_\_\_  
Chairman  
John Terry Moore

\_\_\_\_\_  
Secretary  
Marvin S. Ernst

approved and all dedications  
Board of Commissioners of  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Mayor  
Tony Casado

\_\_\_\_\_ Date

\_\_\_\_\_  
Deputy City Clerk  
Alice E. Baa

\_\_\_\_\_  
Surveyor  
Mark A. Savoy

on transfer record this \_\_\_\_\_

\_\_\_\_\_  
County Clerk  
Don Wright

Know all men by these presents that  
We, the undersigned, have caused the land described in the  
surveyors certificate to be plotted into a lot to be known  
as "LESTER FOUST ADDITION", Wichita, Kansas. The utility  
easements are hereby granted as indicated for the construction  
and maintenance of all public utilities. All abutters rights of  
access to a farm Edgemoor Drive over and across the west line

of "LESTER FOUST ADDITION",  
submitted to, and approved by the  
Metropolitan Area Planning Commission,

\_\_\_\_\_ 19\_\_  
Metropolitan Area Planning Commission

\_\_\_\_\_ Chairman  
John Terry Moore

\_\_\_\_\_ Secretary  
Marvin S. Krout

approved and all dedications  
Board of Commissioners of  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_ Mayor  
Tony Casado

\_\_\_\_\_ Deputy City Clerk  
Dale E. Rea

on transfer record this \_\_\_\_\_

\_\_\_\_\_ County Clerk  
Don Wright

to certify that this plat has  
office of the Register of Deeds  
19\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.;

\_\_\_\_\_ Register of Deeds  
at Kattler

\_\_\_\_\_ Deputy  
Ed Ross

northern line of Lexington Road, thence north along the west  
line of said Reserve "B", a distance of 210 feet; thence east  
at right angles with the west line of said Reserve "B", a  
distance of 332.15 feet to a point 300 feet northwest of  
the southeasterly line of said Reserve "B"; thence south  
parallel with the west line of said Reserve "B" to the  
southerly line of said Reserve "B"; thence westerly along  
the southerly line of said Reserve "B" to the point of  
beginning; except that part described as: Beginning at the  
Southwest Corner of said Reserve "B"; thence north along  
the west line of said Reserve "B", a distance of 210 feet;  
thence east at right angles to the west line of said Reserve  
"B", a distance of 7.1 feet; thence southerly, a distance of  
210.07 feet to a point on the southerly line of said  
Reserve "B"; said point being 5 feet east of the South-  
west Corner thereof; thence west, a distance of 5 feet  
to the point of beginning. The abutters rights of access  
to Edgemoor Drive as granted on Film \_\_\_\_\_, Range \_\_\_\_\_ are  
hereby vacated by virtue of K.S.A. 12-512(b). Being  
situated in the Southwest Corner of the Southeast 1/4 of  
Section 24, Township 27 south, Range 1 east of the 6th P.M.,  
Sedgewick County, Kansas.

Baughman Company, P.A.

\_\_\_\_\_ Date

\_\_\_\_\_ Surveyor  
Mark A. Savoy

Know all men by these presents that  
We, the undersigned, have caused the land described in the  
surveyors certificate to be platted into a lot to be known  
as "LESTER FOUST ADDITION", Wichita, Kansas. The utility  
easements are hereby granted as indicated for the construction  
and maintenance of all public utilities. All abutters rights of  
access to or from Edgemoor Drive over and across the west line  
of Lot 1 are hereby granted to the City of Wichita, provided  
however, that Lot 1 shall have access to Edgemoor Drive at  
2 (two) points as shall be determined by the City Engineer of  
Wichita, Kansas.

City of Wichita, Kansas

\_\_\_\_\_ Mayor  
Tony Casado

\_\_\_\_\_ Deputy City Clerk  
Dale E. Rea

State of Kansas } ss.  
Sedgewick County } The foregoing instrument acknowledged  
before me this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_ by Tony Casado,  
Mayor, and Dale E. Rea, Deputy City Clerk, of the City of  
Wichita, Kansas, on behalf of the city.

\_\_\_\_\_ Notary Public

My appointment expires: \_\_\_\_\_