

PLAT NO. S/D 73-76 MAP NO. 5551

NAME WICHITA BRASS & ALUMINUM ADDITION

LOCATION On the North side of 29th Street North approxi-  
ately 20' x 20' East of Broadway

ENGINEER Baughman Co.

OWNER Wichita Brass & Aluminum Foundry, Inc.

APPLICATION FILED 6-11-73

SKETCH PLAT FILED 6-11-73

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

FINAL FILED 6-11-73

S/D ACTION 6-21-73 *Approved subj to conditions*

MAPC ACTION 6-28-73 *approved subj to conditions*

BCC ACTION \_\_\_\_\_

RECORDED \_\_\_\_\_

REMARKS \_\_\_\_\_

*Closed - no response to letter  
FCW 10/83*

B 73-76 WICHITA BRASS & ALUMINUM  
ADDITION - On the NS of 29th St. N  
approximately 1/4 mi. E. of Broad-  
way. Wichita Brass & Fndry Baughm

POSTED  
6-12-73

Close

ACTION

DATE

6-21-73

S/D COMMITTEE (final) Approved July 7<sup>th</sup> Conditions

M.A.P.C. approved only to 6-28-73

B.C.C./B. CO. C. \_\_\_\_\_

Map No. 5551  
Sec. No. 33  
Twp. No. 26  
Range 1E

Subdivision Report and Progress  
S/D No.: 73-76

Name: WICHITA BRASS & ALUMINUM ADDITION

General Location: On the North side of 29th Street North approximately  
1/4 mile East of Broadway

Owner: Wichita Brass & Aluminum Foundry, Inc.

Address: 412 East 29th Street Phone: 838-4286

Subdivider: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Engineer/Surveyor: Baughman Co.

Address: 330 Laura

Phone: 262-7271

Application Received 6-11-73

Conf. with Applicant \_\_\_\_\_

Sketch Plat Received 6-11-73

Present Zoning "F"

Proposed Zoning "F"

Letter of Intent \_\_\_\_\_

FINAL PLAT RECEIVED 6-11-73

S/D Comm. Action 6-21-73

Approved subject to conditions

Dept. Report on Final \_\_\_\_\_

M.A.P.C. ACTION 6-28-73 approved

Dept. Report on Final \_\_\_\_\_

Letter on Irons Received \_\_\_\_\_

Title/Taxes Rec'd & Reviewed 8/3/73

Final Review \_\_\_\_\_

Referral to B.C.C. \_\_\_\_\_

PREL. PLAT RECEIVED \_\_\_\_\_

S/D Comm. Action \_\_\_\_\_

Dept. Report on Prel. \_\_\_\_\_

B.C.C. ACTION \_\_\_\_\_

TRACING PROGRESS:

Received 8/2/73

Released \_\_\_\_\_

Received \_\_\_\_\_

Released \_\_\_\_\_

Recorded \_\_\_\_\_

Comments:

8/6/73 (sent to Flood Control)

Name: WICHITA BRASS & ALUMINUM ADD.

Engineer: Baughman Company

Received

8-2-73

Released

S/D No. 73-76

Map No. 5551

Phone \_\_\_\_\_

Owners

Engineer

M.A.P.C.

Chairman

Secretary

B.C.C.

Mayor/Clerk

Prints

Released

Recorded

T9-326

Map No. 5551  
Sec. No. 33  
Twp. No. 26  
Range 1E

Subdivision Report and Progress

S/D No.: 73-76

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1/4 mile East of Broadway

Owner: Wichita Brass & Aluminum Foundry, Inc.

Address: 412 East 29th Street Phone: 838-4286

Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Engineer/Surveyor: Baughman Co.

Address: 330 Laura Phone: 262-7271

PLAT DATA

1. Gross Acreage of Plat 3.3
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
  - Total 1
3. Min. Lot Frontage \_\_\_\_\_ ft.
4. Min. Lot Area \_\_\_\_\_ sq.ft.
5. Lineal Feet of New Streets:
  - (a) 50 R/W 261.6 ft.
  - (b) \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - (c) \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - (d) \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - (e) Total 261.6 ft.
6. Existing Zoning "F"
7. Proposed Zoning "F"
8. Lot Area Required by Zoning \_\_\_\_\_ sq. ft.
9. Assoc. Zoning Case NONE

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLAT PROGRESS

Application Received 6-11-73  
Conf. with Applicant \_\_\_\_\_  
Sketch Plat Received 6-11-73  
Letter of Intent \_\_\_\_\_

PREL. PLAT RECEIVED \_\_\_\_\_  
S/D Comm. Action \_\_\_\_\_

Dept. Report on Prel. \_\_\_\_\_

FINAL PLAT RECEIVED 6-11-73  
S/D Comm. Action 6-21-73

Dept. Report on Final \_\_\_\_\_

M.A.P.C. ACTION \_\_\_\_\_

Dept. Report on Final \_\_\_\_\_  
Tracing Received \_\_\_\_\_  
Letter on Irons Rec'd \_\_\_\_\_  
Title/Taxes Rec'd & Reviewed \_\_\_\_\_  
Final Review \_\_\_\_\_  
Referral to B.C.C. \_\_\_\_\_

B.C.C. ACTION \_\_\_\_\_

Prints \_\_\_\_\_  
Released \_\_\_\_\_  
Recorded \_\_\_\_\_

August 16, 1983

Wichita Brass and Aluminum, Inc.  
412 E. 29th Street North  
Wichita, Kansas 67219

Re: S/D 73-76 - Proposed plat of Wichita Brass and Aluminum  
Addition, located on the north side of 29th Street  
North, 1/4 mile east of Broadway.

Gentlemen:

We are in the process of going through our active subdivision files in order to close those files for which approval is no longer requested. The above-referenced subdivision case has remained inactive since June 28, 1973.

Please contact me at 268-4421 if you plan on completing this 1973 case. If I have not heard from you by October 3, 1983, this case will be marked "closed."

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Baughman Company, P.A., 330 Laura, 67211

LAW OFFICES OF  
WEIGAND, CURFMAN, BRAINERD, HARRIS & KAUFMAN

SUITE 830 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

LAWRENCE WEIGAND  
COUNSEL

LAWRENCE E. CURFMAN  
BYRON BRAINERD  
CHARLES W. HARRIS  
ORVAL J. KAUFMAN  
DONALD A. BELL  
J. L. WEIGAND, JR.  
SPENCER L. DEWEY  
PAUL M. BUCHANAN  
JOHN R. STALLINGS  
BRIAN G. GRACE  
WINDELL G. SNOW  
WINTON H. HIRSHLE  
TOM G. JOHNSON  
JACK SCOTT HINTEER  
DENNIS L. GILLEN  
VAN R. DELHOTAL

263 - 9111  
AREA CODE 316

2 August 1973

Wichita Sedgwick County  
Metropolitan Area Planning Commission  
City Building Annex  
Wichita, Kansas 67202

THIS IS TO CERTIFY that we have examined various abstracts of title to real estate proposed to be platted as Wichita Brass & Aluminum Addition, our most recent examination being in connection with a Partial Release dated February 14, 1973, of Mortgage given to Kansas State Bank and Trust Company.

In our opinion, all of the real estate proposed to be platted as Wichita Brass & Aluminum Addition stands in the name of Wichita Brass and Aluminum Foundry, Inc., a Kansas Corporation, subject to a first mortgage to Kansas State Bank and Trust Company, which mortgage was recorded in Volume 12, Page 624 to 626, Document No. 1 10434, on April 17, 1972, the partial release covering the following description:

A tract described as beginning at a point 206.5 feet East and 538.83 North of the Southwest Corner of the Southwest Quarter of Section 33, Township 26 South, Range 1 East of the Sixth Principal Meridian, in Sedgwick County, Kansas; thence East 150 feet, thence South 200 feet, thence West 150 feet, thence North to the point of beginning.

WEIGAND, CURFMAN, BRAINERD, HARRIS & KAUFMAN

By: *Lawrence E. Curfman*

LEC/mkt



LAW OFFICES OF  
WEIGAND, CURFMAN, BRAINERD, HARRIS & KAUFMAN

SUITE 830 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

263-9111

AREA CODE 316

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2 August 1973

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WEIGAND, CURFMAN, BRAINERD, HARRIS & KAUFMAN

By: *Lawrence E. Weigand*

LEC/mkt

June 29, 1973

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 73-76 - Final Plat of  
WICHITA BRASS & ALUMINUM  
ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 28, 1973, the above-captioned plat was considered. The action of the 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, 1973.

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:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
- 8-2-73 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 for 1972 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: Wichita Brass & Aluminum Foundry, Inc.  
412 East 29th Street 67219  
Dean Sellers, Assistant City Engineer

June 22, 1973

Baughman Company  
330 Laura  
Wichita, Kansas 57211

Subject: S/D 73-76 - Final Plat  
of WICHITA BRASS & ALUMINUM ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 21, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The appropriate street right-of-way dedication for 29th Street North for that portion of subject property which falls within 350 feet of the intersecting centerlines of 29th Street North and Broadway Avenue, shall be indicated on the plat.
- B. A 35-foot building setback shall be indicated from the north line of 29th Street North.
- C. "Access control except for one opening" shall be indicated adjacent to 29th Street North with the appropriate wording in the plat's text.
- D. Any abandonment or relocation of existing utilities necessitated by this plat, shall be at the sole expense of the applicant without cost to the City, County or any utility company.
- E. Angles and distance shall be included in the legal description where omitted.
- F. The Mayor's name shall be properly labeled as "James M. Donnell".
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Page 2  
WICHITA BRASS & ALUMINUM ADDITION  
June 22, 1973

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, June 28, 1973, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Wichita Brass & Aluminum Foundry, Inc.  
412 East 29th Street  
Wichita, Kansas 67219

Dean Sellers, City Engineering

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 73-76 Name WICHITA BRASS & ALUMINUM ADDITION  
Date Application Rec'd. 6-11-73 Preliminary Approval N/A  
Scheduled S/D Meeting 6-21-73

DESCRIPTION

General Location On the north side of 29th Street North approximately  
1/4 mile east of Broadway  
Owner Wichita Brass & Aluminum Foundry, Inc.  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |  |                                     |
|--|-------------------------------------|
| 1. Gross Acreage of Plat <u>3.3</u>                                  | 7. Lineal Feet of New Streets:      |
| 2. Number of Lots:   | a. <u>50.0</u> R/W <u>261.6</u> ft. |
| Residential _____  | b. _____ R/W _____ ft.              |
| Commercial _____   | c. _____ R/W _____ ft.              |
| Industrial <u>1</u>  | d. _____ R/W _____ ft.              |
| Other _____  | e. _____ R/W _____ ft.              |
| Total Number of Lots <u>1</u>  | TOTAL <u>261.6</u> ft.              |
| 3. Minimum Lot Frontage <u>261.61</u> ft.                            | 8. Sidewalk adjacent to all         |
| 4. Minimum Lot Area <u>128,118</u> sq. ft.                           | streets? <u>yes</u> <u>no</u>       |
| 5. Existing Zoning <u>F</u>  |                                     |
| 6. Proposed Zoning <u>F</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) <u>No</u> (Yes-No) |                                     |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                 |                                     |

STAFF COMMENTS:

- A. It shall be noted that the southwest corner of subject plat is approximately 290 feet east of the centerline of Broadway. Standard policy set out by the MAPC Subdivision Regulations requires additional right-of-way to be dedicated for a distance of 350 feet from the centerline of arterials. The applicant shall be prepared to discuss this matter with the Subdivision Committee.
- B. A 35 foot building setback shall be indicated from the north line of 29th Street North.
- C. It shall be noted that a portion of an existing building will be in conflict with the 35 foot building setback. The applicant shall be advised that this structure will become non-conforming and cannot be expanded or built upon in front of the setback line.
- D. "Access control except for 1 opening" shall be indicated adjacent to 29th Street North with the appropriate wording in the plat's text.
- E. The applicant shall install or guarantee the installation of a sidewalk adjacent to the north side of 29th Street North, the total estimated construction cost to be in the amount of \$785.
- F. The applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.
- G. Any abandonment or relocation of existing utilities necessitated by this plat, shall be at the sole expense of the applicant without cost to the City, County or any utility company.
- H. Angles and distance shall be included in the legal description where omitted.
- I. The Mayor's name shall be properly labeled as "James M. Donnell".

J. The applicant's surveyor shall contact Merriam Webster for the proper spelling of the word "exception".

K. Recording of the plat 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.: 5551  
Section No.: 33  
Twp. No.: 26  
Range: 1E

S/D No. 73-76

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: WICHITA BRASS & ALUMINUM ADDITION  
General Location: NS 29th St. North approximately 1/4 mi E East of Broadway  
Name of Property Owner: Wichita Brass & Aluminum Foundry Inc.  
Address: Att: Emmett L. Carter 412 E.29th St. Phone: 838-4286  
Name of Subdivider: Same  
Address: \_\_\_\_\_  
Name of Agent/Surveyor: Baughman Company Phone: \_\_\_\_\_  
Address: 330 Laura  
Date of Application: June 8, 1973 Phone: 262-7271

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 3.3 Ac.
- Number of Lots:  
Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial 1  
Other \_\_\_\_\_  
Total Number of Lots 1
- Minimum Lot Frontage 261.61 ft.
- Minimum Lot Area 127,118 ft.
- Existing Zoning F
- Proposed Zoning F
- Lineal Feet of New Streets:  
a. 50.0 R/W 261.6 ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 261.6 ft.
- Sidewalk adjacent to all streets? yes no
- Public Water Supply Yes (Yes-No), Name \_\_\_\_\_
- Public Sanitary Sewers Yes (Yes-No), Name \_\_\_\_\_
- Health Department Approval (where applicable) Yes (Yes-No)
- 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 with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. 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: Emmett L. Carter

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

Received by Carl Newley  
Date 6-11-73  
Fee Submitted 450.00

Form 227-021

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Eloc.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer	\$150.00	

DESCRIPTION	AMOUNT
<i>Saddlesmith Application</i>	
<i>Wichita Brass &amp; Foundry</i>	
Name	
<i>Broughtman Co.</i>	
Address	
<i>330 Lewis</i>	
Type	Due Date
<i>AA-407103</i>	
Comments:	

Date	BY
<i>6-11-73</i>	