

PART NO. S/D 65-30

MAP NO.

5550
C-5

NAME SUNFLOWER 2ND ADDITION

LOCATION Northeast corner of 21st Street
and Cleveland

ENGINEER: Baughman Company

OWNER Sunflower Packing Co., Inc.

APPLICATION FILED 4-15-65

SKETCH PLAT FILED None

PRELIMINARY FILED 4-15-65

S/D ACTION 4-29-65 *Approve Prelim.*

FINAL FILED *5-17-65*

S/D ACTION *5-27-65 Approve*

S/D " *6-10-65 Approve*

MAPC ACTION *6-17-65 Approve*

ECC ACTION

RECORDED

REMARKS *CloseD (12-11-80)*

3/D 65-30 - SUNFLOWER 2ND ADDITION
Northeast corner of 21st Street and
Cleveland - Baughman Company

POSTED
4-17-65

ACTION

	DATE
S/A COMMITTEE <i>Approve Prelim.</i>	<i>4-29-65</i>
S/O Comm. <i>Approve Final</i>	<i>5-27-65</i>
S/D Comm. <i>Approve Final</i>	<i>5-10-65</i>
M.A.P.C. <i>Approve</i>	<i>6-17-65</i>

B.C.C./~~B.C.C.~~

SUBDIVISION PROGRESS SHEET

MAP No. 6-5
 SEC. No. 4
 TWP. No. 27
 RANGE 1E

S/D No.: 65-30

NAME: SUNFLOWER 2ND ADDITION

GENERAL LOCATION: Northeast corner of 21st Street and Cleveland

OWNER: Sunflower Packing Company, Inc. PHONE: AM 5-1686
 ADDRESS: 1410 East 21st 67214
 SUBDIVIDER: Same PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: Bauchman Company PHONE: MU 3-7431
 ADDRESS: 2522 East Kellogg 67211

*APPLICATION RECEIVED 4-15-65
 CONF. WITH APPLICANT None
 SKETCH PLAT RECEIVED None
 POSTED TO ATLAS 4-17-65
 PRESENT ZONING "F"
 PROPOSED ZONING _____
 SKETCH PLAT REVIEWED N/A
 LETTER OF INTENT None

FINAL PLAT RECEIVED 5-17-65
 TRACING RECEIVED 6-14-65
 FINAL PLAT REVIEWED 5-19-65
 S/D REPORT #2 PREPARED 5-19-65

*UAC COMM. ACTION 5-27-65 Approval

S/D REPORT #2 MARKED 5-27-65
 DEPT. REPORT ON FINAL 6-11-65
 MARKED COPY SENT TO ENG. 6-28-65

PREL. PLAT RECEIVED 4-15-65
 PREL. PLAT REVIEWED 4-20-65
 S/D REPORT #1 PREPARED 4-21-65

*M.A.P.C. ACTION 6-18-65 Approval

S/D REPORT #2 MARKED 6-17-65
 DEPT. REPORT ON FINAL 6-18-65

*S/D COMM. ACTION 4-29-65 Approval

S/D REPORT #1 MARKED 4-29-65
 DEPT. REPORT ON PREL. 5-3-65
 MARKED COPY SENT TO ENG. 5-3-65

LETTER ON IRONS RECEIVED _____
 TITLE OPINION RECEIVED _____
 TAXES OPINION RECEIVED _____
 TITLE & TAXES REVIEWED _____
 FINAL REVIEW _____

LETTER TO B.C.C. _____

*B.C.C. ACTION _____

RECORDED _____
 ANNEXED _____

COMMENTS: 6-7-65 Letter of Intent on sidewalks received

* 6-10-65 As Reconsidered & Approved

8-24-65 BOND ON SIDEWALKS RECEIVED

May 26, 1967

Sunflower Packing Co., Inc.
1410 East 21st Street
Wichita, Kansas 67214

Subject: S/D 65-30 - Sunflower 2nd Addition

Gentlemen:

In our letter to you dated July 19, 1965, we advised you of the City Commission action of July 6, 1965, regarding sidewalks. In view of that action, we advised that it would be necessary for you to provide a guarantee for sidewalk construction within two years of the Metropolitan Area Planning Commission approval. Our files reflect that a performance bond guaranteeing sidewalks was submitted on August 24, 1965.

Our files also reflect that one condition of the Planning Commission, regarding access control on 21st Street, has not been complied with, that no title or tax opinion was ever submitted, or that the letter from the engineer stating that the irons had been set was ever submitted.

As you are aware, a building permit was issued to your contractor without your land being platted in good faith that you would complete the platting of your property. We are very interested in assisting you in filling the requirements of platting and closing this case.

If you have any questions concerning this matter, please contact our office. Again, we are most anxious to close this case and would appreciate your assistance.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs
cc: Baughman Company
Ralph Wulz, Director of Public Works

May 26, 1967

Sunflower Packing Co., Inc.
1410 East 21st Street
Wichita, Kansas 67214

Subject: S/D 65-30 - Sunflower 2nd Addition

Gentlemen:

In our letter to you dated July 19, 1965, we advised you of the City Commission action of July 6, 1965, regarding sidewalks. In view of that action, we advised that it would be necessary for you to provide a guarantee for sidewalk construction within two years of the Metropolitan Area Planning Commission approval. Our files reflect that a performance bond guaranteeing sidewalks was submitted on August 24, 1965.

Our files also reflect that one condition of the Planning Commission, regarding access control on 21st Street, has not been complied with, that no title or tax opinion was ever submitted, or that the letter from the engineer stating that the irons had been set was ever submitted.

As you are aware, a building permit was issued to your contractor without your land being platted in good faith that you would complete the platting of your property. We are very interested in assisting you in filling the requirements of platting and closing this case.

If you have any questions concerning this matter, please contact our office. Again, we are most anxious to close this case and would appreciate your assistance.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:byg

cc: Baughman Company
Ralph Wulz, Director of Public Works

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we Sunflower Packing Co., Inc., as Principal, and Continental Casualty Company as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Five Hundred Eighty and No/100 (\$580.00) Dollars, lawful money of the United States, for payment of which will and truly to be made, we bind ourselves, our heirs, executors, successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, said Principal will make the following improvements. All improvements and other work as set forth to be done and performed in accordance with the plans, specifications and provisions as determined by the City of Wichita for the development and improvement in Sunflower Second Addition Plat located in Section 4, Township 27, Range 1E, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal Sunflower Packing Co., Inc. shall perform the following obligations and conditions:

1. Construction of sidewalk, north side of East Twenty-first Street, Wichita, Kansas.
2. Reimbursement to the City of Wichita at an actual cost figure, all costs and expenses related to the preparation of plans and specifications and the inspection of construction of the above listed projects.

which obligations and each of them shall be performed on or before June 17, 1967, and all of which shall be performed and accomplished in accordance with presently established standards and specifications of the Department of Public Works of the City of Wichita.

NOW, THEREFORE, if the said Principal shall fully and faithfully perform all the work specified to be done and performed within the time prescribed, and in accordance with the plans, specifications and provisions, therefore, to which reference is here made; then this obligation shall be void; otherwise to remain in full force and effect in law; it being expressly understood and agreed that the

liability of the surety for any or all claims hereunder, shall in no event exceed the penal amount of this obligation, as herein stated. It is expressly understood that the city may declare said bond forfeited if the conditions herein have not been fully complied with in every respect and further, that the city may install said projects and pay for same out of said forfeited bond funds.

The said Surety hereby stipulates and agrees that no modifications, omissions, or additions, in or to the plans or specifications therefore, or any extension of time, shall in any wise affect the obligation of said Surety on its bond.

IN WITNESS WHEREOF, we have hereunto set our hand and seals on this
3rd day of August, 1965.



SUNFLOWER PACKING CO., INC.
By: [Signature] Principal
President
CONTINENTAL CASUALTY COMPANY
By: _____ Surety
Attorney-in-Fact.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this 3rd day of August, 1965,
before me, a Notary Public in and for said County and State, came [Signature]
(Principal)
and [Signature] to me personally known to be the same persons executing
(Surety)
the foregoing instrument of writing and duly acknowledged the execution of
same, in testimony whereof I have hereunto set my hand and affixed my notarial
seal, this _____ day and year above written.



[Signature]
Notary Public

My Commission Expires: June 13, 1967

CONTINENTAL CASUALTY COMPANY

Chicago, Illinois

AN ILLINOIS CORPORATION



Power of Attorney Appointing Individual Attorney-in-Fact.

Know All Men by these Presents, That CONTINENTAL CASUALTY COMPANY, a corporation duly organized and existing under the laws of the State of Illinois, and having its principal office in the City of Chicago, and State of Illinois, does hereby make, constitute and appoint.....

D. L. COMBS
.....
of WICHITA, KANSAS
.....
its true and lawful Attorney-in-Fact with full power and authority hereby conferred to sign, seal and execute in its behalf bonds, undertakings and other obligatory instruments of similar nature as follows:
.....
WITHOUT LIMITATIONS

and to bind CONTINENTAL CASUALTY COMPANY thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of CONTINENTAL CASUALTY COMPANY and all the acts of said Attorney, pursuant to the authority hereby given are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the Board of Directors of the Company.

"Article IX—Execution of Documents

Section 3. Appointment of Attorney-in-fact. The President or a Vice President may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Company in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Company by their signature and execution of any such instruments and to attach the seal of the Company thereto. The President or any Vice President or the Board of Directors may at any time revoke all power and authority previously given to any attorney-in-fact."

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 3rd day of April, 1957.

"Resolved, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted pursuant to Section 3 of Article IX of the By-Laws, and the signature of the Secretary or an Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

In Witness Whereof, CONTINENTAL CASUALTY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed this 26th day of July 1961

CONTINENTAL CASUALTY COMPANY



Robert T. Schaller
Vice President.

STATE OF ILLINOIS }
COUNTY OF COOK } ss

On this 26th day of July 1961, before me personally came ROBERT T. SCHALLER to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Chicago, State of Illinois; that he is a Vice-President of CONTINENTAL CASUALTY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.



L. Berak
Notary Public.

My Commission Expires June 17, 1963

CERTIFICATE

I, R. J. WALKER, Assistant Secretary of CONTINENTAL CASUALTY COMPANY, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that Section 3 of Article IX of the By-Laws of the Company and the Resolution of the Board of Directors, set forth in said Power of Attorney are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said Company this 3rd day of August 1965



R. J. Walker
Assistant Secretary.

July 19, 1965

Sunflower Packing Company, Inc.
1410 East 21st
Wichita, Kansas

Subject: S/D 65-30 - Sunflower Second Addition

Gentlemen:

This letter supercedes the letter dated June 11, 1965, concerning the requirement providing for the installation of sidewalks.

At its regular meeting on July 6, 1965, the City Commission took action to approve plats only when the construction of sidewalks has already occurred prior to final approval of the plat; or with the acceptance of a corporate surety bond to guarantee construction of sidewalks within 2 years. The City Commission will no longer accept "letters of intent" or "sidewalk petitions" as a means of meeting Subdivision Rules and Regulations for the installation of sidewalks.

In view of the recent action of the City Commission, it will be necessary for you to provide one of the following:

1. *OK* A corporate surety bond guaranteeing construction of sidewalks within 2 years, such bond to be in the amount of \$580.00; or
2. To cause such sidewalks to be constructed in accordance with plans and specifications of the City Engineer prior to the forwarding of the plat to the City Commission for approval.

We assume that you will want to use the corporate surety bond which may be obtained by contacting a local bonding house. We have developed a bond form that has been approved by the City Attorney, and a sample copy is enclosed.

If you have any questions concerning this matter, please contact Ron Williamson or me in the Planning Department.

Sincerely yours,

Jack H. Galbraith
Senior Planner

JHG:RAW:mb
Enclosure

June 18, 1965

Baughman Company
2522 East Kellogg
Wichita, Kansas

Subject: S/D 65-30 - Sunflower 2nd Addition

Gentlemen:

At its regular meeting on June 17, 1965, the Metropolitan Area Planning Commission considered the Final Plat of Sunflower 2nd Addition. The action of the Planning Commission was to recommend that this plat be approved subject to:

1. Access control not to exceed two 30-foot openings being indicated along the north line of 21st Street, and provisions for access control being indicated in the plat's text.
2. Recording within 30 days after approval by the Board of City Commissioners.

This plat will be forwarded to the Board of City Commissioners for their consideration as soon as the following requirements have been met:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Certification by an attorney that fee title is vested in the plat.
3. Certification that all taxes due and payable have been paid.
4. Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

June 18, 1965

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

Sincerely,

Jack H. Calbraith
Senior Planner

JHG:JWH:bgs

cc: Sunflower Packing Co., Inc.
1410 East 21st Street
Wichita, Kansas

June 11, 1965

Baughman Company
2522 East Kellogg
Wichita, Kansas

Subject: S/D 65-30 - Final Plat of Sunflower Second Addition
Gentlemen:

At its regular meeting on June 10, 1965, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Final Plat of Sunflower Second Addition. The action of the Subdivision Committee was to recommend that the final plat be approved subject to:

1. The applicant shall provide a sidewalk along the north side of 21st Street.
2. Prior to the time this plat is forwarded to the Board of City Commissioners for their consideration, the applicant shall provide for either:
 - a. Construction of sidewalk prior to City Commission approval of the plat; or
 - b. Filing of a corporate surety bond in an amount approved by the City Engineer and in form by the City Legal Department, guaranteeing construction to City specifications within 2 years; or
 - c. File a letter of intent (only with Planning Commission approval) providing that the sidewalk will be constructed to city specifications at the time

(Continued)

Baughman Company

June 11, 1965

development takes place on each building site, but in no case shall the time limit exceed two years from the date of the filing of the plat.

- d. If the applicant desires, he may submit a valid paving petition providing for installation of the sidewalk.

3. Recording within 30 days after approval by the Board of City Commissioners.

The Traffic Engineer requested that access control, not exceeding two 30 foot openings, be indicated along the north line of 21st Street.

The recommendation of the Subdivision Committee that the final plat be approved, along with the matter of access control, will be brought up for discussion at the next regular meeting of the Planning Commission on June 17, 1965.

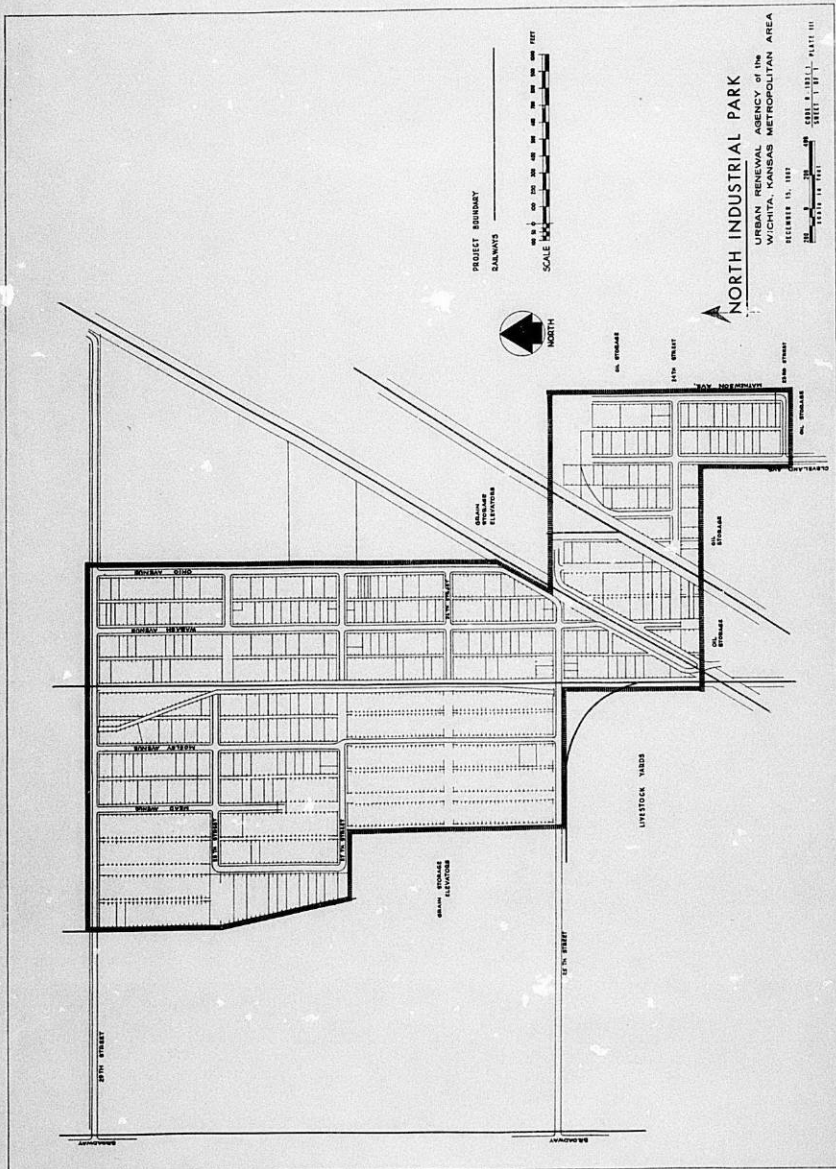
If you have any questions concerning this matter, please feel free to call.

Sincerely yours,

Jack H. Galbraith
Senior Planner

JHG:JWR:mb

CC: Sunflower Packing Company, Inc.
1410 East 21st



NORTH INDUSTRIAL PARK
 URBAN RENEWAL AGENCY of the
 WICHITA, KANSAS METROPOLITAN AREA
 REGISTERED: 1977
 SHEET 1 OF 11 - PLAT 101

PROJECT BOUNDARY
 RAILROAD

SCALE 1" = 100'



SUNFLOWER PACKING Co., INC.

1410 EAST 21ST STREET AREA CODE 316 PHONE AMHERST 5-1686
P. O. BOX 3683 — MUNGER STATION
WICHITA, KANSAS 67208

js

May 6, 1965

Mr. Jack H. Galbraith
Metropolitan Area Planning Comm.
City Building Annex
104 South Main Street
Wichita, Kansas

Subject: S/D 65-30 - Final Plat of Sunflower Second Addition

Dear Sir:

We are filing this letter of intent that the sidewalk will be constructed to City specifications at the time development takes place. The time limit will not exceed two years from the date of the filing of the plat.

Sincerely yours,

John P. Reed
John P. Reed, President
SUNFLOWER PACKING COMPANY, INC.

JFR:mk

CC: Baughman Company
2522 East Kellogg



May 28, 1965

Baughman Company
2522 East Kellogg
Wichita, Kansas

Subject: S/D 65-30 - Final Plat of Sunflower Second Addition

Gentlemen:

At its regular meeting on May 27, 1965, the Utility Advisory Committee of the Subdivision Committee considered the Final Plat of Sunflower Second Addition. The action of the Utility Advisory Committee was to forward this plat to the Planning Commission with the following recommendations:

- OK 1. The applicant shall provide a sidewalk along the north side of 21st Street.
2. Prior to the time this plat is forwarded to the Board of City Commissioners for their consideration, the applicant shall provide for either:
 - a. Construction of sidewalk prior to City Commission approval of the plat; or
 - b. Filing of a corporate surety bond in an amount approved by the City Engineer and in form by the City Legal Department, guaranteeing construction to City specifications within 2 years; or
 - OK c. File a letter of intent (only with Planning Commission approval) providing
(Continued)

Baughman Company

May 28, 1965

that the sidewalk will be constructed to City specifications at the time development takes place on each building site, but in no case shall the time limit exceed two years from the date of the filing of the plat.

- d. If the applicant desires, he may submit a valid paving petition providing for installation of the sidewalk.
3. Recording within 30 days after approval by the Board of City Commissioners.

NOTE: The Traffic Engineer requested that access control, not exceeding two 30 foot openings, be indicated along the north line of 21st Street.

If the applicant should desire to voice opposition concerning the request of the Traffic Engineer, he may do so at the Planning Commission meeting on June 3, 1965, at which time this matter will be considered by the Planning Commission.

Enclosed herewith is the marked Engineer's copy of the final plat for your information and files.

If you have any questions concerning this matter, please feel free to call.

Sincerely yours,

Jack H. Galbraith
Senior Planner

JHG:RAW:mb
Enclosure

CC: Sunflower Packing Company, Inc.
1410 East 21st

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 65-30 NAME Sunflower Second Addition
DATE APPLICATION REC'D 4-15-65 PRELIMINARY APPROVAL 4-29-65

DESCRIPTION

GENERAL LOCATION In an area at the northeast corner of 21st Street and
Cleveland

OWNER Sunflower Packing Company, Inc.
SURVEYOR/ENGINEER Baugman Company
ADDRESS _____

1. GROSS ACREAGE OF PLAT <u>2.727</u>	7. LINEAL FEET OF NEW STREETS:
2. NUMBER OF LOTS:	(A) <u>30</u> R/W <u>280</u> FT.
RESIDENTIAL _____	(B) <u>50</u> R/W <u>330</u> FT.
COMMERCIAL _____	(C) _____ R/W _____ FT.
INDUSTRIAL <u>1</u>	(D) TOTAL <u>610</u> FT.
OTHER _____	8. TOTAL AREA OF NEW STREET
TOTAL <u>1</u>	R/W <u>24,900</u> SQ.FT.
3. AVERAGE LOT FRONTAGE <u>305</u> FT.	9. EXISTING ZONING <u>F</u>
4. MINIMUM LOT FRONTAGE <u>280</u> FT.	10. PROPOSED ZONING _____
5. AVERAGE LOT AREA <u>92,400</u> SQ.FT.	11. LOT AREA REQUIRED BY
6. MINIMUM LOT AREA <u>92,400</u> SQ.FT.	ZONING _____ SQ.FT.

STAFF COMMENTS:

1. The applicant shall provide a sidewalk along the north side of 21st Street in accordance with Section 15 of the Subdivision Rules and Regulations.
2. The 8 foot utility easement adjacent to the north property line as required by the Subdivision Committee was left off the final plat due to the fact that a building is located in this area.
3. Recording within 30 days after approval by the Board of City Commissioners.

SUBDIVISION COMMITTEE ACTION: May 27, 1965 (DATE)
THE SUBDIVISION COMMITTEE RECOMMENDS:

M. A. P. C. ACTION: June 3, 1965 (DATE)
THE METROPOLITAN AREA PLANNING COMMISSION:

May 3, 1965

Baughman Company
2522 East Kellogg
Wichita, Kansas

Subject: S/D 65-30 - Preliminary Plat of Sunflower Second
Addition

Gentlemen:

At its regular meeting on April 29, 1965, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Preliminary Plat of Sunflower Second Addition. The action of the Subdivision Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following conditions:

1. The applicant shall provide for a sidewalk along the north line of 21st Street.
2. Prior to the time this plat is forwarded to the Planning Commission, the applicant shall provide for either:
 - a. Construction of the sidewalk prior to City Commission approval of the plat; or
 - b. Filing of a corporate surety bond in an amount approved by the City Engineer and as to form by the City Legal Department guaranteeing construction to City specifications within 2 years; or

Baughman Company

May 3, 1965

- c. File a letter of intent (only with Planning Commission approval) providing that the sidewalk will be constructed to City specifications within 2 years; or
 - d. If the applicant desires, he may submit a valid paving petition for installation of the sidewalk.
3. Indicating a 35 foot building setback line adjacent to the north line of 21st Street and a 20 foot building setback line adjacent to the east line of Cleveland.
 4. Requirements for a final plat, see pages 4 and 5 of Subdivision Rules and Regulations.
 5. An 8 foot utility easement shall be shown adjacent to the north and east property lines.

Enclosed is the marked Engineer's copy of the preliminary plat for your information and files.

If you have any questions, please feel free to call.

Sincerely yours,

Robert A. Lakin
Assistant Planning Director

RAL:JWH:mb
Enclosure

CC: Sunflower Packing Company, Inc.
1410 East 21st

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 65-30 NAME Sunflower Second Addition
DATE APPLICATION REC'D Apr. 15, 1965 S/D COMMITTEE MEETING Apr. 29, 1965

DESCRIPTION

GENERAL LOCATION In an area at the northeast corner of 21st Street and Cleveland
OWNER Sunflower Packing Company, Inc.
SURVEYOR/ENGINEER Baughman Company
ADDRESS _____ PHONE _____

1. GROSS ACRES OF PLAT <u>2.727</u>	7. LINEAL FEET OF NEW STREETS:
2. NUMBER OF LOTS:	(A) <u>30</u> R/W <u>280</u> FT.
RESIDENTIAL _____	(B) <u>50</u> R/W <u>330</u> FT.
COMMERCIAL _____	(C) _____ R/W _____ FT.
INDUSTRIAL <u>1</u>	(D) TOTAL <u>610</u> FT.
OTHER _____	8. TOTAL AREA OF NEW STREET
TOTAL <u>1</u>	R/W <u>24,900</u> SQ.FT.
3. AVERAGE LOT FRONTAGE <u>305</u> FT.	9. EXISTING ZONING <u>F</u>
4. MINIMUM LOT FRONTAGE <u>280</u> FT.	10. PROPOSED ZONING _____
5. AVERAGE LOT AREA <u>92,400</u> SQ.FT.	11. LOT AREA REQUIRED BY
6. MINIMUM LOT AREA <u>92,400</u> SQ.FT.	ZONING _____ SQ.FT.

STAFF COMMENTS:

THIS PRELIMINARY PLAT COMPLIES WITH THE SUBDIVISION RULES AND REGULATIONS EXCEPT AS FOLLOWS:

1. Provisions should be made for sidewalks along the north side of 21st Street in accordance with Section 15 of the Subdivision Rules and Regulations.
2. A 35 foot building setback line should be indicated adjacent to 21st Street and a 20 foot building setback line should be indicated adjacent to Cleveland.
3. 10 feet of additional half-street right-of-way should be dedicated for Cleveland.
4. Requirements for a final plat, see pages 4 and 5 of the Subdivision Rules and Regulations.

ACTION:

THE SUBDIVISION COMMITTEE RECOMMENDS:

MAP No.: C-5
SEC. No.: 7
TWP. No.: 37
RANGE: 1E

S/D No. 65-30

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Sunflower 2nd. Addition

GENERAL LOCATION: N.E. Cor. 21st. & Cleveland

NAME OF PROPERTY OWNER: Sunflower Packing Co., Inc.

ADDRESS: 1410 E. 21st. PHONE: AM 51686

NAME OF SUBDIVIDER: Same PHONE: _____

NAME OF AGENT/SURVEYOR: Baughman Co. PHONE: _____

ADDRESS: 2522 E. Kellogg PHONE: MU37431

DATE OF APPLICATION: _____

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 2.729

2. NUMBER OF LOTS:

RESIDENTIAL _____

COMMERCIAL _____

INDUSTRIAL 7

OTHER _____

TOTAL NUMBER OF LOTS 7

3. AVERAGE LOT FRONTAGE 305 FT.

4. MINIMUM LOT FRONTAGE 280 FT.

5. AVERAGE LOT AREA 92,400 SQ. FT.

6. MINIMUM LOT AREA 92,400 SQ. FT.

7. LINEAL FEET OF NEW STREETS:

A. 30 R/W 280 FT.

B. 50 R/W 330 FT.

C. _____ R/W _____ FT.

D. TOTAL 610 FT.

8. TOTAL AREA OF NEW STREET R/W:

24,900 SQ. FT.

9. EXISTING ZONING F

10. PROPOSED ZONING _____

11. PUBLIC WATER SUPPLY Yes (YES-NO), NAME City

12. PUBLIC SANITARY SEWERS Yes (YES-NO), NAME "

13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) _____ (YES-NO)

14. CITY OF WICHITA OR 3 MILE AREA: City

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 HE WAIVES THE 60-DAY STATUTORY PERIOD IN WHICH THE PLANNING COMMISSION OR GOVERNING BODY MUST ACT. THE UNDERSIGNED FURTHER STATES THAT HE IS THE OWNER OR IS THE AUTHORIZED AGENT FOR THE OWNER(S).

OWNER'S SIGNATURE: _____

BY: Baughman Co.

AGENT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA
PLANNING COMMISSION, ROOM 402, CITY BUILDING
ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS.

RECEIVED BY Shelton
DATE _____

S/D-1 M.A.P.C. 7-23-58 (REV. 10-62)

T21-301



Form 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Imp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Sanitation</i>	<i>25.00</i>

Name _____

Address *Lawrence Bank Co.*

Type *410 East 21st*

Comments: _____

Due Date _____

Date *4-15-65* BY *L. Shorris*

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT
 COMMUNITY DEVELOPMENT DIVISION

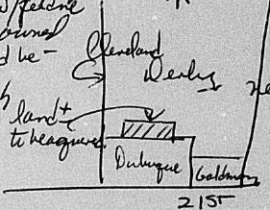
Public Inquiry Slip

NAME Dubuque Packing thru Dick Upton CBC DATE 8-1-77
 PHONE 265-7771 PHONE COUNTER
 PROPERTY LOCATION 21st & Cleveland MAP # 5550
NE cor.

NATURE OF REQUEST: Bldg Permit
 CITY ZONING _____ COUNTY ZONING _____ CONDITIONAL USE _____
 PLAT LOT SPLIT _____ BZA _____

VACATION _____ DEDICATION _____ STREET NAME CHANGE _____

REMARKS: Question asked on transfer of land to Dubuque by Dealy bid,
 does Dubuque have to plat? Concerned w/ field
 & he agreed w/ following. Range m & B, tracts owned
 in separate ownership prior to 48, to make of land be-
 tween owners (Dubuque & Dealy) even though
 m & B's, meet exception clause of S/D Regs. land to he agreed
 Even though Dealy has acquired some since 48,
 they are separate tracts.
 Called Upton 8/1/77 to convey above info. PL



ROUTE TO: Galbraith Shirkey Newby Richards Dobson MEEK MRM
 LAKIN _____ STOCKWELL _____ RETURN TO _____
File

COMMENTS:

File in Dunflower 2nd Add

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we Sunflower Packing Co., Inc. as Principal, and Continental Casualty Company as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Five Hundred Eighty and No/100 (\$580.00) Dollars, lawful money of the United States, for payment of which will and truly to be made, we bind ourselves, our heirs, executors, successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, said Principal will make the following improvements. All improvements and other work as set forth to be done and performed in accordance with the plans, specifications and provisions as determined by the City of Wichita for the development and improvement in Sunflower Second Addition Plat located in Section 4, Township 27, Range 1E, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal Sunflower Packing Co., Inc. shall perform the following obligations and conditions:

1. Construction of sidewalk, north side of East Twenty-first Street, Wichita, Kansas.
 2. Reimbursement to the City of Wichita at an actual cost figure, all costs and expenses related to the preparation of plans and specifications and the inspection of construction of the above listed projects.
- which obligations and each of them shall be performed on or before June 17, 1967, and all of which shall be performed and accomplished in accordance with presently established standards and specifications of the Department of Public Works of the City of Wichita.

NOW, THEREFORE, if the said Principal shall fully and faithfully perform all the work specified to be done and performed within the time prescribed, and in accordance with the plans, specifications and provisions, therefore, to which reference is here made; then this obligation shall be void; otherwise to remain in full force and effect in law; it being expressly understood and agreed that the

liability of the surety for any or all claims hereunder, shall in no event exceed the penal amount of this obligation, as herein stated. It is expressly understood that the city may declare said bond forfeited if the conditions herein have not been fully complied with in every respect and further, that the city may install said projects and pay for same out of said forfeited bond funds.

The said Surety hereby stipulates and agrees that no modifications, omissions, or additions, in or to the plans or specifications therefore, or any extension of time, shall in any wise affect the obligation of said Surety on its bond.

IN WITNESS WHEREOF, we have hereunto set our hand and seals on this 3rd day of August, 19 65.

SUNFLOWER PACKING CO., INC.

By: [Signature] Principal
President

CONTINENTAL CASUALTY COMPANY

By: [Signature] Surety
Attorney-in-Fact.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this 3rd day of August, 19 65, before me, a Notary Public in and for said County and State, came [Signature] (Principal) and [Signature] (Surety) to me personally known to be the same persons executing the foregoing instrument of writing and duly acknowledged the execution of same, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

[Signature]
Notary Public

My Commission Expires: June 13, 1969

CONTINENTAL CASUALTY COMPANY

Chicago, Illinois

AN ILLINOIS CORPORATION



Power of Attorney Appointing Individual Attorney-in-Fact.

Know All Men by these Presents, That CONTINENTAL CASUALTY COMPANY, a corporation duly organized and existing under the laws of the State of Illinois, and having its principal office in the City of Chicago, and State of Illinois, does hereby make, constitute and appoint.....

D. L. COOMBS

of WICHITA, KANSAS

its true and lawful Attorney-in-Fact with full power and authority hereby conferred to sign, seal and execute in its behalf bonds, undertakings and other obligatory instruments of similar nature as follows:

WITHOUT LIMITATIONS

and to bind CONTINENTAL CASUALTY COMPANY thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of CONTINENTAL CASUALTY COMPANY and all the acts of said Attorney, pursuant to the authority hereby given are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the Board of Directors of the Company.

"Article IX—Execution of Documents

Section 3. Appointment of Attorney-in-fact. The President or a Vice President may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Company in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Company by their signature and execution of any such instruments and to attach the seal of the Company thereto. The President or any Vice President or the Board of Directors may at any time revoke all power and authority previously given to any attorney-in-fact."

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 3rd day of April, 1957.

"Resolved, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted pursuant to Section 3 of Article IX of the By-Laws, and the signature of the Secretary or an Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

In Witness Whereof, CONTINENTAL CASUALTY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed this..... 26th..... day of..... July....., 1961..

CONTINENTAL CASUALTY COMPANY



Robert T. Schaller
Vice President.

STATE OF ILLINOIS }
COUNTY OF COOK } ss

On this... 26th... day of..... July....., 1961., before me personally came ROBERT T. SCHALLER to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Chicago, State of Illinois; that he is a Vice-President of CONTINENTAL CASUALTY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.



L. Benak
Notary Public.

My Commission Expires June 17, 1963

CERTIFICATE

I, R. J. WALKER, Assistant Secretary of CONTINENTAL CASUALTY COMPANY, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that Section 3 of Article IX of the By-Laws of the Company and the Resolution of the Board of Directors, set forth in said Power of Attorney are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said Company this3rd... day ofAugust....., 1965...



R. J. Walker
Assistant Secretary.