

PLAT NO. S/D 76-61 MAP NO. 5148

NAME WILLIAMS ADDITION

LOCATION: Northwest corner of 11th St. & Zoo Blvd.

ENGINEER Baughman Company

OWNER Wayne Williams

APPLICATION FILED 7-2-76

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 7-2-76

S/D ACTION 7-15-76 approved

FINAL FILED 8-30-76

S/D ACTION 9-9-76 approved

MAPC ACTION 9-16-76 Approved

BCC ACTION 10-26-76 Approved

RECORDED Nov. 24, 1976

REMARKS Assoc zone case Z-1795

S/D 76-61 - WILLIAMS ADDITION -  
Northwest corner of 11th St. &  
Zoo Blvd., by Baughman Company

*Poster*  
*7-8-76*  
*+*

ACTION

	DATE
S/D COMMITTEE (Helin) <i>approved</i>	<u>7-15-76</u>
S/D (Ginal) <i>approved</i>	<u>9-9-76</u>
M.A.P.C. <i>Approved</i>	<u>9-16-76</u>
B.C.C./B: <del>CC</del> <i>Approved</i>	<u>10-26-76</u>

Map No. 5148  
Sec. No. 14  
Twp. No. 27  
Range 1W

Subdivision Report and Progress

S/D No.: 76-61

Name: WILLIAMS ADDITION

General Location: Northwest corner of 11th St. and Zoo Blvd.

Owner: Wayne Williams  
Address: 1786 S. Seneca, Suite 5 - 67213 Phone: 685-1213  
Subdivider: Alex Sorries  
Address: 3202 W. 18th St. 67203 Phone: 943-1868; 943-2308  
Engineer/Surveyor: Raughman Company  
Address: 330 Laura, 67211 Phone: 262-7271

Application Received 7-2-76  
Conf. with Applicant none  
Sketch Plat Received 7-2-76  
Present Zoning "AA"  
Proposed Zoning AA-RS  
Letter of Intent none

PREL. PLAT RECEIVED 7-2-76  
S/D Comm. Action 7-15-76 approved

Dept. Report on Prel. 7-16-76

TRACING PROGRESS:  
Received 7-30-76  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

FINAL PLAT RECEIVED 9-10-76  
S/D Comm. Action 9-9-76 approved  
Dept. Report on Final 9-10-76  
M.A.P.C. ACTION 9-16-76 Approved  
Dept. Report on Final 9-17-76  
Letter on Irons Received none  
Title/Taxes Rec'd & Reviewed 10-6-76  
Final Review 10-18-76  
Referral to B.C.C. 10-18-76  
B.C.C. ACTION 10-26-76 Approved  
Recorded November 24, 1976

Comments:

\* Associated zone case Z-1795

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

WILLIAMS ADDITION was  
filed for record on November 24, 1976

Boyer & McCall  
Register Of Deeds

T9-328

Submittal cited made up 10-18-76

T9-302 (2)

NO. 7133C  
REGISTERED MAIL BOX AVAILABLE  
LOOK ON REVERSE FOR U.S.A.

**WICHITA STATE BANK**

---

October 17, 1980

**RECEIVED**

**OCT 20 1980**

**METROPOLITAN PLANNING**

**ROUTE**  *Nagley*

Mr. Forrest L. Nagley  
Metropolitan Area Planning Department  
Wichita-Sedgwick County  
455 North Main  
Wichita, KS 67202

RE: Letter of Credit #197  
A. J. Soerries  
Williams Addition



Mr. Nagley:

Per our phone conversation this date, we are hereby terminating the above captioned Letter of Credit. The Letter of Credit actually matured on November 9, 1978 and we no longer consider it to be in force.

Sincerely,

A handwritten signature in cursive script, appearing to read "Larry C. Burns".

Larry C. Burns  
Vice President

LGBpam

cc: Mr. A. J. Soerries, 3202 W. 13th, Wichita, KS 67203

---

711 West Douglas  
P.O. Box 634  
Wichita, Kansas 67201

711 West Douglas  
R. H. Garvey Building  
2433 South Seneca

November 19, 1974

Donald C. Gisick, City Clerk  
Louise Olivarez, Senior Planner

Letter of credit for Williams Addition

At the regular meeting of the Board of City Commissioners on October 26, 1976, a letter of credit in the amount of \$6,600.00 for the account of A. J. Soerries, issued by Wichita State Bank, was received and filed. This letter of credit guaranteed the extension of water to serve the two lots being platted on Zoo Boulevard and it guaranteed the closing of two existing driveways, one on Lot 1 and one on Lot 2. To date, all work has been completed except the closing of the driveway on Lot 1. Mr. Soerries advises us that Lot 1 is owned by Wayne Williams and that Mr. Williams is not ready to develop his lot at this time. Mr. Soerries has asked for release of his letter of credit.

I have advised Mr. Soerries, and by copy of this letter, am advising Wichita State Bank, that \$6,000.00 of the \$6,600 letter of credit can be released at this time. At such time as the driveway on Lot 1 is closed or Mr. Williams submits a \$600.00 guarantee that it will be closed, the balance of Mr. Soerries' letter of credit can be released.

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

Sincerely,

Louise Olivarez  
Senior Planner

LO:hh

cc: Mr. A. J. Soerries, 3202 W. 13th, 67203  
Mr. Wayne Williams, 1786 S. Seneca, Suite 5, 67213  
Mr. Larry Burns, Wichita State Bank, 711 W. Douglas,  
67203

11-14-78 Ralph Hall said  
100% water petition  
has been submitted

9-21-79 south driveway closed  
north driveway  
NOT closed

new driveway in middle

Since letter of credit  
has expired, the  
driveway on lot 1  
should be closed  
whenever a building  
permit is obtained on  
this lot. (Complete  
access control is granted  
on the plat)

**IMPORTANT MESSAGE**

FOR Johnnie  
DATE 11-16-79 TIME 9:52 ~~A.M.~~ P.M.  
**WHILE YOU WERE AWAY**  
~~Rhea~~  
OF A.J. Deenors  
PHONE No. 943-2308

TELEPHONED	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	
WANTS TO SEE YOU	RETURNED YOUR CALL	

MESSAGE Larry Burns  
W. S. Banks

SIGNED [Signature]

FORM 000-017

December 22, 1976

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1795 - Zone change "AA" to "R-5"; and  
S/D 76-61 - WILLIAMS ADDITION

At the regular meeting of the Board of City Commissioners on May 4, 1976, the above captioned request for zone change was considered and approved, subject to conditions of platting, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on October 26, 1976.

This is to advise you that the final plat of Williams Addition was recorded with the Register of Deeds on November 24, 1976 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith  
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 76-61 Name WILLIAMS ADDITION  
Application & Sketch Filed: 7-2-76  
Preliminary Plat Filed: 7-2-76 Approved by S/D: 7-15-76  
Final Plat Filed: 8-30-76 Approved by S/D: 9-9-76  
Approved by Metropolitan Area Planning Commission: 9-16-76

DESCRIPTION

General Location: Northwest corner of 11th Street and Zoo Boulevard

Surveyor or Engineer: Baughman Company  
Owner: Wayne Williams  
Address: 1786 S. Seneca, Suite 5 67213

1. Gross Acreage of Plat <u>2.92</u>	6. Access Control	
2. Number of Lots:	St. <u>Zoo Blvd.</u>	No. Openings <u>1</u>
Residential <u>8</u>	St. _____	No. Openings _____
Commercial _____	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other <u>2</u>	St. Paving _____	Water <u>x</u>
Total Number of Lots: <u>10</u>	Sidewalk <u>x</u>	Drainage <u>x</u>
3. Minimum Lot Area: <u>0.14</u> Acres	Sewer <u>x</u>	Other <u>closing</u>
4. Existing Zoning _____		<u>curb openings</u>
5. Special Problems Discussed <u>None</u>		

Valid petitions have been submitted guaranteeing extension of sanitary sewer to serve all lots, construction of a storm sewer for Lot 1 and construction of sidewalks on the north side of 11th Street, the west side of Zoo Boulevard and around the cul-de-sac on DelSieno. A certificate has also been submitted certifying the petitions. An irrevocable letter of credit for \$6,600 guaranteeing extension of water service and closing of curb returns has been submitted. Planning Commission Recommendation: \_\_\_\_\_

That this plat be approved subject to:

- A. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Gragg seconded and it carried unanimously. Porter was absent.

NOTE: Associated zone Case Z-1795, "AA" to "R-5" has been approved by the Board of City Commissioners subject to platting.

ACTION: Receive and file the letter of credit, accept the easement and covenant and approve the petitions, and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate, easement and covenant 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.

JOINT DRIVEWAY EASEMENT

THIS AGREEMENT made this 15<sup>th</sup> day of October, 1976, by and between Errol Wayne Williams and Roseana J. Williams, his wife, parties of the first part, and A. J. Soerries, party of the second part;

WITNESSETH:

Whereas, the above named first parties are the owners of the following described real estate to-wit:

Lot 1, WILLIAMS ADDITION to Wichita, Sedgwick County, Kansas; and

Whereas, the above named second party is the owner of the following real estate, to-wit:

Lot 2, WILLIAMS ADDITION to Wichita, Sedgwick County, Kansas; and

Whereas, the parties hereto desire to create for themselves, their heirs, successors and assigns, a joint driveway easement as the same is now situated on the two parcels of land referred to above.

Now, therefore, in consideration of the mutual promises, obligations and rights herein created, said first parties do hereby give, grant, and convey unto said second party and unto their heirs, successors and assigns, a right of way or easement over, along and across the South 12 feet of the East 287.49 feet of:

Lot 1, WILLIAMS ADDITION to Wichita, Sedgwick County, Kansas.

And said second party does hereby give, grant and convey unto said first parties and unto their heirs, successors and assigns, a right of way or easement over, along, and across the North 12 feet of the East 287.49 feet of:

Lot 2, WILLIAMS ADDITION to Wichita, Sedgwick County, Kansas.

The joint driveway or easement thus created shall be for the joint use of the parties hereto and for their heirs, successors and assigns, for joint driveway purposes for pleasure vehicles and trucks of not over one (1) ton capacity. Neither party hereto, their heirs, successors, or assigns, shall so use or lease any vehicle, or anything else on said driveway so as to prevent the free and uninterrupted use of said driveway by the other party for the purpose for which this joint driveway easement was created.

This agreement shall be deemed to be a covenant running with the title to the land and shall be binding upon the parties hereto, and upon their heirs, successors and assigns.

In witness whereof, the parties herein have set their hands this 15<sup>th</sup> day of October, 1976.

Errol Wayne Williams  
Errol Wayne Williams  
Roseana J. Williams  
Roseana J. Williams  
A. J. Soerries  
A. J. Soerries  
Jana S. Soerries  
Jana S. Soerries

STATE OF KANSAS )  
                          ) ss  
COUNTY OF SEDGWICK )

On this 15th day of October, A. D., 1976, before me, \_\_\_\_\_ personally appeared Errol Wayne Williams and Roseana J. Williams, his wife, and A. J. Soerries and Jana S. Soerries, his wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

JOYCE E. DETWIELER  
NOTARY PUBLIC  
SEDGWICK COUNTY, KANSAS  
MY COMM. EXP. NOV. 11, 1978

Joyce E. Detwiler  
Notary Public

My Commission Expires: \_\_\_\_\_

CERTIFICATE

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

We, A. J. Soerries and Errol Wayne Williams, owners and platfoms of Williams 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. Sewer petition on Lots 1 thru 10 incl, Williams Addition
2. Sidewalk petitions on:
  - a. North side of 11th St. from WL Williams Adn to Zoo Blvd.
  - b. around the Cul de Sac on Del Dienco Ct. from WL Lot 1 Williams Adn to NL Williams Addition.
  - c. West side of Zoo Blvd from 11th St to NL Lot 1, Williams Adn.
  - d. ~~STORMWATER SEWER TO SERVE LOT 1 WILLIAMS ADD.~~

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

Signed this 22<sup>nd</sup> day of September, 1976.

A. J. Soerries  
A. J. Soerries  
Errol Wayne Williams  
Errol Wayne Williams  
Roseana J. Williams

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

Be it remembered that on this 22<sup>nd</sup> day of September, 1976, before me, a notary public in and for said County and State, came A. J. Soerries, Jana Soerries, Errol Wayne Williams and Roseana J. Williams

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.

Rhea L. Mills  
Notary Public

My commission Expires:



IRREVOCABLE LETTER OF CREDIT

WICHITA STATE BANK  
(Name of bank)

Date: September 22, 1976

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 6,600.00 for the account of A. J. Soerries (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before September 9, 1978 (6)  
(Insert date two years from MAPC approval of plat)

1. Remove present curb cuts and re-install curb and gutter
2. Extend approximately 407 feet of 8 inch water main across property.
- 3.

in Williams Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under \_\_\_\_\_  
WICHITA STATE BANK, Credit No. 197, dated Sept. 22, 1976.  
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before 10/11 November 9, 1978  
(insert a date at least 60 days after the date on line 6)

Very truly yours,



WICHITA STATE BANK  
(Name of bank)

By: [Signature]  
(Authorized signature)



RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING Williams ADDITION

THIS DECLARATION made this 22 day of SEPTEMBER <sup>1976</sup> BY  
the undersigned \_\_\_\_\_, hereinafter called the Grantor.

WITNESSETH

WHEREAS, Grantor is owner of Williams  
Addition to Wichita, Kansas, which property  
is located near Mid Continent Airport and is accordingly  
subject to considerable noise from the operation of aircraft, and

WHEREAS, the City of Wichita in connection with approval of  
the plat of said addition considers it to be in the public interest  
to require any buildings constructed on said addition to be designed  
and constructed giving proper consideration to noise pollution in  
the area:

NOW THEREFORE, Grantor, hereby declares that Williams  
Addition, shall be and the same is subjected to the following  
restrictive covenant, to-wit:

Any building constructed on the premises  
shall be so designed and constructed as to  
minimize noise pollution in any such struc-  
ture, giving due consideration to the use  
for which such structure is designed and  
built. This covenant is for the benefit of  
said property and shall run with the land  
and shall inure to the benefit of and pass  
with said property and shall apply to and  
bind the successors in interest and any owner  
thereof.

EXECUTED the day and year first above written.

Errol Wayne Williams  
Errol Wayne Williams  
Roseana J. Williams  
Roseana J. Williams  
A.J. Sorries  
A.J. Sorries  
Jana Sorries  
Jana Sorries

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the  
County and State aforesaid Errol Wayne Williams and Roseana J.

Williams his wife and A.J. Sorries and Jana Sorries his wife

to me personally known to be the same persons \_\_\_\_\_ who executed the  
foregoing instrument of writing and said person s \_\_\_\_\_ duly acknowledged  
the execution thereof.

Dated at Wichita, Kansas, this 22<sup>nd</sup> day of September, 1976.



Rhea L. Mills  
Notary Public

Commission expires 7-25-79

# Lawyers Title Insurance Corporation

A STOCK COMPANY  
Home Office—Richmond, Virginia

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE A

1. Effective date  
September 22, 1976
2. Policy or policies to be issued:

Platting Binder  
Case No. 2363

- (a) ALTA Owner's Policy—Form B-1970 (Rev. 10-17-70)  
Proposed insured:

Amount \$ To be determined

- (b) ALTA Loan Policy, 1970 (Rev. 10-17-70)  
Proposed insured:

Amount \$ \_\_\_\_\_

- (c)  
Proposed insured:

Amount \$ \_\_\_\_\_

3. Title to the \_\_\_\_\_ fee simple \_\_\_\_\_ estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

A. J. SOERRIES as to Tract I and  
ERROL WAYNE WILLIAMS and ROSEANA J. WILLIAMS, as to Tracts II & III.

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

Tract I: The South 183 feet of the East 80 feet of Lot Twenty-two (22) and Lot Twenty-three (23), Except the North 107.6 feet, in R. A. MORRIS GARDENS, Sedgwick County, Kansas.

Tract II: The East 80 feet of Lot Twenty-two (22), Except the South 183 feet, R. A. MORRIS GARDENS, Sedgwick County, Kansas.

Tract III: Beginning at the Northwest Corner of Lot Twenty-three (23), South 107.6 feet, thence East to Westerly line of Bickel Street, thence Northwesterly to the Northeast Corner of said Lot Twenty-three (23), thence West 225.53 feet more or less to the point of beginning, R. A. MORRIS GARDENS, Sedgwick County, Kansas.

(To be Platted as WILLIAMS ADDITION to Wichita, Sedgwick County, Kansas.

Charge \$25.00

Countersigned at Wichita, Kansas 9/22/76 1s

Monte P. Haul  
Authorized Officer or Agent

Schedule A—Page 1—No.

# Lawyers Title Insurance Corporation

A Stock Company  
Home Office - Richmond, Virginia

## COMMITMENT FOR TITLE INSURANCE

LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, for 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 (6) 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. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."



Lawyers Title Insurance Corporation

*Robert C. Dawson*  
President

Attest: *Raymond*  
Secretary

# Lawyers Title Insurance Corporation

A Stock Company  
Home Office - Richmond, Virginia

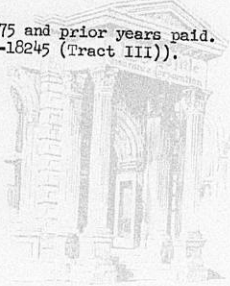
## SCHEDULE B-Section 1

### REQUIREMENTS

The following are the requirements to be complied with:  
Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

Note: Taxes for the year 1975 and prior years paid. (Key Nos. D-18244 (Tract I), D-18242 (Tract II) and D-18245 (Tract III)).



Schedule B-1 Page 1 No.

Litho in U.S.A.

ORIGINAL

# Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office—Richmond, Virginia

## SCHEDULE B—Section 2

### Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. 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.
2. General taxes for the year 1976 and subsequent years together with special assessments due and payable therewith.
3. No liability is assumed for possible unfiled mechanic's and materialmen's liens.
4. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
5. Mortgage dated July 6, 1976 in favor of Seneca State Bank, recorded July 7, 1976 in Mortgage Book 199, page 66, in the original amount of \$30,083.00. Covering Tract I.
6. Mortgage dated July 11, 1959 in favor of Railroad Building Loan and Savings Association of Newton, Kansas, recorded July 24, 1959 in Mortgage Book 1350, page 489, in the original amount of \$8,000.00.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

Schedule B—Section 2—Page 1

ORIGINAL

AMERICAN LAND  
TITLE ASSOCIATION  
STANDARD FORM  
COMMITMENT



**Lawyers Title**  
Insurance Corporation  
A Stock Company  
Home Office  
Richmond, Virginia

THE CITY OF WICHITA

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

DATE Sept. 16, 1976



TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Williams Adn., S/D 76-61

Reference is made to my request before the Subdivision Committee for a Lot Grading Plan for subject Addition. Please be advised this date we have been furnished a Lot Grading Plan which is approved.

I trust this information is sufficient to permit final processing of the plat; However, if further information or discussion is desired, please advise.

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

MSM/glm

cc: G. H. Wilton  
Williams Adn. Plat File  
Central Insp./John Riddel  
Mr. A. Sorreis



**IMPORTANT MESSAGE**

FOR Carter H. Louise

DATE 9-21-76 TIME 11:45 A.M. / P.M.

**WHILE YOU WERE AWAY**  
Brewer

OF \_\_\_\_\_

PHONE No. 4469

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE Closing of divison  
Williams Addition  
\$500

SIGNED JH 11/6/76  
2/23/76  
2/27/76  
5/2/76

FORM 000-017

September 17, 1976

Baughman company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 76-61 - Final Plat of  
WILLIAMS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 16, 1976, 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 September 10, 1976.

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.
- 10-6-76 3. Submission of a title report by an abstract or title insurance company, or an attorney's opinion that fee title is vested in the platator.
- 10-6-76 4. Certification that all taxes due and payable for 1975 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Wayne Williams, 1786 South Seneca, Suite #5 67213  
Alex Sorries, 3202 West 13th Street 67203  
Dean Sellers, Assistant City Engineer

September 10, 1976

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 76-61 - Final plat of  
WILLIAMS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 9, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- see letter  
in zoo  
case file  
2-1795*
- A. A zone change request from "AA" to "R-5" has been approved on this land subject to replatting. The applicant has indicated that he intends to build single-family homes on Lots 3-10. Therefore, the applicant shall submit a revised legal to his original zone change request so that only Lots 1 and 2 are rezoned to "R-5".
- B. Existing buildings which encroach on easements shall be removed before the plat tracing is released for recording.
- 10-6-76 A.J. Scarres said house had been moved and barn torn down*
- C. "Complete access control" adjacent to the curve at the intersection of 11th Street and Zoo Boulevard, shall be indicated on the plat and with appropriate wording in the plat's text.
- petition*
- D. The applicant shall guarantee the drainage improvements associated with the plat. The Engineering Division of the Department of Public Works shall be contacted regarding this matter.
- E. Del Sienna Street indicated on the plat shall be labeled as "Del S~~g~~anno Court."
- petition*
- The applicant shall guarantee the installation of sidewalks adjacent to the north side of 11th Street, around the cul-de-sac on Del Sienna Court and adjacent to the west side of Zoo Boulevard.

- G. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection.
- H. *letter of credit*  
The applicant shall guarantee the closing of the two existing driveways on Zoo Boulevard and the one driveway on 11th Street. *500'*
- I. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- J. The applicant shall guarantee the extension of City water to serve all lots (Lots 3-10 are already served). *6,100'* *letter of credit*
- K. The north-south utility easement on Lot 2 shall be increased to 20 feet in width.
- L. The applicant shall make satisfactory arrangements with KG&E relative to relocation of their utility lines on the site.
- M. *OK* The applicant shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- N. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- O. 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 16, 1976, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

S/D 76-61  
September 10, 1976  
Page 3

Encl.

cc: Wayne Williams  
1786 S. Seneca, Suite 5  
67213

Alex Sorries  
3202 W. 13th St.  
67203

Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-61 Name WILLIAMS ADDITION  
Date Application Rec'd. 7-2-76 Preliminary Approval 7-15-76  
Scheduled S/D Meeting 9-9-76

DESCRIPTION

General Location Northwest corner of 11th Street and Zoo Boulevard

Owner Wayne Williams  
Surveyor/Engineer Baughman Company Phone 262-7271  
Address 330 Laura

- |  |                       |  |  |
|--|-----------------------|--|--|
| 1. Gross Acreage of Plat   | <u>2.92</u>           | 7. Lineal Feet of New Streets:         |  |
| 2. Number of Lots:   |                       | a. <u>10</u> R/W <u>352</u> ft.        |  |
| Residential  | <u>8</u>              | b. _____ R/W _____ ft.                 |  |
| Commercial   | _____                 | c. _____ R/W _____ ft.                 |  |
| Industrial   | _____                 | d. _____ R/W _____ ft.                 |  |
| Other  | <u>2</u>              | e. _____ R/W _____ ft.                 |  |
| Total Number of Lots   | <u>10</u>             | TOTAL <u>352</u> ft.                   |  |
| 3. Minimum Lot Frontage  | <u>60</u> ft.         | 8. Sidewalk adjacent to all            |  |
| 4. Minimum Lot Area  | <u>6296.4</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |  |
| 5. Existing Zoning   | <u>AA</u>             |  |  |
| 6. Proposed Zoning   | <u>R-5</u>            |  |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____           |                       |  |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____       |                       |  |  |
| 11. Health Department Approval (where applicable) _____ (Yes-No) |                       |  |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____             |                       |  |  |

STAFF COMMENTS:

- A. A zone change request from "AA" to "R-5" has been approved on this land subject to replatting. The applicant has indicated that he intends to build single family homes on Lots 3-10. Therefore, the applicant shall submit a revised legal to his original zone change request so that only lots 1 and 2 are rezoned to "R-5".
- B. Existing buildings which encroach on easements shall be removed before the plat tracing is released for recording.
- C. The applicant shall guarantee the installation of sidewalks adjacent to the north side of 11th Street, around the cul-de-sac on Del Sienna, and adjacent to the west side of Zoo Boulevard.
- D. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection.
- E. The applicant shall guarantee the closing of the two existing driveways on Zoo Boulevard and the one driveway on 11th Street.
- F. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- G. The applicant shall guarantee the extension of city water to serve all lots (Lots 3-10 are already served).
- G. It shall be noted that a 20-foot ingress and egress easement shared by Lots 1 and 2 which was shown on the preliminary plat is not shown on the final plat. The applicant or his surveyor shall be prepared to comment on the need for this easement.
- I. The north-south utility easement on Lot 2 shall be increased to 20 feet in width.
- J. The applicant's surveyor shall contact the City Engineer relative to changes in the drainage easement and plan for subject property.

- K. The applicant shall make satisfactory arrangements with KG&E relative to relocation of their utility lines on the site.
- L. The applicant shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control office. A letter from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- M. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

July 19, 1976

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 76-61 - Preliminary plat  
of WILLIAMS ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 15, 1976, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Lots 3 through 10 do not meet the minimum size requirements for multiple family dwellings and should therefore be redesigned unless it is now proposed to develop only single family homes, in which case the zone case should be amended.
- B. Existing buildings indicated on the plat which encroach on easements shall be removed before the plat tracing is released for recording.
- C. The applicant shall guarantee the installation of a sidewalk adjacent to the north side of 11th Street, around the cul-de-sac on Del Sienna and adjacent to the west side of Zoo Boulevard.
- D. The applicant shall be advised that the construction of the sidewalk will be required at the time of final building inspection when said sidewalk has been required as a condition of plat approval.
- E. The applicant shall guarantee the closing of the two existing driveways on Zoo Boulevard and also the driveway on 11th if this one is not to be used for access to one of the lots.
- F. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- G. The applicant shall guarantee the extension of city water to serve all lots.

S/D 76-61  
July 19, 1976  
Page 2

- H. 20 feet of additional right-of-way shall be indicated for Zoo Boulevard.
- I. The north-south utility easement on Lot 2 shall be increased to 20 feet in width.
- J. The applicant's surveyor shall contact the City Engineer relative to changes in the drainage easement and plan for subject property.
- K. The applicant shall make satisfactory arrangements with KG&E relative to relocation of their utility lines on the site.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Wayne Williams, 1786 S. Seneca, Suite 5, 67213  
Alex Sorries, 3202 W. 13th St., 67203  
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

UBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-61 Name WILLIAMS ADDITION  
Date Application Rec'd. 7-2-76 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 7-15-76

DESCRIPTION

General Location Northwest corner of 11th Street and Zoo Boulevard

Owner Wayne Williams  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |   |                       |                                 |                |
|---|-----------------------|---------------------------------|----------------|
| 1. Gross Acreage of Plat                                      | <u>2.92</u>           | 7. Lineal Feet of New Streets:  |                |
| 2. Number of Lots:  |                       | a. <u>10</u> R/W                | <u>352</u> ft. |
| Residential   | <u>8</u>              | b. _____ R/W                    | _____ ft.      |
| Commercial  | _____                 | c. _____ R/W                    | _____ ft.      |
| Industrial  | _____                 | d. _____ R/W                    | _____ ft.      |
| Other   | <u>2</u>              | e. _____ R/W                    | _____ ft.      |
| Total Number of Lots  | <u>10</u>             | TOTAL                           | <u>352</u> ft. |
| 3. Minimum Lot Frontage                                       | <u>60</u> ft.         | 8. Sidewalk adjacent to all     |                |
| 4. Minimum Lot Area   | <u>6296.4</u> sq. ft. | streets? <u>yes</u> <u>X</u> no |                |
| 5. Existing Zoning  | <u>AA</u>             |                                 |                |
| 6. Proposed Zoning  | <u>R-5</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) _____       |                       |                                 |                |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ (Yes-No) |                       |                                 |                |

STAFF COMMENTS:

NOTE: This area has been approved for "R-5" zoning subject to platting.

- A. Lots 3 through 10 do not meet the minimum size requirements for multiple family dwellings and should therefore be redesigned unless it is now proposed to develop only single family homes, in which case the zone case should be amended.
- B. Existing buildings indicated on the plat which encroach on easements shall be removed before the plat tracing is released for recording.
- C. The applicant shall guarantee the installation of a sidewalk adjacent to the north side of 11th Street, around the cul-de-sac on Del Sienna and adjacent to the west side of Zoo Boulevard.
- D. The applicant shall be advised that the construction of the sidewalk will be required at the time of final building inspection when said sidewalk has been required as a condition of plat approval.
- E. The applicant shall guarantee the closing of the two existing driveways on Zoo Boulevard and also the driveway on 11th if this one is not to be used for access to one of the lots.
- F. The representative of the Public Works Department shall be prepared to comment on the adequacy of Zoo Boulevard right-of-way as shown on the plat.
- G. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- H. The applicant shall guarantee the extension of city water to serve all lots.
- I. 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.

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

Map No.: 5148  
Section No.: 14  
Twp. No.: 27  
Range: 1W

S/D No. 76-61

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: WILLIAMS ADDITION

General Location: N.W. Corner of 11th and Zoo

Name of Property Owner: Wayne Williams

Address: 1786 S. Seneca, Suite 5 (67213) Phone: 685-1213

Name of Subdivider: Alex Sorries

Address: 3202 W. 13th 67203 Phone: 943-1868, 943-2308

Name of Agent/Surveyor: Baughman Company

Address: 330 Laura 67211 Phone: 262-7271

Date of Application: July 1, 1976

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2195 acres
2. Number of Lots:
  - Residential 8
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 2
3. Minimum Lot Frontage 60 ft.
4. Minimum Lot Area 6296.4 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning R-5 (Z-1795)
7. Lineal Feet of New Streets:
  - a. 10 R/W 352 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 352 ft.
8. Sidewalk adjacent to all streets? yes  X  no
9. Public Water Supply Yes (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers Yes (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita XXX 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: *Alex Sorries*

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202.

Received by *Heubly*  
Date 7-2-76  
Fee Submitted 77<sup>00</sup>

Form 3-021

**PAYMENT NOTICE**

City of Wichita

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

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

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

Bulldozer Construction	
Wichita, KS	

Name \_\_\_\_\_

Address \_\_\_\_\_

Type \_\_\_\_\_

Due Date \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_

By \_\_\_\_\_