

PLAT NO. 59-46 MAP NO. H-6

NAME VILHAUER ADDITION

LOCATION AN AREA WEST OF HILLSIDE AND SOUTH OF FUNSTON.

ENGINEER CLYDE M. BAUGHMAN

OWNER WM. VILHAUER ET. AL.

APPLICATION FILED 9-14-59

SKETCH PLAT FILED 9-14-59 REV. SKETCH 9-18-59

PRELIMINARY FILED 9-23-59

S/D ACTION 10-8-59 APPROVE

FINAL FILED 10-15-59 REV. FINAL 1-14-60

10-29-59	S/D COMM.	APPROVE
11- 5-59	M.A.P.C.	APPROVE
12-11-59	S/D COMM.	APPROVE - CHANGE CUL-DE-SAC
12-17-59	M.A.P.C.	DEFER AT REQUEST OF APPLICANT
1 - 7-60	M.A.P.C.	REFER TO S/D COMM. LOT 1 TO BE SUBDIVIDED
1 -14-60	REVISED FINAL	SUBMITTED
1 -28-60	S/D COMM.	APPROVE WAIVE ALLEY
2 - 4-60	M.A.P.C.	APPROVE WAIVE ALLEY
3 - 1-60	B.C.C.	DEFER
3 - 18 -60	B.C.C.	DEFER
3 -22-60	B.C.C.	DEFER
3 -29-60	A.C.C.	Defer
6 - 7-60	B.C.C.	Defer to 7-19-60
7 - 19-60	B.C.C.	Defer 3 wks at applicants request
8 - 9-60	B.C.C.	Defer 1 wk " " " "
8 - 16-60	B.C.C.	approve

Recorded 9-21-60

SEE ASSOCIATED CASES:
Z-0188
S-0173

S/D 59-46 VILHAUER ADDITION
W. OF HILLSIDE AND S. OF FUNSTON
BAUGHMAN H-6

SUBDIVISION PROGRESS SHEET

MAP No. H-6
 SEC. No. 34
 TWP. No. 27
 RANGE 1E

S/D No.: 59-46

NAME: VILHAUER ADDITION

GENERAL LOCATION: WEST OF HILLSIDE AND SOUTH OF FUNSTON

OWNER: WILLIAM VILHAUER, ET AL
 ADDRESS: _____ PHONE: _____
 SUBDIVIDER: JIM SMITH
 ADDRESS: 439 S. MAIN PHONE: FO 3-7209
 ENGINEER/SURVEYOR: CLYDE M. BAUGHMAN
 ADDRESS: 2522 E. KELLOGG PHONE: MU 3-7431

*APPLICATION RECEIVED 9-14-59 FINAL PLAT RECEIVED 10-15-59 ^{1-14-60 Revised}
 CONF. WITH APPLICANT _____ TRACING RECEIVED 10-15-59
 SKETCH PLAT RECEIVED 9-14-59 FINAL PLAT REVIEWED 10-17-59
 POSTED TO ATLAS ✓ S/D REPORT #2 PREPARED 10-19-59
 PRESENT ZONING "A" & "B"
 PROPOSED ZONING LOT #4 "LC"
 SKETCH PLAT REVIEWED 9-18-59
 LETTER OF INTENT 9-18-59 *S/D COMM. ACTION 10-29-59 APPROVED

PREL. PLAT RECEIVED 9-23-59 S/D REPORT #2 MARKED 10-30-59
 PREL. PLAT REVIEWED 9-24-59 DEPT. REPORT ON FINAL 10-30-59
 S/D REPORT #1 PREPARED 9-24-59 MARKED COPY SENT TO ENG. yes.
 *M.A.P.C. ACTION 11-5-59 APPROVED

*S/D COMM. ACTION 10-8-59 APPROVED
 S/D REPORT #2 MARKED 11-6-59
 DEPT. REPORT ON FINAL 11-6-59

S/D REPORT #1 MARKED 10-9-59
 DEPT. REPORT ON PREL. 10-9-59
 MARKED COPY SENT TO ENG. yes.

*1-14-60
 Div. Land
 Submitted.*
510. 12-11-59 app. Cul-de-sac.
MAP 1-7-60 Refer to 510.
510. 1-28-59 app. waste alley.
MAP 2-4-60 app. "

LETTER ON IRONS RECEIVED 11-12-59
 TITLE OPINION RECEIVED 12-11-59
 TAXES OPINION RECEIVED 12-11-59
 TITLE & TAXES REVIEWED 1-5-60
 FINAL REVIEW 2-12-60

LETTER TO B.C.C. 2-12-60
 → Mar 1, 60 defer
 *B.C.C. ACTION Mar 9, 60 defer
Mar 23, 60 defer
Mar 29, 60 defer

RECORDED _____
 ANNEXED _____

COMMENTS:
1-5-60 Title opinion review - Need tax receipts
or new title opinion - Richardson must
sign plat. Schedule for Feb 16 or Mar 1-1960
2-12-60 Received tax receipt + all signatures
3-22-60 BCC refused plat to P.C.

* 7-19-60 Defr by BCC at request of applicant for 3 weeks to 8-9-60
8-9-60 B.C.C. Defr 1 week.
8-16-60 B.C.C. approve

4.

SUBDIVISION REPORT

PAGE 5

CITY MANAGER'S REPORT

- 4. RECOMMENDATION FROM THE METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS FOR SUBDIVISION APPROVAL

Deferred from the meetings of March 1, 8, and 22, 1960

S/D Number 59-46 NAME VILHAUER ADDITION
 APPLICATION FILED 9-14-59 SKETCH FILED 9-14-59
 PRELIMINARY PLAT FILED 9-23-59 APPROVED 10-8-59
 FINAL PLAT FILED 10-15-59
 APPROVED BY METROPOLITAN AREA PLANNING COMMISSION 2-4-60

DESCRIPTION

GENERAL LOCATION WEST OF HILLSIDE AND SOUTH OF FUNSTON

OWNER WM. VILHAUER, ET AL.
 SURVEYOR ENGINEER CLYDE M. BAUGHMAN
 ADDRESS 2522 EAST KELLOGG

- | | |
|---|---|
| 1. GROSS ACREAGE OF PLAT <u>3.4</u> | 7. LINEAL FEET OF NEW STREETS: |
| 2. NUMBER OF LOTS: | (A) <u>50</u> R/W <u>474.75</u> FT. |
| RESIDENTIAL <u>3</u> | (B) <u>30</u> R/W <u>306.00</u> FT. |
| COMMERCIAL <u>3</u> | (C) <u> </u> R/W <u> </u> FT. |
| INDUSTRIAL <u> </u> | (D) <u> </u> TOTAL <u>780.75</u> FT. |
| OTHER <u> </u> | 8. TOTAL AREA OF NEW STREETS: |
| TOTAL <u>6</u> | R/W <u>32,917.50</u> SQ. FT. |
| 3. AVERAGE LOT FRONTAGE <u>130</u> FT. | 9. EXISTING ZONING <u>"A" AND "B"</u> |
| 4. MINIMUM LOT FRONTAGE <u>63.75</u> FT. | 10. PROPOSED ZONING <u>LOT 3, "LC"</u> |
| 5. AVERAGE LOT AREA <u>21,496</u> SQ. FT. | 11. LOT AREA REQUIRED BY |
| 6. MINIMUM LOT AREA <u>10,023</u> SQ. FT. | ZONING <u>6,000</u> SQ. FT. |

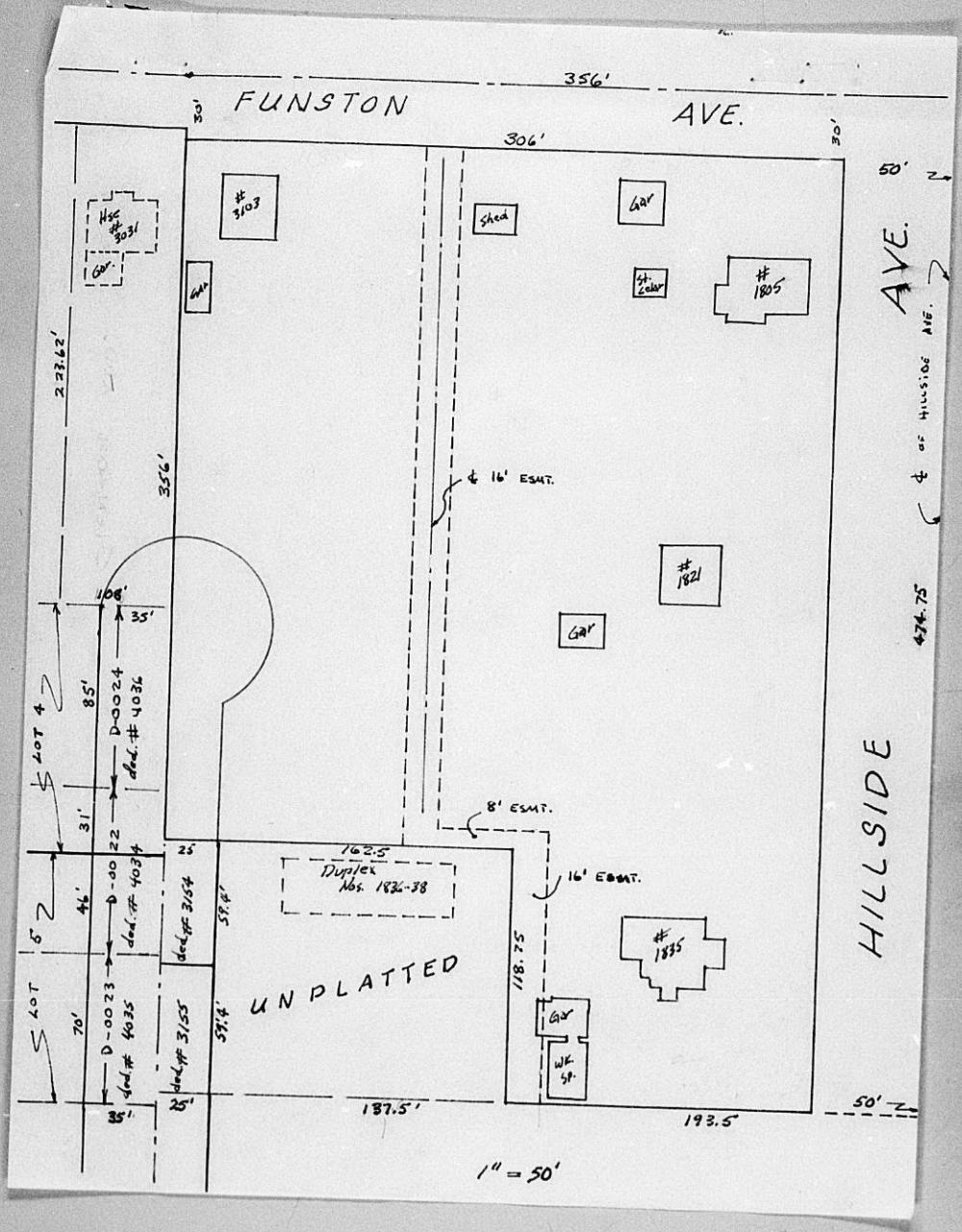
PLANNING COMMISSION RECOMMENDATION:

IT WAS MOVED AND SECONDED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF CITY COMMISSIONERS THAT THIS PLAT BE APPROVED AND THAT THE SUBDIVISION REQUIREMENT WHICH WOULD REQUIRE AN ALLEY AROUND THE PROPOSED COMMERCIAL SITE BE WAIVED.

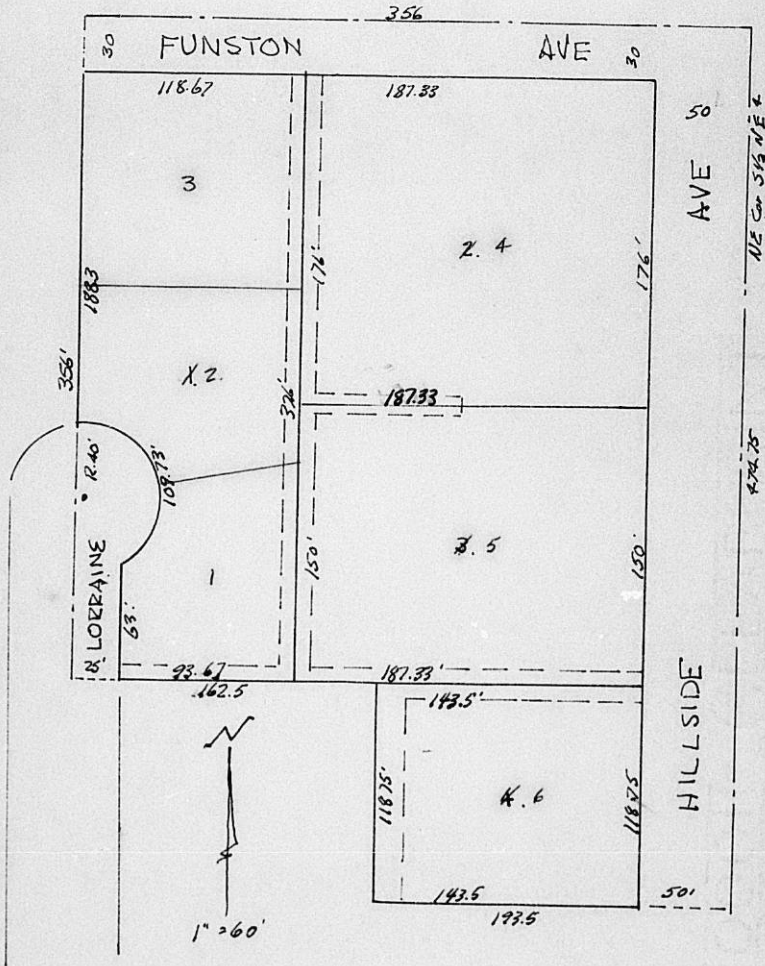
VOTE OF PLANNING COMMISSION: UNANIMOUS.

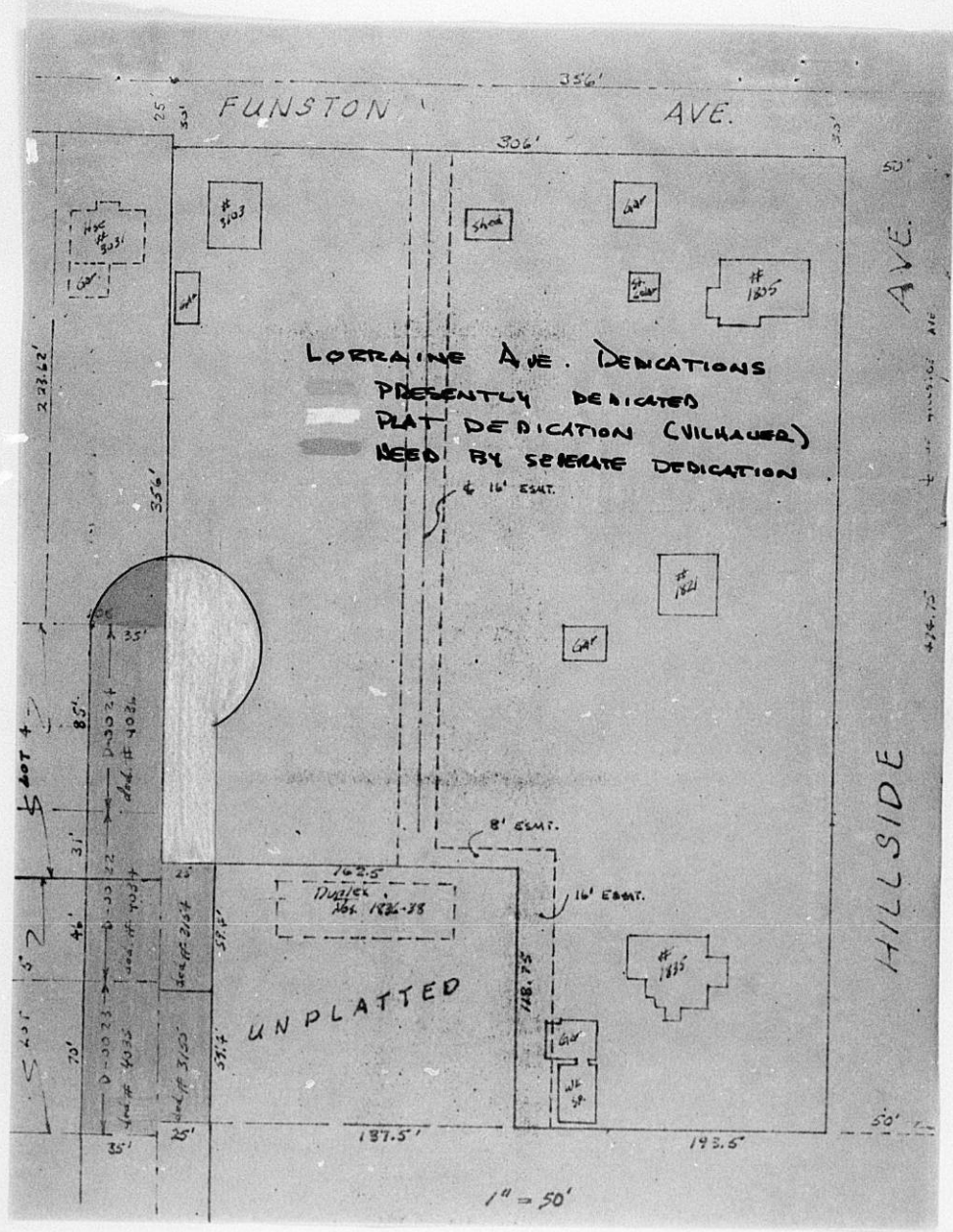
RESPECTFULLY SUBMITTED,
L. Little SECRETARY
 7/2

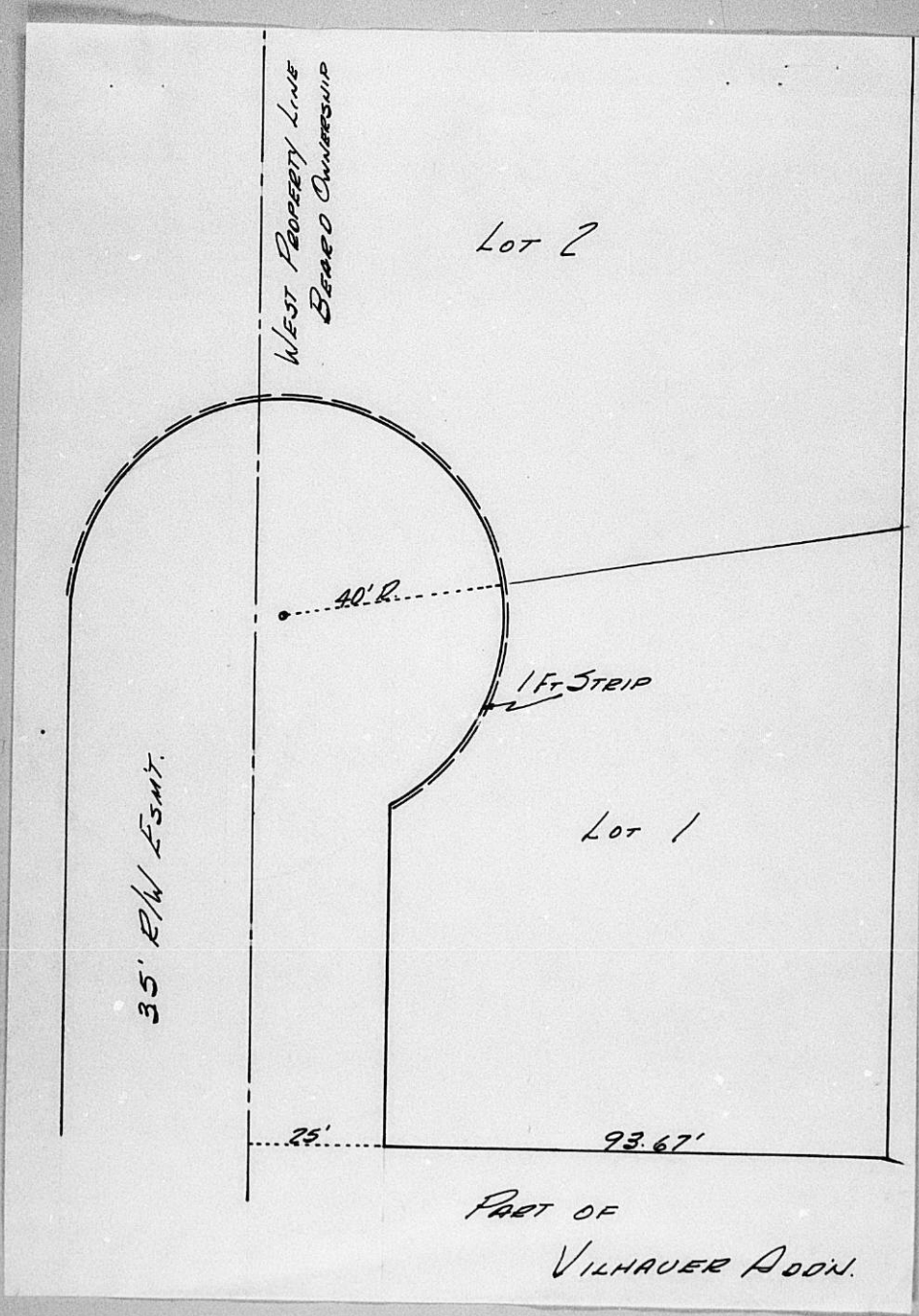
ACTION: TAKE SUCH ACTION AS THE COMMISSION DEEMS ADVISABLE.



ORIGINAL FINAL PLAT
REVISED FINAL PLAT







Lot 2

WEST PROPERTY LINE
BEARD OWNERSHIP

40' R.

1 FT. STRIP

Lot 1

35' E/W ESMIT.

25'

93.67'

PART OF
VILHAUER ADDN.

THIS IS A STATEMENT OF YOUR **1959 REAL ESTATE TAX**

EARL NETHERCOT
 COUNTY TREASURER, SEDGWICK COUNTY
 WICHITA, KANSAS

PLEASE MAIL IN REAL ESTATE ENVELOPE ONLY.

• DUE NOV. 1, 1959
 • FIRST HALF DELINQUENT DEC. 31, 1959
 • SECOND HALF DELINQUENT JUNE 30, 1960

RELATION	GENERAL TAX	SPECIALS	TOTAL TAX	FIRST HALF
3100	524.88	220.51	545.39	272.66

PROPERTY CODES: AMOUNT OF TAX YOU ARE PAYING HERE IS THE SAME AS THE TAX YOU PAY UNDER FIRST OR SECOND HALF.

INTEREST PAID: 272.66

ST. TAX: 202.44

NO DISCOUNT ALLOWED

RETURN BOTH COPIES OF THIS STATEMENT

DO NOT TAKE DISCOUNT

PLEASE MAKE CHECKS PAYABLE TO EARL NETHERCOT, COUNTY TREASURER

WICHITA, KANSAS
 SEDGWICK COUNTY COURT HOUSE
 EARL NETHERCOT, COUNTY TREASURER

NOV 19 1959

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE.

COUNTY CLERK
 INTEREST RATE
 10% PER ANNUM
 ON DELINQUENT TAXES

NOV 19 1959

THIS IS A STATEMENT OF YOUR **1959 REAL ESTATE TAX**

EARL NETHERCOT
 COUNTY TREASURER, SEDGWICK COUNTY
 WICHITA, KANSAS

PLEASE MAIL IN REAL ESTATE ENVELOPE ONLY.

• DUE NOV. 1, 1959
 • FIRST HALF DELINQUENT DEC. 31, 1959
 • SECOND HALF DELINQUENT JUNE 30, 1960

RELATION	GENERAL TAX	SPECIALS	TOTAL TAX	FIRST HALF
354100	1528	352.86	468.16	234.08

PROPERTY CODES: AMOUNT OF TAX YOU ARE PAYING HERE IS THE SAME AS THE TAX YOU PAY UNDER FIRST OR SECOND HALF.

INTEREST PAID: 234.08

ST. TAX: 3.38

NO DISCOUNT ALLOWED

RETURN BOTH COPIES OF THIS STATEMENT

DO NOT TAKE DISCOUNT

PLEASE MAKE CHECKS PAYABLE TO EARL NETHERCOT, COUNTY TREASURER

WICHITA, KANSAS
 SEDGWICK COUNTY COURT HOUSE
 EARL NETHERCOT, COUNTY TREASURER

FEB 18 1960

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE.

COUNTY CLERK
 INTEREST RATE
 10% PER ANNUM
 ON DELINQUENT TAXES

FEB 18 1960

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

THIS IS A STATEMENT OF YOUR **1959 REAL ESTATE TAX**

EARL NETHERCOT
 COUNTY TREASURER SEDGWICK COUNTY
 WICHITA, KANSAS

PLEASE MAIL IN REAL ESTATE ENVELOPE ONLY.

• DUE NOV. 1, 1959
 • FIRST HALF DELINQUENT DEC. 31, 1959
 • SECOND HALF DELINQUENT JUNE 30, 1960

WARRANT	GENERAL TAX	SPECIALS	TOTAL TAX
35550	32204	38275	75075

Earl Nethercot
 COUNTY TREASURER

THIS RECEIPT YOUR TAX RECEIPT ONLY VALIDATED HERE

COUNTY CLERK
 INTEREST RATE
 10% PER ANNUM
 ON DELINQUENT TAXES

NO DISCOUNT ALLOWED

RETURN BOTH COPIES OF THIS STATEMENT

DO NOT TAKE DISCOUNT

PLEASE MAKE CHECKS PAYABLE TO EARL NETHERCOT COUNTY TREASURER

WICHITA, KANSAS
 SEDGWICK COUNTY COURT HOUSE
EARL NETHERCOT, COUNTY TREASURER

KEY NO. OR PAGE NO. 284974

THIS IS A STATEMENT OF YOUR **1959 REAL ESTATE TAX**

EARL NETHERCOT
 COUNTY TREASURER SEDGWICK COUNTY
 WICHITA, KANSAS

PLEASE MAIL IN REAL ESTATE ENVELOPE ONLY.

• DUE NOV. 1, 1959
 • FIRST HALF DELINQUENT DEC. 31, 1959
 • SECOND HALF DELINQUENT JUNE 30, 1960

WARRANT	GENERAL TAX	SPECIALS	TOTAL TAX
3970	32174	7020	43894

Earl Nethercot
 COUNTY TREASURER

THIS RECEIPT YOUR TAX RECEIPT ONLY VALIDATED HERE

COUNTY CLERK
 INTEREST RATE
 10% PER ANNUM
 ON DELINQUENT TAXES

NO DISCOUNT ALLOWED

RETURN BOTH COPIES OF THIS STATEMENT

DO NOT TAKE DISCOUNT

PLEASE MAKE CHECKS PAYABLE TO EARL NETHERCOT COUNTY TREASURER

WICHITA, KANSAS
 SEDGWICK COUNTY COURT HOUSE
EARL NETHERCOT, COUNTY TREASURER

KEY NO. OR PAGE NO. 284974

377-35

85-57

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

FEBRUARY 5, 1960

MR. CLYDE M. BAUGHMAN
2522 EAST KELLOGG
WICHITA, KANSAS

DEAR MR. BAUGHMAN:

RE: S/D 59-46 - VILHAUER
ADDITION - FINAL PLAT

THIS IS TO ADVISE YOU THAT THE PLANNING COMMISSION APPROVED THE ABOVE NAMED PLAT AT ITS MEETING OF FEBRUARY 4, 1960, 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 30 DAYS UNTIL AFTER APPROVAL BY THE CITY COMMISSION.

CONDITIONS ESTABLISHED BY THE PLANNING COMMISSION ARE:

1. THAT THE SUBDIVISION REQUIREMENT WHICH WOULD REQUIRE AN ALLEY AROUND THE PROPOSED COMMERCIAL SITE BE WAIVED.
2. TO BE RECORDED IN 30 DAYS.

WE WOULD ADVISE ALSO THAT FOR THIS PLAT TO BE FORWARDED ON TO THE CITY COMMISSION, WE WILL NEED TO HAVE SUBMITTED TO THIS OFFICE THE FOLLOWING ITEMS:

1. THE ADDITION OF THE NAMES AND SIGNATURES OF W.H. AND LAURITA RICHARDSON WHO ARE HOLDERS OF A PURCHASE AND SALE AGREEMENT ON LOT 6.
2. THE TAXES FOR THOSE PROPERTIES OWNED BY THE FOLLOWING SHOULD BE SHOWN AS PAID TO DATE BY EITHER OF TWO METHODS

- NEW TITLE OPINION

- SUBMISSION OF THE TAX RECEIPTS TO THIS OFFICE

PAGE 2 - CLYDE M. BAUGHMAN
FEBRUARY 5, 1960

PROPERTY OWNERS WITH OUTSTANDING TAXES FOR 1959
ACCORDING TO THE LATEST TITLE AND TAX OPINION
SUBMITTED ARE:

T. A. AND DOROTHY M. HADICKE	\$391.94
WILLIAM W. AND BARBARA J. VILHAUER	545.69
A. E. AND C. I. AMEND	754.79
MERL AND DELLA BEARD	468.16

IN ACCORDANCE WITH THE ATTORNEY'S REQUEST (ROBERT NELSON)
THIS PLAT WILL BE SCHEDULED FOR HEARING BY THE CITY COMMISSION
ON FEBRUARY 16, 1960, OR MARCH 1, 1960, ONLY IF THE REQUIRED
CERTIFICATES ARE SUBMITTED TO THIS OFFICE 10 DAYS BEFORE
SAID DESIRED DATE.

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:GOE:BER

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 59-46 Name VILHAUER ADDITION
DATE APPLICATION REC'D 9-14 59 PRELIMINARY APPROVAL 10-8-59
FINAL APPROVAL 11-5-59

DESCRIPTION

GENERAL LOCATION WEST OF HILLSIDE AND SOUTH OF FUNSTON

OWNER WM. VILHAUER ET AL.
SURVEYOR/ENGINEER CLYDE M. BAUGHMAN
ADDRESS 2522 EAST KELLOGG

1. GROSS ACREAGE OF PLAT <u>3.4</u>	7. LINEAL FEET OF NEW STREETS:
2. NUMBER OF LOTS:	(A) <u>30</u> R/W <u>306.00</u> FT.
RESIDENTIAL <u>3</u>	(B) <u>50</u> R/W <u>474.75</u> FT.
COMMERCIAL <u>3</u>	(C) _____ R/W _____ FT.
INDUSTRIAL _____	(D) TOTAL <u>780.75</u> FT.
OTHER _____	8. TOTAL AREA OF NEW STREET
TOTAL <u>6</u>	R/W <u>32,917.50</u> SQ.FT.
3. AVERAGE LOT FRONTAGE <u>130</u> FT.	9. EXISTING ZONING "A" AND "B"
4. MINIMUM LOT FRONTAGE <u>63.75</u> FT.	10. PROPOSED ZONING <u>LOT #4 - "LC"</u>
5. AVERAGE LOT AREA <u>21,496.38</u> SQ.FT.	11. LOT AREA REQUIRED BY
6. MINIMUM LOT AREA <u>10,022.69</u> SQ.FT.	ZONING _____ SQ.FT.

STAFF COMMENTS: THIS FINAL PLAT WAS APPROVED BY THE M.A.P.C. ON NOV. 5, 1959. THE ASSOCIATED ZONING CASE WAS APPROVED BY THE M.A.P.C. ON NOV. 5, 1959, ALSO AND WAS SCHEDULED FOR B.C.C. HEARING ON NOV. 17, 1959. THE B.C.C. REFERRED THE ZONING CASE BACK TO THE M.A.P.C. FOR THEIR MEETING OF DECEMBER 17, 1959. IN THE TIME INTERVENING THE STAFF SCHEDULED THE PLAT FOR REHEARING BY THE SUBDIVISION COMMITTEE AT THEIR DEC. 11, 1959 MEETING.

THE QUESTION WAS RAISED AS TO THE REQUIREMENT OF AN ALLEY AROUND LOT NO. 4 WHICH IS PROPOSED TO BE A COMMERCIAL LOT.
(REFER CASE Z-0188)

SUBDIVISION COMMITTEE ACTION: DECEMBER 11, 1959 (DATE)

THE SUBDIVISION COMMITTEE RECOMMENDS:

"RECOMMEND NO CHANGE BE MADE IN THE CUL-DE-SAC BUT RECOMMEND THAT THE PLANNING COMMISSION GIVE CONSIDERATION TO THE REQUIREMENT FOR AN ALLEY AROUND LOT NO. 4, INASMUCH AS IT IS CONCERNED WITH THE ZONING CHANGE AND THAT THIS MATTER DID NOT COME TO OUR ATTENTION PREVIOUSLY, BY REASON OF THE FACT WE WERE NOT CONSIDERING IT IN THE LIGHT OF ZONING BUT ONLY FOR PURPOSES OF APPROVING A LOGICAL PLAT."

M.A.P.C. ACTION: DECEMBER 17, 1959 (DATE)

THE METROPOLITAN AREA PLANNING COMMISSION:

DEFERRED AT THE REQUEST OF THE APPLICANT UNTIL THE M.A.P.C. MEETING OF JANUARY 7, 1960.

M.A.P.C. ACTION: JANUARY 7, 1960 (DATE)

THE METROPOLITAN AREA PLANNING COMMISSION:

REFERRED THIS MATTER TO THE SUBDIVISION COMMITTEE FOR FURTHER CONSIDERATION. IT WAS THE SENSE OF THE PLANNING COMMISSION THAT LOT 1 BE SUBDIVIDED INTO TWO OR MORE LOTS, THAT THE CUL-DE-SAC BE RETAINED AS A PART OF THE PLAT, AND THAT NO ALLEY BE REQUIRED ON LOT 4 OF SAID ADDITION.

SUBDIVISION COMMITTEE ACTION: JANUARY 28, 1960 (DATE)

THE SUBDIVISION COMMITTEE RECOMMENDS:

THAT THIS FINAL PLAT BE APPROVED SUBJECT TO THE FOLLOWING CONSIDERATION:

1. THAT THE SUBDIVISION REQUIREMENT WHICH WOULD REQUIRE AN ALLEY AROUND THE PROPOSED COMMERCIAL SITE BE WAIVED.

PAGE 2
SUBDIVISION REPORT - FINAL PLAT

S/D 59-46 VILHAUER ADDITION

M.A.P.C. ACTION: FEBRUARY 4, 1960 (DATE)
THE METROPOLITAN AREA PLANNING COMMISSION:

RECOMMENDS THAT THIS FINAL PLAT BE APPROVED SUBJECT TO THE FOLLOWING
CONSIDERATIONS:

1. THAT THE SUBDIVISION REQUIREMENT WHICH WOULD REQUIRE AN ALLEY AROUND THE PROPOSED COMMERCIAL SITE BE WAIVED.
2. RECORD IN 30 DAYS.

KAHRS, NELSON & KELLY

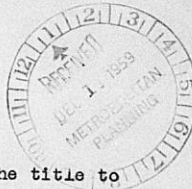
ATTORNEYS AT LAW
UNION CENTER BUILDING
WICHITA 2, KANSAS

AUSTIN M. COWAN (1885-1949)
W. A. KAHRS
ROBERT H. NELSON
PATRICK F. KELLY
H. W. FANNING

Dec. 8, 1959

TELEPHONES
AMHERST 2-3441
AMHERST 2-3442

Wichita-Sedgwick County Metropolitan
Planning Commission
Wichita, Kansas



Gentlemen:

This is to certify that we have examined the title to the following described real property, to-wit:

A tract in the Northeast Quarter of Section 34, Township 27 South, Range 1 East of the 6th P. M., in Sedgwick County, Kansas, described as follows:

Beginning 356 feet South of the NE corner of the South Half of the said Northeast Quarter; thence West 356 feet; thence South 118 feet and 8 inches; thence East 356 feet to the Section Line; thence North 118 feet and 8 inches to place of beginning,

as shown by the accompanying abstract of title, containing 85 entries, together with proceedings had in the District Court of Sedgwick County, Kansas, in

Case No. 8734, Henry Schweiter, plaintiff,
vs. Charles S. Eichholtz, et al., defendants,

Case No. 10203, Clark Kinkaid, plaintiff,
vs. C. E. Eichholtz, et al., defendants,

Case No. 14748, Henry Schweiter, plaintiff,
vs. W. J. Wilson, et al., defendants,

Case No. 23494, Henry Schweiter, plaintiff,
vs. Theophilus R. Winters, et al., defendants,

Case No. 38694, Allison V. Jones, et al.,
plaintiffs, vs. Harry S. Eichholtz, et al.,
Defendants, and

Case No. 42138, C. E. McCready, plaintiff,
vs. Harry S. Eichholtz, et al., defendants,

together with proceedings had before the Board of County Commissioners of Sedgwick County, Kansas,

In Re Vacation of Eichholtz Second Addition,

all as last certified to by The Guarantee Abstract Company on the 4th day of December, 1959, at 7:00 o'clock A. M., and from our examination, based upon the correctness of the abstract submitted, we find a good and merchantable title in fee simple to the above described property to be vested in

T. A. HADICKE and DOROTHY M. HADICKE,
husband and wife, as joint tenants with
the right of survivorship and not as
tenants in common,

as shown at Entry #81, subject, nevertheless, to the following:

1. Mortgages - None
2. Restrictions - None
3. At Entry #85 we find a Purchase and Sale Agreement involving the East 193.5 feet of the above described property, between Troy A. Hadicke and Dorothy M. Hadicke, his wife, as sellers, and W. H. Richardson and Laurita Richardson, his wife, as buyers. In the same entry, Troy A. Hadicke has assigned all his interest in and to said Purchase and Sale Agreement to Dorothy Hadicke. By virtue of this outstanding Purchase Agreement we are put on notice that W. H. Richardson and Laurita Richardson, his wife, claim an interest in and to the East 193.5 feet of the above described tract.
4. At Entry #83 we find an easement for sewer purposes between T. A. Hadicke and Dorothy M. Hadicke, as grantors, and the City of Wichita as grantee, dated January 26, 1953, wherein the City is granted a perpetual easement and right of way for sewer purposes over the following described property, to-wit:

The North 8 feet of the West 68 feet of the East 245.5 feet of the following described tract:

Beginning 356 feet South of the NE corner of the South Half of the Northeast Quarter of Section 34, Township 27 South, Range 1 East; thence West 256 feet; thence South 118.8 feet; thence East 256 feet; thence North to place of beginning; also, the West 16 feet of the East 193.5 feet of the above described tract.

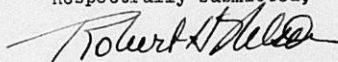
* 5. Taxes for the year 1958 and prior years are shown paid in full. Taxes for the year 1959 in the sum of \$391.94 are shown to be unpaid.

X 6. Inquiry should be made to ascertain whether or not there have been any unpaid bills for labor performed or material furnished upon the above described property within the past four months, ~~for~~ which might become the basis of a lien thereon.

7. Ascertain the rights of parties in possession, if any.

8. Ascertain the correct boundaries of the above described property by survey or otherwise.

Respectfully submitted,



OF KAHRNS, NELSON & KELLY

RHN:CEM:sr

KAHRS, NELSON & KELLY

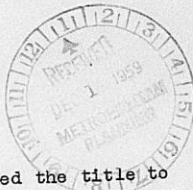
ATTORNEYS AT LAW
UNION CENTER BUILDING
WICHITA 2, KANSAS

AUSTIN M. COWAN (1885-1949)
W. A. KAHRS
ROBERT H. NELSON
PATRICK F. KELLY
H. W. FANNING

TELEPHONES
AMHERST 2-3441
AMHERST 2-3442

Dec. 8, 1959

Wichita-Sedgwick County Metropolitan
Planning Commission
Wichita, Kansas



Gentlemen:

This is to certify that we have examined the title to the following described real property, to-wit:

A tract in the Northeast Quarter of Section 34, Township 27 South, Range 1 East of the 6th P. M., in Sedgwick County, Kansas, described as follows:

Beginning 356 feet South of the NE corner of the South Half of the Northeast Quarter of said Section 34; thence West 237 feet and 4 inches; thence North 150 feet; thence East 237 feet and 4 inches; thence South 150 feet to place of beginning,

as shown by the accompanying abstract of title, containing 88 entries, together with proceedings had in the District Court of Sedgwick County, Kansas, in

Case No. 8734, Henry Schweiter, plaintiff,
vs. Charles S. Eichholtz, et al., defendants,

Case No. 10203, Clark Kinkaid, plaintiff,
vs. C. S. Eichholtz, et al., defendants,

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Case No. 38694, Allison V. Jones, et al.,
plaintiffs, vs. Harry S. Eichholtz, et al.,
defendants, and

Case No. 42138, C. E. McCready, plaintiff,
vs. Harry S. Eichholtz, et al., defendants,

together with proceedings had before the Board of County Commissioners of Sedgwick County, Kansas,

In Re Vacation of Eichholtz Second Addition,

all as last certified to by The Guarantee Abstract Company on the 2nd day of December, 1959, at 7:00 o'clock A. M., and from our examination, based upon the correctness of the abstract submitted, we find a good and merchantable title in fee simple to the above described property to be vested in

WILLIAM W. VILHAUER and BARBARA J. VILHAUER, husband and wife, as joint tenants with the right of survivorship and not as tenants in common,

as shown at Entry #86, subject, nevertheless, to the following:

1. Mortgages - None
2. Restrictions - None
3. Easements - None
4. Taxes for the year 1958 and prior years are shown paid in full. Taxes for the year 1959 in the sum of \$545.69 are shown to be unpaid.
5. Inquiry should be made to ascertain whether or not there have been any unpaid bills for labor performed or material furnished upon the above described property within the past four months, which might become the basis for a lien thereon.
6. Ascertain the rights of parties in possession, if any.
7. Ascertain the correct boundaries of the above described property by survey or otherwise.

Respectfully submitted,


OF KAHR, NELSON & KELLY

RHN:CEM:sr

KAHRS, NELSON & KELLY

ATTORNEYS AT LAW

UNION CENTER BUILDING

WICHITA 2, KANSAS

AUSTIN M. COWAN (1888-1949)

W. A. KAHRS

ROBERT H. NELSON

PATRICK F. KELLY

H. W. FANNING

Dec. 8, 1959

TELEPHONES
AMHERST 2-3441
AMHERST 2-3442

Wichita-Sedgwick County Metropolitan
Planning Commission
Wichita, Kansas



Gentlemen:

This is to certify that we have examined the title to the following described real property, to-wit:

A tract beginning at the NE corner of the South Half of the Northeast Quarter of Section 34, Township 27 South, Range 1 East of the 6th P. M.; thence South 206 feet; thence West 237 feet and 4 inches; thence North 206 feet; thence East 237 feet and 4 inches to beginning, in Sedgwick County, Kansas, except the North 30 feet taken by condemnation for widening of Funston Street in Case No. A-51068,

as shown by the accompanying abstract of title, containing 89 entries, together with proceedings had in the District Court of Sedgwick County, Kansas, in

Case No. 8734, Henry Schweiter, plaintiff,
vs. Charles S. Eichholtz, et al., defendants,

Case No. 10203, Clark Kinkaid, plaintiff,
vs. C. S. Eichholtz, et al., defendants,

Case No. 14748, Henry Schweiter, plaintiff,
vs. W. J. Wilson, et al., defendants,

Case No. 23494, Henry Schweiter, plaintiff,
vs. Theophilus R. Winters, et al., defendants,

Case No. 38694, Allison V. Jones, et al.,
plaintiffs, vs. Harry S. Eichholtz, et al.,
defendants, and

Case No. 42138, C. E. McCreedy, plaintiff,
vs. Harry S. Eichholtz, et al., defendants,

together with proceedings had before the Board of County Commissioners of Sedgwick County, Kansas,

In Re Vacation of Eichholtz Second Addition,

all as last certified to by The Guarantee Abstract Company on the 2nd day of December, 1959, at 7:00 o'clock A. M., and from our examination, based upon the correctness of the abstract submitted, we find a good and merchantable title in fee simple to the above described property to be vested in

A. E. AMEND and C. I. AMEND, his wife,
as joint tenants with the right of survivorship and not as tenants in common,

as shown at Entry #79, subject, nevertheless, to the following:

1. Mortgages - None
2. Restrictions - None
3. At Entry #84 we find a perpetual easement over the West 8 feet of the above described real property in favor of the City of Wichita for sewer purposes.
4. Taxes for the year 1958 and prior years are shown paid in full. Taxes for the year 1959 in the sum of \$754.79 are shown to be unpaid.
5. Inquiry should be made to ascertain whether or not there have been any unpaid bills for labor performed or material furnished upon the above described property within the past four months, which might become the basis for a lien thereon.
6. Ascertain the rights of parties in possession, if any.
7. Ascertain the correct boundaries of the above described property by survey or otherwise.

Respectfully submitted,

Robert H. Kelly

OF KAHR, NELSON & KELLY

RHN:CEM:sr

KAHRS, NELSON & KELLY

ATTORNEYS AT LAW
UNION CENTER BUILDING
WICHITA 2, KANSAS

AUSTIN M. COWAN (1888-1948)
W. A. KAHRS
ROBERT H. NELSON
PATRICK F. KELLY
H. W. FANNING

Dec. 8, 1959

TELEPHONES
AMHERST 2-3441
AMHERST 2-3442



Wichita-Sedgwick County Metropolitan
Planning Commission
Wichita, Kansas

Gentlemen:

This is to certify that we have examined the title to
the following described real property, to-wit:

A tract beginning at a point 237 feet and
4 inches West of the NE corner of the
South Half of the Northeast Quarter of
Section 34, Township 27 South, Range 1
East of the 6th P. M., in Sedgwick County,
Kansas; thence running South 356 feet; thence
West 118 feet and 8 inches; thence North 356
feet; thence East 118 feet and 8 inches to
the place of beginning, except the North 30
feet taken by condemnation for widening of
Funston Street, in Case No. A-51068,

as shown by the accompanying abstract of title, containing 90
entries, together with proceedings had in the District Court of
Sedgwick County, Kansas, in

Case No. 8734, Henry Schweiter, plaintiff,
vs. Charles S. Eichholtz, et al., defendants,

Case No. 10203, Clark Kinkaid, plaintiff,
vs. C. S. Eichholtz, et al., defendants,

Case No. 14748, Henry Schweiter, plaintiff,
vs. W. J. Wilson, et al., defendants,

Case No. 23494, Henry Schweiter, plaintiff,
vs Theophilus R. Winters, et al., defendants,

Case No. 38694, Allison V. Jones, et al.,
plaintiffs, vs. Harry S. Eichholtz, et al.,
defendants, and

Case No. 42138, C. E. McCready, plaintiff,
vs. Harry S. Eichholtz, et al., defendants,

together with proceedings had before the Board of County Commissioners of Sedgwick County, Kansas,

In Re Vacation of Eichholtz
Second Addition,

all as last certified to by The Guarantee Abstract Company on the 2nd day of December, 1959, at 7:99 o'clock A. M., and from our examination, based upon the correctness of the abstract submitted, we find a good and merchantable title in fee simple to the above described property to be vested in

MERL BEARD and DELLA BEARD, his wife,

as shown at Entry #74, subject, nevertheless, to the following:

1. At Entry #88 we find a mortgage dated December 21, 1954, between Merl Beard and Della Beard, his wife, as mortgagors, and First Federal Savings and Loan Association of Wichita, as mortgagee, to secure the sum of \$3,300.00, which was recorded in the office of the Register of Deeds of Sedgwick County, Kansas on the 23rd day of December, 1954, at 3:50 P.M., in Book 1083 of Mortgages, at Page 353, and is a valid first lien on the above described property.

2. At Entry #86 we find a perpetual easement for sewer purposes in favor of the City of Wichita, dated January 23, 1953, 8 feet wide along and across the East side of the above described property.

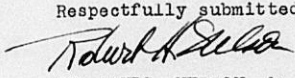
3. Taxes for the year 1958 and prior years are shown paid in full. Taxes for the year 1959 in the sum of \$468.16 are shown to be unpaid.

4. Inquiry should be made to ascertain whether or not there have been any unpaid bills for labor performed or material furnished upon the above described property within the past four months, which might become the basis for a lien thereon.

5. Ascertain the rights of parties in possession, if any.

6. Ascertain the correct boundaries of the above described property by survey or otherwise.

Respectfully submitted,


OF KAHR, NELSON & KELLY

RHN:CEM:sr

JANUARY 28, 1960

MR. CLYDE M. BAUGHMAN
2522 EAST KELLOGG
WICHITA, KANSAS

DEAR MR. BAUGHMAN:

RE: S/D 59-46 VILHAUER ADDITION
FINAL PLAT

THIS IS TO ADVISE YOU THAT AT ITS REGULAR MEETING ON JANUARY 28, 1960, THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED SUBJECT FINAL PLAT. THE SUBDIVISION COMMITTEE HAS RECOMMENDED THAT THIS PLAT BE APPROVED SUBJECT TO THE FOLLOWING CONSIDERATION:

1. THAT THE SUBDIVISION REQUIREMENT WHICH WOULD REQUIRE AN ALLEY AROUND THE PROPOSED COMMERCIAL SITE BE WAIVED.

THE RECOMMENDATION OF THE SUBDIVISION COMMITTEE WILL NOW BE FORWARDED TO THE METROPOLITAN AREA PLANNING COMMISSION FOR ITS CONSIDERATION ON FEBRUARY 4, 1960.

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:GOE:BER

JANUARY 8, 1960

MR. CLYDE M. BAUGHMAN
2522 E. KELLOGG
WICHITA, KANSAS

RE: VILHAUER ADDITION

DEAR MR. BAUGHMAN:

THIS IS TO ADVISE YOU THAT THE PLANNING COMMISSION AT ITS MEETING OF JANUARY 7, 1960, CONSIDERED THE ABOVE SUBJECT PLAT. THE PLANNING COMMISSION REFERRED THIS MATTER TO THE SUBDIVISION COMMITTEE FOR FURTHER CONSIDERATION. IT WAS THE SENSE OF THE PLANNING COMMISSION THAT LOT 1 BE SUBDIVIDED INTO TWO OR MORE LOTS, THAT THE CUL-DE-SAC BE RETAINED AS A PART OF THE PLAT, AND THAT NO ALLEY BE REQUIRED ON LOT 2 OF SAID ADDITION. THE MATTER OF THE CUL-DE-SAC AND THE ALLEY WERE DISCUSSED AS A RESULT OF QUESTIONS RAISED BY THE BOARD OF CITY COMMISSIONERS IN THEIR PREVIOUS DISCUSSION OF THE ASSOCIATED ZONING CASE.

WILL YOU PLEASE CONTACT MR. GLEN EICHER TO SEE WHAT MIGHT BE WORKED OUT IN REGARD TO THE ABOVE ACTION. IN THE EVENT THAT THERE ARE NO SERIOUS PROBLEMS IN ADJUSTING THIS PLAT, IT CAN PROBABLY BE CONSIDERED AT THE JANUARY 28, 1960, MEETING OF THE SUBDIVISION COMMITTEE.

VERY TRULY YOURS,

LELAND R. EDMONDS
SENIOR PLANNER

LRE:RAL:BR

CC: ROBERT H. NELSON, ATTORNEY
UNION CENTER BUILDING
WICHITA, KANSAS

DECEMBER 14, 1959

MR. CLYDE BAUGHMAN
2522 EAST KELLOGG
WICHITA, KANSAS

DEAR MR. BAUGHMAN:

SUBJECT: SUBDIVISION 59-46
VILHAUER ADDITION FINAL PLAT
AND Z-0188

THIS IS TO ADVISE YOU THAT AT A SPECIAL MEETING ON DECEMBER 11, 1959, THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED SUBJECT FINAL PLAT WHICH HAD ORIGINALLY BEEN SCHEDULED FOR ITS DECEMBER 10, 1959 MEETING. THE RECOMMENDATION OF THE SUBDIVISION COMMITTEE THAT WILL BE FORWARDED TO THE METROPOLITAN AREA PLANNING COMMISSION FOR ITS CONSIDERATION ON DECEMBER 17, 1959, SHALL BE:

"RECOMMEND NO CHANGE BE MADE IN THE CUL-DE-SAC BUT RECOMMEND THAT THE PLANNING COMMISSION GIVE CONSIDERATION TO THE REQUIREMENT FOR AN ALLEY AROUND LOT 2, INASMUCH AS IT IS CONCERNED WITH THE ZONING CHANGE AND THAT THIS MATTER DID NOT COME TO OUR ATTENTION PREVIOUSLY, BY REASON OF THE FACT WE WERE NOT CONSIDERING IT IN THE LIGHT OF ZONING BUT ONLY FOR PURPOSES OF APPROVING A LOGICAL PLAT."

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:GOE:BER

CC: ROBT. H. NELSON
511 UNION CENTER BUILDING

CLYDE M. BAUGHMAN
FRED J. DOANE
JOHN T. (JACK) REEVES

OFFICE OF

CLYDE M. BAUGHMAN CO.
Civil Engineer & Surveyors
Registered Professional Engineer

2522 EAST KELLOGG
WICHITA 8, KANSAS
PHONE MURRAY 3-7431



November 10, 1959

FILE COPY

Planning Commission
City Hall Annex
Wichita, Kansas

Gentlemen:

This is to inform you that the irons have
been set in Villhauer Addition to Wichita, Kansas
according to the plat on file in your office.

Clyde M. Baughman
Surveyor



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

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

NOVEMBER 6, 1959

CLYDE M. BAUGHMAN COMPANY
2522 EAST KELLOGG
WICHITA, KANSAS

Dear Sir:

Subject: Final plat of VILLHAUER ADDN.

This is to advise that the Planning Commission approved the above named plat at its meeting on NOVEMBER 5, 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. 16 FOOT UTILITY EASEMENT ON LOT 4 SHOULD BE MARKED AS SUCH.
2. RIGHT-OF-WAY FOR LORRAINE AVENUE SHOULD BE DIMENSIONED.
3. TO BE RECORDED IN 30 DAYS.

Very truly yours,

Leroy L. Little
Director of Planning

FINAL PLAT
SUBDIVISION REPORT

FILE COPY
SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 59-46 Name VILHAUER ADDITION
Date Application Rec'd. SEPT. 14, 1959 Preliminary Approval Oct. 8, 1959

DESCRIPTION

General Location WEST OF HILLSIDE AND SOUTH OF FUNSTON.

Owner WM. VILHAUER ET AL.
Surveyor, Engineer CLYDE BAUGHMAN
Address 2522 EAST KELLOGG

1. Gross Acreage of Plat 3.4
2. Number of Lots:
Residential _____
Commercial 4
Industrial _____
Other 4
Total _____
3. Average Lot Frontage 130 ft.
4. Minimum Lot Frontage 118.67 ft.
5. Average Lot Area 29,000 sq.ft.
6. Minimum Lot Area 77,040 sq.ft.

7. Lineal Feet of New Streets:
(a) 30 R/W 306 ft.
(b) 50 R/W 474.75 ft.
(c) _____ R/W _____ ft.
(d) Total 780.75 ft.
8. Total Area of New Streets:
R/W 32,917.5 sq.ft.
9. Existing Zoning A AND B
10. Proposed Zoning 1C
11. Lot Area Required by
Zoning _____ sq.ft.

STAFF COMMENTS: COMPLIES WITH CONSIDERATION TO:

1. 16 FOOT UTILITY EASEMENT ON LOT 4 SHOULD BE MARKED AS SUCH.
2. RIGHT OF WAY FOR LORRAINE AVE. SHOULD BE DIMENSIONED.

SUBDIVISION COMMITTEE ACTION: OCTOBER 29TH, 1959 (Date)
The Subdivision Committee recommends:

APPROVAL SUBJECT TO THE FOLLOWING CONSIDERATIONS:

1. 16 FOOT UTILITY EASEMENT ON LOT 4 SHOULD BE MARKED AS SUCH.
2. RIGHT-OF-WAY FOR LORRAINE AVE. SHOULD BE DIMENSIONED.
3. RECORD IN 30 DAYS.

M. A. P. C. ACTION: NOVEMBER 5, 1959 (Date)
The Metropolitan Area Planning Commission:

APPROVED SUBJECT TO THE CONDITIONS OF THE SUBDIVISION COMMITTEE.

OCTOBER 30, 1959

MR. CLYDE M. BAUGHMAN
2522 EAST KELLOGG
WICHITA, KANSAS

DEAR MR. BAUGHMAN:

SUBJECT: S/D 59-46
VILHAUER ADDITION
FINAL PLAT

THIS IS TO ADVISE YOU THAT AT ITS REGULAR MEETING ON OCTOBER 29, 1959 THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED SUBJECT FINAL PLAT. THE SUBDIVISION COMMITTEE HAS RECOMMENDED THAT THIS PLAT BE APPROVED SUBJECT TO THE FOLLOWING CONSIDERATIONS:

1. 16 FOOT UTILITY EASEMENT ON LOT 4 SHOULD BE MARKED AS SUCH.
2. RIGHT-OF-WAY FOR LORRAINE AVENUE SHOULD BE DIMENSIONED.

(SEE MARKED COPY OF THE PLAT, ENCLOSED)

THE RECOMMENDATION OF THE SUBDIVISION COMMITTEE WILL NOW BE FORWARDED TO THE METROPOLITAN AREA PLANNING COMMISSION FOR ITS CONSIDERATION ON NOVEMBER 5, 1959.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER PLEASE DO NOT HESITATE TO CALL ON US.

SINCERELY YOURS,

LELAND R. EDMONDS
SENIOR PLANNER

LRE:GOE:DW

October 9, 1959

Mr. Clyde Baughman
2522 E. Kellogg
Wichita, Kansas

Re: S/D 59-46 - Vilhauer
Addition, Preliminary
Plat

Dear Mr. Baughman:

This is to advise you that at its regular meeting on October 8, 1959, the Subdivision Committee of the Metropolitan Area Planning Commission considered subject preliminary plat. The final plat may now be prepared subject to the following considerations:

1. Rearrange the cul-de-sac as shown on the marked copy.
2. Easements as shown on the marked copy.
3. Designate the cul-de-sac street as Lorraine.

Your attention is called to pages four and five of the Subdivision Rules and Regulations. These instructions should assist you in the preparation of your final plat.

If the Planning Department may be assistance to you, please do not hesitate to call on us.

Very truly yours,

Leland R. Edmonds
Senior Planner

LRE:COE/br

Enclosure

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 59-46 Name Vilhauer Addition
Date Application Rec'd. Sept. 14, 1959 S/D Committee Meeting Oct. 8, 1959

DESCRIPTION

General Location West of Hillside and south of Funston,

Owner Wm. Vilhauer et al
Surveyor Engineer Clyde Baughman
Address 2522 E. Kellogg St. Phone MU 3-7431

- | | | | |
|--------------------------|---------------|----------------------------------|--------------------------|
| 1. Gross Acreage of Plat | <u>3.4</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | (a) <u>30</u> R/W <u>306</u> | <u>ft.</u> |
| Residential | | (b) <u>50</u> R/W <u>1,74.75</u> | <u>ft.</u> |
| Commercial | <u>4</u> | (c) _____ R/W _____ | <u>ft.</u> |
| Industrial | | (d) Total | <u>780.75</u> <u>ft.</u> |
| Other | | 8. Total Area of New Streets: | |
| Total | <u>4</u> | R/W <u>32,917.5</u> | <u>sq. ft.</u> |
| 3. Average Lot Frontage | <u>130</u> | 9. Existing Zoning | <u>A and B</u> |
| 4. Minimum Lot Frontage | <u>118.67</u> | 10. Proposed Zoning | <u>IC</u> |
| 5. Average Lot Area | <u>29,000</u> | 11. Lot Area Required by | |
| 6. Minimum Lot Area | <u>17,040</u> | Zoning _____ | <u>sq. ft.</u> |

STAFF COMMENTS:

This Preliminary Plat complies with the Subdivision Rules and Regulations except as follows: Complies

ACTION:

The Subdivision Committee recommends:

Approved subject to the following considerations:

1. Rearrange the cul-de-sac as shown on the marked copy.
2. Easements as shown on the marked copy.
3. Designate the cul-de-sca street as Lorraine

September 18, 1959

The Clyde M. Baughman Company
2522 East Kellogg
Wichita, Kansas

Gentlemen:

Subject: S/D 59-46, Vilhauer Addition
Sketch Plat

This will acknowledge receipt of the application for Subdivision approval for subject addition on September 14, 1959 together with two copies of the Sketch Plat for subject addition. On September 18, 1959 this Office also received the revised Sketch Plat which we feel is an improvement over the original Sketch Plat in view of the problems that have come to light. We advise that the platting of a cul-de-sac on Lorraine Street appears to be a reasonable solution to the problem involved, however, we feel that this matter should be a policy decision of the Subdivision Committee when your preliminary plat is heard before them.

It appears that the preliminary plat may now be prepared subject to the following considerations:

1. An indication of the topography of the area should be contained on the plat. Spot elevations may be provided in the event not more than one contour line would normally fall within the area to be platted.
2. A vicinity map drawn to the scale of 1" = 1,000 feet indicating the adjacent street pattern in the immediately surrounding areas.
3. All existing structures should be shown on the preliminary plat.
4. Existing utilities and easements for utilities in the platted area should be shown. Existing utilities in surrounding areas of sufficient importance to affect the design of this plat should be shown. If no utilities exist a note to that effect should be placed on the face of that plat.

We advise, also, that this office has received a zone change application on Lot 2 of this plat for a change from A and B to light commercial zoning (LC). You indicated to us that your client might desire the whole plat to be light commercial and we advise only that if this is true he must submit a new application to include the area in Lots 1, 3, and 4 and suggest that you inform him of the same.

Your attention is called to Pages 3 and 4 of the Subdivision Rules and Regulations. These instructions should assist you in the preparation of your preliminary plat. If the Planning Department may be of assistance to you, please do not hesitate to call on us.

Very truly yours,

L. L. Little
Director of Planning

LIL:GOE:dw

Section No. _____

S/D No. 46-59

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 Wm. Vilhauer et al Phone _____
Address _____
Name of Subdivider Jim Smith (Ray Realty) Phone FO-37209
Address 439 S. Main
Name of Agent/Surveyor Clyde M. Baughman Co. Phone MU 37431
Address 2522 E. Kellor St.

Name of Subdivision VILHAUER ADDITION
General Location of Subdivision: Section 34 Township 27 Range 1-E
City or 3 mile area: City
Date of Application September 11, 1959

SUBDIVISION INFORMATION:

1. Total Acreage of plat 3.4 Ac.
2. Number of Lots:
 - Residential _____
 - Commercial 4
 - Industrial _____
 - Total 4
3. Average lot frontage 130 ft.
4. Minimum lot frontage 118.67 ft.
5. Average lot area 29,000 sq. ft.
6. Lineal feet of New Streets:
 - a. 306 R/W 30 ft.
 - b. 474.75 R/W 50 ft.
 - c. _____ R/W _____ ft.
 - d. Total 780.75 ft.
7. Total Area of new streets
R/W 32,917.5 Sq. ft.
8. Existing zoning _____
9. Public water supply Yes (Yes-No) Name City
10. Public sanitary sewers Yes (Yes-No) Name City
11. 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 CLYDE M. BAUGHMAN CO.
By William Koster
Agent/Surveyor _____



SUBDIVISION PROGRESS		(Date)	(Date)
Application	<u>9-14-59</u>		<u>9-14-59</u>
Departmental Report (Letter of Intent)			
Preliminary plat submitted			
Departmental report			
Subdivision Committee Review			
Final plat submitted			
MAPC Action			
BCC Action			
Plat recorded			
Annexed			

Section No. _____

S/D No. 46-59

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 Wm. Vilhauer et al Phone _____
Address _____
Name of Subdivider Jim Smith (Ray Realty) Phone _____
Address 439 S. Main Phone FC-37209
Name of Agent/Surveyor Clyde M. Baughman Co. Phone _____
Address 2522 E. Kellogg St. Phone MU 37431

Name of Subdivision VILHAUER ADDITION
General Location of Subdivision: Section 34 Township 27 Range 1-E
City or 3 mile area: City
Date of Application September 11, 1959

SUBDIVISION INFORMATION:

- | | |
|---|-------------------------------------|
| 1. Total Acreage of plat <u>3.4</u> Ac. | 6. Lineal feet of New Streets: |
| 2. Number of Lots: | a. <u>306</u> R/W <u>30</u> ft. |
| Residential _____ | b. <u>474.75</u> R/W <u>50</u> ft. |
| Commercial <u>4</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. Total <u>780.75</u> ft. |
| Total <u>4</u> | |
| 3. Average lot frontage <u>130</u> ft. | 7. Total Area of new streets |
| 4. Minimum lot frontage <u>118.67</u> ft. | R/W <u>32,917.5</u> Sq. ft. |
| 5. Average lot area <u>29,000</u> sq. ft. | 8. Existing zoning <u>A & B</u> |
| 9. Public water supply <u>Yes</u> (Yes-No) _____ | <u>proposed in plat</u> <u>1-C</u> |
| 10. Public sanitary sewers <u>Yes</u> (Yes-No) _____ | Name <u>City</u> |
| 11. Health Department approval (where applicable) _____ | Name <u>City</u> |
| | (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 CLYDE M. BAUGHMAN CO.
By William Koch
Agent/Surveyor _____

SUBDIVISION PROGRESS

Application <u>9-14-59</u> (Date)	Sketch plat <u>9-14-59</u> (Date)
Departmental Report (Letter of Intent) _____	<u>9-18-59</u> (Date)
Preliminary plat submitted _____	(Date)
Departmental report _____	(Date)
Subdivision Committee Review _____	(Date)
Final plat submitted _____	(Date)
MAPC Action _____	(Date)
BCC Action _____	(Date)
Plat recorded _____	(Date)
Annexed _____	(Date)