

PLAT NO. S/D 70-7 MAP NO. 6146

NAME HOLSTEAD ADDITION

LOCATION On the south side of Kellogg approximately  
1/4 mile <sup>west</sup> east of Webb Road <sup>Hiram</sup> Hiram, Pa.

ENGINEER Reiss and Goodness

OWNER Paul B. and Charlotte S. Douglas

APPLICATION FILED 1-29-70

SKETCH PLAT FILED None submitted

PRELIMINARY FILED 1-29-70

S/D ACTION 2-19-70 Approve

FINAL FILED 5-27-70

S/D ACTION 6-18-70 approve

MAPC ACTION 6-25-70 Approve

BCC ACTION 9-22-70 Approve

RECORDED 5-7-71

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

ACTION

	DATE
S/D COMMITTEE (prelim)	2-19-70
" (final)	6-18-70
M.A.P.C.	6-25-70
B.C.C. <del>APPC</del>	9-22-70
	<del>9-27-70</del>

S/D 70-7 - HOLSTED ADDITION on the south side of Kellogg approx 1/4 mile east of Webb Road. W. of GREENWICH RD.

Map No. 6146  
Sec. No. 28  
Twp. No. 27 S  
Range 2 E

Subdivision Report and Progress

S/D No.: 70-7

Name: HOLSTED ADDITION

General Location: On the south side of Kellogg approximately 1/4 mile

~~east of Webb Road, west of Brunswick Rd.~~

Owner: Paul B. and Charlotte S. Douglas

Address: 2200 South Terrace (18) Phone: MU 5-7711

Subdivider: DeVoe Treadwell and Paul Treadwell

Address: 511 Colorado Derby Building Phone: AM 5-1661

Engineer/Surveyor: Reiss and Goodness

Address: 2160 East Douglas (14) Phone: Am-4-1391

Application Received 1-29-70 FINAL PLAT RECEIVED 5-27-70

Conf. with Applicant none S/D Comm. Action 6-18-70 app

Sketch Plat Received N/A none submitted

Present Zoning C Dept. Report on Final 6-22-70

Proposed Zoning C M.A.P.C. ACTION 6-25-70 approve

Letter of Intent N/A Dept. Report on Final 6-26-70

PREL. PLAT RECEIVED 1-29-70 Letter on Irons Received N/A

S/D Comm. Action 2-19-70 approve Title/Taxes Rec'd & Reviewed 6-27-70

Dept. Report on Prel. 3-24-70 Final Review 9-2-70/9-16-70

Referral to B.C.C. 9-16-70

B.C.C. ACTION 9-22-70

TRACING PROGRESS: Recorded Approve 5-7-71

Received 5-29-70

Released 6-15-70

Received 6-19-70

Released 10-5-70

Comments:

NOTE: See older case file S/D 66-97, Rowley Addition for copy of approved preliminary plat which included boundary application area.  
9-28-70 Called Reiss & Goodness to pick up tracing for recording

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

HOLSTED (to The City of Wichita) ADDITION was

filed for record on May 7, 1971

R-2 8-16

78

vh

*John Hale*

Register Of Deeds

T9-328

February 13, 1974

Mr. Cecil Masters  
11051 East Kellogg  
Wichita, Kansas 67207

Subject: Holsted Adn.

Dear Sir:

Following a meeting with Mr. Ron Fletcher of Professional Engineering Consultants, I reviewed the cross-sections and other drainage information obtained by that firm and I hereby authorize you to fill and make use of the "floodway" on subject plat except:

- 1) Any permanent structure built within the Floodway must be a minimum of seven (7) feet above the design bottom of the channel (approximate City Datum Elevation 161.5).
- 2) No utilities will be permitted within the platted easement along the west side of the property.
- 3) The west 50 feet must be retained as Floodway to contain the existing ditch which you constructed. This floodway cannot be released until further authorized channel changes are made on property west of Holsted Addition.

If there are any questions concerning use of the "Floodway", please advise.

Yours truly,

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

MSM/glm

cc: G. H. Wilton, Supt. of Public Works Maint.  
John Dekker, Dir. of Law  
Jack Galbraith, MAPD  
Ron Fletcher, PEC  
Holsted Adn. Plat File



from: \_\_\_\_\_

*4/15*

date: \_\_\_\_\_

- |                                    |                                     |   |                                   |                                  |
|------------------------------------|-------------------------------------|---|-----------------------------------|----------------------------------|
| <b>admin.</b>                      | <b>adv. plans</b>                   | <b>com. dev.</b>                          | <b>social</b>                     | <b>graphics</b>                  |
| <input type="checkbox"/> lakin     | <input type="checkbox"/> stockwell  | <input type="checkbox"/> sambrath         | <input type="checkbox"/> mitchell | <input type="checkbox"/> marce   |
| <input type="checkbox"/> debson    | <input type="checkbox"/> looney     | <input type="checkbox"/> lylle            | <input type="checkbox"/> forinson | <input type="checkbox"/> harbor  |
| <input type="checkbox"/> rubin     | <input type="checkbox"/> young, don | <input type="checkbox"/> young, bob       | <input type="checkbox"/> calo     | <input type="checkbox"/> garland |
| <input type="checkbox"/> oshanks   | <input type="checkbox"/> shen       | <input type="checkbox"/> mook             | <input type="checkbox"/> halber   | <input type="checkbox"/> king    |
| <input type="checkbox"/> linker    | <input type="checkbox"/> coloman    | <input type="checkbox"/> shirby           | <input type="checkbox"/> gibson   | <input type="checkbox"/> pato    |
| <input type="checkbox"/> wagner    | <input type="checkbox"/> hawbaker   | <input checked="" type="checkbox"/> bowby | <input type="checkbox"/> bolson   | <input type="checkbox"/> brown   |
| <input type="checkbox"/> irieson   | <input type="checkbox"/> darrow     | <input type="checkbox"/> richter          | <input type="checkbox"/> flizner  | <input type="checkbox"/> crook   |
| <input type="checkbox"/>           | <input type="checkbox"/> houston    | <input type="checkbox"/> mc murry         | <input type="checkbox"/> azim     | <input type="checkbox"/> livsey  |
| <input type="checkbox"/>           | <input type="checkbox"/> carlman    | <input type="checkbox"/>                  | <input type="checkbox"/>          | <input type="checkbox"/> pass    |
| <input type="checkbox"/>           | <input type="checkbox"/> malhears   | <input type="checkbox"/>                  | <input type="checkbox"/>          |                                  |
| <input type="checkbox"/>           | <input type="checkbox"/> pales      |   |                                   |                                  |
| <input type="checkbox"/>           | <input type="checkbox"/> lynch      |   |                                   |                                  |
| <input type="checkbox"/>           | <input type="checkbox"/> maxwell    |   |                                   |                                  |
| <input type="checkbox"/> nelson, v | <input type="checkbox"/> brann      |   |                                   |                                  |
| <input type="checkbox"/> pingwald  | <input type="checkbox"/> nelson, d  |   |                                   |                                  |
| <input type="checkbox"/> sieglrold | <input type="checkbox"/> utra       |   |                                   |                                  |

- |  |                                      |
|--|--------------------------------------|
| <input type="checkbox"/> all staff     | <input type="checkbox"/> information |
| <input type="checkbox"/> comment       | <input type="checkbox"/> files       |
| <input type="checkbox"/> note & return | <input type="checkbox"/> signature   |
| <input type="checkbox"/> handie        | <input type="checkbox"/> library     |

remarks: *Note and File*



THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF LAW

DATE February 6, 1974

ON SAFETY  
PHASE II

TO M. S. Mitchell, Asst. Superintendent of Public Works Maintenance

FROM Eugene L. Pirtle, First Assistant City Attorney

SUBJECT Holsted Addition

I regret my lack of a more prompt response to your request for an opinion directed to Mr. Dekker October 15, 1973 in the above matter. After receiving your request on the Holsted Addition for Law Department approval of the draft of a letter which you proposed to send to Mr. Cecil Masters, I obtained a photocopy of the subject area and have more recently been advised by oral conference with you that the "channel change" was not of the natural variety or process that one thinks of in the field of river or riparian accretions. You have described this use of public floodway right-of-way as an example of the type of a landowner's unilateral unauthorized use of flood control facilities that sometimes grow out of the landowner's impatience in completing his use of land abutting flood control right-of-way in a manner more suited to his personal preferences, rather than in compliance with the rules and regulations pertaining to the use of public flood control facilities.

In your memorandum to Mr. Dekker of October 15, 1973, you mentioned that the development of subdivision plats which may have flood control or floodway problems, has resulted in an accumulation of approximately 100 plats "on which floodways have been reserved".

Mr. Masters, according to your oral information, has without prior permission made a physical connection between his proposed Holsted Addition and one of these 100 plats containing reserved floodway.

You have advised that Mr. Masters has furnished to you an easement curing the premature use of the floodway so that your proposed letter to Cecil Masters would not constitute an impairment of your public duty under the statutes and the flood control regulations to maintain and repair public flood control right-of-way.

This is to advise, therefore, as to the particular Cecil Masters tract and your proposed letter, its approval as to form. This Law Department approval of form is not designed to encourage future unauthorized private use or alteration of public



M. S. Mitchell

- 2 -

2/6/74

flood control facilities by plattors or landowners without following the requirements of state statutes, flood control or platting regulations pertaining to flood control public right-of-way.

*Eugene L. Pirtle*  
Eugene L. Pirtle  
First Assistant City Attorney

ELP:cg

cc: G. H. Wilton, Supt. of Public Works Maintenance  
✓ Jack Galbraith, Chief Planner-Community Development  
John Dekker, Director of Law

Ass't. Supt. of Public  
Works Maint.

Jan. 28, 1974

John Dekker, Director of Law

M. S. Mitchell

- Holsted Addition

Reference is made to our memorandum of October 15, 1973 and a second memorandum of December 7, 1973 requesting an answer regarding subject addition. We have this date had a telephone request for an answer for Mr. Cecil Masters, therefore we are again reminding we would appreciate your review of the letter and approval of its form per our memorandum of Oct. 15, 1973, (copy attached).

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

MSM/glm

cc: G. H. Wilton  
Galbraith, MAPD  
Holsted Addn. Plat File

Attach.



Ass't. Supt. of Public  
Works Maint.

Dec. 7, 1973

John Dekker, Director of Law

M. S. Mitchell

-- Holsted Addition

May we please have an answer to our memorandum of October 15,  
regarding subject addition.

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

MSM/elm

cc: G. H. Wilton\*  
Galbraith, MAED ✓  
Holsted Adn. Plat File

Attache

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	70-7	Name	HOLSTED ADDITION	
Application Filed:	1-29-70	Sketch Filed:		N/A
Preliminary Plat Filed:	1-29-70	Approved by S/D:		2-19-70
Final Plat Filed:	5-27-70	Approved by S/D:		6-18-70
Approved by Metropolitan Area Planning Commission:				6-25-70

DESCRIPTION

General Location: South side of Kellogg approximately  
1/4 mile west of Greenwich Road

Surveyor or Engineer: Reiss and Goodness  
Owner: Paul B. and Charlotte S. Douglas  
Address: 2209 South Terrace 67218

- |                          |                |                                |
|--------------------------|----------------|--------------------------------|
| 1. Gross Acreage of Plat | 2.73           | 5. Lineal Feet of New Streets: |
| 2. Number of Lots:       |                | a. 30 R/W 177.57 ft.           |
| Residential              |                | b. R/W ft.                     |
| Commercial               | 1              | c. R/W ft.                     |
| Industrial               |                | d. R/W ft.                     |
| Other                    |                | e. R/W ft.                     |
| Total Number of Lots:    | 1              | TOTAL 177.57 ft.               |
| 3. Minimum Lot Frontage: | 177.57 ft.     | 6. Existing Zoning: "C"        |
| 4. Minimum Lot Area      | 119,049 sq.ft. |                                |

A petition has been submitted guaranteeing the installation of a sidewalk adjacent to the south side of Kellogg Drive. A certificate has also been submitted certifying the petition.

Planning Commission Recommendation:

WILKINSON moved and HENNESSY seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to being recorded within 30 days after approval by the City Commission.

Vote of Planning Commission: Unanimous.

**ACTION:** Approve the petition and instruct the Director of Law to prepare the necessary resolution, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be paid by the applicant, and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	70-7	Name	HOLSTED ADDITION
Application Filed:	1-29-70	Sketch Filed:	N/A
Preliminary Plat Filed:	1-29-70	Approved by S/D:	2-19-70
Final Plat Filed:	5-27-70	Approved by S/D:	6-18-70
Approved by Metropolitan Area Planning Commission:			6-25-70

DESCRIPTION

General Location: South side of Kellogg approximately  
1/4 mile west of Greenwich Road

Surveyor or Engineer: Reiss and Goodness  
Owner: Paul B. and Charlotte S. Douglas  
Address: 2200 South Terrace 67218

1. Gross Acreage of Plat	2.73	5. Lineal Feet of New Streets:
2. Number of Lots:		a. 30 R/W 177.57 ft.
Residential		b. R/W
Commercial	1	c. R/W
Industrial		d. R/W
Other		e. R/W
Total Number of Lots:	1	TOTAL 177.57 ft.
3. Minimum Lot Frontage:	177.57 ft.	6. Existing Zoning: "C"
4. Minimum Lot Area	119,049 sq.ft.	

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Vote of Planning Commission: Unanimous.

**ACTION:** Approve the petition and instruct the Director of Law to prepare the necessary resolution, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be paid by the applicant, and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

Ass't. Supt. of Public  
Works Maint.

Oct. 15, 1973

John Dekker, Director of Law

M. S. Mitchell

- Holsted Addition

I am enclosing a copy of a final plat of Holsted Addition showing that a considerable portion of the plat was reserved as Floodway because certain drainage improvements could not be completed. Recently it has been called to my attention that a channel change has been made which in my opinion will permit the owner to make full use of the Floodway except as noted below:

- (1) Any permanent structure built within the subject area will be a minimum of seven (7) feet (approximately City Datum Elevation 161.5) above the design bottom of the channel.
- (2) No utilities will be permitted within the platted easement along the west side of the property.
- (3) The west 50 feet must be retained to contain the existing ditch. This floodway cannot be released until further channel changes are made on property west of Holsted Addition.

I have drafted a letter to the owner authorizing him to make use of the Floodway and am requesting your review of the letter and approval of its form since this is the first instance of permission to make use of a portion of a Floodway has been authorized.

As you are aware, it is our policy to recommend reserving Floodways for drainage situations where, for one reason or another, neither the owner or the governing body wants to press for improvements at the time of platting but where both parties are aware that improvements must be made at a later date to provide adequate drainage for flood protection. I do not have a count on the number of plats on which floodways have been reserved but I estimate it at near 100 so that you can see it will be necessary to establish a form which will stand the test of time and scrutiny from the standpoint of change in the property owners rights. If you would like to discuss this matter, please advise.



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

MSM/glm

cc: G. H. Wilton  
Galbraith, MAPD  
Attach.

Holsted Addn. Plat File

October 15, 1973

Mr. Cecil Masters  
11051 East Kellogg  
Wichita, Kansas 67207

Subject: Holsted Addn.

Dear Sir:

Following a meeting with Mr. Ron Fletcher of Professional Engineering Consultants, I reviewed the cross-sections and other drainage information obtained by that firm and I hereby authorize you to fill and make use of the "floodway" on subject plat except:

- 1) Any permanent structure built within the Floodway will be a minimum of seven (7) feet (approximately City Datum Elevation 161.5) above the design bottom of the channel.
- 2) No utilities will be permitted within the platted easement along the west side of the property.
- 3) The west 50 feet must be retained to contain the existing ditch. This floodway cannot be released until further channel changes are made on property west of Holsted Addn.

If there are any questions concerning use of the "Floodway", please advise.

Yours truly,

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

MSM/glm

cc: G. H. Wilton, Supt. of Public Works Maint.  
John Decker, Dir. of Law  
Jack Galbraith, MPP  
Ron Fletcher, PEC  
Holsted Addn. Plat File



THE CITY OF WICHITA

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

DATE September 14, 1970



TO John Gist, Planner III

FROM M. S. Mitchell

SUBJECT -Holsted Addition

Reference is made to my request before the Sub-division Committee for a plan which would show existing improvements on subject addition so that we could determine their effect on the floodway portion. I have received a plot plan from the engineer on which is drawn the location of the office building, the underground water service line, the underground gas service line and the underground electric service line. On a separate drawing, he has shown the outline of the black top parking lot and the temporary channel change along the west side of the tract. The engineer advises that there is no connection to the sanitary sewer. Since the sewer is the only utility yet to be installed, and since it must cross the floodway in connecting the existing lateral to the building, and since we are of the opinion that it can be installed without nullifying the purpose for which the floodway was reserved, this satisfies our request. It will be necessary, however, for the developer's engineer to furnish this office a plan showing the location of the proposed sewer connection and to obtain a letter from this office permitting such installation.

With this understanding, we advise you that we see no further need for the final processing of the plat to be delayed. If you have any questions, please advise.

A handwritten signature in black ink, appearing to read 'M. S. Mitchell'.

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

MSM/glm

cc: G. H. Wilton  
Reiss and Goodness  
Holsted Addition Plat File



June 26, 1970

Reiss and Goodness  
2160 East Douglas  
Wichita, Kansas 67214

Re: S/D 70-7 - Final Plat of  
HOLSTED ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 25, 1970, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of June 22, 1970.

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 consideration:

- JK* Compliance with the requirements of the Metropolitan Area Planning Commission,
- JK* Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- JK* Certification by an attorney that fee title is vested in the plat.
- JK* Certification that all taxes due and payable for 1969 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: DeVoe & Paul Treadwell, 511 Colorado Derby Building 67202  
Paul B. and Charlotte S. Douglas, 2200 South Terrace 67218

June 22, 1970

Reiss and Goodness  
2160 East Douglas  
Wichita, Kansas 67214

Subject: S/D 70-7 - Final Plat of  
HOLSTED ADDITION

Dear Sirs:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 18, 1970, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

*OK* The applicant shall install or guarantee the installation of a sidewalk adjacent to the south side of Kellogg Drive; the total estimated construction cost to be in the amount of \$535. (A sidewalk petition has been submitted by the applicant.

*OK* Indicating "complete access control" to Kellogg Drive adjacent to the west 50 feet of the north line of Lot 1, with the proper notations on the face of the plat and within the plat's text.

*OK* The south line of the 16-foot drainage and utility easement shall be altered to extend on a straight alignment to the west line of the plat.

*OK* The applicant and their engineer shall contact M. S. Mitchell of the Maintenance Division of the Department of Public Works, regarding the location of an existing mobile home which is placed upon a semi-permanent foundation within the Floodway indicated on the final plat.

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

Page 2  
June 22, 1970

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 25, 1970, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Senior Planner

JDG:rme

Enclosure

cc: DeVoe & Paul Treadwell  
511 Colorado Derby Building  
Wichita, Kansas 67202

Paul B. & Charlotte S. Douglas  
2200 South Terrace  
Wichita, Kansas 67218

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-7 Name HOLSTED ADDITION  
Date Application Rec'd. 1-29-70 Preliminary Approval 2-19-70  
Scheduled S/D Meeting 6-18-70

DESCRIPTION

General Location On the south side of Kellogg approximately ¼ mile west of Greenwich Road.

Owner Paul B. and Charlotte S. Douglas

Surveyor/Engineer Reiss and Goodness

Address 2160 East Douglas Phone AM 4-1391

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>2.73</u>   | 7. Lineal Feet of New Streets:                                     |
| 2. Number of Lots:   | a. <u>30</u> R/W <u>177.57</u> ft.                                 |
| Residential _____  | b. _____ R/W _____ ft.   |
| Commercial <u>1</u>  | c. _____ R/W _____ ft.   |
| Industrial _____   | d. _____ R/W _____ ft.   |
| Other _____  | e. _____ R/W _____ ft.   |
| Total Number of Lots <u>1</u>  | TOTAL <u>177.57</u> ft.  |
| 3. Minimum Lot Frontage <u>177.57</u> ft.  | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area <u>119,049</u> sq. ft.                                       |  |
| 5. Existing Zoning <u>C</u>  |  |
| 6. Proposed Zoning <u>C</u>  |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Wichita Water Department</u> |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>      |  |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No)             |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                             |  |

STAFF COMMENTS:

1. The plat's text shall be amended to read as follows: "...platted into a Lot, Block, Street and drainage to be known as ...".
2. The legal description in the certificate of survey should include the additional right-of-way being dedicated for Kellogg Drive.
3. By means of arrows or other graphic delineation, clearly indicate that area covered by the "Floodway".
4. The applicant shall install or guarantee the installation of a sidewalk adjacent to the south side of Kellogg Drive; the total estimated construction cost to be in the amount of \$535. (A sidewalk petition has been submitted by the applicant.)
5. Recording within 30 days after approval by the Board of City Commissioners.

CERTIFICATE

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

I, Paul B. and Charlotte S. Douglas, owner and plat-  
tor of HOLSTED Addition, do hereby  
certify that petitions for the following improvements have been  
submitted to the Board of Commissioners of the City of Wichita,  
Kansas:

1. Providing for the installation of a sidewalk adjacent to  
the south side of Kellogg Drive.
2. N/A
3. N/A
4. N/A
5. N/A
6. N/A
7. N/A

As a result of the above-mentioned petitions for im-  
provements, lots within HOLSTED Addition  
may be subject to special assessments assessed thereto for the  
cost of constructing the above-described improvements.

Signed this 23rd day of May, 1970.

*Paul B. Douglas*  
Paul B. Douglas

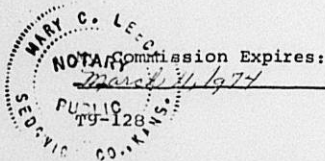
*Charlotte S. Douglas*  
Charlotte S. Douglas

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

Be it remembered that on this 23rd day of May,  
1970, before me, a notary public in and for said County and State,  
came Paul B. and Charlotte S. Douglas, to me personally  
known to be the same person who executed the fore-going 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.

*Mary C. Leary*  
Notary Public



LAW OFFICES OF  
**CECIL E. MERKEL**  
511 COLORADO DARBY BUILDING  
FIRST AND WATER STREETS  
WICHITA, KANSAS 67202

CECIL E. MERKEL  
JAMES L. PINKERTON

May 15, 1970

TELEPHONE  
(316) 265-1661

TITLE OPINION  
FOR PLATTING PURPOSES

Metropolitan Area Planning Commission  
Wichita, Kansas

Re: Holsted Addition  
to Wichita, Sedgwick County, Kansas

Description: Beginning 1325.75 feet east and 135.72 feet south of the northwest corner of the northeast quarter of Section 28-27-2E, Sedgwick County Kansas, thence east parallel with the north section line of said Section 28 a distance of 177.57 feet, thence south at a deflection angle to the right of  $90^{\circ}17'$  for a distance of 149.11 feet, thence east at a deflection angle to the left of  $90^{\circ}16'30''$  for a distance of 150.11 feet, thence south at a deflection angle to the right of  $90^{\circ}12'$  for a distance of 266.10 feet, thence west at a deflection angle to the right of  $89^{\circ}50'45''$  for a distance of 322.09 feet, thence north at a deflection angle to the right of  $89^{\circ}29'45''$  for a distance of 414.94 feet to the place of beginning, containing 2.57 acres more or less.

Gentlemen:


For purposes of determining whether or not a proposed plat and dedication of the captioned premises as Holsted Addition to Wichita, Sedgwick County, Kansas, is sufficient and valid, we have examined abstract of title No. 91268 covering said premises plus other property last certified to October 4, 1968 at 7 o'clock a.m. by abstractor's certificate No. 91268 of Fidelity Title Company, Inc., and in addition thereto have checked the record of the applicable county and federal offices; and from such examination we find title to the captioned premises vested in

PAUL B. DOUGLAS and CHARLOTTE S. DOUGLAS  
as joint tenants

The foregoing is subject to the following comments:

1. EXECUTION AND ACKNOWLEDGMENT OF PLAT. The proposed and submitted plat should be executed and acknowledged on behalf of Paul B. Douglas and Charlotte S. Douglas, husband and wife. Because there are no mortgages or like encumbrances covering the captioned premises, no ratification of such plat is necessary by any encumbrance holder.
2. TAXES. Taxes for the year of 1969 and all prior years are paid.
3. RESTRICTIONS, ETC. Of record to date there are no restrictions, building setbacks, easements, or the like affecting the captioned premises.

Respectfully submitted,

  
Cecil E. Merkel

←  
Woodward



February 24, 1970

Reiss and Goodness  
Engineers  
2160 East Douglas  
Wichita, Kansas 67214

Subject: S/D 70-7 - Preliminary Plat of  
HOLSTEAD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 19, 1970, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to:

- OK* Indicating an additional 20 feet of right-of-way, or a total of 50 feet, for the access road south of Kellogg Street.
- OK* The access road shall be labeled on the plat as Kellogg Drive.
- OK* A 35-foot building setback shall be indicated from the new right-of-way line of Kellogg Drive.
- OK* The south 115 feet of the plat shall be indicated as a "drainage dedication", and shall be properly dedicated to the public for drainage purposes in the plat's text of the final plat.

Page 2 - S/D 70-7  
Reiss and Goodness  
February 24, 1970

*OK* The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office of the Department of Public Works, relative to indicating that area north of the drainage dedication which is presently covered by a recorded "Floodway". The Floodway is to be indicated along with the adopted accompanying language in the plat's text, the exact wording of which can be obtained from said office.

*OK* <sup>petition</sup> The applicant shall install or guarantee the installation of a sidewalk adjacent to the south side of Kellogg Drive; the total estimated construction cost to be in the amount of \$535.

*OK* Indicating the existing private easement to the Kansas Gas and Electric Company which is approximately 177 feet north of the south property line, and as recorded in miscellaneous book 315, page 311.

*OK* Indicating the north 16 feet of the drainage dedication as a "drainage and utility easement".

*OK* Indicating a 10-foot utility easement adjacent to the west and east lines of the plat, extending north of the drainage dedication.

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

Enclosed herewith is a 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,

John D. Gist  
Planner III

JDG:vjp

Page 3 - S/D 70-7  
Reiss and Goodness  
February 24, 1970

**Enclosure**

cc: Paul B. & Charlotte S. Douglas  
2200 South Terrace  
Wichita, Kansas 67218

DeVoe Treadwell and Paul Treadwell  
511 Colorado-Derby Building  
Wichita, Kansas 67202

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-7 Name HOLSTEAD ADDITION  
Date Application Rec'd. 1-29-70 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 2-19-70

DESCRIPTION

General Location On the south side of Kellogg approximately 1/4 mile west of Greenwich Road.

Owner Paul B. and Charlotte S. Douglas  
Surveyor/Engineer Reiss and Goodness  
Address 2160 East Douglas Phone AM 4-1391

- |                          |                        |                                      |                               |
|--------------------------|------------------------|--------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>2.73</u>            | 7. Lineal Feet of New Streets:       |                               |
| 2. Number of Lots:       |                        | a. <u>30</u> R/W <u>177.57</u> ft.   |                               |
| Residential              | _____                  | b. _____ R/W _____ ft.               |                               |
| Commercial               | <u>1</u>               | c. _____ R/W _____ ft.               |                               |
| Industrial               | _____                  | d. _____ R/W _____ ft.               |                               |
| Other                    | _____                  | e. _____ R/W _____ ft.               |                               |
| Total Number of Lots     | <u>1</u>               | TOTAL                                | <u>177.57</u> ft.             |
| 3. Minimum Lot Frontage  | <u>177.57</u> ft.      | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area      | <u>119,049</u> sq. ft. |                                      |                               |
| 5. Existing Zoning       | <u>C</u>               |                                      |                               |
| 6. Proposed Zoning       | <u>C</u>               |                                      |                               |
9. Public Water Supply Yes (Yes-No), Name Wichita Water Department  
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:

1. Subject plat includes the same area described as Lot 2 on a previously submitted preliminary plat, S/D 66-97 - Rowley Addition, approved by the Subdivision Committee on September 29, 1966.
2. Lot 1 of the recorded plat of Rowley Addition dedicated an additional 16 feet of right-of-way for the adjacent access road making a total of 46 feet. The staff is aware that other tracts in the general area would need 50 feet of right-of-way to complete the frontage road system. Therefore, it will be necessary for the amount of right-of-way needed from this plat to be determined at the Subdivision Committee meeting.
3. Such access road mentioned above shall be labeled on the plat as Kellogg Drive.
4. A 35-foot building setback shall be indicated from the new right-of-way line of Kellogg Drive.
5. The existing "Floodway" crossing approximately the south two-thirds of subject property which was granted by separate instrument in connection with the approval of Rowley Addition, should be indicated on the face of the plat.
6. The applicant shall install or guarantee the installation of a sidewalk adjacent to the south side of Kellogg Drive; the total estimated construction cost to be in the amount of \$533.
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.

Map No.: 6246  
Section No.: 28  
Twp. No.: 27 S  
Range: 2 E

S/D No. 70-7

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Holstead Addition

General Location: 3 Blks. west of Greenwich Road on south side of Kellogg Avenue

Name of Property Owner: Paul B. and Charlotte S. Douglas

Address: 2200 S. Terrace, Wichita, Kansas 67218 Phone: MU 5-7711

Name of Subdivider: DeVoe Treadwell and Paul Treadwell

Address: 511 Colorado Derby Bldg., Wichita, Kansas 67202 Phone: AM 5-1661

Name of Agent/Surveyor: Reiss & Goodness Engineers

Address: 2160 E. Douglas Ave., Wichita, Kansas 67214 Phone: \_\_\_\_\_

Date of Application: December 23, 1969

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 2.73
- Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 1
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 1
- Minimum Lot Frontage 177.57 ft.
- Minimum Lot Area 119,049 sq. ft.
- Existing Zoning C
- Proposed Zoning C
- Lineal Feet of New Streets:
  - 30 R/W 177.57 ft.
  - R/W \_\_\_\_\_ ft.
  - R/W \_\_\_\_\_ ft.
  - R/W \_\_\_\_\_ ft.
  - R/W \_\_\_\_\_ ft.TOTAL 177.57 ft.
- Sidewalk adjacent to all streets? yes  no
- Public Water Supply Yes (Yes-No), Name Wichita Water Department
- Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- Health Department Approval (where applicable) No (Yes-No)
- City of Wichita X Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, 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: \_\_\_\_\_

Charlotte Douglas

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

Received by Laura Scott  
Date January 29, 1970  
Fee Submitted \$50.00

T9-301B (10-68)



FORM 273-21

**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		

*50.00*

DESCRIPTION	AMOUNT
-------------	--------

<i>Plot</i>	
<i>Holstead Addition</i>	

Name *Charles E. Markel*

Address *511 Colorado Derby, Ok*

Type *R-71-C* Due Date

Comments:

Date *1-29-70* By *ls*