

PLAT NO. 2-59 MAP. NO. C-7

NAME Charfon Garden's Estates 2nd.

LOCATION An irregular area generally  
at the southwest corner of Bluff  
and 28th. Street North

ENGINEER Floyd Devlin

OWNER Lester Matlock and Lauren Blackwell

APPLICATION FILED 1-9-59

SKETCH PLAT FILED 1-9-59

PRELIMINARY FILED 1-13-59

S/D ACTION 1-28-59 Referred  
to staff 2-25-59 Approv

FINAL FILED 3-11-59

S/D ACTION 3-25-59 Approve

MAPC ACTION 4-2-59 Approve

BCC ACTION 4-21-59 Approve

RECORDED 4-24-59

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS  
CHARRON'S GARDEN ESTATES ADD, SECOND, AND REPLAT OF  
LOTS 1 AND 3, BLACKWILL ADD. Addition was  
TO WICHITA, KANSAS  
filed for record on APRIL 24, 1959.

RUFUS E. DEERING  
Register of Deeds

*Noted in stat book GW*

Section No. \_\_\_\_\_

S/D No. \_\_\_\_\_

**APPLICATION FOR SUBDIVISION APPROVAL**

Wichita-Sedgwick County  
Metropolitan Area Planning Commission  
Room 402, City Building Annex  
104 South Main  
Wichita 2, Kansas

Name of Property Owner Lester Matlock & Lauren Blackwill  
Address 1808 E. 13th Phone FO-38296  
Name of Subdivider Lester Matlock  
Address 1808 E. 13th Phone FO-38296  
Name of Agent/Surveyor Oblinger & Smith  
Address 830 N. Main Phone AM-23892

Name of Subdivision Charron's Garden's Estates 2nd Add.  
General Location of Subdivision: Section 2 Township 27 S Range 1 E  
City or 3 mile area: City  
Date of Application January 9, 1959

- SUBDIVISION INFORMATION:** 5.5 ±
- Total Acreage of plat ~~5.7~~ acres
  - Number of Lots:
    - Residential 16 lots
    - Commercial \_\_\_\_\_
    - Industrial \_\_\_\_\_
    - Total 16 lots
  - Average lot frontage 85' ft.
  - Minimum lot frontage 85' ft.
  - Average lot area 9,350 sq. ft.
  - Lineal feet of New Streets:
    - a. 60' R/W 220 ft.
    - b. 40' R/W 1350 ft.
    - c. 30' R/W 630 ft.
    - d. Total 2200 ft.
  - Total Area of new streets  
R/W 37,500 sq. ft.
  - Existing zoning \_\_\_\_\_
  - Public water supply yes (Yes-No) Name City of Wichita
  - Public sanitary sewers yes (Yes-No) Name " " \_\_\_\_\_
  - Health Department approval (where applicable) \_\_\_\_\_ (Yes-No)

The applicant herein agrees to comply with the Subdivision Rules and Regulations for the Wichita-Sedgwick County Metropolitan Area, as amended, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. The applicant further agrees that the sixty (60) day statutory period shall start on the date that this plat is first considered by the Subdivision Committee of the Metropolitan Area Planning Commission, and that he is authorized to act on the behalf of the owner.

Signed Frank E. Smith  
Frank E. Smith  
By \_\_\_\_\_  
Agent/Surveyor Oblinger & Smith

**SUBDIVISION PROGRESS**

Application	<u>1-9-59</u>	(Date)	Sketch plat	<u>1-7-59</u>	(Date)
Departmental Report (Letter of Intent)	<u>1-13-59</u>		<u>1-13-59</u>		
Preliminary plat submitted	_____		_____		
Departmental report	_____		_____		
Subdivision Committee Review	_____		_____		
Final plat submitted	_____		_____		
MAPC Action	_____		_____		
ECC Action	_____		_____		
Plat recorded	_____		_____		
Annexed	_____		_____		

January 13, 1959

Mr. Frank Smith  
Oblinger & Smith  
830 North Main  
Wichita, Kansas

Re: Sketch plat of Charron's  
Gardens Estate, 2nd Add'n.

Dear Mr. Smith:

This will acknowledge receipt of the application for Sub-division approval for subject sketch plat. This will also confirm our conversation of January 12, 1959 concerning this plat.

It would appear that the preliminary plat of this area can now be prepared, subject to the following suggestions:

- 1) Lot 2 of the Blackwell Addition and the exception in that addition should be included in the sketch plat as an exception to the new plat.
- 2) All existing easements should be shown.

Your attention is called to pages 3 and 4 of the Subdivision Rules and Regulations. These instructions for the preparation of a preliminary plat should be of assistance to you. If you have any questions concerning this matter, please do not hesitate to call on us.

Very truly yours,



Leland R. Edmonds  
Senior Planner

LRE:njj

January 29, 1959

Oblinger & Smith  
830 North Main  
Wichita, Kansas

ATTN: Mr. Frank Smith

Re: Preliminary Plat  
Charrons Garden  
Estates, *Ind*

Gentlemen:

This is to advise you that on January 28, 1959, the Sub-Division Committee of the Metropolitan Area Planning Commission considered subject preliminary plat. The Sub-Division Committee has referred this plat to the Staff for a converage among the Planning Staff, the Land Planners and the Developers.

It is suggested that you contact this office at such time as it would be convenient for you to examine the various problems concerning this plat.

Very truly yours,

Leland R. Edmonds  
Senior Planner

LRE/bj

COOPER, ESCO, COOPER & FOSTER

ATTORNEYS AT LAW

510 BOARD OF TRADE BUILDING  
(FORMERLY WHEELER-KELLY-HAGBY BUILDING)

WICHITA, KANSAS

Feb. 2, 1959

LLOYD F. COOPER  
W. JAY ESCO  
DALE H. COOPER  
RALPH B. FOSTER

TELEPHONE  
FOREST 3-8231

Date By  
Answered 2-5 skc  
Filed 2-10 ner



Wichita-Sedgwick County Metropolitan Area  
Planning Commission  
City Building Annex,  
104 South Main Street,  
Wichita, Kansas

Attention: L.L. Little, Secretary

Re: CHARRON'S GARDEN ESTATES 2nd ADDITION

Gentlemen:

The purpose of this letter is to explain the somewhat unusual procedure with reference to the proposed platting of captioned addition.

By way of background and to refresh your memories, you will recall the following:

A document entitled "Comprehensive Platting of the City of Wichita, Kansas, 1946" was prepared by Harlan Bartholomew and Associates of St. Louis, Missouri, which was thereafter commonly referred to as "The Master Plan". This Plan provided for a public roadway around the City of Wichita on the east, and in the year of 1955, the staff of the then City Planning Commission prepared a document entitled "Amendment and Extension of the Master Plan", and in said amendment and extension re-located the public roadway aforementioned, and said roadway was then known as "The Northeast Circumferential Route", and on the 25th day of October, 1955, the Board of City Commissioners of the City of Wichita, adopted the recommendation of the Planning Commission as set forth in the said amendment and extension of the Master Plan, and thereafter it was the policy of said Planning Commission to require developers to provide for "The Northeast Circumferential Route" in their development and platting of areas on which said route was located. In accordance with such requirement Lester Matlock and his wife on the 17th day of January, 1955, executed an instrument entitled "Dedication" and filed the same of record on the 4th day of February, 1955, and it was duly recorded in Book Misc. 335 on page 243 in the office of the Register of Deeds of Sedgwick County, Kansas.

The following described real property was dedicated in said dedication as a portion of "Northeast Circumferential Route":

Beginning on the east line of Government Lot 3 and 563.1 feet north of the Southeast corner of Government Lot 3 in the Northwest quarter of Section 2, Township 27 South, Range 1 East of the 6th P.M. Sedgwick County, Kansas; thence Northwesterly at an angle of 70° 12' 30" with the east line of Government Lot 2 for a distance of 1425.35 feet; thence to the right at an angle of 159° 36' for a distance of 430.33 feet; thence to the right at an angle of 20° 24' for a distance of 968.03 feet, more or less, to the east line of Government Lot 3; thence south 159.42 feet along the east line of Government Lot 3 to point of beginning. (now attempting to plat as Charron's Garden Estates 2nd Addition, Wichita, Sedgwick County, Kansas);

said dedication was a gratuity on the part of Mr. Matlock and his wife.

On the 7th day of July, 1958, the Wichita-Sedgwick County Metropolitan Area Planning Commission duly adopted a Resolution deleting the "Northeast Circumferential Route" as the same was proposed and located in the aforesaid amendment and extension of the Master Plan. On the 8th day of July, 1958, the Board of City Commissioners of the City of Wichita unanimously approved the actions of the Wichita-Sedgwick County Metropolitan Area Planning Commission in its deletion of the said "Northeast Circumferential Route" and that by reason thereof, the City of Wichita has duly, legally and officially abandoned the proposed location of the said "Northeast Circumferential Route" as proposed and located in the amendment and extension of the Master Plan, and further, the above described real property has never been used as a public street roadway or right of way.

Mr. Matlock feels that since he gave the above described real property for street purpose and since the same has never been used for the purpose for which it was dedicated, he feels that in all fairness and justice and equity the title to said real property should be re-invested in him.

We have not taken the normal steps of vacation of said proposed roadway for the reason that upon the vacation of the same it would vest in the abutting property owners, and thus Mr. Matlock did not feel he could proceed by way of the vacation route. Therefore, on the 23rd day of September, 1958, an action was filed in the District Court of Sedgwick County, Kansas, entitled Lester Matlock and Audrey Matlock, Plaintiffs, vs. The Board of County Commissioners of Sedgwick County, Kansas et al, in which the plaintiff requests that the aforescribed dedication be set aside and cancelled and that the title to said real property be quieted in the Plaintiffs. In that action, all of the abutting property owners were made party defendants, together with the City of Wichita, each of the abutting property owners have been served with summons, all of whom are agreeable to approve a Journal Entry setting aside said dedication and quieting title in plaintiffs.

The City of Wichita has refused to consider the approval of a Journal Entry of Judgment until such time as the Planning Commission approves final plat of Charron's Garden Estates 2nd Addition, Wichita, Sedgwick County, Kansas.

One of the conditions of the approval of final plat of Charron's Garden Estates 2nd Addition will be the vacation of certain easement and a portion of Bluff Avenue as platted in Blackwill Addition to Wichita, Kansas. This, together with the engineering and platting of Charron's Garden Estates 2nd Addition is considerable expense to Mr. Matlock; all of which is being done at the cost, risk and hazard to him until the aforescribed cause of action can be journalized. However, such are the requirements of the Planning Commission and the Law Department of the City of Wichita.

We trust that you will sincerely give the above your sincere and considered judgment and all of the above related matters are submitted to you for your consideration.

Very truly yours,

COOPER, ESCO, COOPER & FOSTER

By *W. Gary Esc*

WJE:mp



February 26, 1959

Oblinger and Smith  
830 No. Main  
Wichita, Kansas

Attention: Mr. Warren Oblinger

**SUBJECT:** Preliminary plat of Charron  
Gardens Estates 2nd Addition

Dear Mr. Oblinger:

This is to advise you that at its regular meeting of February 25, 1959, the Subdivision Committee of the Metropolitan Area Planning Commission considered subject preliminary plat. It appears that the final plat may now be prepared subject to the following conditions:

1. Add utility easements as indicated on the attached copy of the preliminary plat.
2. Examine the previous plats to determine the correctness of the 150 foot dimension on the east side of Lot 1, Block B.

Your attention is called to Pages 4 and 5 of the Subdivision Rules & Regulations. These instructions should assist you in the preparation of your final plat. If you have any questions concerning this matter, or if the Department may be of assistance to you, please do not hesitate to call on us.

Very truly yours,

Leland R. Edmonds  
Senior Planner

LRE:DD



**DEVLIN & CAMPBELL**

CONSULTING ENGINEERS  
TELEPHONE AM 7-4854  
1815 BRIGGS  
WICHITA 3, KANSAS

March 11, 1959

L. L. Little  
Planning Director  
104 South Main Street  
Wichita 2, Kansas

Dear Mr. Little:

This is to certify that I did survey Charron's Garden Estates Second Addition and a Replat of Lots 1 and 3, Blackwill Addition to Wichita, Kansas.

I set a 3/4" iron pipe monument at each block corner and all points where a change in alignment occurs.

Very truly yours,

DEVLIN & CAMPBELL  
CONSULTING ENGINEERS

*Floyd B. Devlin*  
Floyd B. Devlin, P.E.

FBD:as



March 26, 1959

Devlin-Campbell, Consulting Engineers  
1615 Briggs  
Wichita, Kansas

Gentlemen:

Subject: Final Plat, Charron's  
Garden Estates, 2nd Addition  
and a re-plat of Lots 1 and 3,  
Blackwill Addition

This is to advise you that at its regular meeting of March 25, 1959, the Subdivision Committee of the Metropolitan Area Planning Commission considered subject final plat. The Subdivision Committee has recommended to the Planning Commission that this plat be approved subject to the following alterations:

1. Dimensions and angles should be corrected as indicated on the attached copy of the plat;
2. Easements should be altered as indicated;
3. Gentry Avenue should be assigned as the name of the street extending from the north line of Charron Lane to the mid-point of the curve where it would join 28th Street.

The recommendation of the Subdivision Committee will now be forwarded to the Planning Commission for its consideration on April 2, 1959. If you have any questions concerning this matter, please do not hesitate to call on us.

Very truly yours,

Leland R. Edmonds  
Senior Planner

LRE:v

**WICHITA-SEDGWICK COUNTY**  
METROPOLITAN AREA PLANNING COMMISSION

CITY BUILDING ANNEX 104 S. MAIN STREET WICHITA 2, KANSAS

April 3, 1959

**Devlin & Campbell**  
Consulting Engineers  
1615 Briggs  
Wichita, Kansas

Dear Sir:

Subject: Final plat of  
**Charron Garden Estate 2nd Add.**

This is to advise that the Planning Commission approved the above named plat at its meeting on April 2, 1959, subject to the conditions listed below. Two prints of the revised plat as evidence of compliance, together with the necessary certificates, must be in this office ten days prior to the date of the City Commission meeting at which it will be considered. It will, of course, be impossible for you to comply with the requirement that the plat be recorded in thirty days until after approval by the City Commission.

Conditions established by the Planning Commission are:

1. Dimensions and angles should be corrected as indicated on the final plat.
2. Easements should be altered as indicated.
3. Gentry Avenue should be assigned as the name of the street extending from the north line of Charron Lane to the mid-point of the curve where it would join 28th Street.
4. To be recorded in 30 days.

Very truly yours,

Leroy L. Little  
Director of Planning

Director of Planning

August 28, 1958

Mr. Thomas Wood

Mr. L. Little

Dedication of land for proposed  
highway, Charron's Gardens Estates

*2nd*

The above sited plan prepared by Lester Matlock and Company and finally approved by the Planning Commission and recorded, made provision for the now defunct northeast circumferential. Across the face of the ownership by Matlock, was a 150 ft. right-of-way.

Since the end of the public hearing and the deletion of the northeast circumferential as shown upon the plan - the pattern of thoroughfares - Mr. Matlock has inquired of this department, whether or not this land can be returned to him for potential development.

I wonder whether or not the land can be referred to him, there is no reverter to him specifically in the recording of the plat or any of the documents in our files.

If the land is not returned to him, is not a matter of general law that the land reverts to the abutting property owners. In this instance, a major portion of it would be returned to the school board since Brooks School abuts the formerly composed highway.

I would appreciate your answer as soon as it is convenient, as Mr. Matlock is quite anxious to have a determination of this.

L. L. Little,  
Director of Planning

ROUTING SLIP

FROM THE OFFICE OF \_\_\_\_\_ DATE \_\_\_\_\_

ROUTE TO:

_____ LITTLE	_____ OTT	_____ WILBY
_____ EDWARDS	_____ RATHKE	_____ PAYNE
_____ WADE	_____ N. JOHNSON	_____ LISTER
_____ MOORE	_____ D. WALLS	_____
_____ MULCAHY	_____ G. JOHNSON	_____
_____ BRINCOM	_____ SHIRKEY	_____

Please handle  
 Ditto \_\_\_\_\_ copies, by \_\_\_\_\_  
 Xerox \_\_\_\_\_ copies, by \_\_\_\_\_  
 Ozald (Blue, Black) \_\_\_\_\_ copies, by \_\_\_\_\_  
 Note, then file  
 File, return *Chas. C. Griffin's 2nd*  
 For your information  
 Note, initial and return  
 For your files  
 Please comment  
 S/D, ZC, MAFG, SCC, BEA, UAC \_\_\_\_\_ (date)

REMARKS

LESTER MATLOCK & COMPANY

DETACH AND RETAIN THIS STATEMENT  
 THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.  
 IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

N<sup>o</sup> 4436

31549	Lot 1, <del>Blackwill's Addition</del> Blackwill's Addition		
1957 taxes		Interest etc	\$18.81
1958 taxes		Interest	1.17
			19.40
0 31551	Lot 3, Blackwill's Addition	Interest	.28
1957 taxes		Interest etc.,	14.12
1958 taxes			.88
			14.40
Dr. Acct #1511		Interest	.25
			\$ 69.31

STATEMENT OF EARNINGS AND DEDUCTIONS	PERIOD ENDING	TOTAL EARNINGS	DEDUCTIONS				TOTAL DEDUCTION	NET PAY
			F.O.A.B.	TAX				
EMPLOYEE								

THIS IS A STATEMENT OF YOUR - - - **1958 REAL ESTATE TAX**

C-31549 L W BLACKWILL ETUX

**EARL NETHERCOT**  
COUNTY TREASURER, SEDGWICK COUNTY  
WICHITA, KANSAS

• DUE NOV. 1, 1958  
• FIRST HALF DELINQUENT DEC. 21, 1958  
• SECOND HALF DELINQUENT JUNE 21, 1959

VALUATION	GENERAL TAX	SPECIALS	MISC.	TOTAL TAX	FIRST HALF
2.00	19.40			19.40	
					31
					31
				19.71	146239

1957 Unpaid

Earl Nethercot  
COUNTY TREASURER

WICHITA, KANSAS  
APR 14 59

TAX AMOUNT: 19.40  
NO DISCOUNT ALLOWED  
INTEREST: 31  
PAID: 19.71  
RECEIPT NO.: 146239

RETURN BOTH COPIES OF THIS STATEMENT  
**DO NOT TAKE DISCOUNT**  
PLEASE MAKE CHECKS PAYABLE TO:  
EARL NETHERCOT, COUNTY TREASURER

Thank You

RECEIPT IS FOR THIS AMOUNT

CA 3448

THIS IS A STATEMENT OF YOUR - - - **1958 REAL ESTATE TAX**

C-31551 L W BLACKWILL ETUX

**EARL NETHERCOT**  
COUNTY TREASURER, SEDGWICK COUNTY  
WICHITA, KANSAS

• DUE NOV. 1, 1958  
• FIRST HALF DELINQUENT DEC. 21, 1958  
• SECOND HALF DELINQUENT JUNE 21, 1959

VALUATION	GENERAL TAX	SPECIALS	MISC.	TOTAL TAX	FIRST HALF
1.50	14.55			14.55	
					22
					22
				14.77	146238

1957 Unpaid

Earl Nethercot  
COUNTY TREASURER

WICHITA, KANSAS  
APR 14 59

TAX AMOUNT: 14.55  
NO DISCOUNT ALLOWED  
INTEREST: 22  
PAID: 14.77  
RECEIPT NO.: 146238

RETURN BOTH COPIES OF THIS STATEMENT  
**DO NOT TAKE DISCOUNT**  
PLEASE MAKE CHECKS PAYABLE TO:  
EARL NETHERCOT, COUNTY TREASURER

Thank You

RECEIPT IS FOR THIS AMOUNT

1477  
1971  
3448\*

This is to certify that

### REDEMPTION CERTIFICATE

No. 37105

Office of Treasurer of Sedgwick County, Kansas

C-31549

L W BLACKWILL ETUX

Wichita, Kansas, April 14, 1959

LOT 1  
BLACKWILL ADD

has this day paid into the County Treasury, for the redemption of the REAL ESTATE described herein, from the Sale held the 2nd day of September, 1958, for taxes for the year 1957.

Must be signed by County Clerk.

H. O. Williams  
County Clerk

Earl Withers  
County Treasurer

By L. C.

SALE NUMBER	GENERAL TAX	MISC. SPECIALS	DISTRICT	AMOUNT OF TAX	INT. AND ADV. BEFORE SALE	AMOUNT OF SALE	INT. AFTER SALE	TOTAL
7741	17.84			17.84	.97	18.81	1.17	19.98

4-13-59 1.17

This is to certify that

### REDEMPTION CERTIFICATE

No. 37106

Office of Treasurer of Sedgwick County, Kansas

C-31551

L W BLACKWILL ETUX

Wichita, Kansas, April 14, 1959

LOT 3  
BLACKWILL ADD

has this day paid into the County Treasury, for the redemption of the REAL ESTATE described herein, from the Sale held the 2nd day of September, 1958, for taxes for the year 1957.

Must be signed by County Clerk.

H. O. Williams  
County Clerk

Earl Withers  
County Treasurer

By L. C.

SALE NUMBER	GENERAL TAX	MISC. SPECIALS	DISTRICT	AMOUNT OF TAX	INT. AND ADV. BEFORE SALE	AMOUNT OF SALE	INT. AFTER SALE	TOTAL
7743	13.38			13.38	.74	14.12	.88	15.00

4-13-59 .88



4-8-59

Talked to Devlin.  
Will change tracing  
to show Holding  
Co. Inc. & will  
talk to Matlock  
about tops.

Check this opinion  
with tracing when  
we get it

B

COOPER, ESCO, COOPER & FOSTER  
ATTORNEYS AT LAW  
425 FIRST NATIONAL BANK BUILDING  
WICHITA 2, KANSAS

LLOYD F. COOPER  
W. JAY ESCO  
DALE H. COOPER  
RALPH S. FOSTER  
RICHARD A. LOYD

April 8, 1959

TELEPHONE  
FOREST 3-8231

Wichita-Sedgwick County Metropolitan Area Planning Commission,  
City Building Annex,  
104 South Main,  
Wichita 2, Kansas

Re: CHARRON'S GARDEN ESTATES  
SECOND ADDITION, WICHITA,  
SEDGWICK COUNTY, KANSAS



Beginning on the East line of Government Lot 3, and 563.1 feet North of the Southeast corner of Government Lot 3, in the Northwest Quarter of Section 2, Township 27 South, Range 1 East of the 6th P.M. Sedgwick County, Kansas; thence Northwesterly at an angle of  $70^{\circ} 12' 30''$  with the East line of Government Lot 3 for a distance of 1425.35 feet; thence to the right at an angle of  $159^{\circ} 36'$  for a distance of 430.33 feet; thence to the right at an angle of  $20^{\circ} 24'$  for a distance of 968.03 feet more or less to the East line of Government Lot 3, thence South 159.42 feet along the East line of Government Lot 3 to the point of Beginning;

Lots 1 and 3, Blackwill Addition to Wichita,  
Sedgwick County, Kansas;

Gentlemen:

This is to certify that we have examined the abstract of title to the above described real property, and the fee title to said described real property stands of record in:

L. W. BLACKWILL and BETTY J. BLACKWILL, HIS WIFE,

as to Lots 1 and 3, Blackwill Addition to Wichita, Sedgwick County, Kansas; and in

HOLDING CO. INC.

as to the following described real property, to-wit:

Beginning on the East line of Government Lot 3, and 563.1 feet North of the Southeast corner of Government Lot 3, in the Northwest Quarter of Section 2, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence Northwesterly at an angle of  $70^{\circ} 12' 30''$  with the East line of Government Lot 3 for a distance of 1425.35 feet;

Wichita-Sedgwick County Metropolitan Area Planning Commission Title  
Opinion.

Page Two -

thence to the right at an angle of  $159^{\circ} 36'$  for a  
distance of 430.33 feet; thence to the right at an  
angle of  $20^{\circ} 24'$  for a distance of 968.03 feet more  
or less to the East line of Government Lot 3, thence  
South 159.42 feet along the East line of Government  
Lot 3 to the point of beginning.

Taxes for the years 1957 and 1958 are unpaid on Lots 1 and 3, in  
Blackwill Addition, and exempt as to tract.

Very truly yours,

COOPER, ESCO, COOPER & FOSTER

By *W. Jay Esc*

WJE:mp

Mr. Edmonds  
Jay Esco wants  
you to be sure  
and look these  
over before  
tomorrow morning

COOPER, ESCO, COOPER & FOSTER  
ATTORNEYS AT LAW  
425 FIRST NATIONAL BANK BUILDING  
WICHITA 2, KANSAS

LLOYD F. COOPER  
W. JAY ESCO  
DALE H. COOPER  
RALPH B. FOSTER  
RICHARD A. LOYD

TELEPHONE  
FOREST 3-8231

April 15, 1959

Wichita-Sedgwick County Metropolitan Area Planning Commission,  
City Building Annex,  
104 South Main Street,  
Wichita, Kansas

Re: CHARRON'S GARDEN ESTATES  
SECOND ADDITION, WICHITA,  
SEDGWICK COUNTY, KANSAS

Commencing at the Southeast corner of Government Lot 3 in the Northwest quarter of Section 2, Township 27 South Range 1 East, Sedgwick County, Kansas; thence North parallel to the East line of the Northwest Quarter of said section a distance of 563.61 feet to a point of beginning; thence to the left with an angle of  $70^{\circ} 16'$  a distance of 1346.14 feet; thence to the right with an angle of  $1' 30''$  a distance of 79.75 feet; thence to the right with an angle of  $159^{\circ} 36'$  a distance of 1341.46 feet; thence to the right with an angle of  $90^{\circ} 38' 30''$  a distance of 496.52 feet to the point of beginning except Lot 2 and the area designated Exception in the BLACKWILL ADDITION to Wichita, Kansas

Gentlemen:

This is to certify that we have examined the abstract of title to the above described real property, and the fee title to said described real property stands of record in:

L. W. BLACKWILL and BETTY J. BLACKWILL, his wife,

as to Lots 1 and 3, Blackwill Addition to Wichita, Sedgwick County, Kansas; and in  
HOLDING CO. INC.

as to the following described real property, to-wit:

Beginning on the East line of Government Lot 3, and 563.1 feet North of the Southeast corner of Government Lot 3, in the Northwest Quarter of Section 2, Township 27 South, Range 1 East of the 6th P. M. Sedgwick County, Kansas; thence Northwesterly at an angle of  $70^{\circ} 12' 30''$  with the East line of Government Lot 3 for a distance of 1425.35 feet; thence to the right at an angle of  $159^{\circ} 36'$  for a distance of 430.33 feet; thence to the right at an angle of  $20^{\circ} 24'$  for a distance of 968.03 feet more or less to the East line of Government Lot 3, thence South 159.42 feet along the East line of Government Lot 3 to the point of beginning.

Title Opinion - Page Two

Taxes for the years 1957 and 1958 are unpaid on Lots 1 and 3, in Blackwill Addition, and exempt as to tract.

Very truly yours,

COOPER, ESCO, COOPER & FOSTER

By *w* *Jos Esc*

WJE:mp

BCC  
app  
4-21-59

April 16, 1959

Board of City Commissioners  
City Building  
Wichita, Kansas

Gentlemen:

Re: Final plat of Charron's Garden  
Estates Second Addition, and a  
Replat of Lots 1 and 3, Blackwill  
Addition

At its regular meeting held on April 2, 1959, the  
Metropolitan Area Planning Commission considered the  
above final plat, being an irregular area generally  
at the southwest corner of Bluff and 28th Street North.

It was moved, seconded and carried  
unanimously that the Planning Commission  
recommend to the City Commission that  
this plat be approved.

Respectfully submitted,

L. L. Little  
Director of Planning

LLL:LRE:DW

*Mr. Wilkinson*

**WICHITA-SEDGWICK COUNTY**  
METROPOLITAN AREA PLANNING COMMISSION

CITY BUILDING ANNEX 104 S. MAIN STREET WICHITA 2, KANSAS

April 24, 1959

Board of City Commissioners  
City Building  
Wichita, Kansas


Gentlemen:

Re: Amendment to Charron Gardens  
Estates

At its meeting of April 16, 1959, the Metropolitan Area Planning Commission considered a request for the amendment of the recorded plat for subject addition. The request was to correct the rear lot line dimension of Lot 1, Block E, subject addition, by changing it from 133.69 feet to 143.56 feet.

After due consideration of the matter, the Planning Commission moved, seconded and carried unanimously that the amendment be approved to provide that the rear lot line dimension of Lot 1, Block E, subject addition, be changed from 133.69 feet to 143.56 feet.

Respectfully submitted,

  
L. L. Little  
Director of Planning

LLL:LRE:br