

PLAT NO. S/D 74-123 MAP NO. 5455
X-4-B
NAME KORBER^{2ND} ADDITION

LOCATION North side of 61st St. North and in an
area west of Broadway

ENGINEER Baughman Company

OWNER Walter Korber

APPLICATION FILED 11-19-74

SKETCH PLAT FILED 11-19-74

PRELIMINARY FILED 11-25-74

S/D ACTION _____

FINAL FILED _____

S/D ACTION (Prelim. & final) approve

MAPC ACTION 9-11-75 Return to Sub Committee

S/D 10-2-75 final approve

BCC ACTION 8-17-76 Approved

RECORDED Sept. 3, 1976

REMARKS See also original preliminary S/D 70-60
Korber Second Addition

MAPC 10-9-75 Approved

2 x 10 CONC AC.
read for opening.

S/D place approve 10-2-75
B.C.C./B.C.C. ~~Approved~~ **Approved** 8-17-76
MAKRE Approved 10-9-75

Bdy B. can grant 90 1-28-76
by return to
April 7, 1976

B. Co. C. granted 90 day
extension to 4-21-76
7-7-76

B. Co. C. granted extension to 10-4-76

S/D 74-123 - KORBER ^{2ND} ADDITION -
North side of 61st St. No. in an
area west of Broadway. Baughman

Map No. X-4-B
Sec. No. 8
Twp. No. 26S
Range 1E

Subdivision Report and Progress

S/D No.: 74-123

Name: KORBER^{2ND} ADDITION

General Location: North side of 61st St. North in an area west of Broadway

Owner: Walter Kerber Lee Copeland 4159 N. Broadway-19
Address: 415 E. 61st St. No. 19 Phone: 744-0602 635-0813
Subdivider: John R. Blaine of John, Mallock, Regg, Foster & Scott, P.A.
Address: 301 N. Main St. 67062 Phone: _____
Engineer/Surveyor: Baughman Company
Address: 330 Laura Phone: 262-7271

Application Received 11-19-74
Conf. with Applicant _____
Sketch Plat Received 11-19-74
Present Zoning R-1
Proposed Zoning E
Letter of Intent 11-29-74

PREL. PLAT RECEIVED 8-25-75
S/D Comm. Action 9-4-75 approve
Dept. Report on Prel. _____

TRACING PROGRESS:

Received 7-22-76
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 8-25-75
S/D Comm. Action (John & Fred) approve 10-2-75 (final) approve
Dept. Report on Final _____
M.A.P.C. ACTION 9-11-75 Refer to Sub Com
Dept. Report on Final _____
Letter on Irons Received _____
Title/Taxes Rec'd & Reviewed 1-22-76
Final Review _____
Referral to B.C.C. _____

B.C.C. ACTION 8-17-76 Approved

Recorded Sept 3 1976
MAPC - 10-9-75 Approved

Comments:

SCZ-0335 Associated Zone Case
* See also S/D 70 K&O Korber Second Addition for original problem over same area

KORBER SECOND ADD.

Kechi Township
Raymond Davison
R. R. #2
Valley Center, Ks. 67147

8-19-76 called John Funchblade of Baughman Co to pick up plat for recording

B. S/D 74-123-
9-13-76 Sec. 0335 n

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS



T9-30

KORBER 2nd ADDITION was

filed for record on September 3, 1976

Boone J. McCarty
Register Of Deeds

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 74-123 Name KORBBER 2ND ADDITION
Application & Sketch Filed: 11-19-74
Preliminary Plat Filed: 8-25-75 Approved by S/D: 9-4-75
Final Plat Filed: 8-25-75 Approved by S/D: 10-2-75
Approved by Metropolitan Area Planning Commission: 10-9-75

DESCRIPTION

General Location: North side of 61st Street North
in an area west of Broadway

Surveyor or Engineer: Baughman Company
Owner: Lee Copeland,
Address: 4159 N. Broadway 67219

1. Gross Acreage of Plat <u>10.6</u>	6. Access Control		
2. Number of Lots:	St. 61st St. No.	No. Openings	<u>0</u>
Residential _____	St. _____	No. Openings	_____
Commercial _____	St. _____	No. Openings	_____
Industrial _____	7. Req'd Improvements		
Other _____	St. Paving X 100%	Water	<u>X</u>
Total Number of Lots: <u>1</u>	Sidewalk _____	Drainage	_____
3. Minimum Lot Area: <u>9.9</u> Acres	Sewer _____	Other	_____
4. Existing Zoning <u>"R-1"</u>			
5. Special Problems Discussed _____			

A valid petition has been submitted guaranteeing the paving of the east half of Fairview Avenue. A certificate has also been submitted certifying the petition. Satisfactory arrangements have been made with Park City Improvement District to serve the plat with sewer and water.

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the City Commission.
Kamen moved, Gragg seconded and it carried unanimously. Goebel, Porter and Taylor were absent.

NOTE: Associated County Zone Case SCZ-0335, "R-1" to "E", has been approved by the Board of County Commissioners, subject to platting.

ACTION: Approve the petition and instruct the Director of Law to prepare the necessary resolution and 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.

CERTIFICATE

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

I, Lee Copeland and Carol Copeland, owner and plat-
tor of Korber 2nd Addition 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. Paving Petition - EAST 1/2 OF FAIRVIEW
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for im-
provements, lots within Korber 2nd Addition Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 21st day of July, 1976.

Lee Copeland
Lee Copeland

Carol Copeland
Carol Copeland

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



Be it remembered that on this 21st day of July,
1976, before me, a notary public in and for said County and State,
I saw Lee Copeland and Carol Copeland, 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.

A. D. B. A.
Notary Public

My Commission Expires:
My Commission Expires on December 25, 1978

LAW OFFICES OF
BLAIR, MATLACK, ROGG, FOOTE & SCOTT, P. A.

301 NORTH MARKET
WICHITA, KANSAS 67202

JOHN R. BLAIR
DON MATLACK
RONALD H. ROGG
RICHARD V. FOOTE
GERALD W. SCOTT
ALAN JOSEPH

July 27, 1976

AREA CODE 316
263-7536

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Hall
455 North Main
Wichita, Kansas 67202

RE: Korber Second Addition, Sedgwick County, Kansas

Beginning at a point 660 feet West of the S.E. Corner
of the SE/4 of Sec. 8, Twp. 26-S, R-1-E; thence West
along the South line of said SE/4, 580 feet; thence
North parallel with the East line of said SE/4, 800
feet; thence East parallel with the South line of said
SE/4, 580 feet; thence South 800 feet to beginning.

Gentlemen:

After examination, we find that all the taxes for the year 1975
and all prior years are paid.

Very truly yours,

BLAIR, MATLACK, ROGG, FOOTE & SCOTT, P.A.

John R. Blair
John R. Blair

JRB:ch

July 14, 1976

John Hale, Chairman
Sedgwick County Commission
Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: SCZ-0335, "R-1" to "E" and
associated plat S/D 74-123 -
Korber 2nd Addition - Request
for extension of platting
time limit.

Dear Mr. Hale:

We are in receipt of a copy of a letter to you from Mr. John Blair, attorney, requesting a 90-day extension of the one year platting time limit on the above referred to cases.

Our records indicate this is the third request for platting time extension and that the associated final plat of Korber 2nd Addition was approved by the Planning Commission on October 9, 1975 subject to several conditions, which since that time, the applicant has been trying to complete. The major problem has been in guaranteeing a public water supply and sanitary sewer to serve the property and this matter appears to be nearly resolved at this time. We would therefore concur in the 90-day extension, making the new plat completion deadline of October 4, 1976. Since this is a third request for extension in accordance with MAPC Policy Statement No. 5, it will be necessary that the entire Commission consider the request.

We would appreciate your office advising us as to the Commission's discussion regarding this request. If you have any questions, please call.

Sincerely,

Jack E. Galbraith
Chief Planner

JHG:CLN:rmc

*BC completed letter for platting to
Oct 4, 1976
7/21/76
JHG*

Mr. John Hale
July 14, 1976
Page 2

cc: Earl Rush, County Commissioner
Tom Scott, County Commissioner
G. C. McLure, Director, County Department of Public Works
John R. Blair, Attorney, 301 N. Market, 67202

June 16, 1976

Mr. John R. Blair
Blair, Matlack, Rogg, Foote
& Scott, P.A.
301 North Market
Wichita, Kansas 67202

Re: SCZ-0335 - zone change request
from "R-1" to "E" and associated
plat S/D 74-123 - Korber 2nd
Addition; located on the north
side of 61st Street North in an
area west of Broadway.

Dear Mr. Blair:

On January 8, 1975, the Board of County Commissioners approved the above referenced zone change request subject to platting the area within one year or the case be considered denied and closed. Since the original expiration date, two 90-day extensions have been granted. The current expiration date for completing the associated plat is July 7, 1976. If your client desires another extension of platting time, please address your letter of request to John Hale, Chairman of the Board of County Commissioners, with a copy to Jack Galbraith of our office.

If we have not heard from you by July 15, 1976, the cases will be closed.

Sincerely,

Louise Olivarez
Planning Analyst

LO:rme

cc: Mr. Lee Copeland, 4159 N. Broadway, 67219
Baughman Company, 330 Laura, 67211

April 30, 1976

John Hale, Chairman
Board of County Commissioners
Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: SCB-0335, "R-1" to "T" and
associated plat S/D 74-123 -
Kerber Second Addition,
request for extension of
platting time.

Dear Commissioner Hale:

We are in receipt of a copy of a letter to you from Mr. John Blair, attorney, requesting a second extension of the platting time limit on the above referred to case.

The applicant is experiencing a delay in obtaining a satisfactory guarantee to serve his site with sanitary sewer and water from the Park City Improvement District. We would therefore concur in the requested extension of 90 days. As this is a second request for extension, in accordance with M.A.P.C. Policy Statement #5, the Board of County Commissioners will need to formally consider and act upon the request.

We would appreciate your office advising us as to the discussion on this request so that we might update our files. If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLN:rme

cc: Commissioner Earl Rush
Commissioner Tom Scott
G. C. McLure, Director, County Department of Public Works
John Blair, Attorney, 301 North Market, 67202

January 28, 1976

Mr. John Hale, Chairman
Board of County Commissioners
320 Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: Request for extension of
platting time limit on
County zone case SCE-0335
"R-1" to "E", & associated
plat S/D 74-123, Korber 2nd
Addition.

Dear Commissioner Hale:

We are in receipt of a copy of a letter to you from Mr. Lee Copeland, owner of the property in question, requesting an extension of the one year platting time limit for an additional 90 days.

Our records indicate that the above referred to zone case was approved by the Board of County Commissioners on January 8, 1975, subject to platting within one year from the date of the zone case approval. The associated plat, S/D 74-123 - Korber 2nd Addition has been approved by the Planning Commission subject to several conditions which the applicant, Mr. Copeland is attempting to complete. Our records also indicated that this is a first request for extension of the platting time limit and in accordance with the Planning Commission Policy Statement #5, the Chairman of the Board of County Commissioners is authorized to grant approval of first requests for platting time limits. All second and subsequent requests for extension must be considered by the Board of County Commissioners.

Mr. John Hale
January 28, 1976
Page 2

We would concur in the requested 90 day extension of the platting time to a new completion date of April 7, 1976 and would appreciate your advising our office of your decision regarding this request for extension of the time limit so that we can keep our records up-to-date on these cases. If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLN:rme

cc: Lee Copeland, 4159 N. Broadway, 67219
Baughman Company, 330 Laura, 67211

O. J. WATSON CO., INC.

Since 1912

AREA CODE 316 TE 8-0813

4159 North Broadway
WICHITA, KANSAS 67204

January 19, 1976

Mr. John Hale- Chairman
Sedgwick County Commission
525 N. Main
Wichita, Kansas 67203

Dear Sir;

I have been advised by Metropolitan Area Planning
commission , that the Zoning on Korber 2nd Addition,
located on 61st Street, west of Broadway, has ran out.
I am requesting that the Zoning be extended (90) days
from this Date, in order tht the final plot may be
completed.

Sincerely,


Lee Copeland

*Bd of Co Comm
Granted 90 day extension
to April 7, 1976*

LC/jd
cc Bill Korber
Curtis Newby



Metropolitan Area Planning Commission
City Building
455 North Main
Wichita, Kansas 67202

In re: Korber Second Addition

Gentlemen:

This is to advise that the owners of the above-described real property have submitted petitions to the Board of Directors of the Park City Improvement District requesting construction of sanitary sewers and water distribution lines to serve said real property.

The Board of Directors of the Park City Improvement District has received such petitions subject to the provisions of K.S.A. 19-2782 to 19-2785, inclusive, and will undertake the necessary steps to cause the construction of such improvements and public utilities in accordance with and under the authority of K.S.A. 19-2765 and the other statutes applicable to such cases and subject to the provisions of K.S.A. 19-2782 to 19-2785, inclusive. It is understood that the cost of such improvements are to be paid for by special assessments to be levied against the property benefited by the construction of such improvements.

Very truly yours,

BOARD OF DIRECTORS
PARK CITY IMPROVEMENT DISTRICT
OF SEDGWICK COUNTY, KANSAS

By *Donald D. Webb*
President

To the Board of Directors of the Park City
Improvement District of Sedgwick County, Kansas:

PETITION FOR WATER DISTRIBUTION LINES

We, the undersigned, being the owners of all of the real
property described as follows, to-wit:

Beginning at a point 660 feet west of the
Southeast Corner of the Southeast Quarter
of Section 8, Township 26 South, Range 1
East; thence, West along the South line of
said Southeast Quarter, 580 feet; thence,
North parallel with the East line of said
Southeast Quarter, 800 feet; thence, East
parallel with the South line of said South-
east Quarter, 580 feet; thence, South 800
feet to beginning, all in Sedgwick County,
Kansas, and which is presently being platted
to be known as Korber 2nd Addition, Sedgwick
County, Kansas,

do hereby petition the Board of Directors of the Park City Improve-
ment District of Sedgwick County, Kansas, for the construction of
water distribution lines to serve all of the parcels within the
above described real property.

Your petitioners further state that such public works and
improvements are necessary for public health, convenience and
welfare and that such real property is within the service range
of the improvement district.

Your petitioners further state that it is their desire that
such improvements be paid for by special assessments to be levied
against the real property benefited thereby and that the under-
signed petitioners are the owners of all of the real property
which will be benefited by such improvement and which will be
assessed for the payment of the cost of such construction.

WHEREFORE your petitioners pray that the Board of Directors
of the Park City Improvement District take the necessary steps
in conformity with K.S.A. 19-2765, et seq., to cause such improve-
ment to be constructed.



LEE COPELAND



CAROL COPELAND

To the Board of Directors of the Park City
Improvement District of Sedgwick County, Kansas:

PETITION FOR SANITARY SEWERS

We, the undersigned, being the owners of all of the real
property described as follows, to-wit:


Beginning at a point 660 feet west of the
Southeast Corner of the Southeast Quarter
of Section 8, Township 26 South, Range 1
East; thence, West along the South line of
said Southeast Quarter, 580 feet; thence,
North parallel with the East line of said
Southeast Quarter, 800 feet; thence, East
parallel with the South line of said South-
east Quarter, 580 feet; thence, South 800
feet to beginning, all in Sedgwick County,
Kansas, and which is presently being platted
to be known as Korber 2nd Addition, Sedgwick
County, Kansas,

do hereby petition the Board of Directors of the Park City Improve-
ment District of Sedgwick County, Kansas, for the construction of
sanitary sewers to serve all of the parcels within the above
described real property.

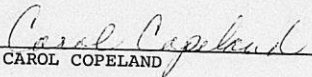
Your petitioners further state that such public works and
improvements are necessary for public health, convenience and
welfare and that such real property is within the service range
of the improvement district.

- Your petitioners further state that it is their desire that
such improvements be paid for by special assessments to be levied
against the real property benefited thereby and that the under-
signed petitioners are the owners of all of the real property
which will be benefited by such improvement and which will be
assessed for the payment of the cost of such construction.

WHEREFORE your petitioners pray that the Board of Directors
of the Park City Improvement District take the necessary steps
in conformity with K.S.A. 19-2765, et seq., to cause such improve-
ment to be constructed.



LEE COPELAND



CAROL COPELAND

M. K. Gentry Company _____

2321 S. SENECA • P.O. BOX 850 _____ DEVELOPER • BROKER
WICHITA, KANSAS 67201 • PHONE (316) 264-2847

January 13, 1976

Mr. Lee Copland
O. J. Watson Co
4159 N. Broadway
Wichita, Kansas

Dear Mr. Copland - Copeland

This letter is to advise you that it will be possible for your company to hook on to our Sanitary Sewer, we will ofcourse need to know the number of units that will be needed.

The unit hook-up charge is \$900.00 per unit, and there will be a monthly charge of \$7.00 per month that will be billed from this office.

We will in turn pay the monthly fee to Park City Improvement district, plus the hook on fee that is billed to North Heights Sanitary Sewer Inc.

If there are any further questions, feel free to call, we will waite to know the number of units you will need to service your company.

Very truly yours,

M.K. Gentry
M. K. Gentry
MKG/vmw

1-23-76
I advised Kober that this
is still not assurance that the
plot itself will be served by sewer
this is only an agreement if Copland
agrees to allow Copland to connect
to T.G.'s private sewer.
ent

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AM 7-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McCullough
Secretary.

R. Bell
Authorized Signatory



CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE A

Number
231454

Effective Date
November 19, 1975 @ 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: **Platting**
(Amended 10-17-70)

Proposed Insured:

City of Wichita

Loan Policy to be issued:

ALTA Form 1970
(Amended 10-17-70)

Amount:

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

Lee Copeland

3. The land referred to in this Commitment is described as follows:

Beginning at a point 660 feet West of the Southeast Corner of the Southeast $\frac{1}{4}$ of Section 8, Township 26 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas; thence West along the South line of said Southeast $\frac{1}{4}$, 580 feet; thence North parallel with the East line of said Southeast $\frac{1}{4}$ 800 feet; thence East parallel with the South line of said Southeast $\frac{1}{4}$, 580 feet; thence South 800 feet to beginning.

"When sending instruments for
filing please include the above
referenced commitment number"

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the necessary deeds and/or mortgages in insurable form, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Year 1975 Taxes; \$63.33 not paid. Key #KE-66-3.
9. Taxes or special assessments which have not been certified to the Office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
10. Easement to Southwestern Bell Telephone Company dated July 24, 1949, filed March 13, 1945, in Book Misc. 184, Page 292, over a permanent right of way and easement 1 rod in width across Southeast Quarter of Section 8, Township 26 South, Range 1 East of the 6th Principal Meridian Sedgwick County, Kansas, for reconstructing, operating, maintaining, and placing thereon and removing therefrom a communication system consisting of underground cable or cables. The route of said right of way and easement shall be selected by the grantee and after the installation of the first cable or cables the east boundary of said right of way and easement shall be a line parallel to said cable or cables and three feet east thereof, together with the right to install gates in any fences cross said strip, nor shall any excavation be made by the grantor, his heirs, or assigns, on the right of way used by grantee; and no structure will be erected or permitted on or within eight feet of said right of way and easement.
11. Right of Way Agreement to Sedgwick County, Kansas, dated June 23, 1967, filed June 23, 1967, in Book Misc. 601, Page 578, over: A tract of land in the Southeast $\frac{1}{4}$ of Section 8, Township 26 South, Range 1 East, described as: Beginning at a point 60 feet west and 30 feet north of the SE/corner of said SE $\frac{1}{4}$; thence west parallel to the south line of said SE $\frac{1}{4}$ to a point on the west line of SE $\frac{1}{4}$ 30 feet north of the southwest corner of said SE $\frac{1}{4}$; thence north 30 feet along said west line of said SE $\frac{1}{4}$ to a point 60 feet north of said southwest

(See Added Page)

(Schedule B continued)

Policy Number _____
OwnersPolicy Number _____
Loan

corner; thence east parallel to the south line of said SE $\frac{1}{4}$ to a point 1200 feet west and 60 feet north of the SE corner of said SE $\frac{1}{4}$; thence southeasterly to a point 1000 feet west and 50 feet north of said SE/cor; thence east parallel to the south line of said SE $\frac{1}{4}$ to a point 60 feet west and 50 feet north of said SE/cor; thence south 20 feet parallel to the east line of said SE $\frac{1}{4}$ to the point of beginning for highway.

12. Mortgage dated April 22, 1975, executed by Lee Copeland and Carol E. Copeland, husband and wife, to National Bank of Wichita, filed April 24, 1975, as Document No. 229083, on Film 139, Page 390, in the original amount of \$30,000.00, and assigned unto Marion National Bank, Marion, Kansas.

U. J. WALDUN CO., INC.

Since 1912

AREA CODE 316 838-0813

4159 North Broadway
WICHITA, KANSAS 67204

December 4, 1975

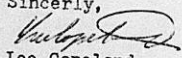
Sedgwick County Flood Control
455 N. Main
Mr. M.S. Mitchell

FILE

Dear Sir:

In regard to S/D 74-123 Korber 2nd Addition, this is confirmation that a flood control or drainage District may sometime in the future be organized. At such time the District is set up, I as a land owner will participate on a percentage basis as other land owners involved.

Sincerely,


Lee Copeland

LC/jd
cc: Baughman Co.



XC Curtis Newby

Received

DEC 5 1975

KNAPHEIDE GRAIN & LIVESTOCK BODIES
HEIL HYDRAULIC EQUIPMENT—DUMP BODIES, LIFT GATES, PLATFORM HOISTS

November 14, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-123 - KORBER 2ND
ADDITION.

Gentlemen:

Relative to the requirement of the plat approval wherein the applicant is to make satisfactory arrangements for sanitary sewer and water supply to serve subject property from the Park City Improvement District, this is to advise you and as well the applicant that the acceptable satisfactory arrangements for these two items will be a guarantee for the installation of sewer and water service, and a guarantee must be in the form of either a petition, letter of credit, bond or cash. The reason for this stipulation is that we want to be assured that the property will be served with both sanitary sewer and water regardless of who ends up developing the property or who the future owners of said property may be. I felt that this needed to be clarified for you and for your client. If you have any questions concerning this matter, please do not hesitate to call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Lee Copeland, 4159 N. Broadway, 67219
Park City Improvement District, 6125 N. Hydraulic, 67219

from: NA

admin.	adv. plans	com. dev.	social	graphics
<input type="checkbox"/> bailey	<input type="checkbox"/> abel	<input checked="" type="checkbox"/> galbraith	<input type="checkbox"/> nichols	<input type="checkbox"/> parsons
<input type="checkbox"/> brubaker	<input type="checkbox"/> calahan	<input type="checkbox"/> hyle	<input type="checkbox"/> phelan	<input type="checkbox"/> stafford
<input type="checkbox"/> crutcher	<input type="checkbox"/> hansen	<input type="checkbox"/> young	<input type="checkbox"/>	<input type="checkbox"/> garland
<input type="checkbox"/> edwards	<input type="checkbox"/> may	<input type="checkbox"/> shirley	<input type="checkbox"/>	<input type="checkbox"/> pats
<input type="checkbox"/> edison, v	<input type="checkbox"/> ortivo	<input checked="" type="checkbox"/> sandy	<input type="checkbox"/> tahl	<input type="checkbox"/> commar
<input type="checkbox"/> helle, e	<input type="checkbox"/> hester	<input type="checkbox"/> daban	<input type="checkbox"/>	<input type="checkbox"/> yark
<input type="checkbox"/> hendersen	<input type="checkbox"/> campbell	<input type="checkbox"/> meek	<input type="checkbox"/> gales	<input type="checkbox"/> cruck
<input type="checkbox"/> brothers	<input type="checkbox"/> carson	<input type="checkbox"/> richter	<input type="checkbox"/> hart	<input type="checkbox"/> d'vassy
<input type="checkbox"/> hanson	<input type="checkbox"/> hobbit	<input type="checkbox"/> may, i.	<input type="checkbox"/> spainhower	
	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/> pitman			
	<input type="checkbox"/> schwind			
	<input type="checkbox"/> helmsick			
	<input type="checkbox"/> king			
	<input type="checkbox"/> leary			
	<input type="checkbox"/> lindquist			
	<input type="checkbox"/>			
	<input type="checkbox"/> olsen			
	<input type="checkbox"/> olsen, p			
	<input type="checkbox"/> snow			
	<input type="checkbox"/> helmsick, j.a.			

Cont. note Park's comment. Advise applicant

<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"/> heads	<input type="checkbox"/> library

remarks: *I want more than the
Re an I.D. approval petition
& guarantee until the project
is let.*

PARK CITY IMPROVEMENT DISTRICT
 SEDGWICK COUNTY
 6125 North Hydraulic
 Wichita, Kansas

Metropolitan Area Planning Commission
 City Building, Annex
 104 S. Main
 Wichita, Kansas 67202

Re: S/D 74-123- Final Plat
 Korber 2nd Addition

Gentlemen:

Park City Improvement District has the ability and the capacity to serve Korber 2nd Addition with both water supply and sanitary sewage facilities. At this time the Park City sewer plant has the capacity to serve the subject plat as well as the balance of the area shown in the sketch plat.

If you have any further questions, please advise.

Sincerely,

PARK CITY IMPROVEMENT DISTRICT

James L. Yarnall
 Director

vb



October 10, 1975

Mr. William Korber
Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-123 - final Plat of
KORBER 2ND ADDITION

Dear Mr. Korber:

At the regular meeting of the Metropolitan Area Planning Commission on October 9, 1975, the above-captioned final plat was considered. After considerable discussion concerning the drainage problems in the area, the action of the Commission was to approve the plat subject to the conditions as recommended by the Subdivision Committee and as shown in our letter of October 3, 1975.

In addition, the Planning Commission went on record that they would not approve future plats in this quarter section until drainage plans are submitted and approved by the Maintenance-Flood Control Division of the Department of Public Works.

In addition to complying with the requirements contained in our letter of October 3, 1975, 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 plat.
4. Certification that all taxes due and payable for 1974 and prior years have been paid.

Page 2 - Mr. William Korber
October 10, 1975

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Lee Copeland, 4159 North Broadway 67219
Walter Korber, 415 East 51st Street North 67219
Dean Sellers, Assistant City Engineer

October 3, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-123 - Final plat of
KORBER 2ND ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 2, 1975, the the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The plat shall be revised to indicate the dedication of the east half of the north-south 70-foot street proposed on the sketch plan.
- B. The access controls notation indicated adjacent to 61st Street North shall be changed to indicate "complete access control" adjacent to said street. The one existing driveway on 61st Street would be allowed to remain in use until such time as 61st Street is reimproved or the new north-south street adjacent on the west is opened and improved, whichever shall first occur.
- C. The applicant shall guarantee the paving of the new north-south street in accordance with the standards for an urban industrial street of the City Engineer of the City of Wichita.

PH
The applicant shall make satisfactory arrangements for sanitary sewer and water supply to serve subject property with the Park City Improvement District. In addition, the applicant shall obtain a letter from said district stating that the sewer system has the capacity to serve subject plat as well as the balance of the area shown on the revised sketch plat.

note this requires a valid petition, bond, letter of credit or cash guarantee which will cover bond until projects are let for the sewer-water.

S/D 74-123
October 3, 1975
Page 2

~~F.~~ Additional street right-of-way for 61st Street North is required to accommodate the open ditch drainage system adjacent to subject property. The Maintenance-Flood Control Office shall be contacted regarding this matter.

~~F.~~ The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to giving assurance that they will participate in their proportionate share of the drainage improvements for the drainage channel to the west, when and if it is improved. This may be in the form of a letter of agreement.

~~G.~~ 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, October 9, 1975, 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: Lee Copeland, 4159 N. Broadway, 67219
Dean Sellers, Assistant City Engineer

SCCD-Cons-5 (6/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Korher Second Addition

MAILED TO:

Location Generally located on the N side of 61st N
in and area west of Broadway

RAIFMAN CO.
Name -

Date 9-3-75

330 Laura
Firm

Prepared by Larry L. Henry, District Conservationist,
USDA-Soil Conservation Service,
4100 Maple, Wichita, Kansas 67209
Phone: 943 9471

26297271
Phone -- Date

111
119
102
104

Requested by: Wichita-Sedgwick County Metropolitan
Area Planning Commission

A. SOIL TYPE: Tabler silty clay loam - These are deep, moderately well drained, very
slowly permeable soils on uplands. In a representative profile they
have dark gray silt loam surface layers, dark gray and dark grayish brown
clay-subsoils underlain by grayish brown clay.

B. SITUATION: These soils have a wind erosion hazard thus requiring a cover at all
times. They also have a severe limitation for dwellings because of the high
shrink-swell ratio.

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As
Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above
named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.
- 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

* CONTINUED *

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet
Tall fescue, 3 pounds per 1,000 square feet
Bromegrass, 3 pounds per 1,000 square feet

SPECIAL RATES: _____

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet
Bromegrass, 2 pounds per 1,000 square feet

SPECIAL RATES: _____

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- 7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- 10. Discharge water from outlet structures at nonerosive velocities.
- 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316 943 9471.
- 12. Divert foreign runoff water around area during construction.
- 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
- 14. _____

Distribution: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Department Staff
File Copy: Sedgwick County Conservation District

September 12, 1975

Mr. Lee Copeland
4159 North Broadway
Wichita, Kansas 67219

Re: S/D 74-123 - Final Plat of
KORBER 2ND ADDITION

Dear Mr. Copeland:

At the regular meeting of the Metropolitan Area Planning Commission on September 11, 1975, the above-captioned plat was considered. After considerable discussion regarding drainage, based on your request, the action of the Commission was to refer this plat back to the Subdivision Committee so that you would have an opportunity to further discuss the drainage problems.

Therefore, it will be scheduled for consideration by the Subdivision Committee for the meeting of October 2, 1975, the meeting to start at 1:00 p.m. in Room 401 City Building Annex, 104 South Main.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Baughman Company, 330 Laura 67211
Walter Korber, 415 East 61st Street North 67219

September 10, 1975

Ray Bruggeman, Director of Public Works

Curtis L. Newby, Junior Planner

Korber 2nd Addition - Planning Commission Meeting.

The final plat of Korber 2nd Addition is being considered by the Planning Commission, Thursday, September 11, 1975. Among the requirements of plat approval was several involving drainage plans. Since the drainage requirements may be discussed at the Planning Commission meeting, we are requesting that M. S. Mitchell of Flood Control Office be available to attend the meeting.

Curtis L. Newby, Junior Planner

CLN:rme

cc: George Wilton, Superintendent, Public Works-Maintenance
M. S. Mitchell, Maintenance-Flood Control

Baughman Company
330 Laura
Wichita, Kansas 67211

September 8, 1975

Re: S/D 74-123 - Final plat of
KORBER SECOND ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 4, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Prior to consideration of the final plat by the Planning Commission, the applicant's engineer shall submit and receive approval of a drainage plan for all of the area shown on the overall sketch plat. Said plan is to be approved by the Maintenance Flood Control Office. It is further recommended that if said plan has not been at least submitted by the September 11 Planning Commission meeting, the plat be deferred until the plan has been submitted.
- B. The associated zone case, SCZ-0335, "R-1" to "E", has been approved by the Board of County Commissioners, subject to platting.
- C. The plat shall be expanded to include the dedication of the north-south street proposed on the sketch plat adjacent to the west line of subject property.
- D. The access controls notation indicated adjacent to 61st Street North shall be changed to indicate "complete access control" adjacent to said street. The one existing driveway on 61st Street would be allowed to remain in use until such time as 61st Street is reimproved or the new north-south street adjacent on the west is opened and improved, whichever shall first occur.
- E. The applicant shall guarantee the paving of the new north-south street in accordance with the standards for an urban industrial street of the City Engineer of the City of Wichita.

S/D 74-123
September 8, 1975
Page 2

- F. The applicant shall make satisfactory arrangements for sanitary sewer and water supply to serve subject property with the Park City Improvement District. In addition, the applicant shall obtain a letter from said District stating that the sewer system has the capacity to serve subject plat as well as the balance of the area shown on the revised sketch plat.
- G. Additional street right-of-way for 61st Street north is required to accommodate the open ditch drainage system adjacent to subject property. The Maintenance-Flood Control Office shall be contacted regarding this matter.
- H. The applicant shall take adequate precautions to protect subject property from wind and water erosion in accordance with the recommendations of the Soil Conservation Service.
- I. The applicant shall submit his development plans to the County Fire Department for review prior to issuance of any building permits on subject property.
- J. 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, September 11, 1975, 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: Walter Korber, 415 East 61st Street North, 67219
Dean Sellers, Assistant City Engineer

PRELIMINARY AND FINAL
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-123 Name KORBER SECOND ADDITION
Date Application Rec'd. 11-19-74 Preliminary Approval
9-4-75 Scheduled S/D Meeting

DESCRIPTION

General Location North side of 61st Street North in an area west
of Broadway
Owner Lee Copeland
Surveyor/Engineer Baughman Company Phone 262-7271
Address 330 Laura

- | | |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>10.6</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>580</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>580</u> ft. |
| 3. Minimum Lot Frontage <u>580</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>435,000</u> sq. ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Park City</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Park City</u> | |
| 11. Health Department Approval (where applicable) <u>NO</u> (Yes-No) | |
| 12. City of Wichita _____: <u>Three-Mile Area</u> <u>X</u> | |

STAFF COMMENTS:

- A. The associated zone case SCZ-0335, "R-1" to "E" has been approved by the Board of County Commissioners subject to platting.
- B. The plat shall be expanded to include the dedication of the north-south street proposed on the sketch plat adjacent to the west line of subject property.
- C. The access controls notation indicated adjacent to 61st Street North shall be changed to indicate "complete access control" adjacent to said street. The one existing driveway on 61st Street would be allowed to remain in use until such time as 61st Street is reimproved or the new north-south street adjacent on the west is opened and improved, whichever shall first occur.
- D. The applicant shall guarantee the paving of the new north-south street in accordance with the standards for an urban industrial street of the City Engineer of the City of Wichita.
- E. The applicant shall make satisfactory arrangements for sanitary sewer and water supply to serve subject property with the Park City Improvement District. In addition, the applicant shall obtain a letter from said District stating that the sewer system has the capacity to serve subject plat as well as the balance of the area shown on the revised sketch plat.
- F. Additional street right-of-way for 61st Street North is required to accommodate the open ditch drainage system adjacent to subject property. The Maintenance-Flood Control Office shall be contacted regarding this matter.
- G. Prior to forwarding the final plat to the Planning Commission the applicant's engineer shall submit and receive approval of a drainage plan for all of the area shown on the sketch plat. Said plan is to be approved by the Maintenance-Flood Control Office.

(OVER)

- H. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Map No.: _____

S/D No. _____

Section No.: _____

Twp. No.: _____

Range: _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Korber 2nd Addition

General Location: 61st St. No., west of Broadway

Name of Property Owner: Lee Copeland

Address: 4159 N. Broadway 19 Phone: 838-0813

Name of Subdivider: _____ Phone: _____

Address: _____

Name of Agent/Surveyor: Baughman Company

Address: 330 Laura Phone: 262-7271

Date of Application: July 8, 1975

SUBDIVISION INFORMATION:

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>10.6</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>580</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>580</u> ft. |
| 3. Minimum Lot Frontage <u>580</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area _____ ft. | |
| 5. Existing Zoning _____ | |
| 6. Proposed Zoning _____ | |
| 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 <u>Three-Mile Area</u> <input checked="" type="checkbox"/> | |

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: *Lee Copeland*

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

Received by _____
 Date _____
 Fee Submitted _____

August 20, 1975

M. S. Mitchell, Maintenance-Flood Control

John Richter, Planning Analyst

S/D 74-123 - Korber 2nd Addition.

The attached sketch plat is a revised sketch of Korber 2nd Addition. Subject property is presently zoned "R-1" Suburban Residential with the exception of a 500 foot strip of "E" Light Industrial adjacent to Broadway. The proposed zoning for the entire 143 acres included within this sketch plat is light industrial. It should be noted that a zone change to light industrial has already been approved on Lot 6, Block 6 by the Board of County Commissioners subject to platting. I would appreciate your review of this plat with any comments you may have returned to me no later than Tuesday, August 26.

John Richter, Planning Analyst

JR:rme
Attachment

Memo and plat also sent to:

Dick Linn, City Engineer
Bill McKinley, Traffic Engineering
Don Yelton, County Building, Planning & Inspection

WICHITA-SEDGWICK COUNTY

DATE

January 10, 1975

METROPOLITAN AREA PLANNING DEPARTMENT

TO The File
FROM Curtis L. Newby, Junior Planner *Newby*
SUBJECT Korber 2nd Addition Sketch Plat.

On January 10, 1975, I met with Bill Korber, surveyor, Walt Korber, property owner and M. S. Mitchell, Maintenance-Flood Control Office and Jack Galbraith, Chief Planner, regarding problems involving the above named sketch plat. Walt Korber stated it was his intent to develop one lot on 61st Street and that he was not interested in developing the balance of the quarter section of land under his ownership. Jack Galbraith indicated that since the property under Mr. Korber's ownership was gradually developing that the point had been reached when an overall sketch plan indicating interior street systems, access control to Broadway and 61st Street drainage provisions, etc. needed to be developed on the property. Mr. Korber felt that this was unnecessary at this time as he had no idea what he was going to do with the balance of his property. M. S. Mitchell pointed out that there was a ~~non-~~ *CM* determined amount of drainage coming south along Broadway and also from the east side of Broadway and finally meandering in the southwesterly direction to the ditch system in 61st Street, and from there over to the flood control drainage project adjoining Mr. Korber's west property line. Mitchell pointed out that subject property as well as the balance of the quarter section was all well below the flood of record elevation and he felt the drainage study of the general area needed to be done, and that an overall sketch plan of the quarter section should be developed. Mitchell felt that these two items were essential in order to protect future development on Mr. Korber's property.

Jack Galbraith indicated that a north-south street should be indicated adjacent to the one lot proposed on 61st Street and that a guarantee for the paving ~~to~~ urban standards for said streets would be required on the plat approval. Galbraith continued that as an alternative to the street dedication and pavement guarantee with this plat, that perhaps the overall sketch plan could be designed in such a fashion so as to make the street dedication at this time unnecessary.

During the remainder of the discussion it was pointed out that there may be problems with serving the property with sanitary sewer and public water supply. Bill Korber,

The File
January 10, 1975
Page 2

surveyor, indicated that it was the intent of the applicant to connect to the Park City sewer and water system. Galbraith then asked if Park City would create a benefit district to serve all of Mr. Korber's property. Bill Korber replied that he had been in touch with the Park City engineer, Al Reiss, who had verbally advised him that all of Mr. Korber's property could be served by Park City.

Finally it was agreed that an overall sketch plan would be designed and a drainage study made and submitted to the Planning Department for further analysis and study.

CLN:rme

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

December 5, 1974

TO The File

FROM Curtis L. Newby, Junior Planner *Newby*

SUBJECT S/D 74-123 - Sketch Plat of Korber Second Addition.

On December 4, 1974, I discussed with Bill Korber in my office various revisions and alternate designs for the above captioned sketch plat. I also pointed out to Mr. Korber that there were extensive drainage problems with the subject property. I pointed out that the Flood Control Office had previously advised that the ditching system along the north side of 61st Street North is not adequate to handle the drainage from the area and that for any driveway entrances to be installed along 61st Street would require expensive minimum 2' x 10' rigid concrete box culverts. I also agreed with him that for the one lot which the applicant intends to final out at this time located adjacent to the west line of Korber Addition that perhaps temporary access at one location on 61st Street could possibly be worked out provided that at such time as an interior street was opened and improved adjacent to this one lot that the temporary access to 61st Street be revoked and ~~the~~ access to the lot would be from the interior street. Mr. Korber advised me that he is in the process of redesigning the plat to provide larger individual lot sizes and development and interior street systems with lots backing or siding into Broadway and 61st Street similar in fashion to the sketch which I have had prepared. He further indicated that he would meet with M. S. Mitchell of the Flood Control Office before submitting the new sketch, to be assured that the drainage problems could be resolved with the plat. I advised Mr. Korber to also check back with our office at such time as he had a new sketch plat ready for submission so that we might once again review the proposed design of the plan with him.

CLN:rme

FORM 203-021

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.	Plbz. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION AMOUNT

Name _____

Address _____

Type _____ Due Date _____

Comments: _____

Date _____ By _____

Map No.: _____

S/D No. _____

Section No.: _____

Twp. No.: _____

Range: _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Korber 2nd add.

General Location: 61st St. west of Broadway

Name of Property Owner: Walter Korber

Address: 415 E. 61st St. No. Phone: 744-0602

Name of Subdivider: Same % Lee Copeland

Address: 4159 N. Broadway Phone: 838-0813

Name of Agent/Surveyor: Baughman Co.

Address: 330 Laura Phone: 272-7271

Date of Application: Nov. 13, 1974

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 10.6 Ac.
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 580 ft.
4. Minimum Lot Area _____ ft.
5. Existing Zoning _____
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. 50 R/W 580 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 580 ft.
8. Sidewalk adjacent to all streets? yes X 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 X

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: Walter Korber

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

Received by J. Richter
Date 11/25/74
Fee Submitted \$50

November 29, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-123 - sketch plat of
Korber Addition - north side
of 61st Street North in an
area west of Broadway.

Gentlemen:

We are in receipt of a sketch and preliminary plat for the above captioned area. Since the preliminary plat was submitted prior to review and approval of the sketch, the preliminary is being withheld from the Subdivision Committee pending redesign of the sketch plat. The major issue, as we view it, is that the Planning Commission has discouraged lots that front directly onto major streets. Therefore, this plat should be redesigned taking this into consideration and either back, or side lots into both Broadway and 61st. Redesign of the sketch plat should take into account the following:

- (A) The title of the plat shall be amended to read "Korber Second Addition".
- (B) The plat shall be redesigned so that none of the lots front on either 61st Street North or Broadway. "Complete access control" shall be labeled adjacent to all lots abutting said streets.
- (C) Approval of the plat is subject to the applicant filing and receiving approval for the appropriate zone change for all of subject property.
- (D) Subject property is to be platted to an urban standard, and the applicant shall guarantee the paving of all interior streets.

November 29, 1974
Page 2

- (E) Prior to submission of a preliminary plat, the applicant and/or his surveyor shall contact M. S. Mitchell relative to minimum building pad elevations and drainage problems associated with subject property.
- (F) The applicant's surveyor shall contact Max Christman of the County Zoning Office relative to appropriate street names to be indicated on subject plat.
- (G) The applicant shall make satisfactory arrangements for serving subject property with sanitary sewer and city water.
- (H) Requirements for a preliminary plat (see Article 5, Part 3 of the M.A.P.C. Subdivision Regulations).

If you have any questions concerning this plat, please contact our office.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:JR:rme

cc: Walter Korber, 415 East 61st Street North, 67219

Map No.: X-4-B
Section No.: 8
Twp. No.: 26S
Range: 1E

S/D No. 74-123

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Korber Addition (Sketch Plat)

General Location: 61st St. No. & Broadway

Name of Property Owner: Walter Korber
Address: 415 E. 61st St. No. 19 Phone: 744-0602
Name of Subdivider: same
Address: _____ Phone: _____
Name of Agent/Surveyor: Baughman Company
Address: 330 Laura Phone: 262-7271
Date of Application: Nov. 18, 1974

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 143 /acres
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 46
 - Other _____Total Number of Lots 46
3. Minimum Lot Frontage 220 ft.
4. Minimum Lot Area 56,000 ft.
5. Existing Zoning R-1
6. Proposed Zoning E
7. Lineal Feet of New Streets:
 - a. 50 R/W 3870 ft.
 - b. 70 R/W 7510 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 11,380 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply yes (Yes-No), Name Park City
10. Public Sanitary Sewers Yes (Yes-No), Name Park City
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Three-Mile Area X

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: _____

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

Received by J. Smith
Date 11-19-74
Fee Submitted none

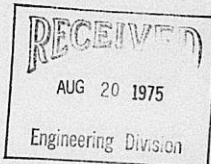
WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

August 20, 1975

TO Dick Linn, City Engineer
FROM John Richter, Planning Analyst
SUBJECT S/D 74-123 - Korber 2nd Addition.

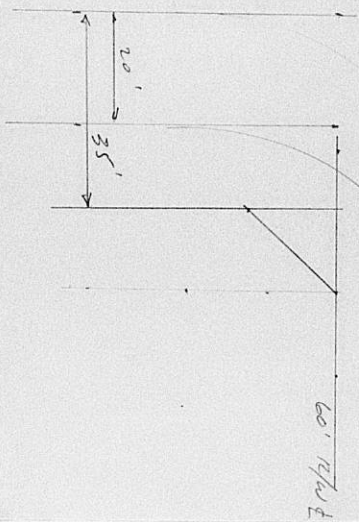
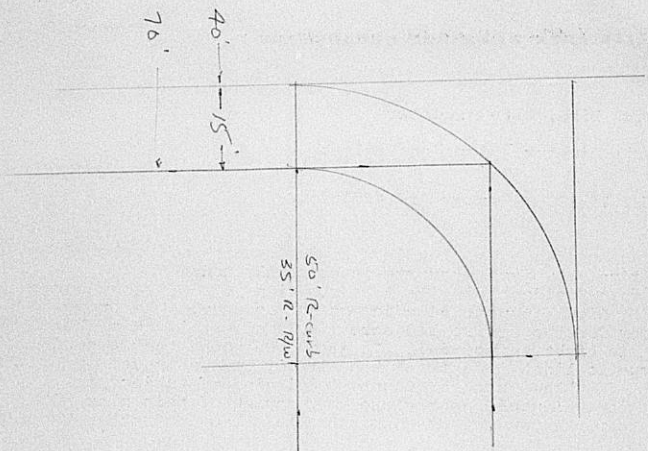


The attached sketch plat is a revised sketch of Korber 2nd Addition. Subject property is presently zoned "R-1" Suburban Residential with the exception of a 500 foot strip of "E" Light Industrial adjacent to Broadway. The proposed zoning for the entire 143 acres included within this sketch plat is light industrial. It should be noted that a zone change to light industrial has already been approved on Lot 6, Block 6 by the Board of County Commissioners subject to platting. I would appreciate your review of this plat with any comments you may have returned to me no later than Tuesday, August 26.

John Richter
John Richter, Planning Analyst

JR:rme
Attachment

- ① Drainage plan at time of filing prelem plat.
- ② Sanitary sewer system?
- ③ Street intersection geometrics - need R/W @ corner.
- ④ Odd shaped lots for industrial development
- ⑤



Bdwy

Bdwy

