

PLAT NO. S/D 77-60 MAP NO. ~~5057~~ 5047

NAME WILLO-ESQUE THIRD

LOCATION: South side of Second St., in an area east
of Ridge Road.

ENGINEER Bill Yung Delameter, Freund & Scherer

OWNER L. C. Investment, Inc.

APPLICATION FILED 5-3-77

SKETCH PLAT FILED 5-3-77

PRELIMINARY FILED 6-3-77

S/D ACTION 6-16-77 approve

FINAL FILED 6-29-77

S/D ACTION 7-14-77 approve

MAPC ACTION 7-21-77 *Approved*

MAPC " 4-12-79 *Reapproved*

ECC ACTION 6-6-79 *Approved*

RECORDED 6-28-79

REMARKS _____

Assoc V-0829

S/D 77-60 - WILLO-ESQUE THIRD -
generally located at the south
~~side of Second St., in an area~~
~~east of Ridge Rd., by Bill Yung.~~
east side of Ridge Road
1/2 mile north of Maple

Smead
No. 2-153C

HASTINGS, MN - LOS ANGELES
LOGAN OH - MCGREGOR, TX U. S. A.

Map No. 5047
Sec. NO. 22
Twp. NO. 27S
Range 1W

Subdivision Report and Progress

S/D No.: 77-60

Name: WILLO-ESQUE THIRD
General Location: East side of Ridge Road 1/2 mile south of Maple
South side of Second St., in an area east of Ridge Road.

Owner: L. C. Investment, Inc. Phone: 943-2813
Address: 2458 S. Minneapolis, 67216
Subdivider: Same Phone: _____
Address: _____
Engineer/Surveyor: Bill Yung and Delamater, Freund & Scherer
Address: 1355 N. Waco, 67203 412 Century Plaza Phone: 264-0676

Application Received 5-3-77
Conf. with Applicant _____
Sketch Plat Received 5-3-77
Present Zoning "AA"
Proposed Zoning "AA" C.U.P.
Letter of Intent _____

PREL. PLAT RECEIVED 6-3-77
S/D Comm. Action 6-16-77 approve

Dept. Report on Prel. 6-20-77

TRACING PROGRESS:

Received _____
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 6-29-77
S/D Comm. Action 7-14-77 approve

Dept. Report on Final 7-15-77
M.A.P.C. ACTION 7-21-77 Approved
Dept. Report on Final 7-26-77
Letter on Irons Received _____

Title/Taxes Rec'd & Reviewed 5-1-79
Final Review 5-18-77
Referral to B.C.C. 5-29-77

B.C.C. ACTION 6-5-79 Approved

Recorded 6-28-79
MAPC 4-12-79 Required

Comments:

Arch. Conduff 684-8349
6-5-79 Required sidewalk on N. Side.

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

WILLO-ESQUE THIRD ADDITION was

filed for record on June 28, 1979

Bonnie J. McQuinn
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

IMPORTANT MESSAGE

FOR Advice
DATE 6-7-79 TIME 1:33 A.M.
P.M.

WHILE YOU WERE AWAY

Dale Ray

OF _____

PHONE No. 4528

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 they did not approve the petition on O'Neal

SIGNED [Signature]

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

*1-24
250 Sub
26 Fund
27-127*

SUBDIVISION APPROVAL

S/D Number 77-60 Name Willo-Esque Third
Application & Sketch Filed: 5-3-77
Preliminary Plat Filed: 6-3-77 Approved by S/D: 6-16-77
Final Plat Filed: 6-29-77 Approved by S/D: 7-14-77
Approved by Metropolitan Area Planning Commission: 7-21-77 and 4-12-79

DESCRIPTION

General Location: East side of Ridge Road 1/2 mile north of Maple.

Surveyor or Engineer: Delamater, Freund and Associates
Owner: L.C. Investment, Inc. (Ronald F. Lane, President)
Address: 2458 S. Minneapolis (67216)

- | | |
|--------------------------------------|--|
| 1. Gross Acreage of Plat <u>5.31</u> | 6. Access Control |
| 2. Number of Lots: | St. Ridge _____ No. Openings <u>0</u> |
| Residential <u>16</u> | St. _____ No. Openings _____ |
| Commercial _____ | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other _____ | St. Paving <u>Yes</u> Water <u>Yes</u> |
| Total Number of Lots <u>16</u> | Sidewalk <u>Yes</u> Drainage <u>No</u> |
| 3. Minimum Lot Area: <u>2</u> Acres | Sewer <u>Yes</u> Other _____ |
| 4. Existing Zoning <u>AA</u> | |
| 5. Special Problems Discussed _____ | |

The applicant has submitted valid petitions guaranteeing extension of sewer and water to all lots not already served and has submitted valid petitions for paving O'Neil and Summitlawn. A certificate has been submitted certifying the petitions. ~~An acknowledgment has been submitted for sidewalks on the north side of O'Neil.~~ *Return to O'Neil*

Planning Commission Recommendation:

That this plat be approved subject to:

- A. Guaranteeing the paving of Tarabury.
- B. Approval of Vacation Case, V-0829.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

May moved, Jones seconded and it carried unanimously.

Note: V-0829 is scheduled on this same agenda.

*Return to O'Neil
Not Sidewalk
Hold release of plat.*

ACTION: *sewer water* Approve the petitions and instruct the Director of Law to prepare the necessary resolutions and instruct the City Clerk to file the certificate and ~~sidewalk acknowledgment~~ with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; approve the plat as recommended by the Metropolitan Area Planning Commission; authorize the Mayor to sign; and instruct the Planning Department to withhold release of the plat for recording until satisfactory guarantees have been obtained for the paving of Tarabury *and the construction of a sidewalk on the north side of O'Neil.*

June 26, 1979

Donald C. Gisick, City Clerk

Louise Olivarez, Senior Planner

Certificate of petitions associated with S/D
77-60, Willo-Esque Third Addition

On June 5, 1979, the Board of City Commissioners approved the plat of Willo-Esque Third Addition subject to the submission of a revised paving petition on O'Neil which would include the construction of a sidewalk on the north side of the street. The property owner has now submitted that revised petition to the City Engineer's office and has submitted a revised petition "certificate" to us. Please record this certificate with the Register of Deeds and bill the recording cost to: L.C. Investment, Inc., 2458 South Minneapolis, 67216.

If you have any questions regarding this matter, please call me at 4421.

Louise Olivarez
Senior Planner

LO:bh

Attachment.

June 8, 1979

Ronald F. Lane, President
L.C. Investment, Inc.
2458 S. Minneapolis
Wichita, Kansas 67216

Re: Guarantees for improvements associated with Willo-
Esque Third Addition

Dear Mr. Lane:

At the June 5, 1979, meeting of the Wichita Board of City Commissioners, approval of the plat of Willo-Esque Third Addition was tentatively given, subject to the submission of a revised petition for paving O'Neil (revision to include a sidewalk on north side) and subject to submitting a satisfactory guarantee for paving Tarabury. The City Engineer's office has informed me that a petition for paving Tarabury has been submitted and will be scheduled for City Commission review June 12, 1979. Mike Lindebak, of the City Engineer's office has been in touch with Wilmer Freund regarding the revised petition for O'Neil. The petition is being prepared and will be mailed out for your signature within a few days.

The "certificate" listing all petitions will need to be revised to include the sidewalk. With your permission, I will revise item 3 of the certificate to read: "Street (O'Neil) including sidewalk on north side." However, if you prefer, I will return the certificate to you for revision. Please advise. I am herewith returning to you the sidewalk acknowledgment since this type of sidewalk guarantee is no longer applicable.

Please call me at 268-4421 if you have any questions regarding this matter.

Sincerely yours,

Louise Olivarez
Senior Planner

Encl.

cc: Wilmer Freund, 412 Century Plaza, 67202

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 77-60 Name Willo-Esque Third
Application & Sketch Filed: 5-3-77
Preliminary Plat Filed: 6-3-77 Approved by S/D: 6-16-77
Final Plat Filed: 6-29-77 Approved by S/D: 7-14-77
Approved by Metropolitan Area Planning Commission: 7-21-77 and 4-12-79

DESCRIPTION

General Location: East side of Ridge Road 1/2 mile north of Maple.

Surveyor or Engineer: Delamater, Freund and Associates
Owner: L.C. Investment, Inc. (Ronald F. Lane, President)
Address: 2458 S. Minneapolis (67216)

- | | | |
|--------------------------------------|-----------------------|-----------------------|
| 1. Gross Acreage of Plat <u>5.31</u> | 6. Access Control | No. Openings <u>0</u> |
| 2. Number of Lots: | St. Ridge _____ | No. Openings _____ |
| Residential <u>16</u> | St. _____ | No. Openings _____ |
| Commercial _____ | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving <u>Yes</u> | Water <u>Yes</u> |
| Total Number of Lots <u>16</u> | Sidewalk <u>Yes</u> | Drainage <u>No</u> |
| 3. Minimum Lot Area: <u>2</u> Acres | Sewer <u>Yes</u> | Other _____ |
| 4. Existing Zoning <u>DA</u> | | |
| 5. Special Problems Discussed _____ | | |

The applicant has submitted valid petitions guaranteeing extension of sewer and water to all lots not already served and has submitted valid petitions for paving O'Neil and Summitlawn. A certificate has been submitted certifying the petitions. An acknowledgment has been submitted for sidewalks on the north side of O'Neil.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. Guaranteeing the paving of Tarabury.
- B. Approval of Vacation Case, V-0829.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

May moved, Jones seconded and it carried unanimously.

Note: V-0829 is scheduled on this same agenda.

Sewer petition for lots 334 B & A

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions and instruct the City Clerk to file the certificate and sidewalk acknowledgment with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; approve the plat as recommended by the Metropolitan Area Planning Commission; authorize the Mayor to sign; and instruct the Planning Department to withhold release of the plat for recording until satisfactory guarantees have been obtained for the paving of Tarabury.

CERTIFICATE

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

I, L.C. Investment, Inc., owner of
(give name of proposed plat, if appropriate) _____
Willo-Esque Third

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

1. Sanitary Sewer
 2. Street (Summitlawn)
 3. Street (O'Neil) including sidewalk on north side
 4. Water
 5. |
 6. |
 7. |
- (Added before recording)*

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

Signed this 30th day of April, 1979.

L.C. Investment, Inc.
Ronald F. Lane
Ronald F. Lane, President

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

Be it remembered that on this 30th day of April,
1979, before me, a notary public in and for said County and State,
came Ronald F. Lane, 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.

Shirley M. Crites
Notary Public
Shirley M. Crites

My Commission Expires:
June 24, 1980

T9-207



237E

ACKNOWLEDGEMENT

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

I, L.C. Investment, Inc., owner of
(give name of proposed plat, if appropriate) _____

Willo-Esque Third

do hereby acknowledge that in accordance with the sidewalk policy of the City of Wichita, construction of sidewalks is required on the following streets within the addition:

1. North side of O'Neil.
2. |
3. |
4. |
5. |
6. |
7. |

This is to place on notice all owners of lots and subsequent owners thereof within said addition that as a result of the above cited policy, said owners and subsequent owners thereof are responsible for seeing that sidewalks are installed or guaranteed by cash or other acceptable financial means as a precondition of the issuance of a building permit for all development occurring on lots or portions thereof within _____

Willo-Esque Third

_____ Addition.

Signed this 30th day of April, 1979.

L.C. Investment, Inc.

Ronald F. Lane
Ronald F. Lane, President

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

Be it remembered that on this 30th day of April, 1979, before me, a notary public in and for said County and State, came Ronald F. Lane, 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.

Glenda M. Crites
Notary Public - Glenda M. Crites

My Commission Expires:

June 24, 1980





DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

May 1, 1979

Mr. Robert A. Lakin
Director - Metropolitan Area
Planning Department
10th. Floor - City Hall
455 North Main
Wichita, Kansas 67202

Attention: Mr. Curtis L. Newby
Junior Planner



In Re: S/D 77-60 Willo-Esque Third

Dear Mr. Newby:

On behalf of the owner, we have transmitted to you the following:

1. The tracing of the final plat of Willo-Esque Third, executed on the part of the engineer, the owners and the mortgagee.
2. A certificate enumerating petitions for improvements.
3. An acknowledgement of sidewalk requirement on the north side of O'Neil.
4. An ordinance for the vacation of Second Street and adjacent access control in Farmington Square Addition.
5. Copies of Tax Receipts showing taxes paid through 1978.
6. Copy of title binder, commitment number Y-76,815, issued by St. Paul Title Insurance Corporation in favor of the City of Wichita, Kansas.

It is our understanding that the petitions for the street improvements, sanitary sewer and municipal water have been prepared by staff but will need minor corrections to conform to revised street names. We believe this completes the documentation necessary in order to advance this plat to the City Commission for final approval.

In response to our question concerning expediting this matter before the City Commission, your reply was that this matter would be heard and acted on by

(continued)

Page 2
Robert A. Lakin

the City Commission on May 22, 1979 unless the owner could prevail upon the City Manager to place it on the City Commission agenda prior to that date.

We appreciate your assistance and cooperation in this development.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.

Wilmer Freund
ct
Wilmer Freund, P.E.

cc: Mr. Ronnie Lane

237-E

WF:ct

Commitment No. Y-76,815

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 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.

IN WITNESS WHEREOF, ST. PAUL TITLE INSURANCE CORPORATION has caused this commitment to be signed and sealed by its duly authorized officers, the commitment to become valid when countersigned by an authorized signatory as of Effective Date shown in Schedule A.



ST. PAUL TITLE INSURANCE CORPORATION

COUNTERSIGNED:

By: *William B. Malone*
Authorized Signatory

BY:

Thomas W. Jones
CHAIRMAN OF THE BOARD

ATTEST:

Allen C. Priestley
SECRETARY



L. C. Investment, Inc.
The City of Wichita
ALTA COMMITMENT - 1966

SCHEDULE A

Commitment No. 76,815

1. Effective date: April 27, 1979 @ 7:00 A.M.
Amount Limited to \$ 60.00
2. Policy or Policies to be issued:
ALTA Owner's Policy Form A-1970 (Amended 10-17-70)
(a) x ALTA Owner's Policy Form B-1970 (Amended 10-17-70)
Proposed Insured: The City of Wichita, a Municipal Corporation

(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:
L. C. Investment, 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 1 through 14; all of Reserve B lying West of Lots 1 through 7; all of Reserve B lying North of and between Lots 7 and 8; and the North 260 feet of Reserve B lying East of Lots 8, 9, and 10; all in Block B, WILLO-ESQUE SECOND, Wichita, Sedgwick County, Kansas; and all of Summitlawn Circle lying North of Tarabury Lane and the South one-half of Second Street, all as platted in WILLO-ESQUE SECOND, Wichita, Sedgwick County, Kansas.

TO BE PLATTED AS: WILLO-ESQUE THIRD, Wichita, Sedgwick County, Kansas

FIDELITY TITLE COMPANY, INC.

Schedule A consists of 1 pages.
TSP-113A:9/77



SCHEDULE B-I
(REQUIREMENTS)

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 and file and record a properly approved and satisfactorily executed Plat of WILLO-ESQUE THIRD, Wichita, Sedgwick County, Kansas, executed by L. C. Investment, Inc., as fee owner.
- (2) Said Plat must be consented to by the holder of the following Mortgage: Mortgage by L. C. Investment, Inc. to Fidelity Savings Association of Kansas, dated February 14, 1977, in the amount of \$346,000.00, filed Feb. 17, 1977 @ 4:05 P.M., recorded in Film 230 at page 751.
- (3) Company has been furnished a copy of the proposed Plat which contains the following setbacks, easements and dedications:
 - (a) 25 foot building setback lines
 - (b) Utility easements
 - (c) Access Control
 - (d) Reserves
- ~~(4)~~ 1978 real estate taxes show paid.

FIDELITY TITLE COMPANY, INC.

Schedule B-I consists of 1 pages.

TSP-113B-1-9/77



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 year 19 79 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 abutter's 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. Matters disclosed by Plat of WILLO-ESQUE SECOND, Wichita, Sedgwick County, Kansas, including utility easements, setback lines, access lines and reserves. (To be omitted upon recording of proposed Plat)
7. Easement for Air Space as granted and shown in instrument recorded in Film 7, at page 1431.
8. Restrictive Covenants contained in instrument recorded in Film 7 at page 1433, which do not contain a forfeiture or reverter clause.
9. Home Owners Association Agreement as recorded in Book 7 at page 1439, which inter-alia contains the authority to levy and collect assessments.
10. Assessments by the Home Owners Association, if any, authorized by Home Owners Association Agreement.
11. Restrictions, covenants and conditions contained in instrument recorded in Film 219 at page 1589 which do not contain a forfeiture or reverter clause.
12. Described property may be and/or is subject to Special Assessments as disclosed by various instruments.

FIDELITY TITLE COMPANY, INC.

Schedule B-II consists of 1 pages.

TSP-113 B-II:9/77



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 Conditions and Stipulations, and the Exclusions from Coverage 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.

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1978 REAL ESTATE		
VALUATION	50	LOT 12 BLOCK B WILLO-ESQUE SECORD
MILL LEVY	113.370	ADD
GEN TAX	5.67	
OTHER TAX	195.01	
TOTAL DUE	310.68	
HALF TAX	155.34	
6A APR 30 79		310.68 5.55 316.23 6122 665833

78-KL-13-0423-04-0 07-05

INTEREST
555
CA _____
CK _____

MAIL TO
-D -29892- -
L C INVESTMENT INC
6827 E HARRY
WICHITA KS 67218

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1978 REAL ESTATE		
VALUATION	50	LOT 11 BLOCK B WILLO-ESQUE SECORD
MILL LEVY	113.370	ADD
GEN TAX	5.67	
OTHER TAX	195.01	
TOTAL DUE	310.68	
HALF TAX	155.34	
6A APR 30 79		310.68 5.55 316.23 6122 665833

105375
78-KL-13-0423-04-4 07-05

INTEREST
555
CA _____
CK _____

MAIL TO
-D -29891- -
L C INVESTMENT INC
6827 E HARRY
WICHITA KS 67218

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1978 REAL ESTATE		
VALUATION	50	LOT 14 BLOCK B WILLO-ESQUE SECORD
MILL LEVY	113.370	ADD
GEN TAX	5.67	
OTHER TAX	300.00	
TOTAL DUE	312.51	
HALF TAX	156.25	
6A APR 30 79		312.51 5.59 318.10 6122 665835

105375
78-KL-13-0423-06-0 07-05

INTEREST
559
CA _____
CK _____

MAIL TO
-D -29894- -
L C INVESTMENT INC
6827 E HARRY
WICHITA KS 67218

MICROFILMED
FROM THE BEST
AVAILABLE COPY

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT TAXED ITEMS

FIRST CLASS
PERMIT NO
268

1974 REAL ESTATE	
VALUATION	50 LOT 13 BLOCK B WILLO-ESQUE SECOND
MILL LEVY	113.370 ADD
GEN TAX	5.67
OTHER TAX	305.81
TOTAL DUE	310.68
HALF TAX	6A APR 30 79 150.34 5.55 316.23 6122 665834

105375

78-RE-13-0423-05-4 67-05

INTEREST
5.55
CA _____
CK _____

MAIL TO
-D -29893- -
L C INVESTMENT INC
6827 E HARRY
WICHITA KS 67218

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT TAXED ITEMS

FIRST CLASS
PERMIT NO
268

1974 REAL ESTATE	
VALUATION	50 LOT 10 BLOCK B WILLO-ESQUE SECOND
MILL LEVY	113.370 ADD
GEN TAX	5.67
OTHER TAX	285.51
TOTAL DUE	309.18
HALF TAX	6A APR 30 79 154.59 5.55 314.73 6122 665836

105375

78-RE-13-0423-02-2 67-05

INTEREST
5.55
CA _____
CK _____

MAIL TO
-D -28890- -
L C INVESTMENT INC
6827 E HARRY
WICHITA KS 67218

MICROFILMED
FROM THE BEST
AVAILABLE COPY

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT TAXED ITEMS

FIRST CLASS
PERMIT NO
268

1974 REAL ESTATE	
VALUATION	50 LOT 4 BLOCK B WILLO-ESQUE SECOND
MILL LEVY	113.370 ADD
GEN TAX	5.67
OTHER TAX	209.95
TOTAL DUE	215.62
HALF TAX	6A APR 30 79 107.81 3.83 219.45 6122 665840

78-RE-13-0424-17-1 67-05

INTEREST
3.83
CA _____
CK _____

MAIL TO
-D -29886- -
L C INVESTMENT INC
6827 E HARRY
WICHITA KS 67218

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1978 REAL ESTATE						
VALUATION	50	LOT 6 BLOCK B WILLO-ESQUE SECOND				
MILL LEVY	113.370	ADD				
GEN TAX	5.67					
OTHER TAX	103.88					
TOTAL DUE	220.11					
HALF TAX	110.05	319.01	5.73	324.74	6122	665030

105375

78-KS-13-0422-10-7 67-05

INTEREST	5.73
CA	
CK	

MAIL TO
-D -29806- -
L C INVESTMENT INC
6827 E HARRY
WICHITA KS 67218

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1978 REAL ESTATE						
VALUATION	50	LOT 6 BLOCK B WILLO-ESQUE SECOND				
MILL LEVY	113.370	ADD				
GEN TAX	5.67					
OTHER TAX	103.88					
TOTAL DUE	220.11					
HALF TAX	110.05	308.11	5.95	314.66	6122	665037

105375

78-KS-13-0422-01-0 67-05

INTEREST	5.95
CA	
CK	

MAIL TO
-D -29885- -
L C INVESTMENT INC
6827 E HARRY
WICHITA KS 67218

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1978 REAL ESTATE						
VALUATION	50	LOT 6 BLOCK B WILLO-ESQUE SECOND				
MILL LEVY	113.370	ADD				
GEN TAX	5.67					
OTHER TAX	314.78					
TOTAL DUE	420.13					
HALF TAX	210.06	370.13	8.77	325.90	6122	665045

105375

78-KS-13-0422-13-3 67-05

INTEREST	8.77
CA	4500 14
CK	

MAIL TO
-D -29884- -
L C INVESTMENT INC
6827 E HARRY
WICHITA KS 67218

MICROFILMED
FROM THE BEST
AVAILABLE COPY

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1974 REAL ESTATE						
VALUATION	50	LOT 5 BLOCK B WILLO-ESQUE SECOND				
MILL LEVY	113.370	ADD				
GEN TAX	5.67					
OTHER TAX	313.41					
TOTAL DUE	214.08					
HALF TAX	6A APR 1974	319.08	5.73	324.81	6122	665839

05375
70-AL-13-0422-14-5 67-05

INTEREST
5.73
CA _____
CK _____

MAIL TO
-D -29885-
L C INVESTMENT INC
6327 E HARRY
WICHITA KS 67218

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1974 REAL ESTATE						
VALUATION	50	LOT 7 BLOCK B WILLO-ESQUE SECOND				
MILL LEVY	113.370	ADD				
GEN TAX	5.67					
OTHER TAX	214.08					
TOTAL DUE	229.82					
HALF TAX	6A APR 1974	229.82	4.01	229.93	6122	665841

05375
70-AL-13-0422-14-5 67-05

INTEREST
4.01
CA _____
CK _____

MAIL TO
-D -29887-
L C INVESTMENT INC
6627 E HARRY
WICHITA KS 67218

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1974 REAL ESTATE						
VALUATION	50	LOT 1 BLOCK B WILLO-ESQUE SECOND				
MILL LEVY	113.370	ADD				
GEN TAX	5.67					
OTHER TAX	214.08					
TOTAL DUE	221.96					
HALF TAX	6A APR 1974	221.96	5.77	227.73	6122	665842

05375
70-AL-13-0422-14-1 67-05

INTEREST
5.77
CA _____
CK _____

MAIL TO
-D -29881-
L C INVESTMENT INC
6327 E HARRY
WICHITA KS 67218

MICROFILMED
FROM THE BEST
AVAILABLE COPY

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1974 REAL ESTATE						
VALUATION	50	LOT 2 BLOCK G WILLO-ESQUE SECOND				
MILL LEVY	113.370	ADD				
GEN TAX	5.67					
OTHER TAX	316.66					
TOTAL DUE	435.70					
HALF TAX	217.85	320.13	5.77	325.90	4122	665043

105375

78-WL-13-0424-11-9 67-05

INTEREST
5.77
CA _____
CK _____

MAIL TO
-0 -29882- -
L C INVESTMENT INC
6827 E HARRY
WICHITA KS 67218

SEDGWICK COUNTY TREASURER
525 N. MAIN STREET
WICHITA, KANSAS 67203

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

1974 REAL ESTATE						
VALUATION	50	LOT 3 BLOCK G WILLO-ESQUE SECOND				
MILL LEVY	113.370	ADD				
GEN TAX	5.67					
OTHER TAX	316.66					
TOTAL DUE	435.70					
HALF TAX	217.85	320.13	5.77	325.90	4122	665043

78-WL-13-0424-12-1 67-05

INTEREST
5.77
CA _____
CK _____

MAIL TO
-0 -29882- -
L C INVESTMENT INC
6827 E HARRY
WICHITA KS 67218

MICROFILMED
FROM THE BEST
AVAILABLE COPY

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE April 19, 1979

TO Jack H. Galbraith, Chief Planner-Current Plans
FROM Bill H. Otten, Chief Engineer-Water Engineering
SUBJECT Willo-Esque Third Addition

The plattors of Willo-Esque Third Addition have submitted a valid 100% petition for a water benefit district to serve this plat, and a check to cover the cost of disconnecting the existing main. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval at your discretion.



Bill H. Otten, Chief Engineer
Water Engineering Division

BHO:sd

April 12, 1979

Delamater, Freund and Scherer
412 Century Plaza
Wichita, Kansas 67202

Re: S/D 77-60 - Final plat of Willo-Esque 3rd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, April 12, 1979, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 15, 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:

- 5-179 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 5-179 2. 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.
- 5-179 3. Certification that all taxes due and payable for 1978 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: L.C. Inv., Inc. 2458 S. Minneapolis, 67216



DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

March 23, 1979

Mr. Curtis Newby
Junior Planner
Metropolitan Area Planning Department
10th. Floor - City Hall
Wichita, Kansas 67202

In Re: S-D #77-60

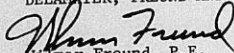
Dear Mr. Newby:

We have transmitted under separate cover, five prints of a revised final plat of Willo-Esque Third as you requested. Please take the necessary steps to have this matter placed on the Planning Commission agenda as soon as possible.

Thank you for your cooperation.

Very truly yours,

DELAMATER, FREUND AND ASSOCIATES, P.A.


Wilmer Freund, P.E.

cc: Mr. Ronnie Lane

237-E

WF:ct



March 20, 1979

E. H. Denton, City Manager
Jack H. Galbraith, Chief Planner

DP-42 - Willo-Esque Residential Community Unit Plan. Request
for extension of platting time

We are in receipt of a copy of a letter to you requesting an extension of the platting time limit required as a condition of approval of the amendment to the Willo-Esque Community Unit Plan.

Our files indicate an associated final plat, S/D 76-60, Willo-Esque Third involving a portion of the subject property was approved by the Planning Commission subject to several conditions on July 21, 1977. The Community Unit Plan file indicates that the one year platting time limit expired on September 27, 1978, and that this is the first request for extension.

The applicant, L. C. Investment, Inc., has advised us that they intend to complete the platting of Willo-Esque Third Addition as quickly as possible and are preparing to submit a final plat on the balance of the property in the approved Community Unit Plan. We would, therefore, concur in a 1 year extension of the platting time from the original completion date with the new date to complete the plats to be September 27, 1979. Since this is a first request for extension, in accordance with MAPC Policy Statement #5, the City Manager can grant extensions of up to 1 year without action by the governing body.

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

Robert A. Lakin
Director of Planning

Jack H. Galbraith
Chief Planner

JHG:CLN:bh

cc: Ronnie Lane, President
L. C. Investment, Inc., 2458 S. Minneapolis, 67216

March 16, 1979

Mr. Gene Denton
City Manager
City Hall - 455 N. Main
Wichita, Kansas 67202

In Re: DP-42

Dear Mr. Denton:

We are the owners of Willo-Esque located at the northeast corner of Maple Street and Ridge Road. A C.U.P. for the entire area was approved on November 16, 1971. Subsequently, a portion of the original C.U.P. was amended and approved on September 27, 1977. One of the conditions was that the area be platted within one year from the date of the approval of the amended C.U.P.

Because of some of the conditions accompanying the C.U.P., it was impossible for us to make certain financial guarantees in connection with the platting and we missed the one year deadline of meeting the platting conditions.

We are respectfully requesting an extension of time of the platting requirement therewith in order to preserve the amended C.U.P. We are now in the process of platting the balance of the tract, which will be known as Willo-Esque Third and Willo-Esque Fourth and will proceed on that basis if your office will approve an extension of time for the C.U.P.

Should you have any questions or wish to discuss this matter with us, please do not hesitate to call upon us. We shall appreciate a response from you at an early date in order to schedule the platting accordingly.

Very truly yours,

L.C. INVESTMENT, INC.

Ronnie Lane
Ronnie Lane, President

cc: Mr. Curtis Newby
M.A.P.D.

RL:ct
237-E

July 21, 1977

Delamater, Freund and Scherer
412 Century Plaza
Wichita, Kansas 67202

Re: S/D 77-60 - Final Plat of
WILLO-ESQUE THIRD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 21, 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 July 15, 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 Department.
- 5-1-79 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 5-1-77 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 plattor.
- 5-1-79 4. Certification that all taxes due and payable for ¹⁹⁷⁸1976 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack B. Galbraith
Chief Planner

JHG:bh

cc: L. C. Investment, Inc., 2458 S. Minneapolis, 67216
Dean Sellers, Assistant City Engineer

July 15, 1977

Delamater, Freund & Scherer
412 Century Plaza
Wichita, Kansas 67202

Re: S/D 77-60 - Final Plat of
WILLO-ESQUE THIRD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 14, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- OK A. Approval of the plat is subject to the approval of the amended associated Community Unit Plan DP-42 and the associated vacation case V-0829: vacation of Second Street and platted access control. b.c.c. approved 9.27.77
 - OK B. *already have in part of first addition*
The applicant shall submit for review a Homes Association agreement which contains provisions for the improvement and maintenance of the private common areas, private sidewalks, private recreational facilities, etc.
 - 5-1-79 OK. *acknowledged filed for public review*
The applicant shall guarantee the construction of the private sidewalks and shall guarantee the construction of public sidewalks adjacent to the east side of Ridge Road, and the south side of Maranique. *no private walks in this addition*
side of Maranique *no longer requires this* NORTH
 - OK C. Both telephone and electric utilities shall be installed underground. *need petitions returned from big*
 - 3-14-79 OK. *O'Neil*
The applicant shall guarantee the paving of Summitlawn, Maranique and Tarabury Lane.
 - 2-15-77 OK. *petition returned from big*
The applicant shall guarantee the extension of sanitary sewer to serve each lot.
 - 3-20-77 OK. *petition*
The applicant shall guarantee the extension of city water to serve each lot.
- sewer is in but petition still required on 2 lots*

S/D 77-60
July 15, 1977
Page 2

already of record see 1st add.

OK H. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.

8-20-79 OK

The applicant shall contact the Water Department relative to making satisfactory arrangements for and guaranteeing of the abandonment of a portion of the existing water line in the cul-de-sac at the north end of Summitlawn and extension of a portion of said line further to the north. *cash deposit to H₂O Dept. Cas per Gagan 5-25-79*

3-15-79 J.

applicant says has been paid off.
The applicant shall pay off the outstanding sanitary sewer assessment for the sanitary sewer serving the lots around the cul-de-sac on Summitlawn and shall guarantee the construction of a manhole on said sewer line. The Engineering Division of the Department of Public Works shall be contacted regarding this matter.

OK K.

The applicant's engineer shall contact Tim Cain of the Department of Public Works for confirmation that the street names shown on the final plat are acceptable.

L.

Recording of the plat within 30 days after approval by the Board of City Commissioners.

4-18-79 Roberts Mendenhall said good Street OK

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.

5-18-79

The enclosed "marked" copy of the final plat is for your information and files.

Roberts said O'Neil OK

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 21, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

** Assessments for lots 6 thru 9, Blk B, W-E 2nd have been paid off according to City Clerk 5-25-79*

Sincerely,
Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: L. C. Investment, Inc., 2458 S. Minneapolis, 67216
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-60 Name WILLO-ESQUE THIRD ADDITION
Date Application Rec'd. 6-3-77 Preliminary Approval 6-16-77
Scheduled S/D Meeting 7-14-77

DESCRIPTION

General Location East side of Ridge Road, 1/2 mile north of Maple
Owner L. C. Investment, Inc.
Surveyor/Engineer Bill Yung and Delamater, Freund & Scherer
Address 1355 N. Waco and 412 Century Plaza Bldg. Phone 264-0676 & 263-6121

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>5.31</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>4000</u> ft. |
| Residential <u>16</u> | b. <u>70</u> R/W <u>1800</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>16</u> | TOTAL <u>5800</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6,000-sq.</u> ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</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>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the amended associated Community Unit Plan DP-42 and the associated vacation case V-0829: vacation of Second Street and platted access control.
- B. The applicant shall submit for review a Homes Association agreement which contains provisions for the improvement and maintenance of the private common open areas, private sidewalks, private recreational facilities, etc.
- C. The applicant shall guarantee the construction of the private sidewalks and shall guarantee the construction of public sidewalks adjacent to the east side of Ridge Road, and the ^{NORTH} south side of Maranique.
- D. Both telephone and electric utilities shall be installed underground.
- E. The applicant shall guarantee the paving of Summitlawn, Maranique and Tarabury Lane.
- 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 submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- I. The applicant shall contact the Water Department relative to making satisfactory arrangements for and guaranteeing of the abandonment of a portion of the existing water line in the cul-de-sac at the north end of Summitlawn and extension of a portion of said line further to the north.

(OVER)



DELAMATER, FREUND & SCHERER, P.A.

ENGINEERS & ARCHITECTS

(316) 263-6121

412 CENTURY PLAZA

WICHITA, KANSAS 67202

R. S. DELAMATER, P. E.
WILMER FREUND, P. E.
RICHARD D. SCHERER, P. E.
NORMAN L. ROELFS, P. E.
RONALD L. HADLEY, ARCHITECT

July 1, 1977

Mr. Robert Lakin, Director
Metropolitan Area Planning Dept.
10th Floor City Hall
455 N. Main
Wichita, Ks. 67202

ATTENTION: Jack Galbraith, Sr. Planner

Re: Final Plat of Willo-Esque Third.

Gentlemen:

We have transmitted to you 29 prints of the final plat of the above referenced subdivision. We believe this document reflects all of the changes and recommendations of the subdivision committee which were discussed or reviewed during preliminary plat stage.

We understand this matter will be on the subdivision committee agenda for Thursday, July 14, 1977. Should any of the subdivision committee members have any questions or wish to discuss any matters relative to the subdivision, please advise them to contact us prior to the subdivision committee meeting in order that we will have a chance to resolve any problems before the committee meeting.

We appreciate your cooperation on this matter.

Sincerely,

DELAMATER, FREUND & SCHERER, P.A.

Wilmer Freund
WF:CS

Project # 237-E



Go Newby

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-60 Name WILLO-ESQUE THIRD ADDITION
Date Application Rec'd. 6-3-77 Preliminary Approval 6-16-77
Scheduled S/D Meeting 7-14-77

DESCRIPTION

General Location East side of Ridge Road, 1/2 mile north of Maple

Owner L. C. Investment, Inc.
Surveyor/Engineer Bill Yung and Delamater, Freund & Scherer
Address 1355 N. Waco and 412 Century Plaza Bldg. Phone 264-0676 & 263-6121

- | | | | |
|---|-----------------------|--|-----------------|
| 1. Gross Acreage of Plat | <u>5.31</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>64</u> R/W <u>4000</u> ft. | |
| Residential | <u>16</u> | b. <u>70</u> R/W <u>1800</u> ft. | |
| Commercial | | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | | d. <u> </u> R/W <u> </u> ft. | |
| Other | | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>16</u> | TOTAL | <u>5800</u> ft. |
| 3. Minimum Lot Frontage | <u>60</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>67,000-sq.</u> ft. | streets? <u>yes</u> <u>X</u> <u>no</u> | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>AA</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>N/A</u> (Yes-No) | | | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | | | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the amended associated Community Unit Plan DP-42 and the associated vacation case V-0829: vacation of Second Street and platted access control.
- B. The applicant shall submit for review a Homes Association agreement which contains provisions for the improvement and maintenance of the private common open areas, private sidewalks, private recreational facilities, etc.
- C. The applicant shall guarantee the construction of the private sidewalks and shall guarantee the construction of public sidewalks adjacent to the east side of Ridge Road, and the ~~south~~ ^{NORTH} side of Maranique.
- D. Both telephone and electric utilities shall be installed underground.
- E. The applicant shall guarantee the paving of Summitlawn, Maranique and Tarabury Lane.
- 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 submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- I. The applicant shall contact the Water Department relative to making satisfactory arrangements for and guaranteeing of the abandonment of a portion of the existing water line in the cul-de-sac at the north end of Summitlawn and extension of a portion of said line further to the north.

(OVER)

- J. The applicant shall pay off the outstanding sanitary sewer assessment for the sanitary sewer serving the lots around the cul-de-sac on Summitlawn and shall guarantee the construction of a manhole on said sewer line. The Engineering Division of the Department of Public Works shall be contacted regarding this matter.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SCCU-Cons-5 (11/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND



Property Name Willo-Esque 3rd Addition

MAILED TO:

Location East of Ridge Road & 1/2 Mile

Bill Yang
Name

North of Maple

Delamater, Freund & Scherer
Firm

Date 6-17-77

264-0676 or 263-6121
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: **85% Milan loam 1-3 percent slopes; Class IIe-1**
15% Farmus loam 0-1 percent slopes Class I-2

B. SITUATION: **This area will have a severe wind and water erosion problem if proper precautions are not taken during construction.**

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

June 20, 1977

Mr. Bill Yung
1355 North Waco
Wichita, Kansas 67203

Re: S/D 77-60 - Preliminary Plat
of WILLO-ESQUE THIRD ADDITION

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 16, 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. Approval of the plat is subject to the approval of the amended associated Community Unit Plan DP-42 and the associated vacation case V-0829: vacation of Second Street and platted access control.
- B. The purpose for which the reserves are intended shall be indicated in the plat's text of the final plat.
- C. The applicant shall submit for review a Home Association agreement which contains provisions for the improvement and maintenance of the private common open areas, private sidewalks, private recreational facilities, etc.
- D. The applicant shall guarantee the construction of the private sidewalks and shall guarantee the construction of public sidewalks adjacent to the east side of Ridge Road, the north sides of Willo-Esque Drive, La Parque and Voltaire; and the east side of Lorelei and the south side of Maranique.
- E. Both telephone and electric utilities shall be installed underground.
- F. The applicant shall guarantee the paving of all interior streets.

- G. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- H. The applicant shall guarantee the extension of city water to serve each lot.
- I. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- J. A 30-foot sanitary sewer and drainage easement shall be indicated between Lots 34 and 35, Block A.
- K. Complete access control to Ridge Road shall be indicated on Lot 1, Block A and on Lots 1-6, Block D.
- L. The applicant shall contact the Water Department relative to making satisfactory arrangements for and guaranteeing of the abandonment of a portion of the existing water line in the cul-de-sac at the north end of Summitlawn and extension of a portion of said line further to the north.
- M. The applicant shall pay off the outstanding sanitary sewer assessment for the sanitary sewer serving the Lots around the cul-de-sac on Summitlawn and shall guarantee the construction of a manhole on said sewer line. The Engineering Division of the Department of Public Works shall be contacted regarding this matter.
- N. The applicant's engineer shall contact Tim Cain of the Department of Public Works relative to the street names indicated on the plat.
- O. Any raising, lowering or incasement of the Derby pipeline necessitated by this plat shall be at the applicant's expense.
- P. Easements as indicated on the marked "engineer's copy" of the preliminary plat, shall be indicated on the final plat.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D 77-60
June 20, 1977
Page 3

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: L. C. Investment, Inc., 2458 S. Minneapolis, 67216
Delamater, Freund & Scherer, 412 Century Plaza, 67202
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-60 Name WILLO-ESQUE THIRD ADDITION
Date Application Rec'd. 6-3-77 Preliminary Approval _____
Scheduled S/D Meeting 6-16-77

DESCRIPTION

General Location East side of Ridge Road, 1/2 mile north of Maple

Owner L. C. Investment, Inc.
Surveyor/Engineer Bill Yung and Delamater, Freund & Scherer
Address 1355 N. Waco and 412 Century Plaza Building Phone 264-0676 & 263-6121

- | | | | |
|---|------------------------|--|-----------------|
| 1. Gross Acreage of Plat | <u>42.5</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | <u>3.31</u> | a. <u>64</u> R/W <u>4000</u> ft. | |
| Residential | <u>134</u> <u>51.2</u> | b. <u>70</u> R/W <u>1800</u> ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>134</u> | TOTAL | <u>5800</u> ft. |
| 3. Minimum Lot Frontage | <u>60</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>6,000</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>AA</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>N/A</u> (Yes-No) | | | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | | | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the amended associated Community Unit Plan DP-42 and the associated vacation case V-0829: vacation of Second Street and platted access control.
- B. It should be noted that the east 10 feet of the 20 foot north-south utility easement along the east side of the plat is located on the west 10 feet of the existing 30 foot wide Derby pipeline easement.
- C. The purpose for which the reserves are intended shall be indicated in the plat or the text of the final plat.
- D. The applicant shall submit for review a Homes Association agreement which contains provisions for the improvement and maintenance of the private common open areas, private sidewalks, private recreational facilities, etc.
- E. The applicant shall guarantee the construction of the private sidewalks and shall guarantee the construction of public sidewalks adjacent to the east side of Ridge Road, the north sides of Willo-Esque Drive, La Parque and Voltaire; and the east side of Lorelei and the south side Maranique.
- F. Both telephone and electric utilities shall be installed underground.
- G. The applicant shall guarantee the paving of all interior streets.
- H. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- I. The applicant shall guarantee the extension of city water to serve each lot.
- J. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.

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

Map No.: 5047
Section No.: 22
Twp. No.: 27S
Range: 1W

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Nillo - Esque Third
East side of Ridge Road, 1/2 mile north of Maple
General Location: Section 07, Second and East of
Ridge Rd.

Name of Property Owner: L.C. Investment, Inc.
Address: 2458 S. Minnesota ¹⁶ Phone: 743-2313
Name of Subdivider: Arde
Address: _____ Phone: _____
Name of Agent/surveyor: Bill Gering
Address: 1355 N. Waco ⁰³ Phone: 264-0676
Date of Application: May 3, 1977

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 42.5
2. Number of Lots:
 - Residential 134
 - Commercial _____
 - Industrial _____
 - Other _____
3. Total Number of Lots 134
4. Minimum Lot Frontage 100 ft.
5. Minimum Lot Area 6000 sq. ft.
6. Existing Zoning A.A.
7. Proposed Zoning A.A. C.U.P.
7. Lineal Feet of New Streets:
 - a. 64 R/W 4000 ft.
 - b. 70 R/W 1800 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 5800 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply (Yes-No), Name Wichita
10. Public Sanitary Sewers (Yes-No), Name Wichita
11. Health Department Approval (where applicable) N.A. (Yes-No)
12. City of Wichita Three-Mile Area

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

Owner's Signature: Ronald J. Lane

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

Received by LO.
Date 6-3-77
Fee Submitted 449⁰⁰

FORM 223-021

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
<i>Handwritten description</i>	
<i>Handwritten description</i>	

Name

Address

Type

Due Date

Comments:

Date

By

May 23, 1977

Mr. Bill Yung
1355 North Waco
Wichita, Kansas 67203

Re: S/D 77-60 - WILLO-ESQUE
THIRD ADDITION sketch plat.

Dear Mr. Yung:

We have reviewed the above referred to sketch plat and have the following comments. We note that the proposed elimination of 2nd Street by this replat will require the vacating of the north half of the dedicated portion of said street by separate vacation proceedings. There is a 30 foot wide Derby pipeline easement on the east 30 feet of Lots 34-46, Block A, which will require the 10 foot utility easement indicated along the east line of these lots to be relocated to the west of the pipeline easement, thus not leaving very much buildable area on the lots. There are also a variety of drainage problems created by this replat and the proposed change in the drainage plan for the area. M. S. Mitchell should be contacted as soon as possible regarding the rear lot drainage, increased drainage to Tarabury Lane, a street which at present cannot be drained adequately enough to be opened and improved and the reduction of the size of the drainage easements. In addition, approval for the submission of a preliminary plat will be subject to the following conditions:

- A. The approval of the plat is subject to the applicant receiving approval of the amended Willo-Esque C.U.P.
- B. The applicant shall by separate instrument vacate the north half of the dedicated portion of 2nd Street including the platted access control adjacent thereto.
- C. The applicant shall submit a revised sidewalk plan on subject property for review and approval by the Subdivision Committee and Planning Commission.
- D. The applicant shall guarantee the construction of the sidewalks in accordance with the approved sidewalk plan.

Mr. Bill Yung
May 23, 1977
Page 2

- 2/ The triangular area at the northeast corner of the plat shall be a "drainage dedication" rather than a drainage easement and shall so be indicated on the plat.
- F. The applicant shall guarantee all drainage improvements required on the plat.
- G. Both telephone and electric service shall be installed underground.
- H. Requirements for a preliminary plat (see Article 5, Part 3) of the MAPC Subdivision Regulations.

Enclosed for your information is a marked "engineer's copy" of the sketch plat for your information. If you have questions, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: L. C. Investment, Inc., 2458 S. Minneapolis, 67216
Willo-Esque C.U.P. file

Map No.: 5047
Section No.: 22
Twp. No.: 27S
Range: 1-W

S/D No. 77-60

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Willo-Esque Third
General Location: South of Second and East of Ridge Rd. East side of Ridge Road. 1/2 mile south of Hagle
Name of Property Owner: L.C. Investment, Inc.
Address: 2458 S. Minneapolis Phone: 943-2813
Name of Subdivider: Same Phone: _____
Address: _____
Name of Agent/Surveyor: Bill Gung
Address: 1355 N. Waco Phone: 264-0676
Date of Application: May 3, 1977

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 42.5
- Number of Lots:
 - Residential 134
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 134
- Minimum Lot Frontage 60 ft.
- Minimum Lot Area 6000 sq. ft.
- Existing Zoning A.A.
- Proposed Zoning A.A. O.U.P.
- Lineal Feet of New Streets:
 - a. 64 R/W 4000 ft.
 - b. 70 R/W 1800 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 5800 ft.
- Sidewalk adjacent to all streets? yes no
- Public Water Supply (Yes-No), Name Wichita
- Public Sanitary Sewers (Yes-No), Name Wichita
- Health Department Approval (where applicable) N.A. (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: Ronald J. Lane

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

Received by [Signature]
Date 5/3/77
Fee Submitted none