

PLAT NO. S/D 77-143 MAP NO. 5345

NAME GAS-N-GO ADDITION

LOCATION: Southwest corner of Merton and Seneca St.

ENGINEER Baughman Company

OWNER Osage Oil and Transportation, Inc. et al

APPLICATION FILED 10-10-77

SKETCH PLAT FILED 10-10-77

PRELIMINARY FILED none

S/D ACTION N/A

FINAL FILED 10-10-77

S/D ACTION 10-20-77 approve / 8-10-78 reapprove

MAPC ACTION 10-27-77 approve

ECC ACTION 8-17-78 reapprove

RECORDED Sept 25, 1978

REMARKS Associated zone case Z-1946

S/D 77-143 - GAS-N-GO ADDITION -
Southwest corner of Merton and
Seneca, Baughman Company

ACTION

	DATE
SD COMMITTEE	<u>Final approve</u> 10-20-77
	<u>Reapprove</u> 8-10-78
M.A.F.C.	<u>approve</u> 10-22-78
	<u>approve</u> 8-17-78
B.C.C./B. CO. C.	<u>Approved</u> 9-12-78

Map No. 5345
Sec. 31
Twp. 27
Range 1E

Subdivision Report and Progress
S/D No.: 77-143

Name: GAS-N-GO ADDITION

General Location: Southwest corner of Merton and Seneca St.

Owner: Osage Oil and Transportation, Inc.
Address: ATT: C. Dwain Carnes, P.O. Box 29
Cleveland, Okla. Zip Code: 74020 Phone: 918-358-2541
Subdivider: ATT: F. W. Guinn
Address: 944 S.W. 29th
Oklahoma City, Okla. Zip Code: 73109 Phone: 405-631-4581
Engineer/Surveyor: Baughman Company
Address: 330 Laura
Wichita Zip Code: 67211 Phone: 262-7271

Present Zoning: "RB" & "LC"
Proposed Zoning: "LC"
Assoc. Zone Case: Z-1946

M.A.P.C. ACTION: 10-27-77 *approve*
8-17-78
Advisory Letter: 10-28-77/

APPLICATION RECEIVED: 10-10-77

Closure Data Submitted: _____
Title/Taxes Rec'd. and _____
Reviewed: _____

SKETCH PLAT RECEIVED: 10-10-77
Letter of Intent: *none*

Final Review: 9-5-78
Referral to B.C.C.: 9-5-78

PREL. PLAT RECEIVED: *none*

B.C.C. ACTION: 9-12-78 *Approved*

S/D Comm. Action: *N/A*

Advisory Letter: *N/A*

Tracing Received: _____
Released for Recording: _____
Plat Recorded: 9-25-78

FINAL PLAT RECEIVED: 10-10-77
S/D Comm. Action: 10-20-77 *approve*
8-10-78 *reapprove*
Advisory Letter: 10-24-77/9-14-78

Comments:

Associated Zone case Z-1946

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

GAS-N-GO ADDITION was

filed for record on September 25, 1978

Barbara J. McCallister
Register of Deeds

T9-302 (2)

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

T9-328

MASTIN, S. IN LOS ANGELES
LOOK ON MEDGROOR TR U S A

S
No 2-153C

METROPOLITAN AREA PLANNING

October 9, 1984

Tim Cain, Administrative Supervisor, City Engineer's Office
Forrest L. Nagley, Senior Planner

Returning of Construction Performance
Guarantee associated with the plat of
Gas-N-Go Addition

In June of this year, the City Engineer's Office directed the City Treasurer to collect on a \$1,000 Letter of Credit from the First National Bank of Cleveland, Oklahoma. The purchaser, Osage Oil and Transportation, Inc., failed to close a curb cut in excess of platted access control. On July 12, 1984, I received a copy of a memorandum from yourself to Clark Stevens of the Controller's Office. By this memorandum, you requested the \$1,000 to be assigned to a performance/trust account pending the outcome of replatting requirements for the subject property. The associated replat is MAPCO Addition.

On September 26, 1984, MAPCO Addition was recorded with the Register of Deeds. The completed replat provides for the drive approach to Seneca to remain. Therefore, the \$1,000 collected on Osage Oil and Transportation, Inc.'s Letter of Credit may be returned.

Should you have any questions, please call me.

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Mike Lindebak, City Engineer
Loretta Cox, Treasurer's Office
Clark Stevens, Controller's Office
MAPCO Plat File

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE July 12, 1984

TO Clark Stevens, Controller's Office
FROM Tim R. Cain, Administrative Supervisor


SUBJECT Construction Performance
Guarantee - Gas-N-Go Addition

The Treasurer's Office has received \$1,000 for default collection on a letter of credit. The letter of credit was provided to guarantee the closing of a curb cut on Seneca associated with the platting of Gas-N-Go Addition.

Please assign a performance/trust account number for the receipt of the funds. Due to a new plat, MapCo Addition, just recently being filed, the need for closing of curb cut may be eliminated. If so, the \$1,000 guarantee will need to be refunded rather than being used for the construction work. Subdivision procedures for determining the need to close the curb may take 3 to 6 months or longer.

Please advise me (4601) and/or Loretta Cox (4109) of the account number so that the funds can be deposited.

Thank you for your assistance.


Tim R. Cain
Administrative Supervisor

/co

cc: Mike Lindebak, City Engineer
Forrest Nagley, MAPD ✓
Loretta Cox, Treasurer's Office

*Forest
F-6*

THE CITY OF WICHITA
OFFICE OF City Engineer

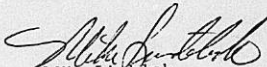
DATE June 14, 1984

TO Ralph Klose, City Treasurer
FROM Mike Lindebak, City Engineer

SUBJECT Letter of Credit - Gas-N-Go Addition

Effective June 13, 1984, Osage Oil and Gas Company is in default of the attached letter of credit. The purpose of the letter of credit is to guarantee the closing of a curb opening serving Lot 1, Gas-N-Go Addition.

Please proceed with the steps necessary to draw on the letter of credit.


Mike Lindebak
City Engineer

ML:mgr

cc: Jack Galbraith, Chief Planner - Current Plans ✓

Attachment

RECEIVED

JUN 15 1984

METROPOLITAN PLANNING
ROUTE _____

IRREVOCABLE LETTER OF CREDIT

First National Bank
Cleveland, OK 74020

(Name and address of bank)

DATE: March 10, 1982

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 \$1,000 for the account of Osage Oil & Transportation, Inc. (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before June 13, 1984 (6)

1. Closing of curb opening to Seneca Street from Lot 1.
- 2.
- 3.

in Gas-N-Go Addition, a subdivision of the City of Wichita, Kansas.

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

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

All drafts drawn hereunder must be marked: "Drawn under _____"

First National Bank, Credit No. _____, dated 3/10/82.
(Name of bank)

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

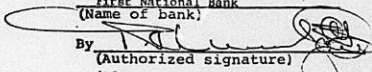
Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before August 13, 1984
(insert a date at least 60 days from the date on line 6)

Very truly yours,

(CORPORATE SEAL)

First National Bank
(Name of bank)

By 
(Authorized signature)
(Also type or print name below)

T. R. Lunsford II, VP

THE CITY OF WICHITA
OFFICE OF City Engineer

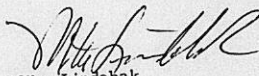
DATE June 5, 1984

TO Don Gisick, City Clerk
FROM Mike Lindebak, City Engineer

SUBJECT Letter of Credit - Gas-N-Go Addition

The Planning Commission has instructed MAPD staff to proceed with the steps necessary to collect on the above-referenced letter of credit. Osage Oil and Gas Transportant Company will default on the letter of credit on June 13, 1984. The lending institution is 1st National Bank of Cleveland, Oklahoma.

Please transfer the letter of credit to Forrest Nagley of the Planning Department. Phone Mr. Nagley at 4421 and he will pick up the document.


Mike Lindebak
City Engineer

ML:mgr

cc: Jack Galbraith, Chief Planner - Current Plans ✓
Forrest Nagley, Senior Planner

May 25, 1984

MAPCO Petroleum, Inc.
Attention: John Biola
P.O. Box 22298
Nashville, Tennessee 37202

Re: V-1270 - Request to vacate the platted "access control except for two openings to Seneca Street" from Lot 1, Gas-N-Go Addition Generally located at the southwest corner of Merton and Seneca.

Dear Mr. Biola:

On May 24, 1984, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above-referenced vacation request. The action of the Committee was to deny the request and direct staff to collect upon the letter of credit from The First National Bank of Cleveland, Oklahoma, in order to close the one curb approach in violation of the platted access control. As you are aware, the letter of credit is for the account of Osage Oil and Transportation, Inc., the previous owner of the lot in question. It was discussed and agreed, with the concurrence of Mr. Bob Barnes, that the southernmost drive would be closed by the City.

Osage Oil and Transportation, Inc., does not default on the terms of their letter of credit until June 13, 1984. On that date, the City will proceed to collect on the guarantee and will, shortly thereafter, initiate the process necessary for the City to complete the curb cut closure. By copy of this letter, I am so notifying the bank and Osage Oil and Transportation, Inc., of the City of Wichita's intention to collect on the letter of credit.

Since the case was denied by the Subdivision Committee, the vacation case will proceed no further. Should you have any questions or would like to designate a different driveway for the City to close, please call me at 316-268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

MAPCO Petroleum, Inc.
Attention: John Biola
May 25, 1984
Page 2

cc: Osage Oil and Transportation, Inc., Attention: C. Dwain Carnes,
P.O. Box 29, Cleveland, Oklahoma 74020
First National Bank of Cleveland, Oklahoma, Cleveland, Oklahoma,
74020
Mike Lindebak, City Engineer
Bob Barnes, 1701 S. Seneca, 67213

THE FIRST NATIONAL BANK

OF CLEVELAND, OKLAHOMA

CLEVELAND, OKLAHOMA

74020

May 8, 1984

WSC Metropolitan Area Planning Dept.
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202-1688

Gentlemen:

Our customer, Osage Oil & Transportation, Inc., does not wish to extend our letter of credit in the amount of \$1,000.00 beyond June 13, 1984.

If you have further questions, please call us.

Sincerely,

Donna Edgeton
Mrs. Donna Edgeton
Ass't. Vice President

DE:db

cc: C. Dwain Carnes
Osage Oil & Transportation, Inc.
P. O. Box 29
Cleveland, Oklahoma 74020

RECEIVED
MAY 10 1984
METROPOLITAN PL
ROUTE

After 5 Days Return To
FIRST NATIONAL BANK
DRAWER 9
CLEVELAND, OKLAHOMA 74020



Attn: Forrest L. Nagley
Junior Planner

Wichita-Sedgwick County
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202-1688



April 10, 1984

Osage Oil and Transportation, Inc.
Attention: C. Dwain Carnes
P.O. Box 29
Cleveland, Oklahoma 74020

Re: Letter of credit guaranteeing the closure of one curb cut to
Seneca Avenue from Gas-N-Go Addition (Credit Number 6-78-1).

Dear Mr. Carnes:

Your company's letter of credit from First National Bank of Cleveland, Oklahoma, in the amount of \$1,000.00 guaranteeing the closing of the above-referenced curb cut is nearing default. The terms of the guarantee reference a default date of June 13, 1984. A recent field check of this property has verified that the work remains uncompleted.

The purpose of this letter is to remind you of your agreement to close the curb cut prior to June 13, 1984. If this improvement is not completed by this date, I will be required to turn your letter of credit over to the City Engineer's office for collection.

Once you have complete the curb cut closing, please notify me so I may begin the process necessary for release of your guarantee. Action on your part is imperative if you wish to avoid default on your letter of credit.

Should you have any questions, please call me at (316) 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: First National Bank of Cleveland, Oklahoma, Cleveland, Oklahoma,
74020
F. W. Guinn, 944 S.W. 29th, Oklahoma City, Oklahoma, 73109
Mike Lindebak, City Engineer

March 15, 1962

Donald C. Gisick, City Clerk
Forrest L. Magley, Junior Planner

Forwarding of Revised Letter of Credit Associated with
Gas-N-Go Addition

Attached please find a revised letter of credit for the
above-referenced plat. The superceded letter of credit
and amendment is being returned to the 1st National Bank
of Cleveland, Oklahoma with their copy of this memorandum.

Forrest L. Magley
Junior Planner

FLN:jps

Attachment

cc: First National Bank of Cleveland, Oklahoma, 74020
F. W. Guinn, 944 SW 29th, Oklahoma City, Oklahoma, 73109
Mike Lindebak, Project Development Engineer, City Engineering

IRREVOCABLE LETTER OF CREDIT

First National Bank
Cleveland, OK 74020

(Name and address of bank)

DATE: March 10, 1982

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 \$1,000 for the account of Osage Oil & Transportation, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before June 13, 1984 (6).

1. Closing of curb opening to Seneca Street from Lot 1.
- 2.
- 3.

in Gas-N-Go Addition, a subdivision of the City of Wichita, Kansas.

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

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

All drafts drawn hereunder must be marked: "Drawn under _____

First National Bank, Credit No. _____, dated 3/10/82."
(Name of bank)

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

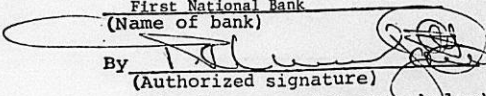
Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before August 13, 1984
(insert a date at least 60 days from the date on line 6)

Very truly yours,

(CORPORATE SEAL)

First National Bank
(Name of bank)

By 
(Authorized signature)
(Also type or print name below)

T. R. Lunsford II, VP

To	F. W. GUINN 944 S.W. 2 ND STREET OKLAHOMA CITY, OKLA. 73109	From	FOREST NAGLEY METRO. PLANNING CITY HALL - 455 N. MAIN WIKIITA, KS. 67209
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Subject	Forwarding of NEW LETTER OF CREDIT FORM	Date	3/1/82
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Message


Attached please find the above-referenced document for your use in renewing the guarantee for Gas N' Go Addition (S/D 77-143). It should be completed by a bank and returned to me. I will return your present letter of credit to the First Natl. Bank in Cleveland, Okla., when the revised one has been received. Should you have any questions, please call me at (316) 268-4421

SIGNED Forest C. Nagley

DATE

Reply

* Answered extension to complete to: 6/13/84 ; expiration to: 8/14/84 ; new dollar amount of \$ 1,000.00 Fmt 3/1/82

 47-223
MADE IN U.S.A.

SIGNED _____

SENDER RETAIN THIS COPY

February 25, 1982

Osage Oil and Transportation, Inc.
Attention: C. Dwain Carnes
P.O. Box 29
Cleveland, Oklahoma 74020

Re: Letter of credit guaranteeing the closure of one curb cut
to Seneva Avenue from Gas-N-Go Addition - S/D 77-143 -
(Credit Number 6-78-1)

Dear Mr. Carnes:

Your company's letter of credit from the First National Bank of Cleveland, Oklahoma, in the amount of \$800.00 guaranteeing the closing of the above-reference curb cut is nearing default. The terms of the guarantee reference a default date of June 13, 1982. Operations and Maintenance has advised that, as of this date, the work remains uncompleted.

This letter acts to remind you of your agreement to close the curb cut by June 13, 1982. If this improvement is not completed by this date, I will be required to turn your letter of credit over to the City Engineer's office for collection. If this happens, a representative from this City Office will be contacting you relative to which drive approach you wish closed. The City will then proceed to close the approach for you.

Please contact me and advise me of your intentions regarding this matter. Action on your part is imperative if you wish to avoid default on your guarantee. My telephone number is (316) 268-4421.

Sincerely,

Forrest L. Hagley
Junior Planner

FLM:bb

cc: First National Bank of Cleveland, Oklahoma, 74020
→ F. W. Guinn, 944 S.W. 29th, Oklahoma City, Okla., 73109
Mike Lindebak, Project Development Engineer, City Engineering

CITY OF WICHITA
Route Slip
(PLEASE CIRCLE DESTINATION)

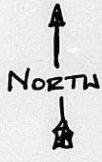
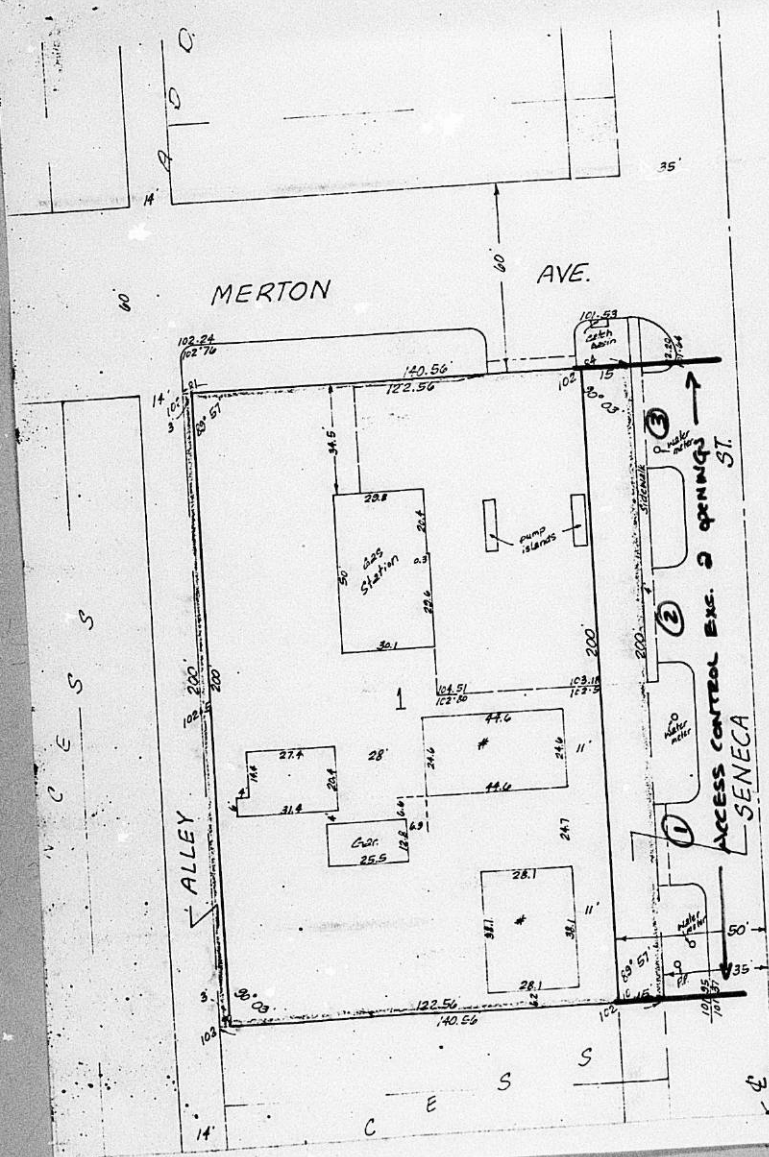
- | | | |
|----------------------------------|-------------------------|--------------------------------|
| Administration | Credit Union | Library |
| Budget & Mgmt. | Emergency Com. | M.T.A. |
| Contracts Admin. | Engineering | Municipal Court |
| Controller | Admin./Planning | Operations/Maint. Dept. |
| Data Processing | Construction/Survey | Admin. Research |
| Purchasing | Design | Fleet Maintenance |
| Microfilm | Fire Department | Flood Control |
| Print Shop | Grievance Comm. | Stamps |
| Stores/Mail Room | Health & Safety | Public Oper./Maint. |
| Ret. & Insurance | Housing & Dev. | Public Department |
| Treasurer | Admin. & Finance | Planning Department |
| Airport Authority | Central Inspection | Graphics |
| Art Museum | Energy Resources | Police Department |
| City Commission | Industrial Development | Water Department |
| City Manager | Local Housing Authority | Administration |
| City Clerk | Local Resources | Engineering |
| Personnel | Local Services | Water Plant |
| Public Affairs | Local Services | Mains & Services |
| Civil Rights & E.E.O. | Neighborhood Services | Sewer Maintenance |
| Community Facilities | Planning/Evaluation | Water Pol. Control |
| Building Services | | |
| Century II | | |
| Community Arts | Law Department | Court House |
| Omnisphere | | |

RECEIVED
CITY OF WICHITA
FEB 7 1982
M.A.P.D. (Forrest)

For Ray ARTHURS or ELDON VAUGHN
 For your information For your comments

MESSAGE:
Request for FIELD CHECK

Signed M.A.P.D. (Forrest) Date 2/12/82
 #000-913 OCT. 81



Has one of the 3 openings to Seneca been satisfactorily closed? FW # 4421

Net closed by [unclear]

April 14, 1980

Donald C. Gisick, City Clerk
Forrest L. Nagley, Junior Planner

Forwarding of amendment for letter of
credit associated with Gas-N-Go Addition
(S/D 77-143)

Attached please find for your files an amendment to the letter of credit associated with the above-referenced plat. On September 12, 1978, the Board of City Commission "received and filed" a letter of credit in the amount of \$800.00 from the First National Bank of Cleveland, Oklahoma for the account of Osage Oil and Transportation, Inc. The attached amendment should be filed with the original guarantee.

Forrest L. Nagley
Junior Planner

FLN:bh

THE FIRST NATIONAL BANK

OF CLEVELAND, OKLAHOMA

CLEVELAND, OKLAHOMA

74020

RECEIVED

APR 11 1980

METROPOLITAN PLANNING

ROUTE

April 9, 1980

City of Wichita
Wichita, Kansas

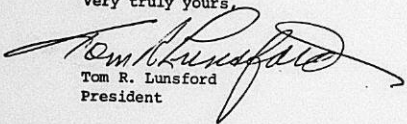
AMENDMENT

We hereby amend Letter of Credit #6-78-1 in your favor for the account of Osage Oil and Transportation, Inc. in the amount of \$800.00 as follows:

Extend completion date to read June 13, 1982.

All other conditions under the Letter of Credit remain unchanged and in full force and effect.

Very truly yours,


Tom R. Lunsford
President

April 4, 1980

Osage Oil and Transportation, Inc.
Attention. C. Dwain Carnes
P.O. Box 29
Cleveland, Oklahoma 74020

Re: Letter of credit guaranteeing the closure of one curb cut
on Seneca Avenue from Gas-N-Go Addition - S/D 77-143
(Credit Number 6-78-1)

Dear Mr. Carnes:

On March 26, 1980, I talked with F. W. Guinn about my March 20 letter to you regarding the above-captioned matter. Mr. Guinn has advised this office of your desire to request a two year extension of time to do the required work. He explained that this request is necessary because no new development has occurred on the lot and the excessive driveway opening is being utilized by your tenants who are leasing the house that will be removed at the time of full site development.

Since no new development has occurred on the lot and since, the excessive driveway opening is being used as part of continued residential use, we find that a two year extension of time is permissible. City Engineering has advised that the dollar amount of the existing letter of credit is sufficient for a two year extension. Therefore, all that is required is the submission of an amendment to your existing letter of credit. Such amendment shall reference a new completion date of June 13, 1982, and a negotiation date of August 13, 1982. I have enclosed a copy of an amendment with the bank's copy of this letter for their use as an example. Should there be any questions about what is required, please call me at (316) 268-4405.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: First National Bank of Cleveland, Oklahoma, Cleveland
Oklahoma 74020
F. W. Guinn, 944 S.W. 29th, Oklahoma City, Oklahoma, 73109

F.W. GUINN CALLED 3/26/80
RE: 3/20/80 LETTER. SAID
NO NEW DEVELOPMENT HAS OCCURRED
ON THE LOT. SAID EXISTING
HOUSES ARE BEING RENTED.
NOT SURE WHEN DEVELOPMENT
WILL OCCUR. REQUESTED A
TIME EXTENSION TO DO THE
WORK. ADVISED HIM THAT I
WOULD TALK TO CITY ENGINEER-
ING ABOUT EXTENSION OF TIME ;
NEW DOLLAR AMOUNT OF LETTER
OF CREDIT.

FLN 3/26/80

March 20, 1980

Osage Oil and Transportation, Inc.
Attention: C. Dwain Carnes
P.O. Box 29
Cleveland, Oklahoma 74020

Re: Letter of Credit guaranteeing the closure of one curb
cut on Seneca Avenue from Gas-N-Go Addition -
S/D 77-143 (Credit Number 6-78-1)

Dear Mr. Carnes:

Your company's letter of credit from the First National Bank of Cleveland, Oklahoma in the amount of \$800.00 guaranteeing the closing of the above referenced curb cut is nearing maturity. Our files indicate that you agreed to close this driveway approach on or before June 13, 1980. This agreement on your part was in response to a condition of approval associated with the platting of the Gas-N-Go Addition. City Engineering has advised me that the required curb closure, as of this date, has not been completed.

This letter acts to remind you of your agreement to close the curb cut by June 13, 1980. If this improvement is not completed by this date, I will be required to turn your letter of credit over to the City Engineer's office for collection and subsequent bid letting to do the required work.

Should you have any questions about this matter, please call me at (316)268-4405. I have attached a copy of your letter of credit for your reference and information.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:hh
Attachment

cc: First National Bank of Cleveland, Oklahoma, Cleveland
Oklahoma 74020
F. W. Guinn, 944 S.W. 29th, Oklahoma City, Oklahoma 73109

October 4, 1978

Donald C. Gisick, City Clerk
Jack H. Galbraith, Chief Planner

Z-1946 - "RB" to "LC"; and
✓ S/D 77-143 - Gas-N-Go Addition

At the regular meeting of the Board of City Commissioners on August 16, 1978, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on September 12, 1978.

This is to advise you that the final plat of Gas-N-Go Addition was recorded with the Register of Deeds on September 25, 1978 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 77-143 Name Gas-N-Go Addition
Application & Sketch Filed: 10-10-77 Approved by S/D: N/A
Preliminary Plat Filed: N/A Approved by S/D: 8-10-78
Final Plat Filed: 10-10-77 Approved by Metropolitan Area Planning Commission: 8-17-78

DESCRIPTION

General Location: Southwest corner of Merton and Seneca Street.

Surveyor or Engineer: Baughman Company
Owner: Osage Oil and Transportation, Inc.
Address: P.O. Box 29, Cleveland, Oklahoma, 74020

- | | | |
|---|-----------------------------|---------------------------|
| 1. Gross Acreage of Plat <u>0.64</u> | 6. Access Control | |
| 2. Number of Lots: | St. <u>Seneca</u> | No. Openings <u>2</u> |
| Residential _____ | St. _____ | No. Openings _____ |
| Commercial <u>1</u> | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving <u>not req'd</u> | Water <u>not req'd</u> |
| Total Number of Lots: <u>1</u> | Sidewalk <u>not req'd</u> | Drainage <u>not req'd</u> |
| 3. Minimum Lot Area: <u>0.56</u> Acres | Sewer <u>not req'd</u> | Other <u>None</u> |
| 4. Existing Zoning <u>"RB"</u> | | |
| 5. Special Problems Discussed <u>None</u> | | |

The adjoining streets are paved and sewer and water already serve the site.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant shall guarantee the closing of one of the existing driveway openings on Seneca.
- B. The applicant shall by separate instrument submit a contingent street dedication for those portions of Seneca Avenue where the existing gas pumps will encroach. This dedication to become effective upon removal of the gas pumps.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Bell moved, Bayouth seconded and it carried unanimously. (Hennessy and Savina were absent).

Note: Associated zone case Z-1946 "RB" to "LC" has been approved by the Board of City Commissioners subject to platting.

ACTION: Receive and file the irrevocable letter of credit guaranteeing the closing of the driveway and accept the contingent street dedication, and instruct the City Clerk to file the contingent street dedication 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.

IRREVOCABLE LETTER OF CREDIT
THE FIRST NATIONAL BANK
CLEVELAND, OKLAHOMA
(Name of bank)

Date: JUN 26 1980

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 \$ 800.00 for the account of Osage Oil and Transportation Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before June 13, 1980
(Insert date two years from MAPC approval of plat)

1. Closing of curb opening on Seneca St. Gas -N-Go Addition

2.

3.

in Gas-N-Go Addition, a subdivision of the City of Wichita, Kansas.

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

1. The improvements have been timely completed and the credit may be released, or

2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under THE FIRST NATIONAL BANK CLEVELAND, OKLAHOMA, Credit No. 6-78-1, dated August 13, 1980
(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 August 13, 1980.

Very truly yours,
THE FIRST NATIONAL BANK
CLEVELAND, OKLAHOMA
(Name of bank)

(CORPORATE SEAL)

By: [Signature]
(Authorized signature)

CONTINGENT DEDICATION

WHEREAS, Osage Oil & Transportation, Inc., hereafter called Osage, is the owner of the East Fifteen Feet (15') of the North One Hundred Feet (100') of Lot 1, Gas-N-Go Addition, Wichita, Sedgwick County, Kansas; and

WHEREAS, Osage desires to make a contingent dedication of the above described real estate for street right-of-way purposes, but, at the present time, there are improvements located upon the above described real estate; and

WHEREAS, it is the intention of Osage to dedicate to the public the above described real estate, for street right-of-way purposes, but effective only in the event of the hereinafter specified contingencies.

NOW, THEREFORE, Osage hereby dedicates the above described real estate, to the public, for street right-of-way purposes, but the right of the public and the City of Wichita and Sedgwick County to make use thereof for public purposes, including streets, excavations, fills, paving, public utilities, and other similar street purposes, shall not occur so long as any of the improvements presently located on the above described real estate remain thereon. It being understood that, in the event of substantial or total destruction of said improvements, by fire or other casualty, or in the event that said improvements are substantially torn down or destroyed, then this Contingent Dedication shall become, without further notice or act, in full force and effect.

This Contingent Dedication shall be covenant running with the land and shall be binding upon Osage, its successors

and assigns and any and all subsequent owners of any part of the above described real estate.

OSAGE OIL & TRANSPORTATION, INC.

By *C. Dwain Carnes*
C. Dwain Carnes, President



ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF Nowata) ss:

BE IT REMEMBERED that on this 7th day of April, 1978, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came C. DWAIN CARNES, President of Osage Oil & Transportation, Inc., known to me to be such officer, and to be the same person who executed as such officer the foregoing instrument of writing in behalf of said corporation, and he duly acknowledged the execution of the same for himself and for said corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.



Geraldine Wineinger
Notary Public

Appointment Expires:

June 2, 1981

THE CITY OF WICHITA

OFFICE OF Engineering

DATE August 24, 1978

TO Jack Galbraith, Chief Planner, MAPD

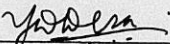
FROM Yash Desai, Drainage Chief Engineer

SUBJECT Gas & Go Addition

Reference is made to the sketch plat for the subject Addition. Please be advised that the note on subject plat states that "lot shall be graded to drain to the streets when developed via approved driveways, flumes, alleys, and inlets." Since the alley is unpaved, no drainage is permitted to alley. From existing elevations, it appears that a private storm sewer connecting into the inlet at Merton and Seneca Streets, is recommended.

I trust this information is sufficient to permit final processing of the plat.

Please call me at Centrex 4235, if you desire additional information.



Yash Desai
Drainage Chief Engineer

YDD/ke

c.c. G. H. Wilton/Max Greene
John Riddel, Central Inspection
Dick Linn, Gas & Go Addition Plat File



August 18, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 77-143 - Final plat of Gas-N-Go Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 17, 1978, 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 as stated in our letter of August 14, 1978.

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
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
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.
4. Certification that all taxes due and payable for 1977 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh

Baughman Company
Page 2
August 18, 1978

cc F. W. Guinn, 944 S.W 29th St., Oklahoma City, Okla. 74020
Dean Sellers, Assistant City Engineer

August 14, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 77-143 - Final plat of Gas-N-Go Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 10, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

That this plat be reapproved subject to the following conditions of approval except for condition "D" which shall be changed to read that "the dedication becomes effective only when the gas pump has been removed. "

K A 35-foot building setback from Seneca and a 20-foot building setback from Merton shall be shown on the plat.

L "Access control except for two openings" shall be indicated on Seneca. The applicant shall guarantee by letter of credit, bond, cash or actual construction the closing of the third opening.

4-24-79

OK The applicant shall submit a lot grading plan to the Maintenance-Flood Control Office for review and approval.

K The 15 feet being dedicated for Seneca Street adjacent to the existing gas pump may be a contingent dedication. The dedication should become effective upon removal of the gas pump or upon the City's need for the right-of-way, whichever occurs first.

F 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.

Baughman Company
8-14-78
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 17, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis Newby
Junior Planner

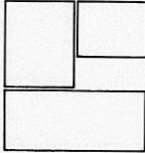
CN:bh
Encl.

cc F. W. Guinn, 944 S.W. 29th, Oklahoma City, Okla. 74020
Dean Sellers, Assistant City Engineer

Gas-n-to
202-8231

COMMITMENT FOR TITLE INSURANCE

Issued by



**THE COLUMBIAN
TITLE AND TRUST
COMPANY**

820 QUINCY STREET

TOPEKA, KANSAS 66612

(913) 232-0548

The Columbian Title and Trust Company, a Kansas 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 Schedule 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 one hundred eighty (180) days 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, The Columbian Title and Trust Company has caused its corporate name and seal to be hereunto affixed on the date shown in Schedule A to become effective when countersigned by either a Vice President, Assistant Vice President, Treasurer, Assistant Secretary or Validating Agent.

THE COLUMBIAN TITLE AND TRUST COMPANY



Sam McCaffrey
President

COUNTERSIGNED:

By *Robert Roubicek*
Authorized Signatory

Attest:

John W. Ogden, Jr.
Secretary

COMMITMENT FORM

SCHEDULE A

COMMITMENT NO. 796-78

1. Effective date: April 3, 1978 at 7:00 A.M.

2. Policy or Policies to be issued.

Amount

(a) Owner's Policy (ALTA, Standard Owner's form) Limited to
Proposed Insured: The City of Wichita, a Municipal Corporation \$ 250.00

(b) Loan Policy (ALTA, Standard Loan form) \$
Proposed Insured:

3. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple
_____ and as of the effective date hereof vested in: Osage Oil and Transportation, Inc.
and

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

Dan W. Bolton and Suzanne M. Bolton,
husband and wife- as to Lots 57, 59,
61 and 63

Lots 49, 51, 53, 55, 57 59, 61 and 63,
Block N, Princess Addition to Wichita,
Sedgwick County, Kansas.

TO BE PLATTED AS: Gas-N-Go Addition, Wichita, Sedgwick
County, Kansas.

COMMITMENT FORM

SCHEDULE B

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

1. Record deed held in escrow, executed by Dan W. Bolton and Suzanne M. Bolton, husband and wife, vesting fee simple title in Osage Oil and Transportation, Inc., together with a certificate of value to accompany said deed.
2. Procure and file and record a properly approved and satisfactorily executed Plat of Gas-N-Go Addition, Wichita, Sedgwick County, Kansas, executed by Osage Oil and Transportation, Inc., as fee owners.
3. Record release of mortgage dated July 19, 1971, executed by Osage Oil and Transportation, Inc., in favor of Darrell V. Rittgers and Jeanette B. Rittgers, husband and wife, in the original amount of \$26,400.00, recorded August 23, 1971, in Book 1727, page 405. *Released* *Very copy of release attached but it must be recorded*
4. Record release of mortgage dated December 29, 1972, executed by Dan W. Bolton and Suzanne M. Bolton, husband and wife, in favor of Reserve Savings and Loan Association, in the original amount of \$35,000.00, recorded January 2, 1973 in Book 43, page 1015.

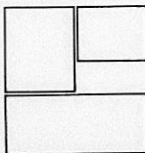
NOTE: Taxes for the year 1977 and prior years are paid.

II. 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. General Taxes for due or payable therewith. the year 1978, and all subsequent years, and special assessments
3. Rights of parties in possession not shown of record, and questions of boundary, location of improvements or any state of facts dependent on actual survey for determination.
4. Instruments filed under provisions of the Uniform Commercial Code which do not specifically describe the real estate by the legal description set forth in Schedule A, vendor's liens or unpaid bills for any heating, cooling, lighting, refrigeration or other equipment in or on said premises.
5. Mechanic's Liens if any not shown of record.
6. A twenty foot setback on the North and a Thirty-five foot setback on the East as shown on the unrecorded plat.
7. All abutters rights of access to or from Seneca St. over and across the east line of Lot 1 are hereby granted to the City of Wichita, provided however that lot 1 shall have access to Seneca St. at 2 points as shall be determined by the City Engineer of Wichita, Kansas, as set out on the unrecorded plat.
8. Any easements, streets or right-of-ways to be dedicated to the public, restrictive matters that may be reserved, dedicated or granted, and approval of elevation, as set out on the unrecorded plat.

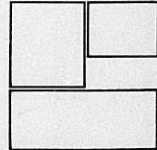
CONDITIONS AND STIPULATIONS

1. The term mortgage, when used herein, shall include deed of trust, 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 actual 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 hereon covered by his Commitment must be based on and are subject to the provisions of this Commitment.
5. In mortgage and/or purchaser under contract policies, Company will not insure against any loss or damage by reason of the following:
 - a. Usury or claims of usury.
 - b. Any "consumer credit protection" "truth-in-lending", or similar law.Since it is intended by this exclusion to afford no policy protection against loss arising from this source, no responsibility will be assumed for non-compliance with closing or escrow instructions which require the closer acting in behalf of the Company to determine whether the performance of, or failure to perform, any given act constitutes compliance with, or a breach of, the provisions of any such law.



**THE COLUMBIAN
TITLE AND TRUST
COMPANY**

COMMITMENT
for
TITLE
INSURANCE



THE COLUMBIAN
TITLE AND TRUST
COMPANY

HOME OFFICE:
820 Quincy
Topeka, Kansas
66612

Issuing Office:
THE COLUMBIAN TITLE
AND TRUST COMPANY
328 N. MAIN
WICHITA, KANSAS 67202
316/262-8231

(ORDER BY NUMBER)

RELEASE OF MORTGAGE

(Individual)

This Space Reserved for Filing Stamp

*Film 317
Page 1209*

In Consideration of the payment of the debt therein named,

I do hereby release Mortgage made by
OSAGE OIL & TRANSPORTATION, INC., a Corporation,

to DARRELL V. RITTGERS and JEANETTE B. RITTGERS,
Husband and Wife,
dated July 19 _____, 1971 _____,

and which is recorded in Book 1727 _____ Mortgages, Page 405 _____ of the
Records of Sedgwick _____ County, State of Kansas _____, covering the
following described property:

The East 100 feet of Lots 49 and 51 on Seneca Street,
PRINCESS ADDITION to the City of Wichita, according
to the recorded plat thereof; and

The East 100 feet of Lots 53 and 55 on Seneca Street,
PRINCESS ADDITION to the City of Wichita, according
to the recorded plat thereof;

in Sedgwick _____ County, State of Kansas _____

Witness my Hand this 20th _____ day of July _____, 1978 _____

In the presence of

Darrell V. Rittgers

Jeanette B. Rittgers

DARRELL V. RITTGERS
JEANETTE B. RITTGERS

STATE OF ~~OKLAHOMA~~ KANSAS
COUNTY OF SEDGWICK } ss:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State, on this 20 day of
July _____, 1978 _____, personally appeared DARRELL V. RITTGERS and JEANETTE B.
RITTGERS, Husband and Wife,

to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me
that they _____ executed the same as their _____ free and voluntary act and deed for the uses and purposes therein
set forth.

Given under my hand and seal the day and year last above written,

My commission expires 1-3-82 _____

Lloyd D. [Signature]

Notary Public

July 7, 1978

Mr. C. Dwain Carnes
Osage Oil & Transportation, Inc.
P. O. Box 29
Cleveland, Oklahoma 74020

Re: Contingent street dedication for Gas-N-Go Addition, Wichita,
Kansas

Dear Mr. Carnes:

I am returning to you the contingent dedication for Seneca Street right-of-way which you have executed on behalf of Osage Oil & Transportation, Inc. as a condition of platting Gas-N-Go Addition at Seneca and Merton Streets in Wichita, Kansas. This dedication needs to be contingent upon the removal or destruction of the existing improvements or the City of Wichita's need for the right-of-way for street improvements, whichever occurs first. This requirement is in accordance with the recommendation of the Subdivision Committee as stated in item "D" of our letter dated October 24, 1977.

In addition to this revised contingent street dedication, we also need a lot grading plan and an acceptable title report before this plat can be forwarded to the Board of City Commissioners for final approval. The title report submitted to our office last week and dated April 3, 1978, listed Dan and Suzanne Bolton as owners of part of this property and also listed two mortgages on the property. Your surveyor, William Korber of Baughman Company, is working on the lot grading plan and title report.

As the one-year time limit for platting this property in order to receive the conditionally approved light commercial zoning will expire August 16, 1978, it is important that these platting requirements be completed as soon as possible. If we can be of assistance to you in this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:et

cc: Baughman Company, 330 Laura, Wichita, Kansas 67211

CONTINGENT DEDICATION

*Original
returned to
Osage
7-7-78 for
contingent*

WHEREAS, Osage Oil & Transportation, Inc., hereafter called Osage, is the owner of the East Fifteen Feet (15') of the North One Hundred Feet (100') of Lot 1, Gas-N-Go Addition, Wichita, Sedgwick County, Kansas; and

WHEREAS, Osage desires to make a contingent dedication of the above described real estate for street right-of-way purposes, but, at the present time, there are improvements located upon the above described real estate; and

WHEREAS, it is the intention of Osage to dedicate to the public the above described real estate, for street right-of-way purposes, but effective only in the event of the hereinafter specified contingencies.

NOW, THEREFORE, Osage hereby dedicates the above described real estate, to the public, for street right-of-way purposes, but the right of the public and the City of Wichita and Sedgwick County to make use thereof for public purposes, including streets, excavations, fills, paving, public utilities, and other similar street purposes, shall not occur so long as any of the improvements presently located on the above described real estate remain thereon. It being understood that, in the event of substantial or total destruction of said improvements, by fire or other casualty, or in the event that said improvements are substantially torn down or destroyed, then this Contingent Dedication shall become, without further notice or act, in full force and effect.

This Contingent Dedication shall be covenant running with the land and shall be binding upon Osage, its successors

CONTINGENT DEDICATION

*Original
returned to
Osage
7-7-78 for
conventions*

WHEREAS, Osage Oil & Transportation, Inc., hereafter called Osage, is the owner of the East Fifteen Feet (15') of the North One Hundred Feet (100') of Lot 1, Gas-N-Go Addition, Wichita, Sedgwick County, Kansas; and

WHEREAS, Osage desires to make a contingent dedication of the above described real estate for street right-of-way purposes, but, at the present time, there are improvements located upon the above described real estate; and

WHEREAS, it is the intention of Osage to dedicate to the public the above described real estate, for street right-of-way purposes, but effective only in the event of the hereinafter specified contingencies.

NOW, THEREFORE, Osage hereby dedicates the above described real estate, to the public, for street right-of-way purposes, but the right of the public and the City of Wichita and Sedgwick County to make use thereof for public purposes, including streets, excavations, fills, paving, public utilities, and other similar street purposes, shall not occur so long as any of the improvements presently located on the above described real estate remain thereon. It being understood that, in the event of substantial or total destruction of said improvements, by fire or other casualty, or in the event that said improvements are substantially torn down or destroyed, then this Contingent Dedication shall become, without further notice or act, in full force and effect.

This Contingent Dedication shall be covenant running with the land and shall be binding upon Osage, its successors

6-30-78

Need verification that
deed from Baltors to Osage
has been recorded.

Need verification that
mortgage releases have
been recorded

October 28, 1977

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D No. 77-143
GAS-N-GO ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 27, 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 October 24, 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.
- 6-30-28 ✓ 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 6-30 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 platlor.
- 6-30 4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Osage Oil and Trans., Inc., P.O.Box 29, Cleveland, Oklahoma 74020
Attention: C. Dwaine Carnes
F. W. Guinn, 944 S.W. 29th, Oklahoma City, Okla., 73109
Dean Sellers, Assistant City Engineer

October 24, 1977

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D No. 77-143
Gas-N-Go Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 20, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. A 35-foot building setback from Seneca and a 20-foot building setback from Merton shall be shown on plat.
- B. "Access control except for two openings" shall be indicated on Seneca. The applicant shall guarantee by letter of credit, bond, cash, or actual construction, the closing of the third opening. *received 6-28-78*
- C. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- D. The 15 feet being dedicated for Seneca Street adjacent to the existing gas pump may be a contingent dedication. The dedication should become effective upon removal of the gas pump or upon the City's need for the right-of-way, whichever occurs first.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

*Returned
to Bureau for
corrections
7-6-78*

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 27, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:et
Enclosure
cc:

Osage Oil and Transportation, Inc.
Attn: C. Dwain Carnes,
P. O. Box 29
Cleveland, Oklahoma 74020

F. W. Guinn
944 S.W. 29th
Oklahoma City, Oklahoma 73109

Dean Sellers

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-143 Name GAS- N- GO ADDITION
Date Application Rec'd. 10-10-77 Preliminary Approval _____
Scheduled S/D Meeting 10-20-77

DESCRIPTION

General Location Southwest corner of Merton and Seneca

Owner Osage Oil and Transportation, Inc.

Surveyor/Engineer Baughman Company

Address 330 Laura

Phone 262-7271

1. Gross Acreage of Plat 0.64
2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 122.56 ft.
4. Minimum Lot Area 24,512 sq. ft.
5. Existing Zoning RB & LC
6. Proposed Zoning LC (Z-1946)
7. Lineal Feet of New Streets:
 - a. 15 R/W 200 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 200 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply (Yes-No), Name _____
10. Public Sanitary Sewers (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita : Three-Mile Area _____ (Yes-No)

STAFF COMMENTS:

- A. A 35-foot building setback from Seneca and a 20-foot building setback from Merton shall be shown on the plat.
- B. "Access control except for two openings" shall be indicated on Seneca. The applicant shall guarantee by letter of credit, bond, cash or actual construction the closing of the third opening.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Map No.: 5345
Section No.: 31
Twp. No.: 27
Range: 1E

S/D No. 77-103

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Gas-N-Go Addition

General Location: Southwest corner of Merton and Seneca St.

Name of Property Owner: Osage Oil and Transportation, Inc.
Address: Att: C. Dwain Carnes P.O. Box 29 Phone: 918-358-2541
Name of Subdivider: Cleveland, Okla. 74020
Address: ATT: F.W. Guinn 944 S.W. 29th Phone: 405-631-4581
Name of Agent/Surveyor: Oklahoma City, Okla. 73109
Address: Baughman Co. Phone: 262-7271
Date of Application: 330 Laura
Oct. 10, 1977

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 0.64
2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 122.56 ft.
4. Minimum Lot Area 24,512 sq.ft.
5. Existing Zoning RB+LC
6. Proposed Zoning LC (Z-1946)
7. Lineal Feet of New Streets:
 - a. 15 R/W 200 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 200 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply yes (Yes-No), Name _____
10. Public Sanitary Sewers yes (Yes-No), Name _____
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: J.W. Guinn

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

Received by Z.O.
Date 10-10-77
Fee Submitted \$700

FORM 223-1

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan ...	Cement	M.S.P.

DESCRIPTION	AMOUNT
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NAME

ADDRESS

FUND	DUE DATE
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COMMENTS

DATE	BY
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THE FIRST NATIONAL BANK
OF CLEVELAND, OKLAHOMA
CLEVELAND, OKLAHOMA
74020



Wichita - Sedgwick County
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202