FILE NO. S/D 68-117 FILE NO. 5248

NAME GOLD CROWN ADDITION

LOCATION South side of 13th St. between High and West Street.

ENGINEER: PEC

OWNER Herbert D. Reed

APPLICATION FILED 11-22-68

SKETCH PLAT FILED 11-18-68

PRELIMINARY FILED 12-23-68

S/D ACTION 1-2-69 Approve

FINAL FILED 1-24-69

S/D ACTION 2-6-69 Approve

MAPC ACTION 2-13-69 Approve

BCC ACTION 2-25-69 approved

RECORDED 4-30-69

REMARKS

S/D 68-117 - GOLD CROWN ADDITION -
South side of 13th St. between
High and West St. Herbert Reed

ACTION

		DATE
S/D COMMITTEE (Prelim)	Approve	1-2-69 POSTED 11-27-68
S/D Com. (final)	Approve	2.6.69
M.A.P.C.	Approve	2-13-69
B.C.C. [redacted]	Approved	2-25-69

Map No. 5248
Sec. No. 13
Twp. No. 27
Range

Subdivision Report and Progre

S/D No.: 68-117

Name: GOLD CROWN ADDITION

General Location: South side of 13th St. between High and West St.

Owner: Herbert D. Reed
Address: 3805 W. 13th St. Phone: WH 38854
* Subdivider: Curtis R. Harper
Address: 3825 W. 13th St. Phone: WH 38814
Engineer/Surveyor: Professional Engineering Consultants
Address: ~~309 Laura~~ 1440 ENGLISH Phone: AM 22691

Application Received 11-22-68
Conf. with Applicant 10-68
Sketch Plat Received 11-18-68
Present Zoning AA & LC
Proposed Zoning B & LC
Letter of Intent 12-10-68

PREL. PLAT RECEIVED 12-23-68
S/D Report #1 Prepared 12-23-68
S/D Comm. Action 1-2-69 Approve

Dept. Report on Prel. 1-6-69

TRACING PROGRESS:
Received 2-19-69
Released
Received
Released
Received

FINAL PLAT RECEIVED 1-24-69
Tracing Received 2-19-69
S/D Report #2 Prepared 1-30-69
S/D Comm. Action 2-6-69 Approve

Dept. Report on Final 2-7-69

M.A.P.C. ACTION 2-13-69 approve

Dept. Report on Final 2-13-69
Letter on Irons Received 2-18-69
Title/Taxes Rec'd & Reviewed 4-21-69
Final Review 2-19-69
Letter to B.C.C. 2-19-69

B.C.C. ACTION 2-25-69 approved

Recorded 4-30-69
Annexed

Comments:

Z-1038 Associated Zone Case: AA to B & LC

* Also send correspondence to:
Mr. Thomas B. Parker
Kanger Quality Construction, Inc.
20 South 10th Street
Kansas City, Kansas

4-21-69 Called Mr. Cates to pick up tracing for recording

T9 -302(2)

AUTO - LIFE - BUSINESS - HOME

C. L. (CHARLIE) SILL
AGENT
FOR ALL YOUR INSURANCE NEEDS

Home 942 4087
BUS. 265-7257

1506 EAST LEWIS
WICHITA, KANSAS 67211

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

GOLD CROWN ADDITION was

filed for record on April 30, 1969.

Drawer PQ 1-19
4-30-69
rn

John Hale
Register Of Deeds

T9-328

February 12, 1973

Ralph C. Eberly, City Clerk

Jack H. Galbraith, Chief Planner

S/D 68-117 - Gold Crown Addition -
Peformance Bond guarantees.

The above referred to plat was approved by the Metropolitan Area Planning Commission on February 13, 1969, and by the Board of City Commissioners on February 25, 1969. Three of the conditions of the approval were that the applicant guarantee the paving of Illinois Court, guarantee the construction of a sidewalk around Illinois Court, and guarantee the installation of sanitary sewer to serve Lot 2 of the plat. The applicant submitted performance bonds guaranteeing that the afore-described improvements would be completed within two years time, on or before February 13, 1971. Then on June 29, 1971, three new bonds were approved by the Board of City Commissioners as said improvements had not been completed.

Our office has now been advised that the improvements have been completed, inspected and approved, and that the three performance bonds may now be released.

Your office is holding said bonds in the amounts of $4,500 for the paving of Illinois Court, $550 for the construction of the sidewalk around Illinois Court and $7,500 for the extension of sanitary sewer to serve Lot 2, Gold Crown Addition. All three bonds list Redman Development Co., Inc. by Howard N. Kent as principal, and The United Pacific Insurance Company by James Scheer as surety. Said bonds may now be released at request from the applicant. If you have any questions concerning this matter, please call.

JHG:CLN:rme

cc: Howard N. Kent, Redman Development Corp.
7701 Stemmons Freeway, Suite 800
Dallas, Texas, 75247

James Scheer, Sheer's, Inc.
100 West Plainfield Road
La Grange, Illinois, 60525

Karen Trybus, Fidelity & Surety Department
United Pacific Insurance Company
175 West Jackson Boulevard
Chicago, Illinois, 60604

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public Works Maint.

DATE Oct. 27, 1971

TO John Gist, Principal Planner

FROM M. S. Mitchell

SUBJECT - Final Plat Gold Crown Addn. SD 68-117

Reference is made to my memo of February 13, 1969, recommending approval of a lot grading plan for subject item. Earlier this month, I received a plan prepared by Mr. Ron Pletcher of PEC which proposes to change certain features of the lot grading plan so that runoff from most of the plat would be taken to 13th Street in a 24" storm water sewer rather than over the sidewalk grade and out the main driveway to 13th Street. The other main features of the original plan such as maintaining the division between the part of the plat which drains to 13th Street and the part that drains to storm water sewer District 67 and the creation of swales along the east and west lines to carry the water from the south part of the plan to the storm sewer described above will be retained.

If further discussion on this matter is desired, please advise.

M. S. Mitchell

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton, Supt. of Public Works Maint.
Dick Linn, City Engineer
Ron Pletcher, PEC
Gold Crown Addn. Plat File
Tom Byrnes, Central Inspection

RECEIVED
OCT 28 1971
METROPOLITAN PLANNING

September 28, 1971

Mr. James Scheer
Sheer's Inc.
100 West Plainfield Road
LaGrange, Illinois 60525

Subject: Performance Bonds on Gold Crown Addition to Wichita, Sedgwick County, Kansas (our file number S/D 68-117)

Dear Mr. Scheer:

We are in receipt of your letter dated September 22, 1971, wherein you requested release of the three (3) original bonds, which have now been replaced by new bonds received and filed by the City Commission on June 29, 1971. Please refer to your carbon copy of my last correspondence dated August 9, 1971, and addressed to Ralph C. Eberly, City Clerk. Attached to Mr. Eberly's original we forwarded Howard N. Kent's letter wherein he too requested release and forwarding of the three old bonds to him. In checking with the Clerk's office this date, I am advised that because of an oversite of Mr. Kent's letter, the bonds had not been returned. A secretary in the Clerk's office indicated that the old bonds would be returned in the mail to Mr. Kent, per his request dated July 27, 1971.

I hope that this will close this matter once and for all, and that the continual confusion and quantity of correspondence can be held to a minimum relative to the new bonds, by construction of the required improvements prior to the current completion date of February 13, 1973.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

cc: Howard N. Kent, Redman Development Corp.,
7701 Stemmons Freeway, Suite 800, Dallas, Texas, 75247
Mr. David Pharis, United Pacific Insurance Company
P. O. Box 13405, Kansas City, Missouri, 64199

BONDS AND INSURANCE FOR THE CONSTRUCTION INDUSTRY

100 WEST PLAINFIELD ROAD LA GRANGE, ILLINOIS 60525 312/352 6282

September 22, 1971

Mr. John D. Gist
Principal Planner
Wichita-Sedgwick County
Metropolitan Area Planning Department
Wichita, Kansas

Dear Mr. Gist:

There has been a lot of correspondence in regard to the three bonds we had written for Kansas Quality Construction guaranteeing the improvements in the Gold Crown addition sub-division south of 13th St. between High St. and West St. in Wichita, Kansas. We had originally written three bonds to cover these improvements. These bonds that we wrote really weren't performance bonds but were rather sub-division bonds guaranteeing that the improvements would be installed. For your information, a sub-division bond is a bond that does not expire but is rather good until such time as the improvements are completed and you have released the principal from his obligation. These are normally renewed by a continuation certificate.

In this instance, however, we renewed these bonds by writing new bonds. We technically have six bonds outstanding now and the bonding company would prefer to just have three out.

The return of the second set of bonds would in no way destroy your protection under these bonds, Mr. Gist, and so that we can get our surety company off our back we would appreciate your returning these last three bonds to us.

If you feel that the last three bonds give you better protection than the first three, then please return the first three to us. Thank you very kindly.

Sincerely yours,

James Scheer

JS:rc
cc: Mr. Richard G. Myers

RECEIVED
SEP 27 1971
METROPOLITAN PLANNING

MEMBER NATIONAL ASSOCIATION OF SURETY BOND PRODUCERS
ASSOCIATE MEMBER ASSOCIATED GENERAL CONTRACTORS OF AMERICA

August 9, 1971

Ralph C. Eberly, City Clerk

John D. Gist, Principal Planner

S/D 68-117 - Gold Crown Addition on the south side of 13th Street between High and West Street (Performance Bonds guaranteeing required improvements)

Reference is made to my prior correspondence concerning the above captioned matter which was addressed to the City Manager dated June 22, 1971, and carboned to you as well as to the applicant and his bonding company. That memo was a cover to three new performance bonds which were to be scheduled on the Manager's agenda for formal acceptance by the Board of City Commissioners, and which would replace three prior bonds which expired on February 13, 1971. That memo also indicated that once the bonds were officially accepted, the originals which were being held by your office could be cancelled upon request from the applicant.

Attached is a letter from Howard N. Kent, Assistant Secretary to Redman Development Corporation, formerly Kansas Quality Construction, Inc., requesting the release and return of the original bonds, which have now been replaced by new bonds containing a completion date of February 13, 1973, to him which may be sent to the address shown on the attached letter.

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

JDG:rme

Attachment

cc: Howard N. Kent, Redman Development Corp.,
7701 Stemmons Freeway, Suite 800, Dallas, Texas, 75247
James Scheer, Scheer's Inc., 100 West Plainfield Road,
LaGrange, Illinois, 60525

REDMAN DEVELOPMENT CORPORATION

July 27, 1971

Mr. John D. Gist
Metropolitan Area Planning Department
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: Gold Crown Addition Performance Bonds
From Kansas Quality Construction, Inc.

Dear Mr. Gist:

As you will recall, we issued three bonds in the amounts of $7,500.00, $2,960.00 and $4,500.00 for various work in connection with the Gold Crown addition,all of which expired on February 13, 1971. Since that time we have replaced the three bonds which you should now have in your files.

I have been advised by my bonding agency that they will need the expired bonds returned to their office in order that they may cancel them. I will be charged a premium for the old expired bonds in addition to the new ones that you have if this is not done. It would therefore be appreciated if you would check into this matter immediately and forward the three old bonds to me.

Very truly yours,

Howard N. Kent

Howard N. Kent
Assistant Secretary

HNK:jab

RECEIVED
JUL 29 1971
METROPOLITAN PLANNING

7701 STEMMONS FREEWAY • SUITE 800 • DALLAS, TEXAS 75247 • AREA CODE 214/638-0733

June 22, 1971

Ralph Wulz, City Manager

John D. Gist, Principal Planner

S/D 68-117 - Gold Crown Addition on the south side of 13th Street between High and West Street (performance bonds)

The above captioned plat was approved by the Metropolitan Area Planning Commission on February 13, 1969, and by the Board of City Commissioners on February 25, 1969. Among the conditions of approval was that the applicant guarantee the extension of sanitary sewer to serve Lot 2, installation of paving the cul-de-sac on Illinois Court, construction of a sidewalk on the south side of 13th Street adjacent to subject property and the Frenchvilla Addition to the east, and construction of a sidewalk around the cul-de-sac on Illinois. Kansas Quality Construction submitted three performance bonds in the amounts of $7,500 for sanitary sewer, $2,960 for sidewalks, and $4,500 for the paving of the cul-de-sac; guaranteeing all the work to be done within two years, on or before February 13, 1971. The three bonds named Mr. Howard N. Kent of Kansas Quality Construction, Inc. as Principal and James Scheer, Attorney in Fact for the United Pacific Insurance Company as Surety.

Sidewalks have been installed on the south side of 13th Street under a City initiated project. Since the two year guarantees have now expired, and since the balance of the required improvements have not been completed, the applicant has submitted new performance bonds setting forth new completion dates involving a two year extension until February 13, 1973. The bond guaranteeing sidewalk construction has been amended in amount to delete the estimated cost for the sidewalk already installed on 13th Street. Attached are the new bonds which should be placed on the City Manager's agenda to be received and filed by the Board of City Commissioners at their regular meeting on June 29, 1971. Once the bonds are officially accepted, the originals which are being held by the City Clerk may be cancelled upon request from the applicant to that office.

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

JDG:rme

Attachment

cc: Ralph Eberly, City Clerk
Howard N. Kent, Redman Development Corp.
7701 Stemmons Freeway, Suite 800, Dallas, Texas, 75247
Mr. James Scheer, Scheer's Incorporated
100 West Plainfield Road, La Grange, Illinois, 60525
Mr. David Pharis, United Pacific Insurance Company
P. O. Box 13405, Kansas City, Missouri, 64199

REDMAN DEVELOPMENT CORPORATION
7701 STEMMONS FREEWAY • SUITE 800 • 214/638-0733 • DALLAS, TEXAS 75247

June 4, 1971

Mr. John Gist
Wichita Area Planning Department
Wichita, Kansas

Dear Mr. Gist:

This letter is written in reference to three bonds which were issued to the City of Wichita for the installation of a sanitary sewer line, a cul de sac and side walk construction. These were for the development of the remaining portion of the area for Normandy Apartments in the Gold Crown Addition. These bonds were issued by United Pacific Indemnity Company in the respective amounts of $7,500, $4,500 and $2,500. All of these bonds expired February 17, 1971.

I would like to request a two-year extension of these bonds as the development of the area has been delayed. It is my understanding that all of part of the sidewalk construction has been completed and we would appreciate a recommendation that this bond be released or reduced, whichever the case may be.

Please present this request to the proper city officials and advise Mr. David Pharis, United Pacific Indemnity Company, P. O. Box 13405, Kansas City, Missouri 64199, and myself of your approved action.

Very truly yours,

REDMAN DEVELOPMENT CORPORATION
(Formerly Kansas Quality Construction, Inc.)

Howard N. Kent (by kg)

Howard N. Kent
Assistant Secretary

HNK:kg

cc: Mr. David Pharis

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we Redman Development Corporation (Formerly Kansas Quality Construction, Inc.) as Principal, and United Pacific Insurance 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 Fifty and No/100 ($ 550.00) 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 Gold Crown Addition (name of subdivision) Plat located in Section 13 Township 27 South Range 1 West, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal _____ shall perform the following obligations and conditions:

1. Provide for the installation of a sidewalk around the cul-de-sac of Illinois Court as platted in Gold Crown Addition, per specifications of the City Engineer of the City of Wichita.
2. N.A.
3. N.A.
4. N.A.
5. 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 February 13, 1973** 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 18th day of June 1971

Redman Development Corporation
(Formerly Kansas Quality Construction, Inc.)
By Howard N. Kent Ass't Secy. (Principal)

United Pacific Insurance Company
(Surety)
By James Scheer, Attorney in Fact

* Insert N/A (Not Applicable) when blanks are not used.

** Insert date, 4 years following the date of approval of the final plat by the Planning Commission.

STATE OF ILL., COUNTY OF COOK, SS:

Be it remembered that on this 18th day of June, 1971, before me, a Notary Public in and for said County and State, came Howard N. Kent, Ass't. Secy. (Principal) and James Scheer, Attorney in Fact (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.

Geo. A. McNichols
Notary Public

My Commission Expires: 12/9/73

UNITED PACIFIC INSURANCE COMPANY
A MEMBER OF UNITED PACIFIC INSURANCE GROUP
HOME OFFICE: TACOMA, WASHINGTON 98401
FIDELITY AND SURETY DEPARTMENT

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the UNITED PACIFIC INSURANCE COMPANY, a corporation of the State of Washington, having its principal offices in the city of Tacoma, Washington, pursuant to authority granted by By-Law No. 37-A of its By-Laws, which reads as follows:

"The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President of this Corporation, shall have authority to appoint in writing such attorneys-in-fact as the business of the Company may require, and to authorize such attorneys-in-fact, and each of them, to execute on behalf of the Company, any bonds, recognizances, stipulations, contracts of indemnity and other undertakings of like character, or to exercise any lesser number of said powers as hereinbefore set forth.

"Said appointments shall be attested by the Secretary or an Assistant Secretary of this Corporation under its seal. The signature of the Secretary or any Assistant Secretary to certified copies of such powers of attorney may be original or facsimile, and when the corporate seal is affixed thereto, any third party may rely on said certified copies of powers of attorney as the act and deed of this Corporation. The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President may revoke any appointment made pursuant hereto, and revoke any and all authority conferred by any such appointment."

does hereby nominate, constitute and appoint JAMES SCHEER or GEORGE D. McNICHOLS or JAMES J. PETERSEN of LaGRANGE, ILLINOIS - - - - - - - - - - - - - - - - - -

its true and lawful Attorney-in-Fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed,

ANY AND ALL BONDS AND UNDERTAKINGS OF SURETYSHIP.

The execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Tacoma, Washington, in their own proper persons.

IN WITNESS WHEREOF, the UNITED PACIFIC INSURANCE COMPANY has caused these presents to be signed by its Executive Vice-President and its corporate seal to be hereto affixed, duly attested by its Assistant Secretary, this 29th day of January, 19 70.

UNITED PACIFIC INSURANCE COMPANY

Attest: s/ GERRY L. WHITE
Assistant Secretary

By s/ MORRIS E. BROWN (SEAL)
Executive Vice-President

STATE OF WASHINGTON
County of PIERCE } ss.

On this 29th day of January, 19 70, personally appeared MORRIS E. BROWN and GERRY L. WHITE, to me known to be the Executive Vice-President and Assistant Secretary, respectively, of UNITED PACIFIC INSURANCE COMPANY, and acknowledged that they executed and attested the foregoing instrument and affixed the seal of said corporation thereto, and that By-Law No. 37-A, set forth therein, is still in full force.

Witness my hand and seal hereto affixed the day and year first above written.

My Commission Expires January 15, 19 74

s/ Bertha M. Barragar
Notary Public in and for the State of Washington
Residing at Tacoma

STATE OF WASHINGTON
County of PIERCE } ss.

I, GERRY L. WHITE Assistant Secretary of the UNITED PACIFIC INSURANCE COMPANY, do hereby certify that the foregoing instrument is a true copy of a Power of Attorney duly and regularly issued by said Company, and that the same is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at the City of TACOMA this 18th day of June, 19 71

Gerry L. White (SEAL)
Assistant Secretary

B-1027A General — Powers of Attorney — Rev. 11-66

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: (Formerly Kansas Quality Construction, Inc.)

That, we Redman Development Corporation as Principal, and United Pacific Insurance Company as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Four Thousand Five Hundred and No/100---------- ($ 4,500.00) 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 Gold Crown Addition (name of subdivision) Plat located in Section 13 Township 27 South Range 1 West, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal _____ shall perform the following obligations and conditions:

1. Provide for the necessary construction, reconstruction and paving of the cul-de-sac on Illinois Court as well as any needed reconstruction of the driveway to the house on Lot 15, Block A, La Placita Park Addition, lying south of Gold Crown Addition, all per specifications of the Engineering Division of the Department of Public Works of the City of Wichita.
2. *N.A.
3. 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 February 13, 19 73 ** 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 18th day of June 19 71

Redman Development Corporation
(Formerly Kansas Quality Construction, Inc.)
by Howard N. Kent, Asst. Secy. Principal

United Pacific Insurance Company
By James Scheer, Attorney in Fact Surety

* Insert N/A (Not Applicable) when blanks are not used.

** Insert date, 4 years following the date of approval of the final plat by the Planning Commission.

STATE OF Ill., COUNTY OF COOK, SS:

Be it remembered that on this 18th day of June, 19 71, before me, a Notary Public in and for said County and State, came Howard N. Kent, Asst. Secy. (Principal) and James Scheer, Attorney inFact (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.

Henry D. McNabb Notary Public

My Commission Expires: 12/9/73

UNITED PACIFIC INSURANCE COMPANY
A MEMBER OF UNITED PACIFIC INSURANCE GROUP
HOME OFFICE: TACOMA, WASHINGTON 98401
FIDELITY AND SURETY DEPARTMENT

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the UNITED PACIFIC INSURANCE COMPANY, a corporation of the State of Washington, having its principal offices in the city of Tacoma, Washington, pursuant to authority granted by By-Law No. 37-A of its By-Laws, which reads as follows:

"The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President of this Corporation, shall have authority to appoint in writing such attorneys-in-fact as the business of the Company may require, and to authorize such attorneys-in-fact, and each of them, to execute on behalf of the Company, any bonds, recognizances, stipulations, contracts of indemnity and other undertakings of like character, or to exercise any lesser number of said powers as hereinbefore set forth.

"Said appointments shall be attested by the Secretary or an Assistant Secretary of this Corporation under its seal. The signature of the Secretary or any Assistant Secretary to certified copies of such powers of attorney may be original or facsimile, and when the corporate seal is affixed thereto, any third party may rely on said certified copies of powers of attorney as the act and deed of this Corporation. The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President may revoke any appointment made pursuant hereto, and revoke any and all authority conferred by any such appointment."

does hereby nominate, constitute and appoint JAMES SCHEER or GEORGE D. McNICHOLS or JAMES J. PETERSEN of LaGRANGE, ILLINOIS - - - - - - - - - - - - - - - - - -

its true and lawful Attorney-in-Fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed,

ANY AND ALL BONDS AND UNDERTAKINGS OF SURETYSHIP.

The execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Tacoma, Washington, in their own proper persons.

IN WITNESS WHEREOF, the UNITED PACIFIC INSURANCE COMPANY has caused these presents to be signed by its Executive Vice-President and its corporate seal to be hereto affixed, duly attested by its Assistant Secretary, this 29th day of January, 19 70.

UNITED PACIFIC INSURANCE COMPANY

Attest: s/ GERRY L. WHITE
Assistant Secretary

By s/ MORRIS E. BROWN (SEAL)
Executive Vice-President

STATE OF WASHINGTON
County of PIERCE } ss.

On this 29th day of January, 19 70, personally appeared MORRIS E. BROWN and GERRY L. WHITE, to me known to be the Executive Vice-President and Assistant Secretary, respectively, of UNITED PACIFIC INSURANCE COMPANY, and acknowledged that they executed and attested the foregoing instrument and affixed the seal of said corporation thereto, and that By-Law No. 37-A, set forth therein, is still in full force.

Witness my hand and seal hereto affixed the day and year first above written.

My Commission Expires January 15, 19 74.

s/ Bertha M. Barragar
Notary Public in and for the State of Washington
Residing at Tacoma

STATE OF WASHINGTON
County of PIERCE } ss.

I, GERRY L. WHITE Assistant Secretary of the UNITED PACIFIC INSURANCE COMPANY, do hereby certify that the foregoing instrument is a true copy of a Power of Attorney duly and regularly issued by said Company, and that the same is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at the City of TACOMA this 18th day of June, 19 71.

Gerry L. White (SEAL)
Assistant Secretary

B-1027A General — Power of Attorney Rev. 11-66

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: (Formerly Kansas Quality Construction, Inc.)

That, we Redman Development Corporation as Principal, and ~~United Pacific Insurance Company~~ as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Seven Thousand Five Hundred and No/100---------- ($ 7,500.00) 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 Gold Crown Addition (name of subdivision) Plat located in Section 13 Township 27 South Range 1 West, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal _____ shall perform the following obligations and conditions:

1. Provide for the installation of sanitary sewer to serve Lot 2, Block A, Gold Crown Addition, per specifications of the Engineering Division of the Department of Public Works of the City of Wichita.
2. *N.A.
3. *N.A.
4. *N.A.
5. 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 February 13, 19 73** 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 18th day of June, 19 71

Redman Development Corporation
(Formerly Kansas Quality Construction, Inc.)
Principal

United Pacific Insurance Company
By James Scheer, Attorney in Fact
Surety

* Insert N/A (Not Applicable) when blanks are not used.

** Insert date 4 years following the date of approval of the final plat by the Planning Commission.

STATE OF Ill., COUNTY OF COOK, SS:

Be it remembered that on this 18th day of June, 19 71, before me, a Notary Public in and for said County and State, came Howard N. Kent, Asst. Secy. (Principal) and James Scheer, Attorney in Fact (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.

George A. Nichols
Notary Public

My Commission Expires: 12/9/73

UNITED PACIFIC INSURANCE COMPANY
A MEMBER OF UNITED PACIFIC INSURANCE GROUP
HOME OFFICE: TACOMA, WASHINGTON 98401
FIDELITY AND SURETY DEPARTMENT

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the UNITED PACIFIC INSURANCE COMPANY, a corporation of the State of Washington, having its principal offices in the city of Tacoma, Washington, pursuant to authority granted by By-Law No. 37-A of its By-Laws, which reads as follows:

"The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President of this Corporation, shall have authority to appoint in writing such attorneys-in-fact as the business of the Company may require, and to authorize such attorneys-in-fact, and each of them, to execute on behalf of the Company, any bonds, recognizances, stipulations, contracts of indemnity and other undertakings of like character, or to exercise any lesser number of said powers as hereinbefore set forth.

"Said appointments shall be attested by the Secretary or an Assistant Secretary of this Corporation under its seal. The signature of the Secretary or any Assistant Secretary to certified copies of such powers of attorney may be original or facsimile, and when the corporate seal is affixed thereto, any third party may rely on said certified copies of powers of attorney as the act and deed of this Corporation. The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President may revoke any appointment made pursuant hereto, and revoke any and all authority conferred by any such appointment."

does hereby nominate, constitute and appoint JAMES SCHEER or GEORGE D. McNICHOLS or JAMES J. PETERSEN of LaGRANGE, ILLINOIS - - - - - - - - - - - - - - - - - -

its true and lawful Attorney-in-Fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed,

ANY AND ALL BONDS AND UNDERTAKINGS OF SURETYSHIP.

The execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Tacoma, Washington, in their own proper persons.

IN WITNESS WHEREOF, the UNITED PACIFIC INSURANCE COMPANY has caused these presents to be signed by its Executive Vice-President and its corporate seal to be hereto affixed, duly attested by its Assistant Secretary, this 29th day of January, 19 70.

UNITED PACIFIC INSURANCE COMPANY

Attest: s/ GERRY L. WHITE
Assistant Secretary

By s/ MORRIS E. BROWN (SEAL)
Executive Vice-President

STATE OF WASHINGTON
County of PIERCE } ss.

On this 29th day of January, 19 70, personally appeared MORRIS E. BROWN and GERRY L. WHITE, to me known to be the Executive Vice-President and Assistant Secretary, respectively, of UNITED PACIFIC INSURANCE COMPANY, and acknowledged that they executed and attested the foregoing instrument and affixed the seal of said corporation thereto, and that By-Law No. 37-A, set forth therein, is still in full force.

Witness my hand and seal hereto affixed the day and year first above written.

My Commission Expires January 15, 19 74

s/ Bertha M. Barragar
Notary Public in and for the State of Washington
Residing at Tacoma

STATE OF WASHINGTON
County of PIERCE } ss.

I, GERRY L. WHITE Assistant Secretary of the UNITED PACIFIC INSURANCE COMPANY, do hereby certify that the foregoing instrument is a true copy of a Power of Attorney duly and regularly issued by said Company, and that the same is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at the City of TACOMA

this 18th day of June, 19 71 Gerry L. White (SEAL)
Assistant Secretary

B-1027A General — Power of Attorney Rev. 11-66

June 8, 1971

Howard N. Kent
Assistant Secretary
Redman Development Corp.
7701 Stemmons Freeway - Suite 800
Dallas, Texas 75247

Re: GOLD CROWN ADDITION
(performance bonds)

Dear Mr. Kent:

I have received your letter dated June 4, 1971, and the request for a two year extension on the three bonds which were originally submitted by Kansas Quality Construction, Inc. for which their performance date expired on February 13, 1971. I also recall an earlier phone conversation regarding same with Mr. David Pharis of United Pacific. In order to process your request for extension before the Board of City Commissioners, the enclosed new bonds should be completed with dates, signatures and corporation seals, etc., by both "Principal" and "Surety" and then returned to our office. Once received, we will forward the new bonds along with your letter of request to the Commission for disposition. If they approve the request, their action will probably be to receive and file the new bonds and instruct the City Clerk to cancel the originals, now on file, upon request from the applicant (Principal).

Please note that the new forms have part of the information already filled in, and the completion dates to perform the obligations have been set at February 13, 1973. Also note that the one bond guaranteeing the installation of sidewalks has been reduced from $2,960 to $550 because the sidewalk on the south side of 13th Street has been installed in a project initiated by the City of Wichita.

If you have any further questions, please contact our office.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: Mr. David Pharis, United Pacific Indemnity Company
P. O. Box 13405, Kansas City, Missouri, 64199

Mr. James Scheer, Scheer's Incorporated
100 West Plainfield Road, La Grange, Illinois, 60525

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we _____ as Principal, and _____

_____ 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 Fifty and No/100 ($ 550.00) 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 Gold Crown Addition (name of subdivision) _____ Plat located in Section 13 Township 27 South, Range 1 West, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal _____ shall perform the following obligations and conditions:

1. Provide for the installation of a sidewalk around the cul-de-sac of Illinois Court as platted in Gold Crown Addition, per specifications of the City Engineer of the City of Wichita.
2. *N.A.
3. *N.A.
4. *N.A.
5. 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 February 13, 19 73 ** 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 _____ day of _____ 19____

_____ Principal

_____ Surety

* Insert N/A (Not Applicable) when blanks are not used.

** Insert date, 4 years following the date of approval of the final plat by the Planning Commission.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 19 ____, before me, a Notary Public in and for said County and State, came _____ (Principal) and _____ (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.

_____ Notary Public

My Commission Expires: _____

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we _____ as Principal, and _____

_____ as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Four Thousand Five Hundred and No/100---------- ($ 4,500.00) 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 Gold Crown Addition (name of subdivision) _____ Plat located in Section 13, Township 27 South, Range 1 West, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal _____ shall perform the following obligations and conditions:

1. Provide for the necessary construction, reconstruction and paving of the cul-de-sac on Illinois Court as well as any needed reconstruction of the driveway to the house on Lot 15, Block A, La Placita Park Addition, lying south of Gold Crown Addition, all per specifications of the Engineering Division of the Department of Public Works of the City of Wichita.
2. *N.A.
3. 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 February 13, 19 73 ** 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 _____ day of _____ 19____

_____ Principal

_____ Surety

* Insert N/A (Not Applicable) when blanks are not used.

** Insert date, 4 years following the date of approval of the final plat by the Planning Commission.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 19 ____, before me, a Notary Public in and for said County and State, came _____ (Principal) and _____ (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.

_____ Notary Public

My Commission Expires: _____

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we _____ as Principal, and _____

_____ as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Seven Thousand Five Hundred and No/100---------- ($ 7,500.00) 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 Gold Crown Addition (name of subdivision) _____ Plat located in Section 13, Township 27 South, Range 1 West, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal _____ shall perform the following obligations and conditions:

1. Provide for the installation of sanitary sewer to serve Lot 2, Block A, Gold Crown Addition, per specifications of the Engineering Division of the Department of Public Works of the City of Wichita.
2. *N.A.
3. *N.A.
4. *N.A.
5. 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 February 13, 19 73 ** 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 _____ day of _____ 19____

_____ Principal

_____ Surety

* Insert N/A (Not Applicable) when blanks are not used.

** Insert date, 4/2 years following the date of approval of the final plat by the Planning Commission.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 19 ____, before me, a Notary Public in and for said County and State, came _____ (Principal) and _____ (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.

_____ Notary Public

My Commission Expires: _____

3-BONDS

~~105.08 × 3 = 315.24 → $320-~~

180 × 3 = ~~540~~ 550

✓ 1) $2,960.00 — sidewalk on S. side of 13th St. adjacent to Gold Crown and French Villa Add. to the end — sidewalk around cul-de-sac on Illinois Court.

has been installed

✓ 2) $7,500.00 — per specifications of the Eng. Div. of the D. of P.W. regarding the installation or guarantee of sanitary sewer to serve Lot 2.

✓ 3) $4,500.00 — for guarantee of necessary construction and/or reconstruction of the cul-de-sac on Illinois Street as well as any needed reconstruction of the driveways to the house on Lot 15, Block A, La Placita Park Add., south of Gold Crown Add.

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE June 2, 1971

TO The Files, S/D 68-117 - GOLD CROWN ADDITION, generally located on the south side of 13th Street between High and West Street.

FROM John D. Gist, Principal Planner

SUBJECT Performance Bonds guaranteeing required improvements as condition of plat approval.

Please refer to three previous letters within the Subdivision case file which are as follows:

1. Letter from myself to United Pacific Insurance Company dated April 27, 1971, relative to notifying that the Principal has not performed the works specified to be done as obligated by the Bonds, and that the bond funds are to be forfeited to the City of Wichita.

2. The letter from James Scheer of Scheer's, Inc. addressed to myself and dated May 4, 1971.

3. A letter from Howard N. Kent, Assistant Secretary, Redman Development Corporation to myself and dated May 17, 1971.

Yesterday, June 1, 1971, I received a long distance telephone call from Mr. Farris with the Claims Department of United Pacific Insurance Company of their offices in Kansas City. We discussed the three previous letters which are referred to above, and he informed me that the Corporation formerly known as Kansas Quality Construction has been reformed as Redman Development Corporation. Our main points of discussion, were as follows:

1. He indicated that he had received a carbon copy of a letter between Mr. Howard Kent of Redman Development Corporation to James Scheer of Scheer's, Inc., wherein Mr. Kent indicated that all of the improvements which they were obligated to make on their developments within Wichita had been completed. Mr. Farris indicated that obviously there was some confusion somewhere or misunderstanding as to what the obligations were in regard to the Gold Crown Addition.

2. I advised Mr. Farris that none of the improvements guaranteed by the Principal, Kansas Quality Construction Company, obligated under the three performance bonds which have been submitted, have been installed per our visual field inspection and checking with the Engineering Division of the Department of Public Works. I further indicated to Mr. Farris that the one exception to the required improvements, was that a sidewalk has been

installed along the south side of 13th Street adjacent to the Gold Crown Addition and adjacent to the French Villa which is located immediately to the east and also guaranteed by one of the referred to Performance Bonds. I advised him that this sidewalk was not installed under contract from Kansas Quality Construction but was a result of a project initiated by the City of Wichita. This, however, still leaves a sidewalk to be installed around the cul-de-sac on Illinois Court.

3. We agreed that what appears to be part of the problem is that arrangements have been made between Mr. Kent for the Redman Development Corporation, and Mr. Scheer of Scheer's, Inc., for renewal of the Performance Bonds and extending them in full force in effect by paying additional premiums, with no request being made to the City for approval of extension of the time under which the required improvements were to be completed.

4. Mr. Farris recognized the intent of my letter to United Pacific Insurance Company dated April 27, 1971, wherein we were declaring that the Bond funds were to be forfeited to the City of Wichita. We did discuss, however, that if the applicant actually completed and performed the required improvements, or if new bonds were submitted with new or extended completion dates for consideration, and possible approval, by the Board of City Comissioners, that this would be preferred rather than actually receiving the forfeited bond funds.

5. We also discussed Mr. Kent's reference to the fact that the property was presently under contract for sale, and his reference that it would be a condition of that sale that the purchaser assume the responsibility for the improvements guaranteed by the three performance bonds. Mr. Farris recognized the fact that this did not relieve the responsibility of the Redman Development Corporation (formerly Kansas Quality Construction) to the City of Wichita, unless a new guarantee was submitted by the purchaser and accepted and approved by the City of Wichita.

Mr. Farris said he would follow up on this matter and contact both Mr. Kent and Mr. Scheer in an attempt to get the facts straight and to resolve the matter. He said that he would keep me informed, and would get back in touch in case he had any further questions.

JDG:rme

REDMAN DEVELOPMENT CORPORATION
7701 STEMMONS FREEWAY • SUITE 800 • 214/638-0733 • DALLAS, TEXAS 75247

May 17, 1971

Mr. John D. Gist
Metropolitan Area Planning Department
104 South Main Street
Wichita, Kansas 67202

Re: Gold Crown - Addition Performance Bonds

Dear Mr. Gist:

I have received a copy of the May 4, 1971 letter to you from Mr. James Scheer of Scheer's Incorporated, La Grange, Illinois. Mr. Scheer writes all of our bonds through the country, and I want to make sure that there is no confusion about the validity of the bonds which he executed in favor of the City of Wichita.

It is my understanding that we had three bonds and they were issued for the installation of a cul-de-sac, the installation of a sidewalk, and a sanitary sewer installation.

The sidewalk has been installed. The sanitary sewer bond in the amount of $7500, and the cul-de-sac bond in the amount of $4500 have been renewed and are still in full force and effect.

As I had previously stated to Mr. Scheer, we have this property presently under contract for sale. If the sale is approved, it will be a condition that the purchaser assume the responsibility for these improvements. We will notify you at the time the sale is finally consummated in order that you may be satisfied.

If you have any specific questions, please do not hesitate to contact me.

Very truly yours,

Howard N. Kent
Assistant Secretary

HNK:jab

RECEIVED
MAY 20 1971
METROPOLITAN
PLANNING

BONDS AND INSURANCE FOR THE CONSTRUCTION INDUSTRY

100 WEST PLAINFIELD ROAD LA GRANGE, ILLINOIS 60525 312/352 6282

May 4, 1971

Mr. John D. Gist
Principal Planner
Metropolitan Area Planning Department
104 South Main Street
Wichita, Kansas 67202

RE: S/D 68-117-Gold Crown Addition
Performance Bonds Guaranteeing Improvements

Dear Mr. Gist:

In regard to the bonds that we wrote covering the above improvements, please be advised that a subdivision bond which guarantees improvements is not ever released until such time as either the improvements have been made or the bond is actually forfeited. We recently billed the renewal premium on this bond so the bond is still in force.

It is my understanding that there are certain changes in ownership taking place in this property at this time.

If you have any further questions, please feel free to contact us.

Thank you very kindly.

Sincerely yours,

James Scheer

JS:njm

cc. Mr. Howard Kent
Redman Development Corporation
7701 Stemmons Freeway
Dallas, Texas 75247

RECEIVED
MAY 7 1971
METROPOLITAN PLANNING

MEMBER NATIONAL ASSOCIATION OF SURETY BOND PRODUCERS
ASSOCIATE MEMBER ASSOCIATED GENERAL CONTRACTORS OF AMERICA

April 27, 1971

United Pacific Insurance Co.
175 West Jackson Blvd.
Chicago, Illinois 60604

Subject: S/D 68-117 - Gold Crown Addition, Performance Bonds guaranteeing improvements.

Gentlemen:

On January 21, 1971, we wrote the parties involved in the above captioned plat requesting information as to the status of the various improvements required on the plat and guaranteed by three performance bonds from your company. The three bonds in the amounts of $7,500 for installation of sanitary sewer, $2,960 for sidewalk construction and $4,500 for the paving of a cul-de-sac on Illinois Court all contained a completion date of February 13, 1971.

We have not had a reply to our letter, and field inspection indicates that the improvements have not been made with the exception of the sidewalk on 13th Street which was installed last year as a City initiated project. Therefore, since an extension of the bonds or an alternate method of guaranteeing the improvements have not been submitted, this letter is to notify you that the Principal has not performed the work specified to be done as obligated by the bonds, and the bond funds are to be forfeited to the City of Wichita.

Please advise as to what additional information will be necessary, if any, to expedite the forwarding of these funds to the City Treasurer of the City of Wichita. Your attention to this matter would be appreciated so that we can proceed with the closing of our file. Please contact our office if you have an questions concerning this matter.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

cc: Kansas Quality Construction, Inc.
20 South 10th Street, Kansas City, Kansas

John Dekker, Director of Law
Ralph Klose, City Treasurer
Dick Linn, Design Chief Engineer

D R A F T

OK for final

April 15, 1971

United Pacific Insurance Company
175 West Jackson Blvd.
Chicago, Illinois 60604

Subject: S/D 68-117 - Gold Crown Addition, Performance Bonds guaranteeing improvements.

Gentlemen:

On January 21, 1971, we wrote the parties involved in the above captioned plat requesting information as to the status of the various improvements required on the plat and guaranteed by three performance bonds from your company. The three bonds in the amounts of $7,500 for installation of sanitary sewer, $2,960 for sidewalk construction and $4,500 for the paving of a cul-de-sac on Illinois Court all contained a completion date of February 13, 1971.

We have not had a reply to our letter, and field inspection indicates that the improvements have not been made with the exception of the sidewalk on 13th Street which was installed last year as a City initiated project. Therefore, since an extension of the bonds ~~are~~ or an alternate method of guaranteeing the improvements have not been submitted, this letter is to notify you that the Principal has not performed the work specified to be done as obligated by the bonds, and the bond funds are to be forfeited to the City of Wichita.

Please advise as to what additional information will be necessary, if any, to expedite the forwarding of these funds to the City Treasurer of the City of Wichita. Your attention to this matter would be appreciated so that we can proceed with the closing of our file. Please contact our office if you have any questions concerning this matter.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

cc: Kansas Quality Construction, Inc.
20 South 10th Street, Kansas City, Kansas

John Dekker, Director of Law
Ralph Klose, City Treasurer
Dick Linn, Design Chief Engineer

ROUTE SLIP
(PLEASE CIRCLE DESTINAT[illegible])

City Manager
Deputy City Manager
Housing
Human Res. Dev.
Model Cities
City Clerk
Community Facilities
Credit Union
Fire Department
Health Department
Director of Law
Prosecutor's Office
Municipal Court
Transit Authority

Dir. of Adm.
Auditing
Budget
Data Proc.
Industrial Dev.
Man. Coord. Center
Personnel
P.S. Careers
Public Info.
Purchasing
Duplicating
Ret. & Group Ins.
Treasury
Library
Park Department

Planning Dept.
Police Dept.
Motor Pool
Dir. of Public Works
Administration
Central Insp.
Project Amy
Engineering
Traffic Engr.
Maintenance
Sanitation
Urban Renewal
Water Department
Water Pol. Control

For: Dist

_____ For your information _____ Reply sending me _____ copies
_____ For your comments _____ Prepare reply for my signature
_____ Note and return _____ You handle. No report required.

MESSAGE:

Signed Law Date 4/23

000-013

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE April 21, 1971

TO John Dekker, Director of Law

FROM John D. Gist, Principal Planner

SUBJECT Procedure for forfeiture of Performance Bond funds guaranteeing improvements on the land platted as Gold Crown Addition, S/D 68-117, generally located on the south side of 13th Street between High and West Streets.

Please find attached a copy of a drafted letter concerning the above captioned matter, and the applicant's failure to perform the installation of improvements required as a condition of approval on said plat.

Please review the format of the drafted letter and reply as to whether you feel it is an acceptable approach to notifying the principal and surety of forfeiture of the bond funds. Mr. Lakin has seen the attached draft and asked that it be cleared thru you prior to its release from this office. His only other comment was questioning whether the letter should take a more direct approach to claiming the bond funds forfeit because of failure to perform by the principal, and the appropriate drafts should be drawn payable to the City of Wichita and forwarded to the City Treasurer.

Your comments and any suggestions regarding the attached would be appreciated.

JDG:rme

Attachment

O.K.

J.D.

RECEIVED APR 20 1971 DEPT. OF LAW

April 21, 1971

John Dekker, Director of Law

John D. Gist, Principal Planner

Procedure for forfeiture of Performance Bond funds guaranteeing improvements on the land platted as Gold Crown Addition, S/D 68-117, generally located on the south side of 13th Street between High and West Streets.

Please find attached a copy of a drafted letter concerning the above captioned matter, and the applicant's failure to perform the installation of improvements required as a condition of approval on said plat.

Please review the format of the drafted letter and reply as to whether you feel it is an acceptable approach to notifying the principal and surety of forfeiture of the bond funds. Mr. Lakin has seen the attached draft and asked that it be cleared thru you prior to its release from this office. His only other comment was questioning whether the letter should take a more direct approach to claiming the bond funds forfeit because of failure to perform by the principal, and the appropriate drafts should be drawn payable to the City of Wichita and forwarded to the City Treasurer.

Your comments and any suggestions regarding the attached would be appreciated.

JDG:rme

Attachment

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we _____ as Principal, and _____ _____ as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of _____ ($ _____) 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 _____ (name of subdivision) _____ Plat located in Section _____, Township _____, Range _____, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal _____ shall perform the following obligations and conditions:

1.

2. *

3. *

4. *

5. 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 _____, 19____** 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 _____ day of _____ 19____

_____ Principal

_____ Surety

* Insert N/A (Not Applicable) when blanks are not used.

** Insert date, 2 years following the date of approval of the final plat by the Planning Commission.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 19 ____, before me, a Notary Public in and for said County and State, came _____ (Principal) and _____ (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.

_____ Notary Public

My Commission Expires: _____

Curtis Harper called on 1-27-71
to state that he knew no longer
has any interests in subject property
as he sold his interests to Kansas Quality Construction
Co.

January 21, 1971

Curtis R. Harper
3825 West 13th Street
Wichita, Kansas 67203

Subject: S/D 68-117 - Gold Crown Addition (guarantees for various improvements)

Dear Mr. Harper:

As you may recall the above-captioned case was approved by the Metropolitan Area Planning Commission on February 13, 1969, and by the Board of City Commissioners on February 25, 1969. Among the conditions of approval was that the applicant guarantee the extension of sanitary sewer to serve Lot 2, installation of paving the cul-de-sac on Illinois Court, construction of sidewalks on the south side of 13th Street on subject property and Frenchvilla Addition to the east, and construction of a sidewalk around the cul-de-sac on Illinois. The contract purchaser of subject property, Kansas Quality Construction submitted three performance bonds in the amounts of $7,500 for the sanitary sewer installation, $2,960 for the sidewalk construction on 13th Street and around the cul-de-sac on Illinois Court, and $4,500 for the paving of the cul-de-sac; guaranteeing all of the work to be done within two years time, on or before February 13, 1971. The three bonds named Mr. Howard N. Kent of Kansas Quality Construction, Inc., as Principal and James Scheer as Surety.

A recent field inspection indicates that none of the aforementioned projects have been done with the exception of the required sidewalk construction on 13th Street which was done as a City initiated project approximately one year ago.

We would appreciate your advising our office as to the status of the remaining required improvements and as to the intent with regards to their completion as the expiration date of the three bonds is near.

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

Sincerely,

Curtis L. Newby
Planning Analyst

CLN:rme

cc: Thomas B. Parker, Kansas Quality Construction, Inc.,
20 South 10th Street, Kansas City, Kansas

United Pacific Insurance Co., Fidelity and Surety Department
Tacoma, Washington, 98401

LAW OFFICES OF
ARN, MULLINS, UNRUH, KUHN & CATES
330 GARVEY BUILDING - 200 WEST DOUGLAS
WICHITA, KANSAS 67202
AMHERST 7-5267

EDWARD F. ARN
RICHARD F. MULLINS
MILO M. UNRUH
H. R. KUHN
LOUIS W. CATES
ROGER K. WILSON
BERNICE BURKET

April 14, 1969

Metropolitan Area Planning Commission
City Building Annex
104 S. Main
Wichita, Kansas

Attn: Mr. Jack H. Galbraith

Gentlemen:

The undersigned, as attorneys for the record titled owners of the below described real property and the contract purchaser, Kansas Quality Construction, Inc., has examined legal title to the following described property:

TRACT I.

Lots 1 and 2 in Jerry Harper Addition to Wichita, Sedgwick County, Kansas.

TRACT II.

East four acres of: beginning at a point 16 rods east of the northwest corner of Section 13, Township 27, Range 1 W of the Sixth P. M., Sedgwick County, Kansas; thence south 50 rods; thence east 32 rods; thence north 50 rods; thence west 32 rods to the place of beginning.

TRACT III.
(cul-de-sac)

Beginning at a point on the north line of La Placita Park Addition to Wichita, Sedgwick County, Kansas, and 52.85' east of the northeast corner of Lot 15, Block A, in said La Placita Park

Addition. Thence west on the north line of said Addition and bearing north 90°00'west, a distance of 36.50' thence southeasterly on a curve to the left whose cord has a bearing of south 47°25'04" east and a radius of 50' through a central angle of 64°22'18", a distance of 56.17' to the intersection of the west right-of-way line of Illinois Street as established by vacation procedure No. 3762 of August 27, 1962, and the extention of the line between Lots 14 and 15, La Placita Park Addition to Wichita, Sedgwick County, Kansas, thence along the west right-of-way line of Illinois Street to the point of beginning.

Based upon such examination, the undersigned certifies that the record title owner of Tract I is Herbert D. Reed; the record title owners of Tract II are Curtis R. Harper and Gwen Harper, husband and wife; the record title owners of Tract III (cul-de-sac) are Charles L. Sill and Glenda L. Sill, husband and wife.

This is to further certify that all real estate taxes due on the above described three tracts have been fully paid.

It should be noted that the formal dedication of the cul-de-sac described as Tract III above and dated February 18, 1969, was attached to the proposed plat and should be filed of record with the plat dedicating Tract III (cul-de-sac) to the public for street purposes.

This opinion is given for the purpose of complying with the requirements of the Wichita Metropolitan Area Planning Commission

ARN, MULLINS, UNRUH, KUHN & CATES

Metropolitan Area Planning Commission
Page Three
April 14, 1969.

and to facilitate the approval and recordation of the proposed plat of Gold Crown Addition to Wichita, Sedgwick County, Kansas; to complete the sale between record title owners to the contract purchaser, Kansas Quality Construction, Inc.

Respectfully submitted,

ARN, MULLINS, UNRUH, KUHN & CATES

by Louis W. Cates
Attorneys for record title owners and contract purchaser.

LWC gbo

RECEIVED
APR 21 1969
REGULATION DIVISION

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 68-117 Name Gold Crown Addition
Application Filed: 11-22-68 Sketch Filed: 11-18-68
Preliminary Plat Filed: 12-23-68 Approved by S/D: 1-2-69
Final Plat Filed: 1-24-69 Approved by S/D: 2-6-69
Approved by Metropolitan Area Planning Commission: 2-13-69

DESCRIPTION

General Location: South side of 13th Street between High and West

Surveyor or Engineer: Professional Engineering Consultants
Owner: Herbert D. Reed
Address: 3805 West 13th Street

1. Gross Acreage of Plat 9.86
2. Number of Lots:
   Residential 1
   Commercial 2
   Industrial
   Other
   Total Number of Lots: 3
3. Minimum Lot Frontage: 192.7 ft.
4. Minimum Lot Area 41,888 sq.ft.
5. Lineal Feet of New Streets:
   a. 50 R/W 213.03 ft.
   b. 25 R/W 85.70 ft.
   c. R/W ft.
   d. R/W ft.
   e. R/W ft.
   TOTAL 298.73 ft.
6. Existing Zoning: "AA" & "LC"

The applicant has submitted performance bonds guaranteeing the extension of sanitary sewer, installation of paving the cul-de-sac on Illinois, and for the construction of sidewalks adjacent to the south side of 13th Street on subject plat and Frenchvilla Addition to the east, as well as for a sidewalk around the cul-de-sac on Illinois.

Planning Commission Recommendation:
KRATZER moved and BLEDSOE seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to:

1. Approval of the plat is subject to the approval of the associated zone case Z-1038.
2. The applicant shall submit the properly executed separate instrument for the dedication of necessary street right-of-way for the cul-de-sac which involves those portions south of the south line of the plat.
3. Recording within 30 days after approval by the Board of City Commissioners.

Associated zone case: Z-1038 - "AA" to "B" and "LC"

Vote of Planning Commission: Unanimous

ACTION: Accept the dedication of street right-of-way, receive and file the performance bonds, and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

DEDICATION

D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, CHARLES L. SILL and GLENDA L. SILL, his wife, being the owners of the following described real estate in Sedgwick County, Kansas, to-wit:

> Beginning at a point on the North Line of La Placita Park Addition to Wichita, Sedgwick County, Kansas, and 52.85 feet East of the Northeast corner of Lot 15, Block A, in said La Placita Park Addition, thence West on the North line of said Addition and bearing N. 90° 00' W., a distance of 36.50 feet, thence Southeasterly on a curve to the left whose chord has a bearing of S. 47° 25' 04" E., and a radius of 50.00 feet, through a central angle of 64° 22' 18", a distance of 56.17 feet to the intersection of the West R/W line of Illinois Street as established by vacation procedure #3762 of August 27, 1962, and the extension of the line between Lots 14 and 15 La Placita Park Addition to Wichita, Sedgwick County, Kansas, thence along the West R/W line of Illinois Street to the point of beginning.

do hereby dedicate the above described real estate to the public for street purposes.

Executed this 18 day of Feb, 1969.

Charles L. Sill
CHARLES L. SILL

Glenda L. Sill
GLENDA L. SILL

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this 18 day of Feb, 1969, before me came CHARLES L. SILL and GLENDA L. SILL, his wife, to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

(Submitted to the Wichita-)
(Sedgwick County Metropolitan)
(Area Planning Commission and)
(the Board of Commissioners of)
(the City of Wichita, Kansas,)
(and approved by said Board of)
(Commissioners of the City of)
(Wichita, Kansas, this _____)
(_____, 196__)
(_____)
(_____)
(City Clerk)
(_____)

Gene F. Piggott
Notary Public

My commission expires:
Aug. 18, 1971

NOTARY PUBLIC

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we Kansas Quality Construction, Inc. as Principal, and Union Pacific Insurance Company as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Sixty and no/100 Two Thousand Nine Hundred and ($ 2,960.00) Dollars, lawful money of the United States, for payment of which well 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 Gold Crown Addition (name of subdivision) Plat located in Section 13 Township 27 South Range 1 W Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal Kansas Quality Construction, Inc. shall perform the following obligations and conditions:

1. For the installation of sidewalks along 13th Street adjacent to this plat and Frenchville Addition to the east, as well as around the cul de sac on Illinois Court;
2. * N/A
3. * N/A
4. * N/A
5. 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 8-13, 1971** 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 to its 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 agreement 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 17th day of February, 1969.

Kansas Quality Construction, Inc.
By Howard N. Kent Principal

James Scheer Surety
Attorney in Fact

Kansas Resident Agent
Husvvy & Hussey, General Agents

* Insert N/A (Not Applicable) when blanks are not used.

** Insert date, 2 years following the date of approval of the final plat by the Planning Commission.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this 17th day of February, 1969, before me, a Notary Public in and for said County and State, came Howard N. Kent (Principal) and James Scheer (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.

Iris J. Craine Notary Public
Iris J. Craine

My Commission Expires: May 23, 1970

UNITED PACIFIC INSURANCE COMPANY
A MEMBER OF UNITED PACIFIC INSURANCE GROUP
HOME OFFICE: TACOMA, WASHINGTON 98401
FIDELITY AND SURETY DEPARTMENT

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the UNITED PACIFIC INSURANCE COMPANY, a corporation of the State of Washington, having its principal offices in the city of Tacoma, Washington, pursuant to authority granted by By-Law No. 37-A of its By-Laws, which reads as follows:

"The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President of this Corporation, shall have authority to appoint in writing such attorneys-in-fact as the business of the Company may require, and to authorize such attorneys-in-fact, and each of them, to execute on behalf of the Company, any bonds, recognizances, stipulations, contracts of indemnity and other undertakings of like character, or to exercise any lesser number of said powers as hereinbefore set forth.

"Said appointments shall be attested by the Secretary or an Assistant Secretary of this Corporation under its seal. The signature of the Secretary or any Assistant Secretary to certified copies of such powers of attorney may be original or facsimile, and when the corporate seal is affixed thereto, any third party may rely on said certified copies of powers of attorney as the act and deed of this Corporation. The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President may revoke any appointment made pursuant hereto, and revoke any and all authority conferred by any such appointment."

does hereby nominate, constitute and appoint JAMES SCHEER or GEORGE D. McNICHOLS of LaGRANGE, ILLINOIS

its true and lawful Attorney-in-Fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed,

ANY AND ALL BONDS AND UNDERTAKINGS OF SURETYSHIP.

The execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Tacoma, Washington, in their own proper persons.

IN WITNESS WHEREOF, the UNITED PACIFIC INSURANCE COMPANY has caused these presents to be signed by its 22nd Vice-President and its corporate seal to be hereto affixed, duly attested by its Assistant Secretary, this 22nd day of May, 19 68.

UNITED PACIFIC INSURANCE COMPANY

Attest: s/ GERRY L. WHITE
Assistant Secretary

By s/ MORRIS E. BROWN
Vice-President (SEAL)

STATE OF WASHINGTON
County of PIERCE } ss.

On this 22nd day of May, 19 68, personally appeared MORRIS E. BROWN and GERRY L. WHITE, to me known to be the Vice-President and Assistant Secretary, respectively, of UNITED PACIFIC INSURANCE COMPANY, and acknowledged that they executed and attested the foregoing instrument and affixed the seal of said corporation thereto, and that By-Law No. 37-A, set forth therein, is still in full force.

Witness my hand and seal hereto affixed the day and year first above written.

My Commission Expires January 15, 19 70

s/ Bertha M. Barragar
Notary Public in and for the State of Washington
Residing at Tacoma

STATE OF WASHINGTON
County of PIERCE } ss.

I, GERRY L. WHITE, Assistant Secretary of the UNITED PACIFIC INSURANCE COMPANY, do hereby certify that the foregoing instrument is a true copy of a Power of Attorney duly and regularly issued by said Company, and that the same is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at the City of TACOMA

this 17th day of February, 19 69

Assistant Secretary

S-1027A General – Power of Attorney Rev. 11-66

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we Kansas Quality Construction, Inc as Principal, and Union Pacific Insurance Company as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Seven Thousand Five Hundred & no/100 ($ 7,500.00) 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 Gold Crown Addition (name of subdivision) Plat located in Section 13 Township 27 south Range 1 W Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal Kansas Quality Construction, Inc. shall perform the following obligations and conditions:

1. Per specifications of the Engineering Delvision of the Department of Public Works regarding the installation or guarantee of sanitary sewer to serve Lot 2.
2. * N/A
3. * N/A
4. * N/A
5. 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 2-19, 19 71 ** 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 [illegible] performed within the time prescribed, and in accordance with the plans, specifications and provisions, therefore, to wh[illegible]; then this obligation shall be void; otherwise to remain in full force and effect [illegible] law; it being expressly understood [illegible] bility of the Surety for any or all claims hereunder, shall in no event exceed the [illegible] amount of this obligation, [illegible] understood that the City may declare said bond forfeited if the conditions herein have not been fully com[illegible] ther, 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 [illegible] 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 17th day of February, 19 69

Kansas Quality Construction, Inc.
by Howard N. Kent Principal

James Scheer Surety

Kansas Resident Agent
Hussey and Hussey, General Agents

* Insert N/A (Not Applicable) when blanks are not used.

** Insert date, 2 years following the date of approval of the final plat by the Planning Commission.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this 17th day of February, 19 69, before me, a Notary Public in and for said County and State, came Howard N. Kent (Principal) and James Scheer (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.

Iris F. Craine Notary Public

My Commission Expires: May 23, 1970

MICROFILMED
FROM THE BEST
AVAILABLE COPY

UNITED PACIFIC INSURANCE COMPANY
A MEMBER OF UNITED PACIFIC INSURANCE GROUP
HOME OFFICE: TACOMA, WASHINGTON 98401
PROPERTY AND SURETY DEPARTMENT

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the UNITED PACIFIC INSURANCE COMPANY, a corporation of the State of Washington, having its principal office in the city of Tacoma, Washington, pursuant to authority granted by By-Law No. 17-A of its By-Laws, which reads as follows:

"The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President of this Corporation, shall have authority to appoint in writing such attorneys-in-fact as the business of the Company may require, and to authorize such attorneys-in-fact, and each of them, to execute on behalf of the Company any bonds, recognizances, stipulations, contracts of indemnity and other undertakings of like character, or to execute any instrument of said powers as hereinbefore set forth.

"Said appointments shall be attested by the Secretary or an Assistant Secretary of the Corporation under its seal. The signature of the Secretary or any Assistant Secretary to certified copies of such powers of attorney may be original or facsimile, and when the corporate seal is affixed thereto, any third party may rely on said certified copies of powers of attorney as the act and deed of this Corporation. The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President may revoke any appointment made pursuant hereto, and revoke any and all authority conferred by any such appointment."

does hereby nominate, constitute and appoint JAMES SCHEER OF GEORGE D. MCNICHOLS of LaGRANGE, ILLINOIS

its true and lawful Attorney-in-Fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed,

ANY AND ALL BONDS AND UNDERTAKINGS OF SURETYSHIP

The execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Tacoma, Washington, in their own proper persons.

IN WITNESS WHEREOF, the UNITED PACIFIC INSURANCE COMPANY has caused these presents to be signed

by its Vice-President and its corporate seal to be hereto affixed, duly attested by its Assistant Secretary,
this 22nd day of May, 19 68

UNITED PACIFIC INSURANCE COMPANY

Attest: s/ GERRY L. WHITE, Assistant Secretary — By: s/ MORRIS E. BROWN, Vice President (SEAL)

STATE OF WASHINGTON
County of PIERCE } ss.

On this 22nd day of MAY, 19 68 personally appeared MORRIS E. BROWN and GERRY L. WHITE to me known to be the Vice-President and Assistant Secretary, respectively, of UNITED PACIFIC INSURANCE COMPANY, and acknowledged that they executed and attested the foregoing instrument and affixed the seal of said corporation thereto, and that By-Law No. 17-A, set forth therein, is still in full force.
Witness my hand and seal hereto affixed the day and year first above written.

My Commission Expires January 15, 19 70

s/ Bertha K. Bertsager
Notary Public in and for the State of Washington
Residing at Tacoma

STATE OF WASHINGTON
County of PIERCE } ss.

I, GERRY L. WHITE, Assistant Secretary of the UNITED PACIFIC INSURANCE COMPANY, do hereby certify that the foregoing instrument is a true copy of a Power of Attorney duly and regularly issued by said Company, and that the same is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at the City of TACOMA,
this 17th day of July, 1969

Assistant Secretary (SEAL)

9-5227A General – Power of Attorney Rev. 11-68

MICROFILMED
FROM THE BEST
AVAILABLE COPY

UNITED PACIFIC INSURANCE COMPANY
A MEMBER OF UNITED PACIFIC INSURANCE GROUP
HOME OFFICE: TACOMA, WASHINGTON 98401
FIDELITY AND SURETY DEPARTMENT

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the UNITED PACIFIC INSURANCE COMPANY, a corporation of the State of Washington, having its principal offices in the city of Tacoma, Washington, pursuant to authority granted by By-Law No. 37-A of its By-Laws, which reads as follows:

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"Said appointments shall be attested by the Secretary or an Assistant Secretary of this Corporation under its seal. The signature of the Secretary or any Assistant Secretary to certified copies of such powers of attorney may be original or facsimile, and when the corporate seal is affixed thereto, any third party may rely on said certified copies of powers of attorney as the act and deed of this Corporation. The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President may revoke any appointment made pursuant hereto, and revoke any and all authority conferred by any such appointment."

does hereby nominate, constitute and appoint JAMES SCHEER or GEORGE D. McNICHOLS of LaGRANGE, ILLINOIS

its true and lawful Attorney-in-Fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed,

ANY AND ALL BONDS AND UNDERTAKINGS OF SURETYSHIP.

The execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Tacoma, Washington, in their own proper persons.

IN WITNESS WHEREOF, the UNITED PACIFIC INSURANCE COMPANY has caused these presents to be signed by its _____ Vice-President and its corporate seal to be hereto affixed, duly attested by its Assistant Secretary, this 22nd day of May, 19 68

UNITED PACIFIC INSURANCE COMPANY

Attest: s/ GERRY L. WHITE
Assistant Secretary

By s/ MORRIS E. BROWN (SEAL)
Vice-President

STATE OF WASHINGTON
County of PIERCE } ss.

On this 22nd day of May, 19 68, personally appeared MORRIS E. BROWN and GERRY L. WHITE, to me known to be the _____ Vice-President and Assistant Secretary, respectively, of UNITED PACIFIC INSURANCE COMPANY, and acknowledged that they executed and attested the foregoing instrument and affixed the seal of said corporation thereto, and that By-Law No. 37-A, set forth therein, is still in full force.

Witness my hand and seal hereto affixed the day and year first above written.

My Commission Expires January 15, 19 70

s/ Bertha M. Barrager
Notary Public in and for the State of Washington
Residing at Tacoma

STATE OF WASHINGTON
County of PIERCE } ss.

I, GERRY L. WHITE, Assistant Secretary of the UNITED PACIFIC INSURANCE COMPANY, do hereby certify that the foregoing instrument is a true copy of a Power of Attorney duly and regularly issued by said Company, and that the same is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at the City of TACOMA

this 17th day of February, 1969

_____ (SEAL)
Assistant Secretary

S-1027A General — Power of Attorney Rev. 11-68

MICROFILMED
FROM THE BEST
AVAILABLE COPY

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we Kansas Quality Construction, Inc. as Principal, and Union Pacific Insurance Company as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Forty-Five Hundred & no/100 ($ 4,500.00) 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 Gold Crown Addition (name of subdivision) Plat located in Section 13 Township 27 South Range 1 W Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal ~~Kansas Quality Construction, Inc.~~ shall perform the following obligations and conditions:

1. For the dedication of necessary street right-of-way for the cul-de-sac which involve those portions south of the south line of the plat, as well as guarantee the necessary construuction and
2. * N/A or reconstruction of the cul-de-sac of Illinois Street
3. * N/A as well as any needed reconstruction of the driveways to the house on lot 15, block A, LaPlacita Addition,
4. * N/A South of the subject plat.

5. 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 2-13, 19 71 ** 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 hereby 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, or for any reason, 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 agreement aforesaid, or the plans and 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 17th day of February, 19 69

Kansas Quality Construction, Inc.
By: Howard N. Kent, Pres.
Principal

James Scheer
Surety

Kansas Resident Agent
Hussey & Hussey, General Agents
* Insert N/A (Not Applicable) under Section 4, not Sub-Section 4.

** Insert date, 2 years following the date of approval of the final plat by the Planning Commission.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this 17th day of February, 19 69, before me, a Notary Public in and for said County and State, came Howard N. Kent (Principal) and James Scheer (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.

Iris J. Craine
Iris J. Craine Notary Public

My Commission Expires May 23, 1970

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FROM THE BEST
AVAILABLE COPY

UNITED PACIFIC INSURANCE COMPANY
A MEMBER OF UNITED PACIFIC INSURANCE GROUP
HOME OFFICE: TACOMA, WASHINGTON 98401
FIDELITY AND SURETY DEPARTMENT

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the UNITED PACIFIC INSURANCE COMPANY, a corporation of the State of Washington, having its principal offices in the city of Tacoma, Washington, pursuant to authority granted by By-Laws No. 37-A of its By-Laws, which reads as follows:

"The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President of this Corporation, shall have authority to appoint in writing such attorneys-in-fact, as the business of the Company may require, and to authorize such attorneys-in-fact, and each of them, to execute on behalf of the Company, any bonds, recognizances, stipulations, contracts of indemnity and other undertakings of like character, or to exercise any lesser number of said powers as hereinbefore set forth.

"Said appointments shall be attested by the Secretary or an Assistant Secretary of this Corporation under its seal. The signature of the Secretary or any Assistant Secretary to certified copies of such powers of attorney may be original or facsimile, and when the corporate seal is affixed thereto, any third party may rely on said certified copies of powers of attorney as the act and deed of this Corporation. The President, any Executive Vice-President, any other Vice-President, any Assistant Vice-President, or any Resident Vice-President may revoke any appointment made pursuant hereto, and revoke any and all authority conferred by any such appointment."

does hereby nominate, constitute and appoint JAMES SCHEER or GEORGE D. McNICHOLS of LaGRANGE, ILLINOIS

its true and lawful Attorney-in-Fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed,

ANY AND ALL BONDS AND UNDERTAKINGS OF SURETYSHIP

The execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Tacoma, Washington, in their own proper persons.

IN WITNESS WHEREOF, the UNITED PACIFIC INSURANCE COMPANY has caused these presents to be signed by its Vice-President and its corporate seal to be hereto affixed, duly attested by its Assistant Secretary, this 22nd day of May, 19 68

UNITED PACIFIC INSURANCE COMPANY

Attest: s/ GERRY L. WHITE
Assistant Secretary

By s/ MORRIS E. BROWN (SEAL)
Vice-President

STATE OF WASHINGTON
County of PIERCE } ss.

On this 22nd day of May, 19 68, personally appeared MORRIS E. BROWN and GERRY L. WHITE, to me known to be the Vice-President and Assistant Secretary, respectively, of UNITED PACIFIC INSURANCE COMPANY, and acknowledged that they executed and attested the foregoing instrument and affixed the seal of said corporation thereto, and that By-Law No. 37-A, set forth therein, is still in full force.

Witness my hand and seal hereto affixed the day and year first above written.

My Commission Expires January 15, 19 70

s/ Bertha M. Barragar
Notary Public in and for the State of Washington
Residing at Tacoma

STATE OF WASHINGTON
County of PIERCE } ss.

I, GERRY L. WHITE, Assistant Secretary of the UNITED PACIFIC INSURANCE COMPANY, do hereby certify that the foregoing instrument is a true copy of a Power of Attorney duly and regularly issued by said Company, and that the same is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at the City of TACOMA this 17th day of February, 19 69

Assistant Secretary (SEAL)

B-1027A General — Power of Attorney Rev. 11-66

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AVAILABLE COPY

17 February 1969

PROFESSIONAL
ENGINEERING
CONSULTANTS

HARTWELL, BAXTER,
BRIDGES,
HYSOM AND PEUGH
PROFESSIONAL ASSOC.

Re: Gold Crown Addition
PEC #35 C-836

Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Gentlemen:

This is to certify that irons have been set as required by the Subdivision Rules and Regulations of the MAPC at the Block Corners in Gold Crown Addition, Wichita, Sedgwick County, Kansas.

Sincerely,

Professional Engineering Consultants

Charles M. Jeffries

Charles M. Jeffries

lo

cc: Kansas Quality Constr. Co.

RECEIVED
FEB 18 1969
METROPOLITAN
PLANNING

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

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February 13, 1969

Professional Engineering Consultants
1440 English
Wichita, Kansas 67211

Subject: S/D 68-117 - Final Plat of Gold Crown Addition

Gentlemen:

At its regular meeting on February 13, 1969, the Metropolitan Area Planning Commission considered the Final Plat of Gold Crown Addition. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions as stated in our letter of February 7, 1969.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for its consideration.

1. Compliance with the requirements of the Metropolitan Area Planning Commission.

OK 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

3. Certification by an attorney that fee title is vested in the plattor.

4. Certification that all taxes due and payable have been paid.

OK 5. Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

cc: Herbert D. Reed
3805 W. 13th Street
Wichita, Kansas 67203

Curtis R. Harper
3825 West 13th Street
Wichita, Kansas 67203

Thomas B. Parker
Kansas Quality Construction, Inc.
20 South 10th Street
Kansas City, Kansas

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THE CITY OF WICHITA

OFFICE OF Asst. Supt. Public Works Maintenance

DATE Feb. 13, 1969

THE ROAD TO SAFETY

US MISSION SAFETY 70

TO Jack Galbraith, Senior Planner

FROM M. S. Mitchell, Asst. Supt. Public Works Maintenance

SUBJECT Final Plat--Gold Crown Addition
S/D 68-117

Reference is made to our request before the Subdivision committee for a lot grading plan of subject plat (item #9 final plat Subdivision report). Mr. Sanchez, of Professional Engineering Consultants, discussed such a plan with me on January 20, 1969 at which time I suggested draining all of the plat to the 13th Street storm water sewer in lieu of his proposal to drain the south 300 feet to the cul-de-sac at Illinois.

Mr. Sanchez agreed to check his lay-out to see if my suggestion was workable, and on February 2, 1969 submitted a lot grading plan which proposed draining approximately 3/4 of the tract to 13th Street with the balance going to Illinois. In reviewing this suggestion with Mr. Linn of the City Engineer's office, I learned that only the south 50 feet of Gold Crown Addition lies within the boundaries of storm water sewer district #67 and therefore all the plat that can be drained is to Illinois.

I so advised Mr. Sanchez, who submitted a second revised plan on February 12, 1969. This plan proposes to create a valley in the access area between Lots 1 and 2; Crown Lot 3 so that it drains north, south, east and west from the central portion where the building will be located to the edges of the Lot, and create a swale along the south, east, west and north boundaries of Lot 3 which would convey all of the Lot's drainage to the valley described above. Minimum grade for the swales is 0.2% toward 13th Street.

This plan is satisfactory provided the swales are pronounced and far enough inside the property lines to contain the water they are intended to convey.

I trust this information is sufficient to permit final processing of the plat.

M. S. Mitchell

M. S. Mitchell
Ass't Supt. Public
Works Maintenance

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FEB 14 1969
METROPOLITAN PLANNING

MSM/cs

cc: G. H. Wilton
Gold Crown Addition Plat File
Tom Parker, Kansas Quality Construction

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50
192.50
574.00
816.70

February 7, 1969

Professional Engineering Consultants
1440 English
Wichita, Kansas 67211

Subject: S/D 68-117 - Final Plat of
GOLD CROWN ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 6, 1969, the above captioned plat was considered. The action of the Committee was to recommend this plat be approved, subject to:

1. Approval of the plat is subject to the approval of the associated zone case Z-1038.

OK 3. The discrepancy in the summation of the dimensions along the east property line should be checked by the applicant's engineer.

OK 3. "William J. Goebel" shall be labeled as being chairman of the Planning Commission.

OK 4. The applicant shall submit the properly executed separate instrument for the dedication of necessary street right-of-way for the cul-de-sac which involve those portions south of the south line of the plat.

OK 5. The applicant shall install or guarantee the necessary construction and/or reconstruction of Illinois as well as any needed reconstruction of driveways to the houses south of subject plat. (bonded in amt. of $4,500.)

OK 6. The applicant shall contact the Engineering Division of the Department of Public Works regarding the installation or guarantee of sanitary sewer to serve Lot 2. (bonded, $7,500)

OK 7. The applicant shall install or provide an adequate guarantee for the installation of sidewalks along 13th Street adjacent to this plat and Frenchvilla Addition to the east, as well as

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around the cul de sac on Illinois Court; the total estimated construction cost to be in the amount of $2,960. (submitted performance bond.)

OK 9. The applicant and/or his engineer shall submit to, and discuss with, M. S. Mitchell of the Maintenance Division of the Department of Public Works, a lot grading and drainage plan for subject property. The applicant shall obtain a letter from M. S. Mitchell stating that a satisfactory plan has been approved and a copy of this letter shall be submitted to the Planning Department.

OK 10. The applicant and/or his engineer shall contact the Engineering Division of the Department of Public Works regarding adjustment of the firelane easements between lots 1 and 2. per check with Dick Linn on 2-18-69 JDG

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

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 13, 1969, at 1:45 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

cc: Herbert D. Reed
3805 West 13th Street
Wichita, Kansas 67203

Curtis R. Harper
3825 West 13th Street
Wichita, Kansas 67203

Thomas B. Parker
Kansas Quality Construction, Inc.
20 South 10th Street
Kansas City, Kansas

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FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 68-117 Name GOLD CROWN ADDITION
Date Application Rec'd. 11-22-68 Preliminary Approval 1-2-69
Scheduled S/D Meeting 2-6-69

DESCRIPTION

General Location South side of 13th Street between High and West Street

Owner Herbert D. Reed
Surveyor/Engineer Professional Engineering Consultants
Address 1440 English Phone AM 2-2691

1. Gross Acreage of Plat 9.86
2. Number of Lots:
   Residential 1
   Commercial 2
   Industrial
   Other
   Total Number of Lots 3
3. Minimum Lot Frontage 192.7 ft.
4. Minimum Lot Area 41,888 sq.ft.
5. Existing Zoning AA & LC
6. Proposed Zoning B & LC
7. Lineal Feet of New Streets:
   a. 50 R/W 213.03 ft.
   b. 25 R/W 85.70 ft.
   c. R/W ft.
   d. R/W ft.
   e. R/W ft.
   TOTAL 298.73 ft.
8. Sidewalk adjacent to all streets? yes X no

9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) (Yes-No)
12. City of Wichita X : Three-Mile Area

STAFF COMMENTS:

ASSOCIATED ZONE CASE: Z-1038, AA TO B & LC

1. Approval of the plat is subject to the approval of the associated zone case, Z-1038.

2. There appears to be a discrepancy in the summation of the dimensions along the east property line which should be checked by the applicant's engineer.

3. "William J. Goebel" shall be labeled as being chairman of the Planning Commission.

4. The applicant's engineer shall submit a survey which shows the entire right-of-way and geometrics of the cul-de-sac on Illinois, and said survey shall indicate the cul-de-sac as it relates to the two houses and their driveways, which are immediately south of subject plat.

5. The applicant shall submit the properly executed separate instruments for the dedication of necessary street right-of-way for the cul-de-sac which involve those portions south of the south line of the plat.

6. The applicant shall install or guarantee the necessary construction and/or reconstruction of Illinois as well as any needed reconstruction of driveways to the houses south of subject plat.

7. The applicant shall contact the Engineering Division of the Department of Public Works regarding the installation or guarantee of sanitary sewer to serve Lot 2.

8. The applicant shall install or provide an adequate guarantee for the installation of sidewalks along 13th Street adjacent to this plat and Frenchvilla Addition to the east, as well as around the cul-de-sac on Illinois Court; the total estimated construction cost to be in the amount of $2,960.

T9-303 (OVER)

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February 3, 1969

Mr. Charles L. Sill
1251 North Illinois
Wichita, Kansas 67203

Subject: S/D 68-117 - Final Plat of
GOLD CROWN ADDITION

Dear Mr. Sill:

We again bring to your attention the processing of the above captioned plat, which will be considered in final form by the Subdivision Committee of the Metropolitan Area Planning Commission at their regularly scheduled meeting on Thursday, February 6, 1969. The final plat indicates an adjustment in both right-of-way and geometrics of the cul-de-sac on Illinois, although Lot 15, Block A of La Placita Park is still affected in-so-far as additional right of way, and the existing driveway serving said lot is concerned.

Enclosed please find a list of Planning staff comments and recommendations regarding the plat and the applicant's responsibilities connected therewith. If there are any further questions unanswered by the enclosed sheet, or if you so desire, you are invited to attend the above referred to meeting at 2:00 p.m., Room 401, City Building Annex, 104 South Main, Wichita, Kansas.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

cc: Kenneth Y. Smisor
1246 North Illinois
Wichita, Kansas 67203

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FROM THE BEST
AVAILABLE COPY

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 68-117 Name GOLD CROWN ADDITION
Date Application Rec'd. 11-22-68 Preliminary Approval 1-2-69
Scheduled S/D Meeting 2-6-69

DESCRIPTION

General Location South side of 13th Street between High and West Street

Owner Herbert D. Reed
Surveyor/Engineer Professional Engineering Consultants
Address 1440 English Phone AM 2-2691

1. Gross Acreage of Plat 9.86
2. Number of Lots:
   Residential 1
   Commercial 2
   Industrial
   Other
   Total Number of Lots 3
3. Minimum Lot Frontage 192.7 ft.
4. Minimum Lot Area 41,888 sq.ft.
5. Existing Zoning AA & LC
6. Proposed Zoning B & LC
7. Lineal Feet of New Streets:
   a. 50 R/W 213.03 ft.
   b. 25 R/W 85.70 ft.
   c. R/W ft.
   d. R/W ft.
   e. R/W ft.
   TOTAL 298.73 ft.
8. Sidewalk adjacent to all streets? yes X no

9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) (Yes-No)
12. City of Wichita X : Three-Mile Area

STAFF COMMENTS:

ASSOCIATED ZONE CASE: Z-1038, AA TO B & LC

1. Approval of the plat is subject to the approval of the associated zone case, Z-1038.

2. There appears to be a discrepancy in the summation of the dimensions along the east property line which should be checked by the applicant's engineer.

3. "William J. Goebel" shall be labeled as being chairman of the Planning Commission.

4. The applicant's engineer shall submit a survey which shows the entire right-of-way and geometrics of the cul-de-sac on Illinois, and said survey shall indicate the cul-de-sac as it relates to the two houses and their driveways, which are immediately south of subject plat.

5. The applicant shall submit the properly executed separate instruments for the dedication of necessary street right-of-way for the cul-de-sac which involve those portions south of the south line of the plat.

6. The applicant shall install or guarantee the necessary construction and/or reconstruction of Illinois as well as any needed reconstruction of driveways to the houses south of subject plat.

7. The applicant shall contact the Engineering Division of the Department of Public Works regarding the installation or guarantee of sanitary sewer to serve Lot 2.

8. The applicant shall install or provide an adequate guarantee for the installation of sidewalks along 13th Street adjacent to this plat and Frenchvilla Addition to the east, as well as around the cul-de-sac on Illinois Court; the total estimated construction cost to be in the amount of $2,960.

T9-303

(OVER)

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9. The applicant and/or his engineer shall submit to, and discuss with M. S. Mitchell of the Maintenance Division of the Department of Public Works, a lot grading and drainage plan for subject property. The applicant shall obtain a letter from said M. S. Mitchell stating that a satisfactory plan has been approved and a copy of this letter shall be submitted to the Planning Department.

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

CLOSURE GOLD CROWN ADDITION: TO WICHITA, SEDGWICK COUNTY KANSAS.
BY P.E.C.

COURSE	DISTANCE	BEARING	COS. BRG.	SIN. BRG.	LATITUDE N	LATITUDE S	DEPARTURE E	DEPARTURE W	DMD	DOUBLE AREA PLUS	DOUBLE AREA MINUS
	PER. S NW COR LOT 1 JERRY FALLER ADD.										
TO S. SIDE ILLINOIS ST	318.20	N0°00'E	0.0	1.00	0.0		318.20				
N. TO SEC LINE	50.00	N0°05'26"E	0.000998 8	0.001,580,3	49.99994		0.079015				
E. to N LINE	273.03	N90°00'E	0.0	1.00	0.00		273.03				
FROM THIS POINT TO N LINE	816.70	S8°5'26"W	0.999998,8	0.001,580,3		816.699,019,9		1,290,1631			
W. ALONG N LINE	530.86	S89°20'19"W	0.010,379,7	0.999,946,1		5,510,167,5		530.831,386,6			
N. TO S. SIDE OF PLACE	772.21	N0°3'29"E	0.999,999,6	0.001,061,5	772.209,691,1		0.819,200,9				
					822.209,691,1	822.209,187,4	822.128,715,9	532,122,017,6			
					ERROR = 0.00671						

January 6, 1969

Professional Engineering Consultants
1440 English
Wichita, Kansas 67211

Subject: S/D 68-117 - Preliminary Plat of GOLD CROWN ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 2, 1969, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

1. Approval of the plat is subject to the approval of the associated zone case, Z-1038.

2. The 35-foot building setback line from 13th Street shall be extended across Lot 3.

3. The existing 8-foot utility easements shown on the preliminary plat shall be increased to 10-feet in width.

4. A 10-foot utility easement shall be indicated adjacent to the south line of the plat east of the cul-de-sac, and adjacent to the east line of Lots 2 and 3.

5. A 20-foot east-west utility easement shall be indicated across the entire width of the plat, the center line of which coincides with the south line of Lots 1 and 2.

6. Prior to the preparation of the final plat, the applicant shall contact the Engineering Division of the Department of Public Works regarding the geometrics of the cul-de-sac on Illinois Avenue. It is also necessary that the right-of-way for the cul-de-sac be adjusted so as to provide a 25-foot front building setback for the houses to the south on both the east and west sides of Illinois.

Professional Engineering Consultants
January 6, 1969

7. The applicant shall submit the properly executed separate instruments for the dedication of necessary street right-of-way for the cul-de-sac which involve those portions south of the south line of the plat.

8. The applicant shall install or guarantee the necessary construction and/or reconstruction of the cul-de-sac.

9. The applicant shall install or guarantee the installation of sidewalks adjacent to both streets; the total estimated construction cost to be determined upon submission of the final plat.

10. The applicant shall contact the Engineering Division of the Department of Public Works regarding the installation or guarantee for sanitary sewer to serve Lot 2.

11. The applicant and/or his engineer shall submit to, and discuss with M. S. Mitchell of the Maintenance Division of the Department of Public Works, a lot grading and drainage plan for subject property. The applicant shall obtain a letter from said M. S. Mitchell stating that a satisfactory plan has been approved and a copy of this letter shall be submitted to the Planning Department.

12. Prior to the preparation of the final plat, the applicant shall submit his site development plan to the Wichita Fire Department so that it can be determined whether firelane easements will be necessary. Such easements, if needed, should then be indicated on the final plat.

13. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the marked copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith
Senior Planner

JHG:JDG:vjp

cc: Mr. Charles L. Sill, 1251 N. Illinois, Wichita, Kansas 67203

Professional Engineering Consultants
January 6, 1969

cc: Mr. Herbert D. Reed, 3805 W. 13th Street, Wichita, Kansas
Mr. Curtis R. Harper, 3825 W. 13th Street, Wichita, Kansas
Mr. Thomas B. Parker, Kansas Quality Construction, Inc.
20 South 10th Street, Kansas City, Kansas

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 68-117 Name GOLD CROWN ADDITION
Date Application Rec'd. 11/22/68 Preliminary Approval
Scheduled S/D Meeting 1/2/69

DESCRIPTION

General Location South side of 13th Street between High and West Street

Owner Herbert D. Reed
Surveyor/Engineer Professional Engineering Consultants
Address 1440 English Phone AM 2-2691

1. Gross Acreage of Plat 9.86
2. Number of Lots:
   Residential 1
   Commercial 2
   Industrial
   Other
   Total Number of Lots 3
3. Minimum Lot Frontage 192.7 ft.
4. Minimum Lot Area 41,888 sq. ft.
5. Existing Zoning AA & LC
6. Proposed Zoning B & LC

7. Lineal Feet of New Streets:
   a. ~~213.16~~ R/W ~~50~~ ft.
   b. ~~192.7~~ R/W ~~75~~ ft.
   c. 30 R/W 213.03 ft.
   d. 25 R/W 85.70 ft.
   e. R/W ft.
   TOTAL ~~405.86~~ 298.73 ft.
8. Sidewalk adjacent to all streets? yes X no

9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita X : Three-Mile Area

STAFF COMMENTS:

ASSOCIATED ZONE CASE: Z-1038

1. Approval of the plat is subject to the approval of the associated zone case.

2. The 35-foot building setback line from 13th Street shall be extended across Lot 3.

3. The existing 8-foot utility easements shown on the preliminary plat shall be increased to 10 feet in width.

4. If the proposal for the cul-de-sac on Illinois Avenue is satisfactory with the Engineering and Traffic Engineering Divisions of the Department of Public Works, then the following will be necessary:

   (a) The geometrics of the cul-de-sac adjusted so as to provide a 25-foot front building setback from the houses indicated on the west side of Illinois.

   (b) The applicant shall submit the properly executed separate instruments for the dedication of necessary street right-of-way for the cul-de-sac which involve those portions south of the south line of the plat.

   (c) The applicant shall install or guarantee the necessary construction and/or reconstruction of the cul-de-sac.

If the Engineering and Traffic Engineering Divisions find the geometrics and/or proposed location of the cul-de-sac unsatisfactory, then it is recommended that it be moved to the north and the entire right-of-way be provided from the land being platted.

T9-303

(OVER)

5. The adjacent property owners on both sides of Illinois Avenue lying north of Ponderosa Street, have been sent a notice regarding the Subdivision Committee's hearing of the preliminary plat due to the proposal of Illinois not extending north to 13th Street.

6. The applicant shall install or guarantee the installation of sidewalks adjacent to both streets; the total estimated construction cost to be determined upon submission of the final plat.

7. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

8. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION
AMHERST 2-8211 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

Office Copy

December 27, 1968

TO WHOM IT MAY CONCERN:

SUBJECT: S/D 68-117, Preliminary Plat of
GOLD CROWN ADDITION

The purpose of this notice is to advise those property owners adjoining each side of Illinois Avenue between Ponderosa Street and the north line of La Placita Park Addition, that on Thursday, January 2, 1969, the Subdivision Committee of the Metropolitan Area Planning Commission will consider the preliminary plat of Gold Crown Addition. Said plat proposes to vacate Illinois Avenue for that portion lying within its plat boundaries, such that said street would not extend north to 13th Street. The applicants of the plat do, however, propose a means of providing a turn-around for the traffic on Illinois at approximately the north line of La Placita Park Addition.

The meeting will be held at 2:00 p.m., Room 401, City Building Annex, 104 South Main Street, Wichita, Kansas, 67202. You are invited to attend this meeting if you so desire, to discuss with the members of the Committee your feelings concerning this plat as it relates to Illinois Avenue.

Very truly yours,

John D. Gist

John D. Gist
Planner III

JDG:vjp

December 10, 1968

Professional Engineering Consultants
1440 English
Wichita, Kansas 67211

Subject: S/D 68-117 - Sketch Plat of
GOLD CROWN ADDITION

Gentlemen:

We have reviewed the Sketch Plat of Gold Crown Addition, and from said review we authorize the preparation of the preliminary plat, subject to the following conditions and comments:

1. Approval of the plat is subject to the approval of the associated zone case Z-1038.

2. Indicating Lots 1, 2 and 3 and the cul-de-sac for Illinois Avenue as proposed and shown on the marked engineer's copy of the sketch plat.

3. Indicating a 35-foot building setback from the south line of 13th Street, and a 20-foot setback from the cul-de-sac on Illinois.

4. Indicating "access control except 2 openings" adjacent to the north line of Lots 1 and 2, and "complete access control" adjacent to the east line of Lot 1 and the west line of Lot 2.

5. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

Professional Engineering Consultants
December 10, 1968

It should be pointed out that sidewalks will be required adjacent to 13th Street and the cul-de-sac, and that the Planning Department will notify the property owners adjacent to both sides of Illinois Avenue, north of Ponderosa street, of the Subdivision Committee's hearing of the preliminary plat. Said notification is to allow those people to attend and comment, if they so desire, relative to the approval of this plat and its vacating of Illinois Avenue north of the north line of La Placita Addition.

The enclosed engineer's copy of the Sketch Plat is for your information and files. If you have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:CLN:vjp

cc: Herbert D. Reed
3805 West 13th Street
Wichita, Kansas 67203

Curtis R. Harper
3825 West 13th Street
Wichita, Kansas 67203

FORM 2[illegible]021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
Subdivision plotting of Hall Park Addition	

Name: Lawrence Dodd

Address: 3616 W. 13th St.

Type: RZIC

Due Date:

Comments:

Date: 11-22-68

By: Joyce Smith

Map No.: 5248
Section No.: 13
Twp. No.: 27
Range:

S/D No. 68-117

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Gold Crown Add to Wichita Sedgwick Co. Kansas.
General Location: So. side 13th St. 214.3 ft. E. of West St.

Name of Property Owner: Robert D. Reed. 3805 W. 13th St. WH-30854
Address: Curtis C. Harper 3805 W. 13th St. Phone: WH-30814
Name of Subdivider:
Address: Phone:
Name of Agent/Surveyor: PEC.
Address: 1240 English Phone: AM-20535
Date of Application:

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 9.86 Ac
2. Number of Lots:
   - Residential 1
   - Commercial 2
   - Industrial
   - Other
   - Total Number of Lots 3
3. Minimum Lot Frontage 192.7 ft.
4. Minimum Lot Area 4888 sq ft.
5. Existing Zoning AA & LC
6. Proposed Zoning B & LC
7. Lineal Feet of New Streets:
   - a. ~~[illegible]~~ R/W 90 ft.
   - b. ~~[illegible]~~ R/W 95 ft.
   - c. 50 R/W 213.03 ft.
   - d. 25 R/W 85.70 ft.
   - e. ~~Total~~ ~~R/W~~ 298.73 ft.
   - TOTAL ~~403.26~~ ft.
8. Sidewalk adjacent to all streets? ____ yes X no
9. Public Water Supply (Yes-No), Name City of Wichita
10. Public Sanitary Sewers (Yes-No), Name " " "
11. Health Department Approval (where applicable) ____ (Yes-No)
12. City of Wichita ~~Three-Mile Area~~

The owner 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. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Herbert D. Reed
Curtis R Harper

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

Received by John Sims
Date 11-22-68
Fee Submitted ~~[illegible]~~ $56.00

T9-301 (1-67)