

PLAT NO. S/D 77-92 MAP NO. 6146

NAME CROSS TOWN EAST

LOCATION: S.E. Corner of Kellogg and Webb Road

ENGINEER Baughman Company

OWNER Robert W. Moore, et al

APPLICATION FILED 7-18-77

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

PRELIMINARY FILED 7-18-77

S/D ACTION 7-28-77 approve

FINAL FILED 8-1-77

S/D ACTION 8-11-77 approve

MAPC ACTION 8-18-77 Approve

BCC ACTION 10-25-77 approve

RECORDED October 27, 1977

REMARKS \_\_\_\_\_

S/D 77-92 - CROSS TOWN EAST - S.E.  
Corner of Kellogg & Webb Road -  
by Baughman Company

*POSTED*  
*7-26-77*

**ACTION**

DATE

S/D COMMITTEE (Prelim) approve 7-28-77

S/D (Final) approve 8-11-77

M.A.P.C. Approved 8-18-77

B.C.C.A.B. GO.C. approve 10-25-77



## WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 16, 1980

TO Donald C. Gisick, City Clerk  
 FROM Louise Olivarez, Senior Planner  
 SUBJECT Release of expired letters of credit associated with  
 plats.

Listed below are sixteen letters of credit which may be released at the request of the purchasers or the banks. The improvements guaranteed by these letters of credit have all been completed.

<u>Plat</u>	<u>Purchaser</u>	<u>Bank</u>	<u>Amount</u>	<u>Improvement</u>
S/D 73-30 Woodlawn Place	Fidelity Dev., Inc.	Fidelity Inv. Co.	\$ 94,000	drainage ditch
S/D 73-30 Woodlawn Place	Fidelity Dev., Inc.	Fidelity Inv. Co.	20,700	water line
S/D 75-53 The Park	The Park	Union National	100,000	lift station & force main
S/D 75-99 Pheasant Run Addition	Carson & Sproul	Central State	4,500	sidewalks
S/D 76-14 Stevens-Ryan Addition	James H. Stevens & Thomas J. Ryan	Boulevard	1,300	construct side walk & close driveway
S/D 76-81 Walenta 2nd Addition	Donald J. Walenta	Central State	7,000	sidewalks - sanitary sewer
S/D 76-92 Caro 4th Addition	Alfred A. Caro	First National	2,000	sidewalk
S/D 76-92 Caro 4th Addition	Alfred A. Caro	First National	12,500	sewer
S/D 76-125 The Moorings	MIBAC, Inc.	United American	115,000	pumping static and force main
S/D 77-21 Jack Russell Addition	Jack U. Russell	Southwest National	1,000	sidewalk
S/D 77-34 Fields & Pate Addition	Pate Construction	Fourth National	2,200	sidewalks
S/D 77-53 Roann Add	Roe Messner	Fourth National	17,250	pave Mt. Carmel
S/D 77-83 Woodchuck Villas	P.E.C., P.A.	First National	24,910	sanitary sewer
S/D 77-92 Cross Town East	M.K. Gentry & Vernon J. Jacobs	Fourth National	8,000	sanitary sewer
S/D 77-103 Maple Gardens	E.E. Kardatzke	National Bk. of Wichita	21,000	water
S/D 77-103 Maple Gardens	E.E. Kardatzke	National Bk. of Wichita	42,000	sanitary sewer

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 77-92 Name CROSS TOWN EAST  
Application & Sketch Filed: 7-18-77  
Preliminary Plat Filed: 7-18-77 Approved by S/D: 7-28-77  
Final Plat Filed: 8-1-77 Approved by S/D: 8-11-77  
Approved by Metropolitan Area Planning Commission: 8-18-77

DESCRIPTION

General Location: Southeast corner of Kellogg & Webb Road.

Surveyor or Engineer: Baughman Company  
Owner: Robert W. Moore & T. G. Davis  
Address: 1524 S. Rosehill Rd., Wichita, Ks. 67230

- |                                 |  |                       |                    |
|---------------------------------|--|-----------------------|--------------------|
| 1. Gross Acreage of Plat        | 12.5   | 6. Access Control     |                    |
| 2. Number of Lots:              |  | St. Kellogg           | No. Openings 0     |
| Residential                     |  | St. Webb Rd. & Orme   | No. Openings 2 ea. |
| Commercial                      | 2  | St. Wildcat Lane      | No. Openings 3     |
| Industrial                      |  | 7. Req'd Improvements |                    |
| Other                           |  | St. Paving reqd.      | Water not reqd.    |
| Total Number of Lots:           | 2  | * Sidewalk            | Drainage           |
| 3. Minimum Lot Area:            | 0.74 Acres   | Sewer reqd.           | Other none         |
| 4. Existing Zoning              | "C"  |                       |                    |
| * 5. Special Problems Discussed | Sidewalks - Planning Commission recommended no sidewalks - new policy would require walk on Orme and Wildcat Lane. Valid petitions have been submitted guaranteeing the paving of Wildcat Lane and Orme; and a decel lane on Webb Road and Kellogg. A Certificate has been submitted certifying the petition. An irrevocable letter of credit for \$8,000 has been submitted guaranteeing the extension of a sanitary sewer. |                       |                    |

Planning Commission Recommendation:

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

NOTE: The associated Commercial Community Unit Plan DP-82 has been approved by the Board of City Commissioners subject to platting.

*approve the petitions and*  
ACTION: Receive and file the irrevocable letter of credit, instruct the Director of Law to prepare the necessary resolution and instruct the City Clerk to file the certificate with the Register of Deeds, the 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.



*Newby*  
KANSAS GAS AND ELECTRIC COMPANY

October 18, 1977

Metropolitan Area Planning Commission  
455 North Main  
Wichita, Kansas 67202

Dear Mr. Newby:

This is to advise that satisfactory relocation arrangements have been made and KGE, The Electric Company has no further objections to recording of proposed plat "Cross Town East Addition".

*Robert Blevins*

Robert Blevins  
Senior Estimator

RB:rf



**CERTIFICATE**

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

I, Robert W. Moore, owner and plat-  
tor of CROSS TOWN EAST Addition, do hereby  
certify that petitions for the following improvements have been  
submitted to the Board of Commissioners of the City of Wichita,  
Kansas;

1. Street paving: Wildcat and Orme
2. Decel lane: Webb Road
3. Decel lane: Kellogg
- 4.
- 5.
- 6.
- 7.

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

Signed this 17 day of October, 1977.

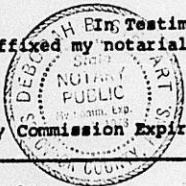
Robert W. Moore  
Robert W. Moore

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

Be it remembered that on this 17 day of October,  
1977, before me, a notary public in and for said County and State,  
came Robert W. Moore, to me personally  
known to be the same person who executed the fore-going instrument  
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and  
affixed my notarial seal the day and year above written.

My Commission Expires:



Robert H. Stewart  
Notary Public

IRREVOCABLE LETTER OF CREDIT  
Fourth National Bank & Trust Company, Wichita  
P. O. Box 1090, Wichita, Kansas 67201  
(Name and address of bank)

Date: October 4, 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 \$ 8,000.00 for the account of M. K. Gentry and Vernon J. Jacobs

(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 October 4, 1978 (6)  
(Insert date two years from MAPC approval of plat)

1. Sanitary Sewer.
- 2.
- 3.

in Lots 1 and 2, Cross Town East, 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 Fourth National Bank & Trust Company, Wichita, Credit No. 506, dated October 4, 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 presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before December 4, 1978  
(insert a date at least 60 days after the date on line 6)

Very truly yours,

Fourth National Bank & Trust Co., Wichita  
(Name of bank)

(CORPORATE SEAL)

By: [Signature]  
(Authorized signature)

NUMBER

Y-56,425

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:

*Allen E. Priestley*

Secretary

ST. PAUL TITLE INSURANCE CORPORATION

*Fred H. Benson Jr.*

President

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TSP-113



Robert W. Moore  
T. G. Davis  
The City of Wichita

SCHEDULE A

COMMITMENT NO. Y-56,425

1. Effective date: September 19, 1977 @ 7:00 A.M.

2. Policy or Policies to be issued: Amount  
x ALTA Owner's Policy Form A-1970 (Amended 10-17-70) Limited to  
(a) x ALTA Owner's Policy Form B-1970 (Amended 10-17-70) \$ 250.00  
       Proposed Insured: The City of Wichita, a Municipal Corporation

       ALTA Loan Policy (Amended 10-17-70) \$  
(b)         
       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:  
Robert W. Moore and T. G. Davis

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

A tract of land described as beginning at the NW corner of the NW $\frac{1}{4}$  of Section 28, T27S, R2E, Wichita, Sedgwick County, Kansas; thence easterly, along the north line of said NW $\frac{1}{4}$ , 755.05 feet; thence southerly, parallel with the east line of said NW $\frac{1}{4}$ , 622 feet; thence easterly, parallel with the north line of said NW $\frac{1}{4}$ , 70 feet; thence southerly, parallel with the east line of said NW $\frac{1}{4}$ , 160.08 feet; thence westerly, parallel with the north line of said NW $\frac{1}{4}$ , 826.07 feet to the west line of said NW $\frac{1}{4}$ ; thence northerly, along said west line, 782.08 feet to the point of beginning, except U.S. 54 Highway (Condemnation Case A-17549) and except Kansas Turnpike Right of Way.

TO BE PLATTED AS: CROSS TOWN EAST, Wichita,  
Sedgwick County, Kansas

FIDELITY TITLE COMPANY, INC.



William S. Moore  
Authorized Signatory

This Commitment valid only if Schedule B is attached

SCHEDULE B-I  
(REQUIREMENTS)

COMMITMENT  
NO. Y-56,425

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 record a properly approved and satisfactorily executed Plat of CROSS TOWN EAST, Wichita, Sedgwick County, Kansas, executed by Robert W. Moore and T. G. Davis and spouses, if any, as fee owners.
- (2) Said plat must be consented to by Union National Bank of Wichita, Kansas, as holders of the following mortgages:
- (a) Mortgage by Robert W. Moore and Lynn Moore, husband and wife, and T. G. Davis and Norma Davis, husband and wife, to Union National Bank of Wichita, Kansas, dated June 30, 1975, in the amount of \$575,000.00, filed July 1, 1975 @ 2:05 P.M., recorded in Film 147 at page 1451.
- (b) Mortgage by Robert W. Moore and Lynn Moore, husband and wife, and T. G. Davis and Norma Davis, husband and wife, to Union National Bank of Wichita, Kansas, dated June 30, 1975, in the amount of \$575,000.00, filed July 1, 1975 @ 12:05 P.M., recorded in Film 149 at page 620.
- (3) Company has been provided a copy of the proposed plat; which provides for the following proposed easement, setbacks and dedications:
- (a) An easement over the South 20 feet of the North 165 feet of subject premises.
- (b) Complete Access Control over the North line of subject property and over the North 85 feet of the East line of subject property.
- (c) Access control except for one opening over the West line of proposed Lot 1, except for 1 opening over the West line of proposed Lot 2, except for 2 openings over the South line of proposed Lot 2, and except for 3 openings over the East line of proposed Lot 2, except for the North 85 feet thereof.

continued

FIDELITY TITLE COMPANY, INC.



TSP-114B-I

*William S. Malone*  
Authorized Signatory

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

SCHEDULE B - I  
(continued)

Commitment  
~~Box~~ Y-56,425  
Number: \_\_\_\_\_

SCHEDULE B-I,1.B. - continued

(4) 1976 real estate taxes show paid as follows:

<u>Key Number</u>	<u>Amount</u>
C-21727-33	\$ 568.23
C-21727-33-A	\$ 400.49
C-21727-33-B	82.82
C-21727-33-C	\$1,538.00
C-21727-33-D	\$ 146.78
C-21727-34	\$ 89.11
C-21727-35	\$ 668.90
C-21727-36	\$ 19.92
C-21727-37	\$ 87.02

FIDELITY TITLE COMPANY, INC.

TSP-104:3/77  
(3 PART)



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

Page 2

SCHEDULE B-II  
(EXCEPTIONS)

COMMITMENT  
NO. Y-56,425

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 77 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. Subject to 30 foot Section Line Road on West increased to 50 feet in Right of Way Agreement recorded in Misc. Book 698 at page 486. (Incorporated into proposed Plat)
7. Subject to Easement for transmission lines granted to Kansas Gas and Electric Company in instrument recorded in Misc. 327 at page 223 over the North 10 feet of the South 30 feet of the North 330 feet of insured premises.
8. Subject to Easement for pipeline granted to The Gas Service Company in instrument recorded in Misc. Book 305 at page 464 over the South 10 feet of the North 80 feet of the NW $\frac{1}{4}$ , Sec. 28, Twp 27S, R2E.
9. Subject to Easement for pipeline granted to The Gas Service Company in instrument recorded in Misc. Book 285 at page 271 over the East 30 feet of the West 60 feet of the South 620 feet of the North 690 feet of the NW $\frac{1}{4}$ , Sec. 28, Twp 27S, R2E. (Located in platted Webb Road)

continued

FIDELITY TITLE COMPANY, INC.



TSP-114B-II

*William B. Mulder*  
Authorized Signatory

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

SCHEDULE B -II  
(continued)

~~Policy~~ Commitment  
Number: Y-56,425

SCHEDULE B,II - continued

10. Subject to Right of Way for pipeline granted to Beech Aircraft Corporation in instrument recorded in Misc. Book 195 at page 207 and partially released in instrument recorded in Misc. Book 300 at page 107 over the West 70 feet of the NW $\frac{1}{4}$ , Sec. 28, Twp 27S, R2E.
11. Subject to Easement for pipeline granted to The Gas Service Company in instrument recorded in Misc. Book 406 at page 100 over the North 10 feet of insured premises.
12. Described property may be and/or is subject to Special Assessments as disclosed by Resolution recorded in Film 78 at page 573.
13. Company assumes no liability for any Leasehold interests in subject property.
14. No liability is assumed for possible Judgment Search of the Official Record, Sedgwick County, Kansas, as against Robert W. Moore and T. G. Davis.
15. Permanent Easement condemned by the Kansas Turnpike Authority in Sedgwick County District Court Case A-5570 described as Tract No. 8-70B which is over and across a portion of the Southwest Corner of Lot 2 of the proposed Plat.

FIDELITY TITLE COMPANY, INC.

TSP-104:3/77  
(3 PART)



*William B. Malone*  
AUTHORIZED SIGNATURE

Page 2

#### 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.

ALTA Commitment — 1966

**Commitment  
for  
Title Insurance**



GENERAL OFFICE:  
1650 West Big Beaver Road  
Troy, Michigan 48064

August 18, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-92 - Final plat of  
CROSS TOWN EAST

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 18, 1977, 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 August 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 Commission.
- 10-17 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 10-5-77 3. Certification by an attorney that fee title is vested in the platlor.
- 10-5-77 4. Certification that all taxes due and payable for 1976 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:bh

cc: Robert W. Moore, c/o Everett C. Fettis,  
Attorney, 120 S. Market, Suite 504, 67202  
T. G. Davis, 1524 S. Rosehill Rd., 67230  
M. K. Gentry, 2321 S. Seneca, 67213  
Roger Sherwood, Attorney, Century Plaza Bldg., 67202  
Dean Sellers, Assistant City Engineer

August 15, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-92 - Final plat of  
CROSS TOWN EAST

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 11, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- Plans called 10/18/77 to see memo from G.E.*
- Letter to City to petition*
- Letter to City to petition*
- A. The applicant shall contact Kansas Gas and Electric Company regarding the possible relocation of some existing lines or providing an easement for same. A memo from K.G. and E. stating that satisfactory arrangements have been made shall be submitted to the Planning Department.
- B. As required in the approval of the associated C.U.P., the applicant shall guarantee the construction of decal lanes on Kellogg and on Webb Road.
- C. The applicant shall guarantee the paving of Wildcat Lane and Orme to the commercial street standard of 40 feet in width.
- D. The Subdivision Committee recommends that the requirement for sidewalks to be constructed on the east side of Webb Road, the north side of Orme, and the west side of Wildcat Lane not be a condition of the approval of this plat.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

S/D 77-92  
August 15, 1977  
Page 2

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, August 18, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLM:rme  
Encl.

cc: Robert W. Moore, c/o Everett C. Pettis, Attorney  
120 S. Market, Suite 504, 67202  
T. G. Davis, 1524 S. Rosehill Rd., 67230  
M. K. Gentry, 2321 S. Seneca, 67213  
Roger Sherwood, Attorney, Century Plaza Bldg., 67202  
Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 77-92 Name CROSS TOWN EAST  
Date Application Rec'd. 7-18-77 Preliminary Approval 7-28-77  
Scheduled S/D Meeting 8-11-77

DESCRIPTION

General Location Southeast corner of Kellogg and Webb Road

Owner Robert W. Moore & T.G. Davis, Jr.  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |  |                       |  |                   |
|--|-----------------------|--|-------------------|
| 1. Gross Acreage of Plat   | <u>12.5</u>           | 7. Lineal Feet of New Streets:         |                   |
| 2. Number of Lots:   |                       | a. <u>60</u> R/W <u>452.8</u> ft.      |                   |
| Residential  |                       | b. <u>70</u> R/W <u>848.7</u> ft.      |                   |
| Commercial   | <u>2</u>              | c. <u>75</u> R/W <u>175</u> ft.        |                   |
| Industrial   |                       | d. _____ R/W _____ ft.                 |                   |
| Other  |                       | e. _____ R/W _____ ft.                 |                   |
| Total Number of Lots   | <u>2</u>              | TOTAL                                  | <u>1476.5</u> ft. |
| 3. Minimum Lot Frontage  | <u>155</u> ft.        | 8. Sidewalk adjacent to all            |                   |
| 4. Minimum Lot Area  | <u>32,550</u> sq. ft. | streets? <u>yes</u> <u>x</u> <u>no</u> |                   |
| 5. Existing Zoning   | <u>C</u>              |  |                   |
| 6. Proposed Zoning   | <u>C</u>              |  |                   |
| 9. Public Water Supply <u>YES</u> (Yes-No), Name _____           |                       |  |                   |
| 10. Public Sanitary Sewers <u>YES</u> (Yes-No), Name _____       |                       |  |                   |
| 11. Health Department Approval (where applicable) _____ (Yes-No) |                       |  |                   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____             |                       |  |                   |

STAFF COMMENTS:

- A. The applicant shall contact Kansas Gas and Electric Company regarding the possible relocation of some existing lines or providing an easement for same. A memo from KG&E stating that satisfactory arrangements have been made shall be submitted to the Planning Department.
- B. As required in the approval of the associated C.U.P., the applicant shall guarantee the construction of decel lanes on Kellogg and on Webb Road.
- C. The applicant shall guarantee the paving of Wildcat Lane and Orme to the commercial street standard of 40 feet in width.
- D. The applicant shall guarantee the construction of sidewalks adjacent to the east side of Webb Road, the north side of Orme, and the west side of Wildcat Lane. The applicant shall be advised that sidewalk construction will be a requirement included in the Building permits issued for construction on these lots.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Newby



**THE CITY OF WICHITA**

**OFFICE OF** Ass't. Supt. of Public Works **DATE** July 28, 1977  
Maint.

**TO** Jack Galbraith, Chief Planner, MAPD

**FROM** M. S. Mitchell

**SUBJECT** -/Cross Town East Adn.  
S/D 77-92



Reference is made to my request before the Subdivision Committee for a Lot Grading Plan for subject Addition. Please be advised that the Preliminary Plat furnished this office which states "Lots shall be graded to drain to streets when developed" is approved subject to adding "via approved inlets, drives, flumes, etc.".

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

*M. S. Mitchell*  
M.S. Mitchell,  
Ass't. Supt. of Public Works Maint.

MSM/glm

cc: G. H. Wilton  
Cross Town East Adn. Plat File  
Central Inspection/John Riddel w/exh.

July 29, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-92 - Preliminary plat  
of CROSS TOWN EAST

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 28, 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. The applicant shall contact Kansas Gas and Electric Company regarding the possible relocation of some existing lines or providing an easement for same.
- B. As required in the approval of the associated C.U.P., complete access control shall be indicated adjacent to Kellogg and access control except for two openings adjacent to Webb Road, access control except for two openings adjacent to Orme and access control except for three openings adjacent to Wildcat Lane, shall be indicated on the plat.
- C. As required in the approval of the associated C.U.P., the applicant shall guarantee the construction of decel lanes on Kellogg and on Webb Road.
- D. The applicant shall guarantee the paving of Wildcat Lane and Orme to the commercial street standard of 40 feet in width.
- E. The applicant shall guarantee the construction of sidewalks adjacent to the east side of Webb Road, the north side of Orme and the west side of Wildcat Lane.

S/D 77-92  
July 29, 1977  
Page 2

- F. The applicant shall be advised that the sidewalk construction will be a part of the building permit approval when the sidewalks have been guaranteed as a condition of plat approval.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 2 of the MAPC Subdivision Regulations.
- H. 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,

Louise Olivarez  
Planning Analyst

LO:rme  
Encl.

cc: Robert W. Moore, c/o Everett C. Pettis, Attorney  
120 S. Market, Suite 504, 67202  
T. G. Davis, 1524 S. Rosehill Rd., 67230  
M. K. Gentry, 2321 S. Seneca, 67213  
Roger Sherwood, Attorney, Century Plaza Bldg., 67202  
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 77-92 Name CROSS TOWN EAST  
Date Application Rec'd. 7-18-77 Preliminary Approval  
Scheduled S/D Meeting 7-28-77

DESCRIPTION

General Location Southeast corner of Kellogg and Webb Road

Owner Robert W. Moore & T. G. Davis, Jr.  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |  |                       |  |                   |
|--|-----------------------|--|-------------------|
| 1. Gross Acreage of Plat                             | <u>12.5</u>           | 7. Lineal Feet of New Streets:         |                   |
| 2. Number of Lots:                                   |                       | a. <u>60</u> R/W <u>452.8</u> ft.      |                   |
| Residential  |                       | b. <u>70</u> R/W <u>848.7</u> ft.      |                   |
| Commercial   | <u>2</u>              | c. <u>75</u> R/W <u>175</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>2</u>              | TOTAL                                  | <u>1476.5</u> ft. |
| 3. Minimum Lot Frontage                              | <u>155</u> ft.        | 8. Sidewalk adjacent to all            |                   |
| 4. Minimum Lot Area                                  | <u>32,550</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |                   |
| 5. Existing Zoning                                   | <u>C</u>              |  |                   |
| 6. Proposed Zoning                                   |                       |  |                   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name     |                       |  |                   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name |                       |  |                   |
| 11. Health Department Approval (where applicable)    |                       |  | (Yes-No)          |
| 12. City of Wichita <u>X</u> : Three-Mile Area       |                       |  |                   |

STAFF COMMENTS:

- A. The associated commercial Community Unit Plan DP-82, has been approved by the Board of City Commissioners subject to platting.
- B. As required in the approval of the associated C.U.P., complete access control shall be indicated adjacent to Kellogg and access control except for two openings adjacent to Webb Road, access control except for two openings adjacent to Orme and access control except for three openings adjacent to Wildcat Lane, shall be indicated on the plat.
- C. As required in the approval of the associated C.U.P., the applicant shall guarantee the construction of decel lanes on Kellogg and on Webb Road.
- D. The applicant shall guarantee the paving of Wildcat Lane and Orme to the commercial street standard of 40 feet in width.
- E. The applicant shall guarantee the construction of sidewalks adjacent to the east side of Webb Road, the north side of Orme and the west side of Wildcat Lane.
- F. The applicant shall be advised that the sidewalk construction will be a part of the building permit approval when the sidewalks have been guaranteed as a condition of plat approval.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



FORM 227-1

**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

Name

Address

Type

Due Date

Comments:

Date

By