

PLAT NO. S/D 77-27 MAP NO. 5244
NAME JANZEN SECOND ADD.

LOCATION: North side of 31st St. South between West
St. and Sheridan Ave.

ENGINEER K.O. Taylor

OWNER Frank Kessler

APPLICATION FILED 2-28-77

SKETCH PLAT FILED _____

PRELIMINARY FILED 2-28-77

S/D ACTION 3-10-77 approve

FINAL FILED 3-28-77

S/D ACTION 4-7-77 approve

MAPC ACTION 4-14-77 Approved

ECC ACTION 5-24-77 Approved

RECORDED June 21, 1977

REMARKS _____

S/D 77-27 - JANZEN SECOND ADD. -
North side of 31st St. South, be-
tween West St. & Sheridan Ave., by
K.O. Taylor

Map No. 5244
Sec. No. 1
Twp. No. 28
Range 1W

Subdivision Report and Progress
S/D No.: 77-27

Name: JANZEN SECOND ADD.

General Location: N. Side of 31st St. South between West St. & Sheridan Ave.

Owner: Frank Kessler 1905 Southwest Blvd.
Address: 1904 Southern Blvd., 67213 Phone: 943-2103
Subdivider: Norman Janzen
Address: 538 Pamela, 67212 Phone: 722-2315
Engineer/Surveyor: K.O. Taylor
Address: 1542 S. St. Francis, 67211 Phone: 264-0341

Application Received 2-28-77
Conf. with Applicant none
Sketch Plat Received none submitted
Present Zoning R-6
Proposed Zoning R-6
Letter of Intent none

PREL. PLAT RECEIVED 2-28-77
S/D Comm. Action 3-10-77 approve

Dept. Report on Prel. 3-11-77

TRACING PROGRESS:

Received 4-27-77
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 3-28-77
S/D Comm. Action 4-7-77 approve

Dept. Report on Final 4-8-77
M.A.P.C. ACTION 4-14-77 Approved
Dept. Report on Final 4-14-77
Letter on Irons Received _____
Title/Taxes Rec'd & Reviewed 4-27-77
Final Review _____
Referral to B.C.C. _____

B.C.C. ACTION 5-24-77 Approved

Recorded June 21, 1977

Comments:

5-26-77 called Taylor to pick up plat for recording

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

JANZEN SECOND

ADDITION was

T9-302 (

filed for record on June 21, 1977

Barbara J. McEntee
Register Of Deeds

T9-328

Evidently a permit card
 was never filled out for
 this plat. Letter of
 credit expired 6/4/79

PCN
 1/6/81

FORM 021 **PAYMENT NOTICE**
 City of Wichita
 PAY AT TREASURER'S OFFICE - SECOND 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

Suburban apartment

Name *James G. [unclear]*

Address *1905 [unclear]*

Type *[unclear]* Due Date *[unclear]*

Comments:

Date *1/6/81* By *[unclear]*

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSSUBDIVISION APPROVAL

S/D Number 77-27 Name JANZEN SECOND ADDITION
 Application & Sketch Filed: 2-28-77
 Preliminary Plat Filed: 2-28-77 Approved by S/D: 3-10-77
 Final Plat Filed: 3-28-77 Approved by S/D: 4-7-77
 Approved by Metropolitan Area Planning Commission: 4-14-77

DESCRIPTION

General Location: On the north side of 31st Street South in an area between West Street and Sheridan Avenue.

Surveyor or Engineer: K. O. Taylor
 Owner: Frank Kessler
 Address: 1904 Southern Blvd., 67213

- | | |
|--------------------------------------|---|
| 1. Gross Acreage of Plat <u>9.63</u> | 6. Access Control |
| 2. Number of Lots: | St. <u>31st St. So.</u> No. Openings <u>0</u> |
| Residential <u>35</u> | St. _____ No. Openings _____ |
| Commercial _____ | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other _____ | St. Paving <u>Reqd.</u> * Water <u>Reqd.</u> |
| Total Number of Lots: _____ | * Sidewalk <u>Not Reqd.</u> Drainage _____ |
| 3. Minimum Lot Area: _____ Acres | Sewer <u>Reqd.</u> Other <u>curb recon-</u> |
| 4. Existing Zoning _____ | struction _____ |
| *5. Special Problems Discussed _____ | Subdivision Com. recommended sidewalks |
| not be required. | |

*The water petitions were accepted by the City Commission on May 10, 1977

An irrevocable letter of credit for \$3,600 has been submitted guaranteeing closing of curb returns and a catch basin relocation in the curb along 31st Street South. Valid petitions have been submitted guaranteeing the paving of the cul-de-sac streets, and the extension of sanitary sewer to serve each lot. A certificate has been submitted certifying the petitions.

Planning Commission Recommendation:

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

BAYOUTH moved, BELL seconded and it carried unanimously. GREIDER AND SAVINA absent. PORTER resigned.

ACTION: Receive and file the letter of credit, approve the petitions and instruct the Director of Law to prepare the necessary resolutions; 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, Kessler Bros., Inc., owner of
Janzen Second Addition, Wichita, Sedgwick County, Kansas

do hereby certify that petitions for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

1. Street Paving
2. N/A
3. Sanitary Sewers
4. Water Lines
- 5.
- 6.
- 7.

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

Signed this 26 day of April, 1977.

Kessler Bros., Inc.

By [Signature], President

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

Be it remembered that on this 26 day of April,
1977, before me, a notary public in and for said County and State,
came Frank M. Kessler, to me personally
known to be the same person who executed the foregoing 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.

[Signature]
Notary Public



IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA, KS
(Name and address of bank)

Date: May 12, 1977

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 \$ 3,600.00 for the account of KESSLER BROS., INC.

(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 April 14, 1979 (6)
(Insert date two years from MAPC approval of plat)

1. Closure or existing street returns and modification of existing drainage (catch basin relocation) along the north side of 31st St. No.
- 2.
- 3.

in Janzen Second 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 First National Bank in Wichita, KS, Credit No. C-546, dated May 12, 1977.
(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 presentation 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 June 14, 1979
(Insert a date at least 60 days after the date on line 6)

Very truly yours,

FIRST NATIONAL BANK IN WICHITA, KANSAS
(Name of bank)

By: John W. Long
(Authorized signature)



(CORPORATE SEAL)

May 10, 1977

Mr. Frank Kessler
1904 Southern Boulevard
Wichita, Kansas 67213

Re: S/D 77-27 - JANZEN SECCND
ADDITION.

Dear Mr. Kessler:

Enclosed herewith is a copy of the original letter of credit you submitted for closing the curb openings and catch basin relocation on the Kessler-Koch Addition. The same dollar amount of the guarantee is still applicable. Also enclosed is a new letter of credit which you need to take to the Bank for them to complete, sign and return to the Planning Department office.

I appreciate your calling this matter to my attention as I mistakenly was awaiting a confirmation from the City Engineer that a contract to do the curb closing had been let, before sending the plat to the City Commission. If you can have the new letter of credit returned to me by no later than Monday, May 16, I will be able to get the plat before the City Commission on May 24. If you have any questions, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Kenneth O. Taylor, Engineer, 1542 S. St. Francis, 67211

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE April 27, 1977

J. Z...
take
time
to be
safe
1967

RECEIVED
APR 27 1977
METROPOLITAN
PLANNING

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Chief Engineer-Water Engineering
SUBJECT JANZEN SECOND ADDITION

The plattors of Janzen Second Addition have submitted valid petitions for water benefit districts to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.

Bill H. Otten
Bill H. Otten
Chief Engineer
Water Engineering

BHO:sd

cc: John D. Wynkoop, Director of Water &
Water Pollution Control

MAPPD
Received 4-27-77
Curt Mackay

American Land Title Association Commitment — 1966

NUMBER

Y-51,700

COMMITMENT FOR TITLE INSURANCE

Issued by

ST. PAUL TITLE INSURANCE CORPORATION

St. Paul Title Insurance Corporation, a Missouri corporation, 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 three 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 Schedules A and B are countersigned by an authorized signatory.

IN WITNESS WHEREOF, St. Paul Title Insurance Corporation has caused its corporate name and seal to be hereunto affixed by its duly authorized officers as of the date shown in Schedule A.

Attest:

ST. PAUL TITLE INSURANCE CORPORATION

Allen E. Priestly

Secretary

Jud H. Searcy

President

Copyright, 1966, American Land Title Association.
42013 CFT Ed. 8-67 Printed in U. S. A.

TSP-113



Kessler Bros., Inc.

SCHEDULE A

COMMITMENT NO. Y-51,700

1. Effective date: **April 21, 1977 @ 7:00 A.M.**

2. Policy or Policies to be issued:

- ALTA Owner's Policy Form A-1970 (Amended 10-17-70)
(a) ALTA Owner's Policy Form B-1970 (Amended 10-17-70)

Amount **Limited to**
\$ **250.00**

Proposed Insured:

(b) ALTA Loan Policy (Amended 10-17-70)

\$

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a **fee simple.**

4. Title to the **fee simple** estate or interest in said land is at the effective date hereof vested in: **Kessler Bros., Inc.**

5. The land referred to in this Commitment is situated in the **County** of **Sedgwick**, State of **Kansas**, and is described as follows:

**Lots 11 and 12, Block 1,
KESSLER-KOCH ADDITION, Wichita,
Sedgwick County, Kansas.**

**TO BE PLATTED AS: JANZEN SECOND ADDITION, Wichita,
Sedgwick County, Kansas**

FIDELITY TITLE COMPANY, INC.

 **ST PAUL TITLE**
FIDELITY COMPANY

William G. Malone
Authorized Signatory

This Commitment valid only if Schedule B is attached

TSP-114A

SCHEDULE B-I
(REQUIREMENTS)

COMMITMENT
NO. Y-51,700

1. The following are the requirements to be complied with:

- A. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
- B. Instruments in insurable form which must be executed, delivered and duly filed for record.
- (1) Procure, file and record a satisfactory Plat of JANZEN SECOND ADDITION, Wichita, Sedgwick County, Kansas, executed by Kessler Bros., Inc., as fee owners.
- (2) First half of 1976 real estate taxes show paid.
Second half of 1976 real estate taxes show unpaid in the amount of \$585.00; Key #D-31035 and Key #D-31036.
- (3) Company has not been furnished with a Plat of the proposed Addition; therefore, Company makes no statement as to proposed easements, set-backs and dedications.

FIDELITY TITLE COMPANY, INC.



TSP-114B-I

William E. Malone
Authorized Signatory

Schedule B-I of this Commitment consists of 1 pages.

SCHEDULE B-II
(EXCEPTIONS)

COMMITMENT
NO. Y-51,700

Schedule B of the policy or policies to be issued will contain exceptions to the following matters 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. (A) Rights of dower, curtesy, homestead or other marital rights of spouse, if any, of any individual insured. (B) Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (C) Survey: Any encroachments, measurements, party walls, or other facts which a correct survey of the premises would show. (D) Easements, or claims of easements, not shown by the public records. (E) Rights or claims of parties in possession not shown by the public records.
3. All assessments and taxes for the ^{second half of the} year 1976 and all subsequent years.
4. Any restrictions, covenants and conditions to be imposed subsequent to the recordation of the title.
5. Any easements, streets, or right-of-ways, to be dedicated to the public including but not limited to all abutters' rights or access to any streets, drainage rights-of-way, public utilities, approval of elevation or other restrictive matters that may be reserved, dedicated or granted in the recorded plat.
6. Special Assessments may be and/or will be assessed as shown of record in various Resolutions.
7. Easements over the rear 10 feet, east 10 feet and west 10 feet of each lot shown and granted in the recorded Plat of KESSLER-KOCH ADDITION for the construction and maintenance of all public utilities. (To be omitted upon filing of proposed plat.)
8. A 25 foot Building Setback shown on the recorded plat of Kessler-Koch Addition (to be omitted upon filing of proposed plat).
9. All abutter's rights of access to or from 31st Street South, over and across the south line of Lots 11 and 12, Block 1, are granted on the recorded plat of Kessler-Koch Addition to the City of Wichita, provided, however, that Lots 11 and 12, Block 1 shall have access of 31st Street South at two locations each, such locations to be designated by the City Engineer of the City of Wichita, Kansas (to be omitted upon filing of proposed plat).
10. Drainage Easement over the South 15 feet of the West 50 feet of the East 238.2 feet of Lot 12, Block 1 as shown and granted on the plat of Kessler-Koch Addition.

FIDELITY TITLE COMPANY, INC.



TSP-114B-II

William E. Malone
Authorized Signatory

Schedule B-II of this Commitment consists of 1 pages.

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 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.

FOUR

PLEASE DO NOT FOLD OR MUTILATE

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

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

RE-13-0510-09-1
 -D-31030 07-04
 KESSLER BROTHERS INC ETAL
 1005 SOUTHWEST BLVD
 WICHITA KS 67213

PLEASE INDICATE ANY CHANGE OF ADDRESS

LEGAL DESCRIPTION

LOT 12 BLOCK 1 KESSLER-KOCH ADDITION

MAKE CHECKS PAYABLE TO
 SEDGWICK COUNTY TREASURER
 WICHITA, KANSAS 67203 PH. (316) 268-7651

INTEREST PAID RECEIPT NO

585.00 585.00 265.894

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1976 REAL ESTATE TAX
910	104.840	99.60	1074.00	1,170.00	585.00	585.00	

FOUR

PLEASE DO NOT FOLD OR MUTILATE

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

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

RE-13-0510-08-9
 -D-31035 07-04
 KESSLER BROTHERS INC ETAL
 1005 SOUTHWEST BLVD
 WICHITA KS 67213

PLEASE INDICATE ANY CHANGE OF ADDRESS

LEGAL DESCRIPTION

LOT 11 BLOCK 1 KESSLER-KOCH ADDITION

MAKE CHECKS PAYABLE TO
 SEDGWICK COUNTY TREASURER
 WICHITA, KANSAS 67203 PH. (316) 268-7651

INTEREST PAID RECEIPT NO

641.37 641.37 265.893

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1976 REAL ESTATE TAX
970	104.840	101.69	1181.05	1,282.74	641.37	641.37	

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

April 14, 1977

Mr. Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 77-27 - Final plat of
JANZEN SECOND ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on April 14, 1977, 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 April 12, 1977.

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.
- ck* Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ck* Submission of a title report by an abstract or title insurance company, or an attorney's opinion that fee title is vested in the plattor.
- ck* Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:bb
cc: Mr. Frank Kessler, 1904 Southern
Blvd., 67213
Mr. Norman Janzen, 538 Pamela, 67212
Dean Sellers-Assistant City Engineer

April 12, 1977

Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 77-27 - Final plat of
JANZEN SECOND ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 7, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- ~~A.~~ *need petition returned for fee*
The applicant shall guarantee the paving of all the cul-de-sac streets.
- B. The applicant shall guarantee the closing of all the existing curb openings on the north side of 31st Street as shown on the preliminary plat.
- ~~C.~~ *need petition returned from City*
The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- ~~D.~~ *petitioned to Water Dept*
The applicant shall guarantee the extension of city water to serve each lot.
- ~~E.~~ The Subdivision Committee recommends that sidewalks not be required on the cul-de-sac streets.
- ~~F.~~ Approval of this plat will require the waiving of the design standard that street intersections have a center line offset of no less than 150 feet.
- ~~G.~~ The applicant's engineer shall label the building setback line in several additional places on the face of the plat.
- ~~H.~~ Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D 77-27
April 12, 1977
Page 2

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, April 14, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Mr. Frank Kessler, 1904 Southern Blvd., 67213
Mr. Norman Jansen, 538 Pamela, 67212
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-27 Name JANZEN SECOND ADDITION
Date Application Rec'd. 2-28-77 Preliminary Approval 3-10-77
Scheduled S/D Meeting 4-7-77

DESCRIPTION

General Location North side of 31st Street South between West Street and Sheridan Avenue.

Owner Frank Kessler
Surveyor/Engineer Kenneth O. Taylor Phone 264-0341
Address 1542 So. St. Francis

1. Gross Acreage of Plat 9.63
2. Number of Lots: 35
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 49.5 ft.
4. Minimum Lot Area 7,500 sq. ft.
5. Existing Zoning R-6
6. Proposed Zoning R-6

7. Lineal Feet of New Streets:
 - a. 64 R/W 1000 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 1000 ft.
8. Sidewalk adjacent to all streets? yes no

9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita (Yes-No)
11. Health Department Approval (where applicable) No
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of all the cul-de-sac streets.
- B. The applicant shall guarantee the closing of all the existing curb openings on the north side of 31st Street as shown on the preliminary plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the extension of city water to serve each lot.
- E. The applicant shall guarantee the construction of sidewalks adjacent to both sides of the cul-de-sac streets. The applicant shall be advised that sidewalk construction will be a requirement included in the building permits issued for construction on these lots.
- F. Approval of this plat will require the waiving of the design standard that street intersections have a center line offset of no less than 150 feet.
- G. The applicant's engineer shall label the building setback line in several additional places on the face of the plat.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

March 16, 1977

Re: S/D 77-27 - Preliminary plat
of JANZEN SECOND ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 10, 1977, 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. Some of the lot frontages on the cul-de-sacs will be extremely narrow at the curb line and therefore should be adjusted.
- B. Corner lot building setbacks of 15 feet from 31st Street South and 25 feet from the cul-de-sac streets shall be indicated on Lots 1, 7, 8, 14, 15, 21, 22, 28, 29 and 35.
- C. "Complete access control" to 31st Street shall be indicated on Lots 1, 7, 8, 14, 15, 21, 22, 28, 29 and 35.
- D. The applicant shall guarantee the paving of all the cul-de-sac streets.
- E. The applicant shall guarantee the closing of all the existing street curb openings indicated along 31st Street on subject property.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- G. The applicant shall guarantee the extension of City water to serve each lot.
- H. The applicant shall guarantee the construction of sidewalks adjacent to both sides of the cul-de-sac streets.

S/D 77-27
March 16, 1977
Page 2

- 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).

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: Mr. Frank Kessler, 1904 Southern Blvd., 67213
Mr. Norman Janzen, 538 Pamela, 67212
Dean Sellers, Assistant City Engineer

SCCD-Cons-5 (11/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND



Property Name Janzen 2nd Addition
Location North of 31st St. South and
between West St. and Sheridan Avenue.
Date 3-11-77

MAILED TO:
Kenneth O. Taylor
Name
1542 S. St. Francis
Firm
264-0341
Phone

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

Requested by: Wichita-Sedgwick County Metropolitan
Area Planning Commission

A. SOIL TYPE: 70% Carville fine sandy loam - Class II
30% Canadian fine sandy loam - Class I

B. SITUATION: This area is subject to severe wind erosion if not covered
at all times.

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.

* CONTINUED *

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.

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 non-erosive 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. OTHER _____

DISTRIBUTION: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Dept. Staff
File Copy: Sedgwick County Conservation District

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-27 Name JANZEN SECOND ADDITION
Date Application Rec'd. 2-28-77 Preliminary Approval _____
Scheduled S/D Meeting 3-10-77

DESCRIPTION

General Location North side of 31st Street South between West Street
and Sheridan Avenue.
Owner Frank Kessler
Surveyor/Engineer Kenneth O. Taylor
Address 1542 South St. Francis Phone 264-0341

- | | | | |
|---|---------------------------|--|-----------------|
| 1. Gross Acreage of Plat | <u>9.63</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>64</u> R/W <u>1000</u> ft. | |
| Residential | <u>35</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>35</u> | TOTAL | <u>1000</u> ft. |
| 3. Minimum Lot Frontage | <u>45</u> <u>49.5</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>7,500</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> | |
| 5. Existing Zoning | <u>R-6</u> | | |
| 6. Proposed Zoning | <u>R-6</u> | | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | | | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | | | |

STAFF COMMENTS:

NOTE: Subject property is zoned R-6 General Residential which permits duplexes and other multiple family development. However, because of the lot sizes, only single family homes can be permitted on subject property.

- A. Some of the lot frontages on the cul-de-sacs will be extremely narrow at the curb line and therefor should be adjusted.
- B. Corner lot building setbacks of 15 feet from 31st Street South and 25 feet from the cul-de-sac streets shall be indicated on Lots 1, 7, 8, 14, 15, 21, 22, 28, 29 and 35.
- C. "Complete access control" to 31st Street shall be indicated on Lots 1, 7, 8, 14, 15, 21, 22, 28, 28 and 35.
- D. The applicant shall guarantee the paving of all the cul-de-sac streets.
- E. The applicant shall guarantee the closing of all the existing driveway curb openings indicated along 31st Street on subject property.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- G. The applicant shall guarantee the extension of City water to serve each lot.
- H. The applicant shall guarantee the construction of sidewalks adjacent to both sides of the cul-de-sac streets.
- I. Knight and Leonine both have less than the required minimum 150 feet off-setting centerlines at their intersections with 31st Street South. Approval of the plat will require waiver of this requirement of the Subdivision Regulations.

(OVER)

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

Map No.: 5244
Section No.: 1
Twp. No.: 23
Range: 1-W

S/D No. 77-27

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Vanzen Second Add.
General Location: N. Side 3rd St. So. between West St & Sheridan Ave
Name of Property Owner: Frank Kessler
Address: 1905 Southwest Blvd. 17213 Phone: 943-2103
Name of Subdivider: Norman Vanzen
Address: 538 Pamela 67212 Phone: 722-2315
Name of Agent/Surveyor: K. D. Taylor
Address: 1542 S. St. Francis 67211 Phone: 264-0341
Date of Application: 2-26-77

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 9.63
- Number of Lots:
 - Residential 35
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 35
- Minimum Lot Frontage 45 ft.
- Minimum Lot Area 7500 ft.
- Existing Zoning R-6
- Proposed Zoning R-6
- Lineal Feet of New Streets:
 - 64 R/W 1000 ft.
 - _____ R/W _____ ft.
 - _____ R/W _____ ft.
 - _____ R/W _____ ft.
 - _____ R/W _____ ft.TOTAL 1000 ft.
- Sidewalk adjacent to all streets? yes no
- Public Water Supply Yes (Yes-No), Name City of Wichita
- Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- Health Department Approval (where applicable) No (Yes-No)
- City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Norman K. Vanzen

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

Received by [Signature]
Date 2/29/77
Fee Submitted 172.00