

PLAT NO. S/D 70-53 MAP NO. 5948

NAME HIGHLAND SQUARE ADDITION

LOCATION At the southeast corner of 13th and
Woodlawn Streets

ENGINEER Baughman Company

OWNER Highland Square, Inc. (Attn: Dale Fair)

APPLICATION FILED 10-1-70

SKETCH PLAT FILED 10-1-70

PRELIMINARY FILED None Submitted

S/D ACTION N/A

FINAL FILED 10-5-70 Revised 10-26-70

S/D ACTION 10-15-70 Approve

" " 11-5-70 Approve

* MAPC ACTION 10-22-70 Refer back to S/D

MAPC 11-12-70 Approve

* BCC ACTION 12-1-70 Approve

RECORDED 12-22-70

REMARKS

* 12-10-70 MAPC (off-agenda) Reapprove

12-15-70 BCC Reapprove

S/D 70-53 - HIGHLAND SQUARE ADD.-
at the southeast corner of 13th
and Woodlawn Streets

Baughman Company

POSTED

10-2-70

REPOSTED

10-6-70

ACTION

	DATE
S/D COMMITTEE (final) Approve	10-15-70
" " (revised final) Approve	11-5-70
M.A.P.C. Refer back to S/D	10-22-70
M.A.P.C. Approve	11-12-70
B.C.C. 10-15-70 Approve	12-1-70
M.A.P.C. Reapprove	12-10-70
B.C.C. Reapprove	12-15-70

Map No. 5948
Sec. No. 18
Twp. No. 27
Range 2E

Subdivision Report and Progress

S/D No.: 70-53

Name: HIGHLAND SQUARE ADDITION

General Location: At the southeast corner of 13th and Woodlawn Streets

Owner: Highland Square Inc. (Attn: Dale Fair)
Address: 1111 Wichita Plaza Building Phone: 267-7325
Subdivider: Same c/o Robert Feagins
Address: 6572 East Central (W) Phone: 684-6576
Engineer/Surveyor: Baughman Company
Address: 2522 East Kellogg 67211 Phone: 683-7431

Application Received 10-1-70
Conf. with Applicant Sept. 1970
Sketch Plat Received 10-1-70
Present Zoning "LC"
Proposed Zoning "LC"
* Letter of Intent None

FINAL PLAT RECEIVED 10-5-70 ^{revised} 10-26-70
S/D Comm. Action 10-15-70 approve
11-5-70 Approve
Dept. Report on Final 10-16-70 11-6-70
* M.A.P.C. ACTION 10-22-70 Reply back to S/D
Dept. Report on Final 10-23-70 11-13-70
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 11-24-70
Final Review 11-25-70
Referral to B.C.C. 11-25-70

PREL. PLAT RECEIVED None submitted
S/D Comm. Action N/A

Dept. Report on Prel. N/A

* B.C.C. ACTION 12-1-70 Approve

TRACING PROGRESS:

Received 11-23-70
Released 12-4-70
Received 12-7-70
Released 12-16-70

Recorded 12-22-70

Comments:

* 10-2-70 - This application and sketch plat was discussed with Dale Fair of Highland Square Inc. and Bill Feagins of Baughman Co. They indicated that due to the outstanding 30 year lease with two 5 yr. options on that area shown on Lot 2, that to subject the property to street dedication, setback and easements would allow lease to be broken. They indicated their desire to omit Lot 2 of sketch from the plat entirely since it had recently been developed anyway, and since the plat meets the criteria to submit same in final form only, authorization was given to proceed with the submission of a final plat. 10-2-70

* 11-12-70 M.A.P.C. Approve

* M.A.P.C. 12-10-70 reapprove

B.C.C. 12-15-70 reapprove

12-16-70 Released tracing for recording to Woodlawn Standard

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

HIGHLAND SQUARE ADDITION was

filed for record on December 22, 1970.

R-2 6-16
Book 78
vh

John Hall
Register Of Deeds

T9-328

CONTINGENT DEDICATION

WHEREAS, HIGHLAND SQUARE, INC. (the undersigned) is the owner of the following described property, to-wit:

The East 90 feet of the West 240 feet of the North 150 feet of Lot 10, Block 3, Fourth Addition to Pine Valley Estates, Wichita, Sedgwick County, Kansas,

which property is now in the process of being replatted as Lot 3 in Highland Square Addition; and

WHEREAS, the undersigned has leased such property to Dobbs Houses, Inc. for a primary term of twenty years from June 1, 1970, with two five-year renewal options to Dobbs Houses, Inc. after the end of the primary term; and

WHEREAS, the City of Wichita may in the future require additional street right-of-way for Thirteenth Street in front of such property; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission has approved such replatting conditioned upon the contingent dedication of the North 25 feet of such property to the City of Wichita, Kansas, to be effective as hereinafter provided;

NOW, THEREFORE, in consideration of the premises and for the purposes hereinafter stated, the undersigned hereby dedicates to the public for street purposes the following described real property, to-wit:

The North 25 feet of Lot 3 in Highland Square Addition to the City of Wichita, Sedgwick County, Kansas,

PROVIDED, HOWEVER, that neither the public nor the City of Wichita shall be privileged or entitled to the use of the area herein dedicated for maintenance, excavation or fill, paving, installation of utilities and other similar street uses, nor shall the possession of such property by the undersigned, its

successors, assigns and lessees be disturbed until after May 31, 1990, but if Dobbs Houses, Inc. exercises its option and renews the lease for an additional five-year term, such dedication and use shall be effective after May 31, 1995, but if Dobbs Houses, Inc. exercises its option to renew the lease for the second additional five-year term, such dedication and use shall be effective after May 31, 2000, but if such lease with Dobbs Houses, Inc. is terminated and becomes null and void at an earlier date, such dedication shall be effective at such earlier date. In any event such dedication shall not be effective until and unless the same is actually needed and used for street right-of-way purposes.

This dedication, subject to the conditions set forth herein, shall be accepted by the City of Wichita upon the recording of this instrument, and such acceptance by the City of Wichita shall constitute acquiescence in and agreement to all of the terms and provisions hereof.

The recording of this instrument shall constitute a public dedication, subject to the conditions herein, and shall be a covenant running with the land binding upon the undersigned, its successors and assigns.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed and delivered to the City of Wichita, Kansas, on this 23rd day of November, 1970.

HIGHLAND SQUARE, INC.

By Robert T. Feagin
Vice President

ATTEST:

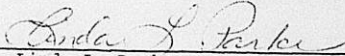
[Signature]
Secretary

(SEAL)

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 23rd day of November, 1970, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came ROBERT F. PEAGINS, Vice President of Highland Square, Inc., a corporation duly organized, incorporated and existing under and by virtue of the laws of Kansas, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above mentioned.



Linda L. Parke, Notary Public

My commission expires:

January 25, 1974



*Received
C.I.N.
12-16-70*

This is to certify that

REDEMPTION CERTIFICATE 126527
 Office of Treasurer of Sedgwick County, Kansas No. 126527
 Wichita, Kansas, 12-17, 1970

C-22503
 HIGHLAND SQUARE INC.
 603 N. EDGEWOOD
 WICHITA KS 67208

has this day paid into the County Treasury, for the redemption of the REAL ESTATE described herein, from the Sale held the 1st day of September, 1970, for taxes for the year 1969.

U-259-1
 LOT 10 EXC N 150 FT W 240 FT
 BLOCK 3
 4TH. ADD TO PINE VALLEY ESTATES

Ronald Miller
 County Treasurer
 By *WVF.*

SALE NUMBER	GENERAL TAX	MISC. SPECIALS	AMOUNT OF TAX	INT. AND ADV. BEFORE SALE	AMOUNT OF SALE	INT. AFTER SALE	TOTAL
4076	2,823.92	1,370.91	4,194.83	210.46	4,405.29	10487	451016

Dec 20-10487 *7226993*

This is to certify that

REDEMPTION CERTIFICATE

Office of Treasurer of Sedgwick County, Kansas

126528
No. 126528

Wichita, Kansas, 12-17, 1970

C-32503
HIGHLAND SQUARE INC
A CORP

has this day paid into the County Treasury, for the redemption of the REAL ESTATE described herein, from the Sale held the 2nd day of September, 1969, for taxes for the year 1968.

LOT 10 EXC N 150 FT OF W 150 FT
BLOCK 3
4TH ADD TO PINE VALLEY ESTATES

Ron G. Miller
County Treasurer
By: *[Signature]*

SALE NUMBER	GENERAL TAX	MISC. SPECIALS	AMOUNT OF TAX	INT. AND ADV. BEFORE SALE	AMOUNT OF SALE	INT. AFTER SALE	TOTAL
3862	1,666.76	868.11	2,334.87	59.08	2,393.95	291.80	2685.81

12-00 - 291.80 2722.41 4/5 = 13619

7 4 2 1 7 4 2 1 2 1 7 4 2 1 4 2 1 7 4 2 1 7 4 2 1 7 4 2 1 7 4 2 1 7 4 2 1 7 4 2 1

2ND CLASS LOAN CO. TAX UNIT TOWNSHIP KEY NO. OR PAGE NO. X72495Z

PLEASE RETURN ALL COPIES OF THIS STATEMENT, DUE NOV. 1 1970
FIRST HALF DELINQUENT DEC. 21, 1970 SECOND HALF DELINQUENT
JUNE 21, 1971 WITH INTEREST AT 10% PER ANNUM

1970 REAL ESTATE TAX
SEDGWICK COUNTY
WICHITA, KANSAS 67203

Ronald G. Miller COUNTY TREASURER
Marie Warden COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS	VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
				FIRST	SECOND	
C-32503 HIGHLAND SQUARE INC. 603 N. EDGEWOOD WICHITA KS 67208	24,770	2,615.96	894.32	1,755.14	1,755.14	3,510.28
U-259-1 LOT 10 EXC N 150 FT W 240 FT BLOCK 3 4TH. ADD TO PINE VALLEY ESTATES <i>1969. 4 - 1st 1st unpaid</i>				RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203		INTEREST
			DEC 16 70	3,510.28	3,510.28	219.759 RECEIPT NO.
	PLEASE CHECK HERE PAYABLE TO:		INTEREST	PAID		
	RONALD G. MILLER COUNTY TREASURER				THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE <i>CT. CA 38028</i>	

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

SEDGWICK COUNTY DISTRICT ALLOCATION NUMBER
 000 001 002 003 004 005 006 007 008 009 010 011 012 013 014 015 016 017 018 019 020 021 022 023 024 025 026 027 028 029 030 031 032

PLEASE RETURN ALL COPIES OF THIS STATEMENT, DUE NOV. 1, 1970
FIRST HALF DELINQUENT DEC. 21, 1970 SECOND HALF DELINQUENT
JUNE 21, 1971 WITH INTEREST AT 10% PER ANNUM

1970 REAL ESTATE TAX
SEDGWICK COUNTY
WICHITA, KANSAS 67203

Ronald L. Miller
COUNTY TREASURER

Marie Warden
COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
24,770	2,615.96	894.32	1,755.14	1,755.14	3,510.28

168.9 - Total unpaid

NAME OF PERSON PAYABLE TO:		INTEREST	PAID	RECEIPT NO.
RONALD G. MILLER COUNTY TREASURER				

DEC 16 70 3510.28 3510.28 219.759

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE.

CT. 38028

VALIDATION NUMBERS					DISTRICT					INTEREST	TOTAL PAID	RECEIPT NO.
5	4	3	2	1	5	4	3	2	1			
0	0	0	0	0	0	0	0	0	0			

2

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

December 11, 1970

Mr. Dale Fair
Attorney
1111 Wichita Plaza Building
Wichita, Kansas 67202

Re: S/D 70-53 - Final Plat of
HIGHLAND SQUARE ADDITION

Dear Mr. Fair:

At the regular meeting of the Metropolitan Area Planning Commission on December 10, 1970, the above-captioned plat was reconsidered with respect to increasing an opening from 15 feet to 25 feet. It was the action of the Planning Commission to re-approve the final plat to include the increased width of the opening.

This plat is scheduled for reconsideration by the City Commission at its meeting on Tuesday, December 15, 1970, at 9:00 a.m. in Room 201 City Building, 204 South Main, Wichita Kansas.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Robert Feagins
6572 East Central
Wichita, Kansas 67214

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	70-53	Name	HIGHLAND SQUARE ADDITION	
Application Filed:	10-1-70	Sketch Filed:	10-1-70	
Preliminary Plat Filed:	None	Approved by S/D:	N/A	
Final Plat Filed:	10-26-70	Approved by S/D:	11-5-70	
Approved by Metropolitan Area Planning Commission:			11-12-70	

DESCRIPTION

General Location: Southeast corner of 13th and Woodlawn

Surveyor or Engineer: Baughman Company
 Owner: Highland Square, Inc.
 Address: % Dale Fair, 1111 Wichita Plaza Building

- | | | |
|--------------------------|--------------|--------------------------------|
| 1. Gross Acreage of Plat | 4.2 | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. 25 R/W 210 ft. |
| Residential | | b. R/W ft. |
| Commercial | 5 | c. R/W ft. |
| Industrial | | d. R/W ft. |
| Other | | e. R/W ft. |
| Total Number of Lots: | 5 | TOTAL 210 ft. |
| 3. Minimum Lot Frontage: | 70 ft. | 6. Existing Zoning: "LC" |
| 4. Minimum Lot Area | 9,000 sq.ft. | |

This plat was considered and approved by the City Commission on December 1, 1970. At the applicant's request, the Planning Commission re-considered the plat at their regular meeting on December 10, relative to amending the access controls on Woodlawn Boulevard adjacent to Lot 4.

Planning Commission Recommendation:

The recommendation of the Planning Commission will be pointed out at the City Commission meeting.

ACTION: Reapprove the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

WICHITA-SEDGWICK COUNTY

DATE
December 8, 1970

METROPOLITAN AREA PLANNING DEPARTMENT

TO Utility Advisory Committee Members who
attend Subdivision Committee meetings

FROM John D. Gist, Senior Planner *JDG*

SUBJECT S/D 70-53 - Highland Square Addition at the
southeast corner of 13th Street and Woodlawn.

Attached for your information and files is a revised copy of the final plat of Highland Square Addition. Following the plat approval by both the Planning and City Commissions, the applicant indicated his desire to amend the access controls on Woodlawn Boulevard by increasing the opening on the north 15 feet of Lot 4 to 25 feet in width. The attached plat reflects this change which the applicant has advised he has discussed with the Engineering and Traffic Engineering Divisions of the Department of Public Works.

At the applicant's request, this revised plat will be brought up as an off-agenda item at the Planning Commission meeting on Thursday, December 10, 1970, at 10:30 a.m. If you have any questions or comments concerning the plat, please call.

JDG:rme

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	70-53	Name	HIGHLAND SQUARE ADDITION	
Application Filed:	10-1-70	Sketch Filed:	10-1-70	
Preliminary Plat Filed:	None	Approved by S/D:	N/A	
Final Plat Filed:	10-5-70	Approved by S/D:	11-5-70	
Approved by Metropolitan Area Planning Commission:			11-12-70	

DESCRIPTION

General Location: Southeast corner of 13th and Woodlawn

Surveyor or Engineer: Baughman Company
 Owner: Highland Square, Inc.
 Address: 8 Dale Fair, 1111 Wichita Plaza Building

- | | | | |
|--------------------------|----------------------|--------------------------------|-----------|
| 1. Gross Acreage of Plat | <u>3.242</u> | 5. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. 25 R/W | 210 ft. |
| Residential | <u>35</u> | b. _____ R/W | _____ ft. |
| Commercial | <u>35</u> | c. _____ R/W | _____ ft. |
| Industrial | _____ | d. _____ R/W | _____ ft. |
| Other | _____ | e. _____ R/W | _____ ft. |
| Total Number of Lots: | <u>35</u> | TOTAL | 210 ft. |
| 3. Minimum Lot Frontage: | <u>115.70</u> ft. | 6. Existing Zoning: | "LC" |
| 4. Minimum Lot Area | <u>25,400</u> sq.ft. | | |
- 9,000.

Petitions have been submitted guaranteeing the construction of a sidewalk on the east side of Woodlawn, and for the paving of the alley on the east and south sides of the plat. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

BLEDSON moved and KAMEN seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to:

- The applicant shall have prepared a contingent dedication, approved as to form by the Department of Law, covering that portion of the additional 25 feet of right-of-way for 13th Street adjacent to Lot 3. The dedication shall be contingent upon becoming effective when the outstanding lease agreements on said Lot 3 expire, such effective date not to be in less than 20 or more than 30 years from the date of the executed instrument. The executed dedication shall be submitted to the Planning Department and be forwarded with the plat to the City Commission.
- Recording within 30 days after approval by the Board of City Commissioners.

Vote of Planning Commission: Unanimous

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate and contingent dedication of record with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE


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

I Robert F. Feagins, Vice President of
~~#1~~ Highland Square, Inc., owner and plat-
tor of Highland Square 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. Alley & drainage improvements
2. Sidewalk on Woodlawn
- 3.
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for im-
provements, ⁴⁸⁵ lots within Highland Square Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

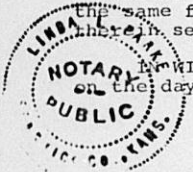
Signed this 23rd day of November, 1970.


Linda L. Parke
Notary Public

HIGHLAND SQUARE, INC.
Robert F. Feagins
VICE PRESIDENT

STATE OF KANSAS)
) SS:
COUNTY OF SEDGWICK)

BE IT REMEMBERED that on this 23rd day of November, 1970, before
me, the undersigned, a Notary Public, duly commissioned, in and for
the county and state aforesaid, came ROBERT F. FEAGINS, Vice President
of Highland Square, Inc., a corporation of the State of Kansas,
personally known to me to be such officer, and to be the same person
who executed as such officer the foregoing instrument of writing in
behalf of said corporation, and he duly acknowledged the execution of
the same for himself and for said corporation for the uses and purposes
therein set forth.


NOTARY
PUBLIC
SEDGWICK CO. KANS.

WITNESS WHEREOF, I have hereunto set my hand and official seal
on the day and year last above written.

Linda L. Parke
Linda L. Parke, Notary Public

My Commission Expires:
January 25, 1974

LAW OFFICES OF
MARTIN, PORTER, PRINGLE, SCHELL & FAIR
1111 VICKERS TOWER
WICHITA, KANSAS 67202

ROBERT MARTIN
WILLIAM PORTER
K. W. PRINGLE, JR.
WILLIAM F. SCHELL
DALE FAIR
WILLIAM L. OLIVER, JR.
WILLIAM V. CRANK
THOMAS C. TRIPLETT
WAYNE W. WALLACE
JOHN P. WOOLF
DOUGLAS K. DUSENBURY

November 23, 1970

AREA CODE 310
267-7325

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
Wichita, Kansas

Re: S/D 70-53 -- Final Plat of Highland
Square Addition

Gentlemen:

This is to advise you that we have examined the title information deemed necessary by us covering lands located in the County of Sedgwick, State of Kansas, to-wit:

Lot 10, except the North 150 feet of the West 150 feet, Block 3, Fourth Addition to Pine Valley Estates, Wichita, Sedgwick County, Kansas, which is being platted as Highland Square Addition,

and, in our opinion, the fee title is good for platting purposes in Highland Square, Inc., subject, however, to the following requirements:

- sp 12-16-70*
1. There is a mortgage to The Kansas State Bank and Trust Company recorded in Book 1629, at Page 14.
 2. Taxes for the year 1968 and 1969 in the approximate total amount of \$6,588.78 plus interest are unpaid, and also the taxes for 1970 are unpaid.
 3. Note the easements dedicated by the plat of Lot 10 described above.

Very truly yours,

MARTIN, PORTER, PRINGLE, SCHELL & FAIR

Dale Fair
By Dale Fair

DF/lp

sp
Wich. MHPD
11-24-70

from: Mist date: 11/19/70

admins. adv. plans ~~com. dev.~~ graphics

<input type="checkbox"/> lakin	<input type="checkbox"/> stockwell	<input checked="" type="checkbox"/> smith	<input type="checkbox"/> pierce
<input type="checkbox"/> veon	<input type="checkbox"/> kallenbach	<input type="checkbox"/> lytle	<input type="checkbox"/> garland
<input type="checkbox"/> rathke	<input type="checkbox"/> looney	<input type="checkbox"/> young	<input type="checkbox"/> king
<input type="checkbox"/> beony	<input type="checkbox"/> myers	<input type="checkbox"/> gist	<input type="checkbox"/> dills
<input type="checkbox"/> scott	<input type="checkbox"/> smith	<input type="checkbox"/> mock	<input type="checkbox"/> haines
<input type="checkbox"/> outbank	<input type="checkbox"/> mitchell	<input type="checkbox"/> shirkey	<input type="checkbox"/> crook
<input type="checkbox"/>	<input type="checkbox"/> east	<input type="checkbox"/> mannan	<input type="checkbox"/> livesay
<input type="checkbox"/>	<input type="checkbox"/> shen	<input checked="" type="checkbox"/> lamb	<input type="checkbox"/> schneider
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> information
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> files
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> signature
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> library

route
all staff

for
your....

remarks: I discussed the cont. ded.
w/ R. Fair yesterday and
furnished him a sample.
Attached is his draft for
satisfying requirements for Highland
Square addition. Looks pretty good.

11-23-70

Talked to Dale Fair on
this date and agreed
to his rewording of
the platitor's text re:
the 30-foot drive &
utility easement,
and agreed to 3
changes in the draft
of the Contingent
Dedication a) metes &
bounds description, b) MAPC
has approved, c) if
existing phase is terminated.

LAW OFFICES OF
MARTIN, PORTER, PRINGLE, SCHELL, & FAIR
1111 VICKERS TOWERS
WICHITA, KANSAS 67202

M E M O R A N D U M

DATE: 11-18-70

FROM: Dale Fair

TO: John Fisk

RE:

Does this look ok?

Dale Fair

AM 77325

Called Dale Fair on 11-20-70
Re: suggested changes as noted
hereon. / Fisk

THE LOT 90 FT. OF THE WEST
240 FT. OF THE NORTH 150
FT. OF LOT 10, BLOCK 3,
4TH ADDITION TO PINE
VALLEY ESTATES, WICHITA,
KANSAS,

CONTINGENT DEDICATION

WHEREAS, HIGHLAND SQUARE, INC. (the undersigned) is the owner of the following described property, to-wit:

(Lot 3 in Highland Square Addition to the City of Wichita, Sedgwick County, Kansas,

which property is now in the process of being replatted as Lot 3 in Highland Square Addition; and

WHEREAS, the undersigned has leased such property to Dobbs Houses, Inc. for a primary term of twenty years from June 1, 1970, with two five-year renewal options to Dobbs Houses, Inc. after the end of the primary term; and

WHEREAS, the City of Wichita may in the future require additional street right-of-way for Thirteenth Street in front of such property; and WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

WHEREAS, the (board of City Commissioners of Wichita, Kansas) has approved such replatting conditioned upon the contingent dedication of the North 25 feet of such property to the City of Wichita, Kansas, to be effective as hereinafter provided;

NOW, THEREFORE, in consideration of the premises and for the purposes hereinafter stated, the undersigned hereby dedicates to the public for street purposes the following described real property, to-wit:

The North 25 feet of Lot 3 in Highland Square Addition to the City of Wichita, Sedgwick County, Kansas,

PROVIDED, HOWEVER, that neither the public nor the City of Wichita shall be privileged or entitled to the use of the area herein dedicated for maintenance, excavation or fill, paving, installation of utilities and other similar street uses, nor shall the possession of such property by the undersigned, its successors, assigns and lessees be disturbed until after May 31, 1990, but if Dobbs Houses, Inc. exercises its option and renews

Change
Legal

Make law
Approved

the lease for an additional five-year term, such dedication and use shall be effective after May 31, 1995, but if Dobbs Houses, Inc. exercises its option to renew the lease for the second additional five-year term, such dedication and use shall be effective after May 31, 2000, ^{or if such lease is terminated by either lessor or lessee or if the term of the lease expires, such dedication may become effective} but in any event such dedication shall not be effective until and unless the same is actually needed and used for street right-of-way purposes.

This dedication, subject to the conditions set forth herein, shall be accepted by the City of Wichita upon the recording of this instrument, and such acceptance by the City of Wichita shall constitute acquiescence in and agreement to all of the terms and provisions hereof.

The recording of this instrument shall constitute a public dedication, subject to the conditions herein, and shall be a covenant running with the land binding upon the undersigned, its successors and assigns.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed and delivered to the City of Wichita, Kansas, on this _____ day of November, 1970.

HIGHLAND SQUARE, INC.

By _____
Vice President

ATTEST:

Secretary

(SEAL)

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of November, 1970, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came _____, Vice President of Highland Square, Inc., a corporation duly organized, incorporated and existing under and by virtue of the laws of Kansas, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above mentioned.

, Notary Public

My commission expires:

November 13, 1970

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Re: S/D 70-53 - Final Plat of
HIGHLAND SQUARE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 12, 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 November 6, 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 City Commission for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
- OK Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- OK Certification by an attorney that fee title is vested in the platlor.
- OK Certification that all taxes due and payable for 1970 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: Dale Fair, Attorney, 1111 Wichita Plaza Building 67202
Robert Feagins, 6572 East Central 67214

November 6, 1970

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Subject: S/D 70-53 - Final Plat
of HIGHLAND SQUARE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 5, 1970, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. paving of alley
2. case
OK
The applicant shall guarantee the paving of the north-south and east-west alley. The Engineering Division of the Department of Public Works should be contacted regarding this matter and also concerning any necessary drainage improvements or easements associated therein.

advised
OK
petitioned alley paving which included drainage
2. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Woodlawn Boulevard; the total estimated construction cost to be in the amount of \$1,000. *petitioned*

OK
The applicant shall have prepared a contingent dedication, approved as to form by the Department of Law, covering that portion of the additional 25 feet of right-of-way for 13th Street adjacent to Lot 3. The dedication shall be contingent upon becoming effective when the outstanding lease agreements on said Lot 3 expire, such effective date not to be in less than 20 nor more than 30 years from the date of the executed instrument. The executed dedication shall be submitted to the Planning Department and be forwarded with the plat to the City Commission.

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

Page 2
November 6, 1970

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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, November 12, 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: Attorney Dale Fair, 1111 Wichita Plaza Bldg., 67202
Robert Feagins, 6572 East Central, 67214

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Highland Square Addition
General Location: 13th & Woodlawn
Name of Property Owner: Highland Square Inc. Phone: _____
Address: _____
Name of Subdivider: _____ Phone: _____
Address: _____
Name of Agent/Surveyor: Baughman Co. Phone: _____
Address: _____
Date of Application: _____

SUBDIVISION INFORMATION:

- 1. Gross Acreage of Plat 4.2 Ac.
- 2. Number of Lots:
Residential _____
Commercial 5
Industrial _____
Other _____
- 3. Minimum Lot Frontage 5 ft.
- 4. Minimum Lot Area 70 ft.
- 5. Existing Zoning 9000 ft.
- 6. Proposed Zoning LC

- 7. Lineal Feet of New Streets:
a. 25 R/W 210 ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 210 ft.
- 8. Sidewalk adjacent to all streets? yes no

- 9. Public Water Supply (Yes-No), Name City
- 10. Public Sanitary Sewers (Yes-No), Name "
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. 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: _____

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

Received by _____
Date _____
Fee Submitted _____

Original data updated information



October 23, 1970

Mr. Dale Fair
Highland Square, Inc.
1111 Wichita Plaza Building
Wichita, Kansas 67202

Re: S/D 70-53 - Final Plat of
HIGHLAND SQUARE ADDITION

Dear Mr. Fair:

The Planning Commission, at its regular meeting on October 22, 1970, considered the above-captioned final plat. Due to the fact that you propose two additional lots, the action of the Planning Commission was to refer this matter back to the Subdivision Committee for reconsideration.

This matter will be scheduled for the Subdivision Committee agenda for its meeting on November 5, 1970, at 2:00 p.m. in Room 401 City Building Annex.

If you have any questions about this matter, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Robert Feagis
6572 East Central 67214

Baughman Compay
2522 East Kellogg 67211

October 16, 1970

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Subject: S/D 70-53 - Final Plat
of HIGHLAND SQUARE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 15, 1970, the above captioned plat was considered. There being no Subdivision Committee members present, the action of the Utility Advisory Committee was to recommend that this plat be approved, subject to:

- ok* The 15-foot radius indicated at the corner of the intersecting north-south and east-west alleys, shall be increased to 25 feet. The delta angle for said alley corner shall also be corrected by the applicant's surveyor.
- ok* The proper angle shall be indicated for the northeast corner of the plat.
- ok* The following wording shall be added to the plat's text to reflect the responsibility for, and maintenance of, the 30-foot drive and utility easement: "The 30-foot drive easement as indicated is hereby granted for the private use, improvement and maintenance by the owners of the affected lots within the addition."
- ok* A 10-foot utility easement shall be indicated adjacent to the west line of the north-south alley and the north line of the east-west alley.
- 5. The applicant shall guarantee the paving of the north-south and east-west alley. The Engineering Division of the Department of Public Works should be contacted regarding this matter and also concerning any necessary drainage improvements or easements associated therein.

Page 2
October 16, 1970

6. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Woodlawn Boulevard; the total estimated construction cost to be in the amount of \$1,100.
7. Recording within 30 days after approval by the Board of City Commissioners.

As we discussed with Bill Korber and the applicant's representatives following the meeting, if the applicant chooses to discuss with the Planning Commission the creation of an additional lot (s) and receives their approval to do so, then the wording within the plat's text relative to the granting of access control will need to be amended accordingly.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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, October 22, 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: Highland Square, Inc., 1111 Wichita Plaza Bldg., 67202
Attn: Dale Fair

Robert Feagins, 6572 East Central, 67214

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 70-53 Name HIGHLAND SQUARE ADDITION
Date Application Rec'd. 10-1-70 Preliminary Approval _____
Scheduled S/D Meeting 10-15-70

DESCRIPTION

General Location At the southeast corner of 13th and Woodlawn Streets.

Owner Highland Square, Inc.
Surveyor/Engineer Baughman Company
Address 2522 East Kellogg Phone 683-7431

- | | |
|--|---------------------------------|
| 1. Gross Acreage of Plat <u>3.9</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>25</u> R/W <u>210</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>3</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>210</u> ft. |
| 3. Minimum Lot Frontage <u>115</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>25,400</u> sq. ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>"LC"</u> | |
| 6. Proposed Zoning <u>"LC"</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- The proper angles shall be indicated at all corners of the plat.
- The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Woodlawn Blvd.; the total estimated construction cost to be in the amount of \$1,100.
- Recording within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Map No.: 5948
Section No.: 18
Twp. No.: 27
Range: 2 E

S/D No. 70-53

REVISED

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Highland Square Add.

General Location: 13th & Woodlawn

Name of Property Owner: Highland Square Inc. Phone: _____

Address: _____

Name of Subdivider: _____ Phone: _____

Address: _____

Name of Agent/Surveyor: Baughman Co. Phone: _____

Address: _____

Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 3.9 Ac.
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 3
3. Minimum Lot Frontage 115 ft.
4. Minimum Lot Area 25,400 ft.
5. Existing Zoning "LC"
6. Proposed Zoning "LC"
7. Lineal Feet of New Streets:
 - a. 25 R/W 210 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 210 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply (Yes-No), Name _____
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 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: Note: see original application for owners signature C.L.N.

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

Received by _____
Date _____
Fee Submitted _____

T9-301B (10-68)



Form 223-021

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	Sign	Sidewalk
Street	Trailer		

\$56.00

DESCRIPTION	AMOUNT
Final Plat @ SE corner 10, 12th & Woodlawn	
Name Whipple & Sons Inc.	
Address 770 Fourth St. Bank	
Type R-41-C	Due Date
Comments:	
Date 10-5-70	By [Signature]

CHECIC FORL 3/4⁰⁰

Map No.: 5948
 Section No.: 18
 Twp. No.: 27
 Range: 2E

S/D No. 70-53

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: HIGHLAND SQUARE ADDITION

General Location: 13th St. & Woodlawn (southeast corner)

Name of Property Owner: Highland Square Inc. Att: Dale Fair
 Address: 1111 Wichita Plaza Bldg. Phone: _____
 Name of Subdivider: same % Robert Feagins
 Address: 6572 E. Central Phone: _____
 Name of Agent/Surveyor: Baughman Co.
 Address: 2622 E. Kellogg Phone: _____
 Date of Application: Sept. 28, 1970

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 3.08 4.19 Ac.
 2. Number of Lots:
 Residential _____
 Commercial 8
 Industrial _____
 Other _____
 Total Number of Lots 43
 3. Minimum Lot Frontage 90/115 ft.
 4. Minimum Lot Area 13,500 25,400 ft.
 5. Existing Zoning LC
 6. Proposed Zoning "ZC"
 7. Lineal Feet of New Streets:
 a. 25 R/W 210 ft.
 b. _____ R/W _____ ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL 210 ft.
 8. Sidewalk adjacent to all streets? yes no
 9. Public Water Supply (Yes-~~XX~~), Name Wichita Sedgwick Sewers Sec.
 10. Public Sanitary Sewers (Yes-~~XX~~), Name _____
 11. Health Department Approval (where applicable) _____ (Yes-No)
 12. 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: Highland Square Inc.
Wendell Sandberg Sec.

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

Received by Carl Healy
 Date 10-1-70
 Fee Submitted none