

PLAT NO. S/D 73-82 MAP NO. 5543
NAME HANSE, ADDITION
LOCATION On the North side of MacArthur in an area West
of Hydraulic
ENGINEER Campbell & Castle, P.A., Engineers
OWNER Hanse, Inc. (Iva Jean Whitehouse)
APPLICATION FILED 6-11-73
SKETCH PLAT FILED _____
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 12-11-73 Approved
RECORDED March 12, 1974
REMARKS _____

S/D 73-82 HANSE ADDITION - On the North side of MacArthur in an area West of Hydraulic - Hanse, Inc. by Campbell & Castle PA.

Post 100
6-14-73

ACTION

	DATE
COMMITTEE (final) Approved	6-21-73
M.A.P.C.	Approved subject to conditions 6-28-73
B.C.C./B. CO. C. Approved	12-11-73

Map No. 5543
Sec. No. 9
Twp. No. 2B
Range 1E

Subdivision Report and Progress

S/D No.: 73-82

Name: HANSE ADDITION

General Location: On the North side of MacArthur in an area West of Hydraulic

Owner: Hanse, Inc. (Iva Jean Whitehouse)

Address: 3900 West Kellogg Phone: 943-1244

Subdivider: _____

Address: _____ Phone: _____

Engineer/Surveyor: Campbell & Castle, P.A. Engineers

Address: 1019 E. Second, P.O. Box 1835 Phone: 263-5289

Application Received 6-11-73
Conf. with Applicant none
Sketch Plat Received _____
Present Zoning "AA"
Proposed Zoning "G"
Letter of Intent none

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

Approved sub to conditions
Dept. Report on Final 6-22-73
M.A.P.C. ACTION 6-28-73 approved
Dept. Report on Final 6-24-73

PREL. PLAT RECEIVED none submitted
S/D Comm. Action 1/10

Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 10/17/73
Final Review 12-5-73
Referral to B.C.C. 12-6-73

Dept. Report on Prel. 1/18

B.C.C. ACTION 12-11-73 Approved

TRACING PROGRESS:

Received 9-4-73
Released _____
Received _____
Released _____

Recorded March 12 '74

Comments:

Associated zone case 7-1467 "AA" to "G"
8/21/73 print for M-FL.

Call Bill Montroy when plat is OK
to release for recording. 943-1244

12/14/73 contact Bill M. to pick-up plat tracing for recording
left message for [unclear] get a certificate form.

3/1/74 talked to Jack Hunt (943-1244) to get verification that
1973 taxes have been paid. He's working on it.
JH.

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

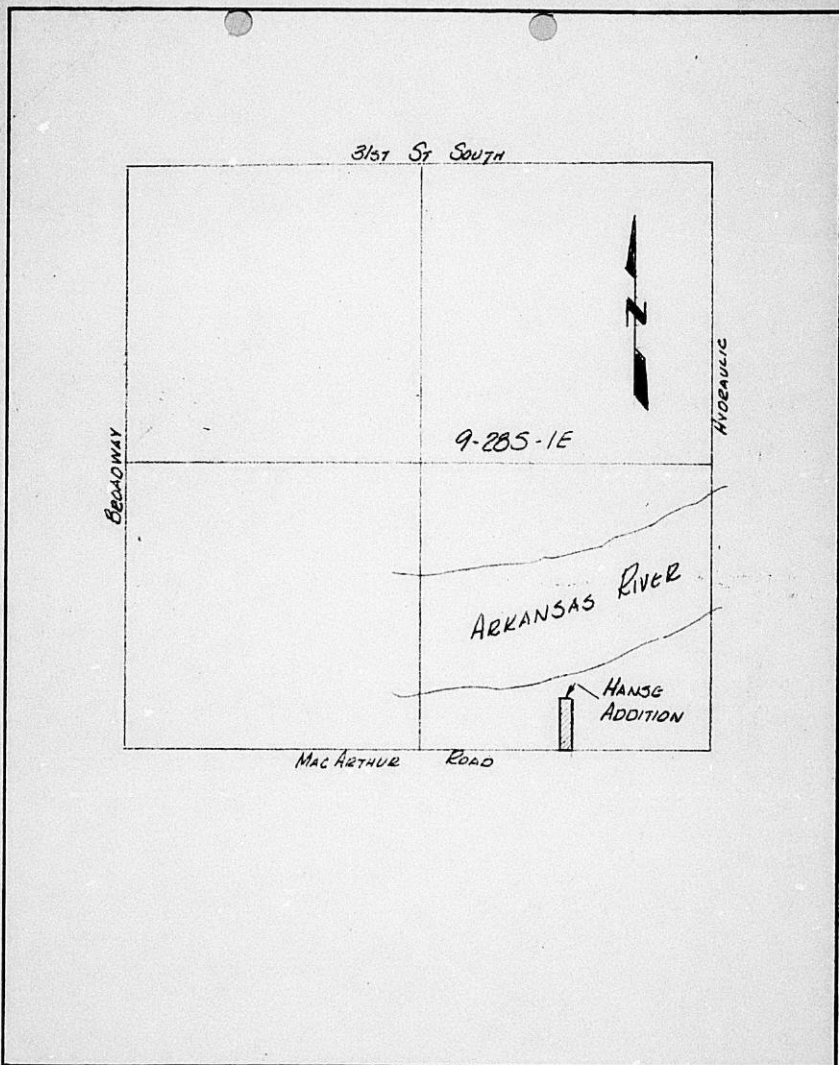
F
3-19-74

HANSE _____ ADDITION was
filed for record on March 12, 1974 _____.

John Hale

Register Of Deeds

T9-328



HANSE, INC.

CAMPBELL & CASTLE
ENGINEERS
WICHITA, KANSAS

DSG C
DR C
CH C
APP C

LOCATION MAP
HANSE ADDITION
WICHITA, KANSAS

WICHITA, KANSAS

DWG FILE NO
7332-A-10,069

DATE *June 1973*

SHEET NO / OF / REV.

CERTIFICATE

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

I, Hanse, Inc., owner and plat-
tor of Hanse 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. Sidewalk - north side of MacArthur Road.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

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

Signed this 20th day of December, 1973.

Joanna Whitehouse
President



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

Be it remembered that on this 20th day of December,
1973, before me, a notary public in and for said County and State,
came Joanna Whitehouse, 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.

L. Jean Saito
Notary Public

My Commission Expires:
December 1, 1975



December 13, 1973

Hanse, Inc.
3900 West Kellogg
Wichita, Kansas 67213

Subject: S/D 73-82 - HANSE ADDITION

Gentlemen:

The City Commission, on December 11, 1973 approved the above referred to plat and accepted the sidewalk petition which you submitted as one of the conditions of the approval of the plat.

Enclosed please find a "Certificate" form, which you need to fill out, sign and return to the Planning Department Office. This certificate is required when a petition has been accepted by the City Commission. As soon as you have returned this certificate to our office we will be able to release your plat for recording with the Register of Deeds.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 73-82 Name HANSE ADDITION
Application & Sketch Filed: 6-11-73
Preliminary Plat Filed: - Approved by S/D: -
Final Plat Filed: 6-11-73 Approved by S/D: 6-21-73
Approved by Metropolitan Area Planning Commission: 6-28-73

DESCRIPTION

General Location: North side of MacArthur in an
area west of Hydraulic

Surveyor or Engineer: Campbell & Castle
Owner: Hanse, Inc. (Iva Jean Whitehouse)
Address: 3900 West Kellogg

- | | | |
|--|--|-----------------------|
| 1. Gross Acreage of Plat <u>1.32</u> | 6. Access Control | |
| 2. Number of Lots: | St. MacArthur Rd. | No. Openings <u>1</u> |
| Residential _____ | St. _____ | No. Openings _____ |
| Commercial _____ | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving _____ | Water _____ |
| Total Number of Lots: <u>1</u> | Sidewalk <u>x</u> | Drainage _____ |
| 3. Minimum Lot Area: <u>1.32</u> Acres | Sewer _____ | Other _____ |
| 4. Existing Zoning " <u>AA</u> " | | |
| 5. Special Problems Discussed | Access across subject property to serve
abutting property to the north. | |

A valid petition has been submitted guaranteeing the construction of a sidewalk adjacent to the north side of MacArthur Road. A certificate has also been submitted certifying the petition.

Planning Commission Recommendation:

That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Kamen moved, Jackson seconded and it carried unanimously.
(Harrison absent.)

NOTE: The associated zone Case Z-1467 from "AA" to "G" in an area north of MacArthur Road, 1/4 mile west of Hydraulic has been approved by the Board of City Commissioners on January 2, 1973.

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 billed to the applicant, and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

LAW OFFICES
DRESIE, JORGENSEN & WOOD
815 UNION NATIONAL BUILDING
BROADWAY AND DOUGLAS
WICHITA, KANSAS 67202
(316) 267-4231

GREY DRESIE
J. PAUL JORGENSEN (1912-1967)
JOHN F. JORGENSEN
DAVID J. WOOD

MT. HOPE, KANSAS 67108
P. O. BOX 292
(316) 667-3611

October 11, 1973

Metropolitan Area Planning Commission
City Building Annex
Wichita, Kansas 67202

Gentlemen:

We have examined the title to the following described
real property, to-wit:

The South 535 feet of the East 123 feet of
the East 5 acres of Government Lot 6, in
Section 9, Township 28 South, Range 1 East
of the 6th P.M., Sedgwick County, Kansas,
except public road across the South 65
feet thereof.

As a result of such examination, we find that as of this
date, title is vested in

HANSE, INC., a Kansas corporation,

subject to the following, to-wit:

1. Taxes for the year 1972 and prior years are shown as
paid.
2. There appears of record a mortgage to Josephine A.
Stabler et al. which is recorded in Book 1563 of Mortgages at page
482 and was filed on February 4, 1969.

Very truly yours,

DRESIE, JORGENSEN & WOOD

By: *Grey Dresie*

GD:bjm

LAW OFFICES
DRESIE, JORGENSEN & WOOD
815 UNION NATIONAL BUILDING
BROADWAY AND DOUGLAS
WICHITA, KANSAS 67202
(316) 267-4231

GREY DRESIE
J. PAUL JORGENSEN (1912-1967)
JOHN F. JORGENSEN
DAVID J. WOOD

July 18, 1973

MT. HOPE, KANSAS 67108
P. O. BOX 292
(316) 667-3611

Mr. Jack H. Galbraith
Metropolitan Area Planning
Commission
104 S. Main Street
Wichita, Kansas 67202

Re: Hanse Addition

Dear Jack:

The enclosed access easement has been drawn to meet the requirements of the Planning Commission in regard to the Addition. Would you please advise us if the same meets your requirements.

Very truly yours,

DRESIE, JORGENSEN & WOOD

By: *Grey Dresie*

GD/pje

*John Check this
if reads ok call
Grey Dresie and advise
him to file and give us
recorded copy*
GD



ACCESS EASEMENT

This Access Easement made and entered into this _____ day of July, 1973,

BY AND BETWEEN

HANSE, INC., a Kansas corporation,
hereinafter referred to as the
Grantor,

AND

ELEANOR McMILLEN, of Sedgwick
County, Kansas, hereinafter referred
to as Grantee.

WHEREAS, the Grantor is the owner of certain real property which is presently being platted as Hanse Addition, Wichita, Sedgwick County, Kansas, and

WHEREAS, the Grantee is the owner of property immediately North of the property being platted as Hanse Addition, such property being described as follows, to wit:

A tract bounded on the North by the Arkansas River, on the South by the North Line of Hanse Addition to Wichita, Sedgwick County, Kansas, and on the East and West by the East and West lines of Hanse Addition extended North,

and,

WHEREAS, the property above described owned by the Grantee will be deprived of access to MacArthur Road to the South of Hanse Addition upon Hanse Addition being Platted, as it is now designed, and

WHEREAS, it is the desire of the Grantor to grant an easement giving such access to the Grantee and it is the desire of the Grantee to procure such access by means of such easement.

WITNESSETH IT THEN, that the Grantor does hereby grant and convey unto the second party, her heirs, successors, and assigns, an easement for access purposes from the North line of Lot 1, Hanse Addition to the South line of Lot 1, Hanse Addition, covering the East 44 feet of the West 27 feet of said Lot 1 in Hanse Addition, such easement being granted under the following terms and conditions, to wit:

1. Such roadway shall be used by the Grantee and her heirs, successors and assigns, in such a manner as to not damage the surfaced road which will be placed upon such easement. If the Grantee shall in any manner cause damages to the said surface of such roadway placed upon said easement, then the Grantee shall be liable for the costs of repairs of such roadway.

2. If at any time the Grantees or their successors, heirs, or assigns shall obtain or have a reasonable, usable access to MacArthur Road by means other than the easement granted by this instrument, then at that time, this easement may, at the option of the Grantor, its successors or assigns, be terminated.

IN TESTIMONY WHEREOF, Grantor has caused this instrument to be duly executed by the appropriate officer of the said corporation on the day and year first above written.

HANSE, INC.

By _____
President

STATE OF KANSAS, SEDGWICK COUNTY, ss:

The foregoing instrument was acknowledged before me this _____ day of _____, 1973, by Iva Jean Whitehouse, President of Hanse, Inc., a corporation on behalf of the corporation.

NOTARY PUBLIC

My Commission Expires:

CAMPBELL & CASTLE, P.A.
ENGINEERS
PHONE 263-5044 • 509 NORTH EMPORIA
P. O. BOX 1835
WICHITA, KANSAS 67201

June 28, 1973

Wichita-Sedgwick County Metropolitan
Area Planning Department
City of Wichita
104 South Main
Wichita, Kansas 67202

Attention: Curtis L. Newby

Re: Hanse Addition
Rainbow Mobile Home Park
Wichita, Kansas
SD 73-82
Our File: 7332

Gentlemen:

We are enclosing 5 copies of the "Preliminary Development Plan" in connection with the above referenced project. We believe your comments and requirements for the mobile home park preliminary development plan have been incorporated into this revised layout.

Very truly yours,

CAMPBELL & CASTLE, P.A.

Geo. F. Campbell
Geo. F. Campbell, P.E.

C/i
Enclosures

cc: Hanse, Inc.



June 29, 1973

Campbell & Castle Engineers
P. O. Box 1835
Wichita, Kansas 67201

Re: S/D 73-82 - Final Plat of
HANSE 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 21, 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.
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: Hanse, Inc., c/o Iva Jean Whitehouse
3900 West Kellogg 67213
Dean Sellers, Assistant City Engineer

June 21, 1973

Campbell & Castle Engineers
P. O. Box 1935
Wichita, Kansas 67201

Subject: S/D 73-82 - Final Plat
of HANSE 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 applicant's preliminary mobile home park plan shall be revised to take into account the following:
 1. The density of development indicated on the plat exceeds the permitted maximum density of seven dwelling units per acre in the "G" zoning district.
 2. Although the plan reflects the required open space recreational area for each portion of the park, the area provided for the new part of the park is less than the minimum 10,000 square feet required by the code.
 3. A planting screen consisting of coniferous and deciduous material, shall be indicated adjacent to the north side of MacArthur Road and the west line of the park on the plan as required by the code.
 4. The office area indicated on the plan shows a parking area, a portion of which would be in the 25-foot front building setback from MacArthur Road. The applicant shall be advised that off-street parking is not permitted within the required front building setback area.
- B. A legal tie to a platted lot or block corner shall be indicated on the plat.

Page 2
HANSE ADDITION
June 22, 1973

- C. The name for the Chairman of the Planning Commission indicated on the plat shall be changed to read: "Alvin J. Hennessy".
- D. "Access control except for one opening" shall be indicated adjacent to MacArthur Road on the plat and with the proper wording in the plat's text.
- E. The applicant shall furnish to the Planning Department a recorded copy of an instrument which assures the owner of the tract of land to the north of subject plat of access across subject property to MacArthur Road.
- F. The applicant shall install or guarantee the construction of a sidewalk adjacent to the north side of MacArthur Road; the total estimated construction cost to be in the amount of \$367.
- G. The applicant shall be advised that the construction of the sidewalk will be required at the time of final building inspection when said sidewalk is required as a condition of plat approval.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, 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: Hanse, Inc.
c/o Iva Jean Whitehouse
3900 West Kellogg, 67213

Dean Sellers, City Engineering

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-82 Name HANSE 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 MacArthur in an area west
of Hydraulic
Owner Hanse, Inc.
Surveyor/Engineer Campbell & Castle Engineers
Address P. O. Box 1835 Phone 263-5289

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>1.32</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>10</u> R/W <u>122.19</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>122.19</u> ft. |
| 3. Minimum Lot Frontage <u>122.19</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>56,189</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>G</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</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:

- A. Associated zone case Z-1467 "AA" to "G" has been approved by the Board of City Commissioners subject to platting.
- B. The subject property is an expansion of or addition to the existing mobile home park adjacent on the west. This new expansion of the existing mobile home park must comply with the present "G" mobile home zoning district requirements and the provisions of Title 26, the Mobile home code. In addition, the existing mobile home park on the west must come into conformance with the present mobile home zoning and code requirements by 1979. Therefore the applicant has submitted in addition to the plat the required preliminary mobile home park plan which includes both the existing park and subject property.
- C. Comments concerning the preliminary mobile home park plan:
1. The density of development indicated on the plan exceeds the permitted maximum density of seven dwelling units per acre in the "G" zoning district.
 2. Although the plan reflects the required open space recreational area for each portion of the park, the area provided for the new part of the park is less than the minimum 10,000 square feet required by the code.
 3. A planting screen consisting of coniferous and deciduous material, shall be indicated adjacent to the north side of MacArthur Road and the west line of the park on the plan as required by the code.
 4. The office area indicated on the plan shows a parking area a portion of which would be in the 25 foot front building setback from MacArthur Road. The applicant shall be advised that off-street parking is not permitted within the required front building setback area.
 5. It is recommended that the plan be revised to take into account the above referred to items.

D. Comments concerning the plat:

1. The approval of the plat is subject to the approval of the associated mobile home park preliminary development plan.
 2. The name for the Chairman of the Planning Commission indicated on the plat shall be changed to read: "Alvin J. Hennessy".
 3. It is recommended that access to MacArthur Road be limited to one point, although there are presently two driveways on subject property.
 4. The applicant shall install or guarantee the construction of a sidewalk adjacent to the north side of MacArthur Road; the total estimated construction cost to be in the amount of \$367.
- E. The applicant shall be advised that the construction of the sidewalk will be required at the time of final building inspection when said sidewalk is required as a condition of plat approval.
- F. 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.: 5543
Section No.: 9
Twp. No.: 28
Range: 1E

S/D No. 73-82

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Hanse Addition
General Location: 1310 East MacArthur Road ^{on} NS MacArthur
in an area W of Hydraulic
Name of Property Owner: Hanse, Inc. (Iva Jean Whitehouse)
Address: 3900 West Kellogg B
Name of Subdivider: Hanse, Inc. Phone: 943-1244
Address: 3900 West Kellogg
Name of Agent/Surveyor: Campbell & Castle, P.A., Engineers Phone: 943-1244
Address: 1019 East Second, P. O. Box 1835
Date of Application: June 11, 1973 Phone: 263 5289

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 1.32
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 122.19 ft.
4. Minimum Lot Area 56,189 ft.
5. Existing Zoning 4X
6. Proposed Zoning G
7. Lineal Feet of New Streets:
 - a. 10 R/W 122.19 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 122.19 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita 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: Iva Jean Whitehouse

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

Received by Paul Newby
Date 6-11-73
Fee Submitted \$20.00

FORM 223-021

PAYMENT NOTICE
City of Wichita

final

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
-------------	--------

Suburban Construction

Harvey Hill

1117 E. ...

SA-407103

6-11-77

Carl Newby

6-11-77

Carl Newby