

Box 14

PLAT NO. S/D 77-167 MAP NO. 4947

NAME GLENEAGLES ADDITION

LOCATION: Between Maple and Second St. in an area west of Ridge Road.

ENGINEER ~~and~~ Pflinger & Smith Eng. Baughman Company

OWNER Gun Club Development, Inc.

APPLICATION FILED 12-20-77

SKETCH PLAT FILED 12-20-77

PRELIMINARY FILED 4-24-78

S/D ACTION 5-4-78 approve

FINAL FILED 5-22-78

S/D ACTION 6-1-78 approve

MAPC ACTION 6-8-78 Approv

BCC ACTION 8-15-78 Approv

RECORDED August 24, 1978

REMARKS Refiled August 31, 1978

4947

S/D 77-167 - GLENEAGLES ADDITION-  
Between Maple & Second Street, in  
an area west of Ridge Road, by *Ollinger and*  
*Smith and Baughman Company*

*12-27-77*  
*21*

ACTION

	DATE
S/D COMMITTEE (prelim) <i>approve</i>	<i>5-4-78</i>
S/D COMMITTEE (final) <i>approve</i>	<i>6-1-78</i>
M.A.P.C. <i>Approve</i>	<i>6-8-78</i>
B.C.C./B.C.C. <i>Approve</i>	<i>8-15-78</i>

Map No. 4947  
Sec. 21  
Twp. 27S  
Range 1W

Subdivision Report and Progress  
S/D No.: 77-167

Name: GLENEAGLES ADDITION

General Location: Between Maple and Second Street, in an area west of Ridge Road

Owner: Gun Club Development, Inc.

Address: 9100 W. Central Zip Code: 67212 Phone: 722-2345

Subdivider: Same

~~XXXXXXXX~~ Agent: Oblinger-Smith Corp., 625 First Natl Bank Bldg. Wichita, Zip Code: 67202 Phone: 262-0451

Engineer/Surveyor: Baughman Company

Address: 330 Laura Zip Code: 67211 Phone: 262-7271  
Wichita

Present Zoning: "AA"  
Proposed Zoning: "AA"  
Assoc. Zone Case: \_\_\_\_\_

M.A.P.C. ACTION: 6-8-78 *Approved*  
Advisory Letter: 6-8-78

APPLICATION RECEIVED: 12-20-77  
SKETCH PLAT RECEIVED: 12-20-77  
Letter of Intent: \_\_\_\_\_

Closure Data Submitted: N/A  
Title/Taxes Rec'd. and Reviewed: 12-5-78  
Final Review: 6-7-78  
Referral to B.C.C.: 6-7-78

PREL. PLAT RECEIVED: 4-24-78  
S/D Comm. Action: 5-4-78 *approved*

B.C.C. ACTION: 8-15-78 *Approved*

Advisory Letter: \_\_\_\_\_

FINAL PLAT RECEIVED: 5-22-78  
S/D Comm. Action: 6-1-78 *approved*

Tracing Received: \_\_\_\_\_  
Released for Recording: \_\_\_\_\_  
Plat Recorded: August 24 1978

Advisory Letter: 6-2-78

Comments:

12-28-78 *Sketch plats to McKinley, Mitchell, Sellers, comments by 1-6-78*

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

GLENEAGLES ADDITION was  
filed for record on AUGUST 24, 1978

*5077-167a \$*  
*no zone 8-28-78*  
*case 2*  
*2*  
Barbara J. McCall  
Register of Deeds

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

T9-

T9-328

THE CITY OF WICHITA

OFFICE OF Industrial Development      DATE September 13, 1978

TO E. H. Denton, City Manager

FROM Donald M. Wood, Industrial Development Officer

SUBJECT Request for Initiation of Public  
Improvements - Gleaneagles Addition

Mr. Gordon Dotzour has been working with various City of Wichita departments related to the development policy for public improvement. As of Wednesday, September 13, 1978 all requirements have been satisfied under AR #31 Revised, to initiate public improvements on a development project entitled "Gleaneagles Addition". Mr. Dotzour has supplied this office with the following:

1. Copies of bonafide purchase contracts for ten lots representing 39.9% of the addition.
2. Assignments of those sales agreements to the City of Wichita, Kansas.
3. A check payable to the City of Wichita in the amount of \$5,996.00 which represents 10% of the purchase price of the assigned sales agreements on 39.9% of the benefited properties.

The Department of Economic Development staff has reviewed the aforementioned documents and have verified all of the benefit percentages as accurate calculations.

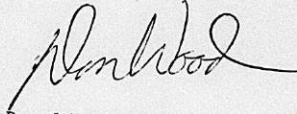
These submissions provide "reasonable assurances" that the City's credit will not be adversely affected by the installation and financing of water, paving and sewer to this project as set out in AR #31 Revised.

With a copy of this memorandum, the originals of these documents are being forwarded to the City Clerk and the check is being forwarded to the City Treasurer for deposit in a trust account.



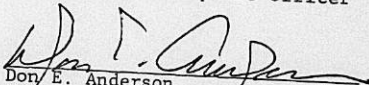
City Manager  
September 13, 1978  
Page 2

It is requested that public improvements as itemized on the attachments be immediately implemented.



Donald M. Wood  
Industrial Development Officer

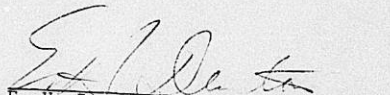
APPROVED:

  
Don E. Anderson  
Director of Economic Development

DMW/kds  
attachments

cc: Ray Bruggeman, Director of Public Works  
Robert Lakin, Director Planning Department ✓  
John Wynkoop, Director of Water Department  
Dick Linn, City Engineer  
Donald Gisick, City Clerk  
Ralph Klose, City Treasurer

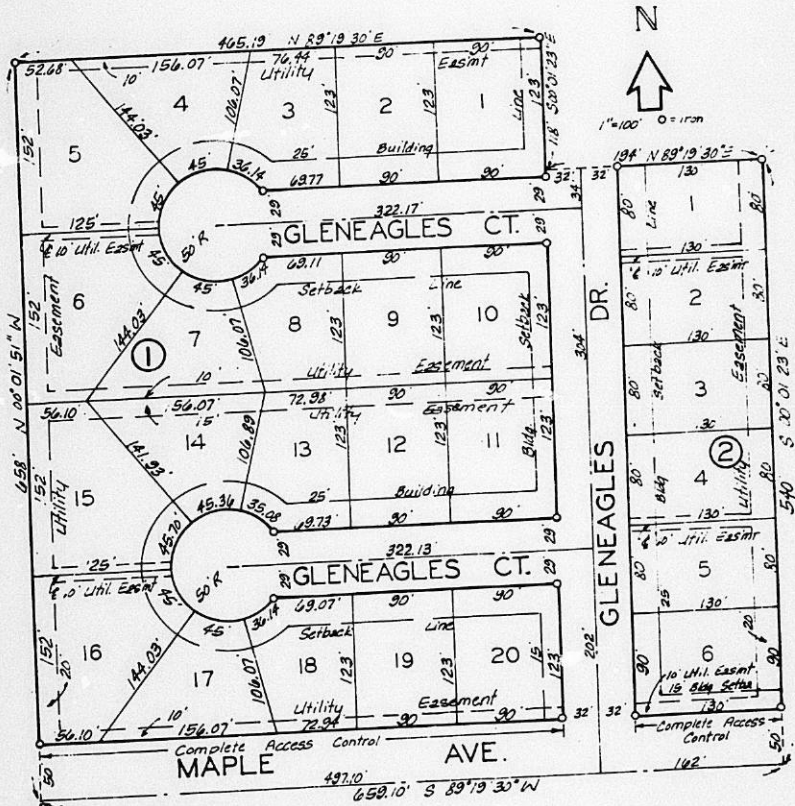
The Director of Public Works and the Director of Water and Water Pollution Control are hereby directed to install the public improvements itemized for this project.

  
E. H. Denton, City Manager

Date 9-15-78

# GLENEAGLES ADDITION

WICHITA, KANSAS



1" = 100' 0 = 1728"

S.W. Cor. W. 1/4 N. 1/4  
S.E. 1/4 21-27-14W



"YOUR KEY TO HAPPINESS"  
**DOTZOUR**  
REALTORS



9100 WEST CENTRAL WICHITA, KANSAS 67212  
722-2345

**LISTING OF SALES AGREEMENTS**  
in Gleneagles Subdivision

- a. Lot Lot 4, Block 1, Gleneagles Addition  
b. Purchaser Womer Building Company  
Address 2252 Bella Vista, Wichita, KS  
Telephone 943-8689  
c. Contract Sales Price \$4,950.00  
d. Down Payment Assigned \$495.00
- a. Lot Lot 5, Block 1, Gleneagles Addition  
b. Purchaser Womer Building Company  
Address 2252 Bella Vista, Wichita, KS  
Telephone 943-8689  
c. Contract Sales Price \$4,950.00  
d. Down Payment Assigned \$495.00
- a. Lot Lot 6, Block 1, Gleneagles Addition  
b. Purchaser Womer Building Company  
Address 2252 Bella Vista, Wichita, KS  
Telephone 943-8689  
c. Contract Sales Price \$5,400.00  
d. Down Payment Assigned \$540.00
- a. Lot Lot 7, Block 1, Gleneagles Addition  
b. Purchaser Womer Building Company  
Address 2252 Bella Vista, Wichita, KS  
Telephone 943-8689  
c. Contract Sales Price \$6,480.00  
d. Down Payment Assigned \$648.00
- a. Lot Lot 14, Block 1, Gleneagles Addition  
b. Purchaser Womer Building Company  
Address 2252 Bella Vista, Wichita, KS  
Telephone 943-8689  
c. Contract Sales Price \$6,480.00  
d. Down Payment Assigned \$648.00
- a. Lot Lot 1, Block 1, Gleneagles Addition  
b. Purchaser Andrews-Wood, Inc.  
Address 1142 Valleyview, Wichita, KS  
Telephone 722-4957  
c. Contract Sales Price \$5,500.00  
d. Down Payment Assigned \$550.00

LISTING OF SALES AGREEMENTS  
in Gleneagles Subdivision

a. Lot Lot 2, Block 1, Gleneagles Addition  
b. Purchaser Andrews-Wood, Inc.  
Address 1142 Valleyview, Wichita, KS  
Telephone 722-4957  
c. Contract Sales Price \$5,500.00  
d. Down Payment Assigned \$550.00

a. Lot Lot 8, Block 1, Gleneagles Addition  
b. Purchaser Andrews-Wood, Inc.  
Address 1142 Valleyview, Wichita, KS  
Telephone 722-4957  
c. Contract Sales Price \$6,900.00  
d. Down Payment Assigned \$690.00

a. Lot Lot 9, Block 1, Gleneagles Addition  
b. Purchaser Andrews-Wood, Inc.  
Address 1142 Valleyview, Wichita, KS  
Telephone 722-4957  
c. Contract Sales Price \$6,900.00  
d. Down Payment Assigned \$690.00

a. Lot Lot 10, Block 1, Gleneagles Addition  
b. Purchaser Andrews-Wood, Inc.  
Address 1142 Valleyview, Wichita, KS  
Telephone 722-4957  
c. Contract Sales Price \$6,900.00  
d. Down Payment Assigned \$690.00

a. Lot \_\_\_\_\_  
b. Purchaser \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_  
c. Contract Sales Price \_\_\_\_\_  
d. Down Payment Assigned \_\_\_\_\_

a. Lot \_\_\_\_\_  
b. Purchaser \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_  
c. Contract Sales Price \_\_\_\_\_  
d. Down Payment Assigned \_\_\_\_\_









# REAL ESTATE PURCHASE CONTRACT

This Agreement, Made and entered into this 11th day of September 1978,  
 by and between Gun Club Development, Inc.  
 party of the First Part, hereinafter referred to as "Seller," whether one or more, and  
WOMER BUILDING CO.  
 party of the Second Part, hereinafter referred to as "Buyer," whether one or more

WITNESSETH: That for and in consideration of the mutual promises, covenants and payments hereinafter set out the parties hereto do hereby contract to and with each other, as follows

1. The Seller does hereby agree to sell and convey to the Buyer by a good and sufficient warranty deed the following described real property, situated in Sedgwick County, Kansas  
lots 4, 5, 6, 7 and 14, Block 1, Gleneagles Addition, Sedgwick County, Kansas  
 It is understood that Seller may elect to pledge this contract and earnest money to the Economic Development Department of the City of Wichita to fulfill the guarantee required by the City for streets and sewer. Seller agrees to hold Buyer harmless from any damages thereunder.

2. The Buyer hereby agrees to purchase, and to pay to the Seller, as consideration for the conveyance to him of the above described real property, the sum of \$28,260.00  
TWENTY-EIGHT THOUSAND TWO HUNDRED SIXTY AND NO/100 Dollars

in manner following, to-wit: \$14,130 cash down at closing contract. Balance of \$14,130.00  
 to be carried by Seller on non interest bearing note which shall be due and payable at time of second draw on Buyer's construction loan, not to exceed 6 months from date Gleneagles street is cut in.

Seller represents that city sewer, water, streets, natural gas and underground phone and electric service will be made available to said Gleneagles Addition. Seller's restrictions will include wood shingle roofs, 1350 SF ranch of 1800 multi-story minimum, part stone/brick fronts, 2 car garage and architectural control.

3. Seller, at his option, agrees to furnish to the Buyer ~~and~~ <sup>and</sup> share equally with Buyer in the cost of a Title Insurance Company's commitment and policy to insure the above described real property showing a merchantable title vested in the Seller, subject to easements, restrictions to be filed of record and all special assessments which may be levied by City of Wichita

The Title Evidence shall be sent to Buyer or his mortgagee as he so directs for examination by the Buyer as promptly and expeditiously as possible, and if it is understood and agreed that the Seller shall have a reasonable time after said Title Evidence has been examined in which to correct any defects in title

4. A duly executed copy of this Purchase Agreement shall be delivered to the parties hereto

5. The Buyer agrees to and does hereby deposit with Gun Club Development, Inc. the sum of (\$2,826.00) TWO THOUSAND EIGHT HUNDRED SIXTY AND NO/100 Dollars, earnest money, as a guarantee that the terms and conditions of this contract shall be fulfilled by him, said deposit to be applied on the purchase price upon acceptance of title by the Buyer and delivery of deed by the Seller. In the event the Buyer shall fail to fulfill his obligations hereunder, the Seller may, at his option, cancel this agreement, and thereupon the aforementioned deposit shall become the property of the Seller and his Agent, not as a penalty but as liquidated damages provided, however, that, in the event the Seller is unable to furnish merchantable title, the earnest money deposited shall be returned to the Buyer, and this Agreement shall be null and void and of no further force and effect

6. ~~It is understood and agreed that the Buyer shall be responsible for the payment of all taxes on the property to be purchased and for the payment of all taxes on the property to be purchased and for the payment of all taxes on the property to be purchased~~ Taxes shall be pro-rated for calendar year on the basis of taxes levied, or for prior year.

7. The Seller further agrees to convey the above described premises with all the improvements located thereon and deliver possession of the same in the same condition as they now are, reasonable wear and tear excepted

8. It is understood and agreed between the parties hereto that time is of the essence of this contract and that this transaction shall be consummated on or before December 31, 1978 except that if streets are not cut in by said date, then as extension up to 120 days shall be granted by both parties.

9. Possession to be given to Buyer on ~~at~~ <sup>at</sup> closing this contract.

10. As part of this contract, Buyer agrees to grant the exclusive right of sale of the home to be constructed on said lot to Dotzour, Inc., Realtors from date hereof until 60 days following completion of constructing said home including but not limited to installation of carpet and final grading of yard at a commission rate of 6% of the sale or exchange price. (3% Commission if Buyer constructs "Custom Built")

11. Seller reserves the right to repurchase said lot at above contract price if (Cont. be construction is not commenced within 1 year following cutting in of Gleneagles Street \*\*\*

WITNESS OUR HANDS AND SEALS the day and year first above written, except by mutual consent of the parties hereto to extend.  
Gun Club Development, Inc.  
 BY: Mal [Signature] Seller

[Signature]  
 Buyer

\*\*\* Par. 10 Continued: home for purchaser procured solely by Buyer)





ASSIGNMENT OF SALES AGREEMENTS

KNOW ALL MEN BY THESE PRESENTS, that GUN CLUB DEVELOPMENT, INC. the undersigned, for value received, do hereby GRANT, ASSIGN, TRANSFER AND CONVEY unto the City of Wichita, Sedgwick County, Kansas, (a municipal corporation) Two (2) certain sales agreements attached hereto for the property listed and described in Attachment I to this assignment and which is hereby incorporated into this assignment as if fully set out herein, together with the sum of Five Thousand Nine Hundred Ninety Six and no/00 dollars (\$5,996.00), said sum being equal to ten (10) percent of the purchase price of the aforementioned sales agreement(s), all of which is given to secure the cost of installing certain petitioned public improvements.

The properties so assigned constitute Thirty eight percent (38.0%) of the properties to be benefitted by the following public improvements:

- Sanitary sewers
- Streets
- Water
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

(list description of street, drainage, sewer and/or water improvements to be installed.)

It is requested that installation of said improvements be initiated in accordance with the City of Wichita Development Policy for Public Improvements.

GUN CLUB DEVELOPMENT, INC.

By Mark S. Dotzour  
President

STATE OF KANSAS)SS  
SEDGWICK COUNTY)

Sworn to and subscribed before me this 11th day of September, 1978.



G. Gordon Dotzour  
Notary Public G. Gordon Dotzour

My Commission Expires March 18, 1980

(One copy to be sent to the Director of Economic Development of the City of Wichita).

# the Daily Record

AFFADAVIT OF PUBLICATION

88277 (Published in the Daily Record on August 18, 1978)

## RESOLUTION

A RESOLUTION OF FINDING AS TO THE ADVISABILITY AND A RESOLUTION AUTHORIZING CONSTRUCTION AND ORDERING AND DIRECTING UNDER AND PURSUANT TO K.S.A. 12-6a, AN IMPROVEMENT CONSISTING OF A WATERWORKS SYSTEM TO MAKE WATER AND WATER SERVICE AVAILABLE TO THE PROPERTY IN THE GLEN-EAGLES ADDITION.

PURSUANT TO FINDINGS OF ADVISABILITY MADE BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

WHEREAS, a petition was filed with the City Clerk on the 28th day of July, 1978, and WHEREAS, the following findings as to the advisability of an improvement under and pursuant to K.S.A. 12-6a, are hereby made to make water and water service available to the property in the Glen Eagles Addition.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, THAT THE FOLLOWING FINDINGS AS TO THE ADVISABILITY OF CONSTRUCTING WATER AND WATER SERVICE FACILITIES TO THE AFOREMENTIONED AREA BY THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE, TO-WIT:

SECTION I. That it is necessary and in the public interest to make an improvement consisting of such mains, pipes, valves, hydrants, meters and appurtenances as are requisite to make water and water service available to the property in the Glen Eagles Addition.

SECTION II. That the estimated or probable cost of the foregoing improvement is \$60,000.00. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this resolution.

SECTION III. That the Governing Body hereby further finds and finally determines that the boundaries of the improvement district against which a portion of the costs of said improvement shall be assessed are hereby established and fixed as the following legal description: In the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 21, Township 27 S., Range 1 W. of the 6th P.M., in the proposed Glen Eagles Addition to Wichita, Sedgwick County, Kansas; all of Blocks 1 and 2.

SECTION IV. The method of assessment of the share of costs apportioned to the improvement district shall be so as to impose an equal burden or share of the costs against each lot or tract of land in the improvement district liable for assessment and so assessed as a special benefit.

SECTION V. The share of the total actual costs of the improvement to be assessed against the improvement district shall be fifty-six and sixty-seven hundredths per cent (56.67%) thereof and the share of costs to be borne by the City at large shall be forty-three and thirty-three hundredths per cent (43.33%) thereof.

SECTION VI. That the chief Engineer, Water Engineering of the Water Department of the City of Wichita, Kansas, be and is hereby appointed and directed to prepare under oath a detailed estimate of the cost of said improvement together with plans and specifications therefor, and file the same with the City Clerk for consideration and action thereon by the Governing Body of the City of Wichita, Kansas.

SECTION VII. The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 1974 Supp. 12-6a01, et seq.

SECTION VIII. Be it further resolved that the above-described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION IX. This Resolution shall take effect and be in force from and after its passage and publication once in the official City paper.

ADOPTED AT Wichita, Kansas, this 15th day of August, 1978.

CONNIE A. PETERS, MAYOR  
ATTEST: (SEAL) DONALD C. GISICK, CITY CLERK

STATE OF KANSAS, SEDGWICK COUNTY, SS:

Marion D. Jones, of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD formerly known as The Democrat & Daily Record, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for 1 consecutive times as follows:

1st AUG 18 1978  
2nd \_\_\_\_\_  
3rd \_\_\_\_\_  
4th \_\_\_\_\_  
5th \_\_\_\_\_  
6th \_\_\_\_\_

Marion D. Jones  
Business Manager

Subscribed and sworn to before me this 15th day of Aug 19 1978

William V. Krause  
Notary Public

My commission expires NOV 29 1981

Publication Fees

\$ 15.01

30  
WILLIAM V. KRAUSE  
STATE NOTARY PUBLIC  
Marion County, Kansas  
My Appt. Exp. NOV 29 1981

# the Daily Record

AFFIDAVIT OF PUBLICATION

82768 (Published in the Daily Record August 25, 1978)

**RESOLUTION**  
AND RESOLUTION OF FINDINGS OF ADVISABILITY OF IMPROVING THE NORTH LINE OF MAPLE AVENUE TO THE NORTH LINE OF LOT 1, BLOCK 2, GLENEAGLES ADDITION; QUAIL COURT FOR LOTS 1 THROUGH 10 INCLUSIVE, BLOCK 1, GLENEAGLES ADDITION FROM THE WEST LINE QUAIL TO AND INCLUDING CUL-DE-SAC; QUAIL COURT FOR LOTS 11 THROUGH 20 INCLUSIVE, BLOCK 1, GLENEAGLES ADDITION FROM THE WEST LINE QUAIL TO AND INCLUDING CUL-DE-SAC IN THE CITY OF WICHITA, KANSAS, PURSUANT TO FINDINGS OF ADVISABILITY MADE BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, THAT THE FOLLOWING FINDINGS AS TO THE ADVISABILITY OF IMPROVING QUAIL FROM THE NORTH LINE OF MAPLE AVENUE TO THE NORTH LINE OF LOT 1, BLOCK 2, GLENEAGLES ADDITION; QUAIL COURT FOR LOTS 1 THROUGH 10 INCLUSIVE, BLOCK 1, GLENEAGLES ADDITION FROM THE WEST LINE QUAIL TO AND INCLUDING CUL-DE-SAC; QUAIL COURT FOR LOTS 11 THROUGH 20 INCLUSIVE, BLOCK 1, GLENEAGLES ADDITION FROM THE WEST LINE QUAIL TO AND INCLUDING CUL-DE-SAC IN THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE TO-WIT:

**SECTION 1.** That it is necessary and in the public interest to pave the following streets in the manner described:

That there be constructed pavement on Quail from the north line of Maple Avenue to the north line of Lot 1, Block 2, Gleneagles Addition. That said pavement between aforesaid limits be constructed for a width of thirty (30) feet from gutter line to gutter line, cement combined curb and gutter to be two (2) feet and six (6) inches in width, making a total roadway of thirty-four (34) feet. That said pavement shall consist of an asphaltic concrete base six (6) inches in thickness, and an asphaltic concrete wearing surface two (2) inches in thickness, composed of stone, sand, mineral filler and asphalt.

That there be constructed pavement on Quail Court for Lots 1 through 10 inclusive, Block 1, Gleneagles Addition from the west line Quail to and including CUL-DE-SAC; Quail Court for Lots 11 through 20 inclusive, Block 1, Gleneagles Addition from the west line Quail to and including CUL-DE-SAC. That said pavement between aforesaid limits be constructed for a width of twenty-four (24) feet from gutter line to gutter line, cement combined curb and gutter to be two (2) feet and six (6) inches in width, making a total roadway of twenty-eight (28) feet. That said pavement shall consist of an asphaltic concrete base six (6) inches in thickness, and an asphaltic concrete wearing surface two (2) inches in thickness, composed of stone, sand, mineral filler and asphalt. Parking to be prohibited along south side of said streets.

**SECTION 2.** That the cost of said improvement provided for in Section 1 hereof is estimated to be Eighty-Seven Thousand Dollars (\$87,000.00) payable by the improvement district and Eight Thousand Dollars (\$8,000.00) payable by the City of Wichita at large for intersections. Said estimated cost as above set forth is hereby increased at the rate of approval of this resolution from and after the date of approval of this resolution.

**SECTION 3.** That the cost of said improvement, when ascertained, shall be assessed against the land lying within a benefit district described as follows:

**SECTION 4.** The method of apportioning the cost of improvement to the owners of land liable for assessment therefor shall be on a fractional basis. Lots 1 through 5 inclusive, Block 1, Gleneagles Addition shall each pay 27/870 of this total cost payable by the improvement district. Each of the other lots in the improvement district shall pay 35/870 of the total cost payable by the improvement district, except when driveways are requested to serve a particular tract, lot, or parcel, the cost of said driveway shall be a direct assessment to said tract, lot, or parcel and shall be in addition to the assessment for other improvements.

**SECTION 5.** That the City Engineer shall prepare plans and specifications for said improvement and a preliminary estimate of cost therefor, which plans, specifications, and a preliminary estimate of cost shall be presented to this body for its approval.

**SECTION 6.** The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 17-24 Supp. 12-2-21 et seq.

**SECTION 7.** Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

**SECTION 8.** That the City Clerk shall make proper publication of this resolution, which shall be published once in the official City paper and when shall be effective from and after said publication.

ADOPTED at Wichita, Kansas, this 22nd day of August, 1978.  
CORRIE A. PETERS, Mayor  
ATTEST: (SEAL) DONALD C. GISICK, CITY CLERK (164)

STATE OF KANSAS, SEDGWICK COUNTY, SS:

SUSAN P. PHILLIPS, of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD formerly known as The Democrat & Daily Record, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for \_\_\_\_\_ consecutive \_\_\_\_\_ as follows:

1st AUG 25 1978  
2nd \_\_\_\_\_  
3rd \_\_\_\_\_  
4th \_\_\_\_\_  
5th \_\_\_\_\_  
6th \_\_\_\_\_

Margaret Phillips  
Business Manager

Subscribed and sworn to before me this 20th day

of Aug 19 1978  
Shirley M. D. Cause  
Notary Public

My commission expires  
NOV 29 1991

Publication Fees  
\$ 19.51

WILLIAM W. KRAUSE  
NOTARY PUBLIC  
Sedgwick County, Kansas  
My Appt. Expires 11/29/91

# the Daily Record

AFFADAVIT OF PUBLICATION

88265 (Published in the Daily Record August 25, 1978)1T

**RESOLUTION**  
**RESOLUTION OF FINDINGS OF ADVISABILITY AND RESOLUTION AUTHORIZING CONSTRUCTION OF LATERAL 28, MAIN 4, SOUTHWEST INTERCEPTOR SEWER IN THE CITY OF WICHITA, KANSAS PURSUANT TO FINDINGS OF ADVISABILITY MADE BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.**

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, THAT THE FOLLOWING FINDINGS AS TO THE ADVISABILITY OF CONSTRUCTING LATERAL 28, MAIN 4, SOUTHWEST INTERCEPTOR SEWER IN THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE TO-WIT:

SECTION 1. That it is necessary and in the public interest to construct Lateral 28, Main 4, Southwest Interceptor Sewer in the City of Wichita, Kansas.

SECTION 2. That the cost of said improvements attributable to the improvement district, when ascertained, shall be assessed against the land lying within the improvement district described as follows:

All Lots in Blocks 1 and 2, Glenageles Addition; Also an unplatted tract of land in the Southwest Quarter of Section 21, Township 27 South, Range 1 West of the 6th P.M., more fully described as the east ninety-nine (99) ft. of the south six hundred sixty (660) ft. of said Southwest Quarter, except the south thirty (30) ft. thereof; And also an unplatted tract of land in the Southeast Quarter of Section 21, Township 27 South, Range 1 West of the 6th P.M., more fully described as a strip of land one hundred thirty (130) ft. wide lying east of and adjacent to Block 2, Glenageles Addition; And also an unplatted tract of land in the Southeast Quarter of Section 21, Township 27 South, Range 1 West of the 6th P.M., more fully described as a strip of land one hundred twenty-five (125) ft. wide lying north of and adjacent to Block 1, Glenageles Addition.

SECTION 4. That the method of apportioning all costs of said improvement attributable to the owners of land liable for assessment shall be on a fractional basis. The unplatted tract of land in the Southwest Quarter of Section 21, Township 27 South, Range 1 West of the 6th P.M., more fully described as the east ninety-nine (99) ft. of the south six hundred sixty (660) ft. of said Southwest Quarter except the south thirty (30) ft. thereof shall pay 5/41 of the total cost payable by the improvement district. The unplatted tract of land in the Southeast Quarter of Section 21, Township 27 South, Range 1 West of the 6th P.M., more fully described as a strip of land one hundred thirty (130) ft. wide lying east of and adjacent to Block 2, Glenageles Addition shall pay 6/41 of the total cost payable by the improvement district. The unplatted tract of land in the Southeast Quarter of Section 21, Township 27 South, Range 1 West of the 6th P.M., more fully described as a strip of land one hundred twenty-five (125) ft. wide lying north of and adjacent to Block 1, Glenageles Addition shall pay 4/41 of the total cost payable by the improvement district. Each of the other lots in the improvement district shall pay 1/41 of the total cost payable by the improvement district. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

SECTION 5. That all costs of the improvements of the sanitary sewer system shall be assessed to the improvement district as provided by Section 4 hereof.

SECTION 6. That the City Engineer shall prepare plans and specifications for said improvement and a preliminary estimate of cost shall be presented to this Body for its approval.

SECTION 7. The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 1974 Supp. 12-6-01 et seq.

SECTION 8. Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION 9. That the City Clerk shall make proper publication of this resolution, which shall be published once in the official City paper and which shall be effective from and after said publication.

ADOPTED at Wichita, Kansas, this 22nd day of August, 1978.

CONNIE A. PETERS, MAYOR

ATTEST: (SEAL) DONALD C. GISICK, CITY CLERK

STATE OF KANSAS, SEDGWICK COUNTY, SS:

MARGARET PHILLIPS, of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD formerly known as The Democrat & Daily Record, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly; fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for 1 consecutive times as follows:

1st AUG 25 1978  
2nd \_\_\_\_\_  
3rd \_\_\_\_\_  
4th \_\_\_\_\_  
5th \_\_\_\_\_  
6th \_\_\_\_\_

Margaret Phillips, Business Manager

Subscribed and sworn to before me this 25th day of Aug 1978

William V. Krause, Notary Public

My commission expires NOV 29 1981

Publication Fees \$ 1763

WILLIAM V. KRAUSE  
STATE NOTARY PUBLIC  
Marion County, Kansas  
My Appt. Exp. NOV 29 1981

GUN CLUB DEVELOPMENT, INC.  
9100 W. CENTRAL 722-2345  
WICHITA, KANSAS 67212

134

9/11 19 78 <sup>46-111</sup>/<sub>1011</sub>

PAY TO THE ORDER OF CITY OF WICHITA

\$5,996.00

REGISTERED  
R01229544 5996 DMS00 CTS

DOLLARS

10% Deposit on Guarantee of paving/sewer/water for Gleneagles Addn.



National Bank of Wichita  
Central at West Street  
Wichita, Kansas 67203

⑆1011⑆0111⑆ 50 427 9⑈

THIS CHECK IS IN PAYMENT OF ITEMS AS LISTED IN VOUCHER ABOVE. ENDORSEMENT OF PAYEE WILL CONSTITUTE A RECEIPT IN FULL WHEN CHECK IS PAID.

RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING GLENEAGLES ADDITION

THIS DECLARATION made this 2nd day of August, 1978 by Gun Club Development Inc., hereinafter called the Grantor.

WITNESSETH

WHEREAS, Grantor is owner of Gleneagles Addition to Wichita, Sedgwick County, Kansas, and

WHEREAS, the City of Wichita in connection with approval of the plat of said addition considers it to be in the public interest to require a covenant which guarantees four off-street parking spaces per lot, said covenant to be recorded when the plat is recorded:

NOW THEREFORE, Grantor, hereby declares that <sup>All Lots in Block One (1) of</sup> Gleneagles Addition, shall be and the same is subjected to the following restrictive covenant, to-wit:

Any building constructed on the premises shall be required to be so designed and constructed as to have four off-street parking spaces. This covenant is for the benefit of said property and shall run with the land and shall inure to the benefit of and pass with said property and shall apply to and bind the successors in interest and any owner thereof.

EXECUTED the day and year first above written.



GUN CLUB DEVELOPMENT, INC.

By: [Signature]  
Vice President G. GORDON DOTZOUR

STATE OF KANSAS)  
SEDGWICK COUNTY)SS

Personally appeared before me a notary public in and for the County and State aforesaid, G. Gordon Dotzour, Vice President of Gun Club Development, Inc. to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 2nd day of August, 1978.

[Signature]  
Notary Public  
HELEN EGHOLM

(My Commission expires FEB. 9-1981)



WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

August 29, 1978

TO Robert A. Lakin, Director of Planning  
FROM Jack H. Galbraith, Chief Planner  
SUBJECT Gleneagles Addition - Street Name Change

The Gleneagles Addition plat was recorded last week and now Public Works is asking that the street names Quail and Quail Court on the plat be changed to Gleneagles Drive and Gleneagles Court - see attached memo from Bob Vinson.

The applicant would like to file the plat with the street names changed. We would, of course, have to authorize this procedure. This might be accomplished by review and reapproval of the plat by MAPC. Another alternative would be the usual street name application review and approval.

Please advise as to how you would prefer this matter be handled.

  
Jack H. Galbraith  
Chief Planner

JHG:CLN:bh

8-31-78 Lakin advises that applicants superior should go ahead and refile plat with name change in this instance and every agency which is involved with street should be notified of this name change.

**THE CITY OF WICHITA**

OFFICE OF Administrative Division  
Department of Public Works

DATE August 28, 1978

TO Subdivision Committee - Attention: Jack Galbraith

FROM Robert G. Vinson, Public Works Administrator

SUBJECT Street Name Change

Name of Street Affected:

Quail and Quail Court as platted in Gleneagles Addition.

Suggested Street Name:

Gleneagles Drive and Gleneagles Court.

Reason for the Above Street Name Change:

Existing Quail in Country Acres 2nd Addition is an east-west street. The street in Gleneagles Addition is a north-south street.

*Robert G. Vinson*

Robert G. Vinson  
Public Works Administrator

*RM*

/ml

cc: R. W. Bruggeman, Director of Public Works

APPROVED:

R. W. Bruggeman, Director of Public Works

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 77-167 Name Gleneagles Addition  
Application & Sketch Filed: 12-20-77  
Preliminary Plat Filed: 4-24-78 Approved by S/D: 5-4-78  
Final Plat Filed: 5-22-78 Approved by S/D: 6-1-78  
Approved by Metropolitan Area Planning Commission: 6-8-78

DESCRIPTION

General Location: On the north side of Maple approximately 1/2  
mile west of Ridge Road.

Surveyor or Engineer: Baughman Company  
Owner: Gun Club Development, Inc.  
Address: 9100 W. Central

1. Gross Acreage of Plat <u>9.4</u>	6. Access Control
2. Number of Lots:	St. <u>Maple</u> No. Openings <u>0</u>
Residential <u>26</u>	St. _____ No. Openings _____
Commercial _____	St. _____ No. Openings _____
Industrial _____	7. Req'd Improvements
Other _____	St. Paving req'd _____ Water req'd _____
Total Number of Lots: <u>26</u>	Sidewalk req'd _____ Drainage not req'd _____
3. Minimum Lot Area: <u>0.23</u> Acres	Sewer _____ Other <u>None</u>
4. Existing Zoning <u>AA</u>	
5. Special Problems Discussed <u>None</u>	

Valid petitions have been submitted guaranteeing the paving of all interior streets and the extension of sanitary sewer; and the Water Department has received valid petitions for water service to lot. An acknowledgement for sidewalks adjacent to both sides of all streets has been submitted and a certificate certifying

Planning Commission Recommendation: the petitions have been submitted. That this plat be approved subject to:

- A. The applicant submitting a restrictive covenant which shall state that 4 off-street parking spaces will be provided on all lots in Block 1.
- B. The applicant shall submit a reexecuted avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Cole moved and Bell seconded and it carried unanimously.

ACTION:

Accept the avigational easement and noise covenant, approve the petition and instruct the Director of Law to prepare the necessary resolution, instruct the City Clerk to file the certificate, acknowledgement, easement and covenants with the Register of Deeds the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE

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

I, Gun Club Development Inc., owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_  
Gleneagles 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. Sanitary Sewer Lateral
2. Asphaltic Concrete Paving
3. Water
- 4.
- 5.
- 6.
- 7.

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

Signed this 28th day of July, 19 78.



Gun Club Development, Inc.  
By: Mark G. Dotzour  
Mark G. Dotzour, President  
G. Gordon Dotzour  
G. Gordon Dotzour, Secretary

City of Wichita,  
Sedgwick County)  
State of Kansas)

Be it remembered that on this 28th day of July,  
19 78, before me, a notary public in and for said County and State,  
came Mark G. Dotzour and G. Gordon Dotzour, to me personally  
known to be the same person who executed the foregoing instrument  
of writing and duly acknowledged the execution of same.

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

Helen E. Holman  
Notary Public

My Commission Expires:  
FEB. 9, 1981

ACKNOWLEDGEMENT

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

I, Gun Club Development Inc., owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_  
Gleneagles Addition

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

1. Quail
2. Quail Court (2)
- 3.
- 4.
- 5.
- 6.
- 7.

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

Gleneagles Addition.

Signed this 28th day of July, 19 78.



Gun Club Development, Inc.  
By: Mark G. Dotzour  
President

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

Be it remembered that on this 28th day of July, 19 78, before me, a notary public in and for said County and State, came Mark G. Dotzour, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

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

Helen Egholm  
Notary Public Helen Egholm

My Commission Expires:

FEB. 9, 1981



RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING GLENEAGLES ADDITION

THIS DECLARATION made this 28th day of July, 1978 by  
Gun Club Development, Inc., hereinafter called the Grantor.

WITNESSETH

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

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

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

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

EXECUTED the day and year first above written.



Gun Club Development, Inc.

By: Mark G. Dotzour  
President

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the  
County and State aforesaid Mark G. Dotzour, President of

Gun Club Development, Inc.

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

Dated at Wichita, Kansas, this 28th day of July, 1978.

Helen E. Holan  
Notary Public

(My Commission expires Feb. 9, 1981)

**THE CITY OF WICHITA**  
**OFFICE OF WATER DEPARTMENT**

**DATE** July 31, 1978

**TO** Jack H. Galbraith, Chief Planner

**FROM** Bill H. Otten, Chief Engineer-Water Engineering

**SUBJECT** Gleneagles Addition

The plattors of Gleneagles Addition have submitted a valid 100% petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval on or about August 15, 1978.

*Bill H. Otten*

Bill H. Otten, Chief Engineer  
Water Engineering Division

BHO:sd

*received 8-1-78*



Newly

JOHN CALLAHAN  
ATTORNEY AT LAW  
262 NORTH WACO  
WICHITA, KANSAS 67202  
(316) 262-1815

Metropolitan Area Planning Commission  
City Hall  
Wichita, Kansas 67202

Gentlemen:

This is to certify I have carefully examined current title evidence for the hereinafter described real estate a portion of which is being platted as Gleneagles Addition. The title examined is legally described as follows:

The West Half of the West Half of the Southeast Quarter and the West Half of the East Half of the Southeast Quarter, ~~except the South six hundred sixty feet thereof, all in Section 21, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas.~~

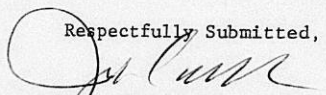
I hereby certify the status of title is as follows:

Ownership. Merchantable fee simple title is of record in Gun Club Development, Inc., a Kansas corporation.

Unreleased Mortgage. A first mortgage in the original amount of \$200,000.00 dated July 14, 1978 in favor of National Bank of Wichita, covering all the property above described was recorded July 19, 1978 in Film 316, page 913.

Taxes. 1977 and prior years are paid.

Other Encumbrances. None except right of way of Maple Avenue.

Respectfully Submitted,  
  
John Callahan

JC/km

cc: G. Gordon Dotzour

July 3, 1978

Mr. Gordon Dotzour  
9100 West Central  
Wichita, Kansas 67212

Re: Acceptable methods of guarantee  
sheet in connection with  
S/D 77-167, Gleneagles Addition.

Dear Mr. Dotzour:

At the request of the Baughman Company, I am enclosing herewith a copy of the sheet listing the five acceptable methods of guaranteeing improvements for your information. If you have any questions, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:el  
Enclosure

cc: Baughman Company, 330 Laura, 67211

June 8, 1978

Baughman Company  
330 Laura  
Wichita, KS 67211

RE: S/D 77-167 Final plat of Gleneagles Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 8, 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 stated in our letter of June 2, 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.
- 7-31 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 7-25-78 *sk* 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.
- 7-25-78 *cp* Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith  
Chief Planner

JHG:vn

cc: Gun Club Development, Inc., 9011 W. Central, Wichita 67212  
Oblinger-Smith Corp., 625 First National Bank Bldg, Wichita 67202

June 2, 1978

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-167 Final plat of Gleneagles Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 1, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

*~ need petitions returned from Reg 7-31-78*  
A. The applicant shall guarantee the paving of Quail and both Quail Courts.

8-1-78 *OK*

The applicant has requested that both Quail Courts be designed with parking on the north side. The applicant shall submit a covenant which guarantees four off-street parking spaces per lot. Said covenant to be recorded when the plat is recorded.

8-1-78 *C. - petition*

The applicant shall guarantee the installation of City water to serve all lots.

8-1-78 *B. - need petitions returned from Reg 7-31-78*

The applicant shall guarantee the installation of sanitary sewer to serve all lots.

7-31-78 *OK*

Sidewalks are required adjacent to both sides of Quail and the Quail Courts. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

7/31/78 *OK*

The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.

1/31/75 *ck*

- The easement on the west side of the plat shall be labeled as a 20-foot utility easement.
- h.* *no guarantee required by Public Works*  
Any drainage improvements necessitated by the platting of this property shall be guaranteed by the applicant.
  - i.* Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 8, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez  
Junior Planner

LO:et  
cc:

*x* Dean Sellers, Assistant City Engineer  
Gun Club Development, Inc., 9011 W. Central, Wichita, Ks 67212  
Oblinger-Smith Corp., 625 First National Bank Bldg, Wichita, Ks 67202

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 77-167 Name Gleneagles Addition  
Date Application Rec'd. 12-20-77 Preliminary Approval 5-4-78  
Scheduled S/D Meeting 6-1-78

DESCRIPTION

General Location North side of Maple Avenue about 1/4 mile west of Ridge Road

Owner Betty Gean Blair & Gun Club Development, Inc.  
Surveyor/Engineer Baughman Co.  
Address 330 Laura (672111) Phone 262-7271

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>9.43</u>  | 7. Lineal Feet of New Streets:         |
| 2. Number of Lots:  | a. <u>58</u> R/W <u>700</u> ft.        |
| Residential <u>26</u>   | b. <u>64</u> R/W <u>461</u> ft.        |
| Commercial _____  | c. _____ R/W _____ ft.                 |
| Industrial _____  | d. _____ R/W _____ ft.                 |
| Other _____   | e. _____ R/W _____ ft.                 |
| Total Number of Lots <u>26</u>  | TOTAL <u>1161</u> ft.                  |
| 3. Minimum Lot Frontage <u>72*</u> ft.                                      | 8. Sidewalk adjacent to all            |
| 4. Minimum Lot Area <u>10,400 sq.</u> ft.                                   | streets? <u>yes</u> <u>x</u> <u>no</u> |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</u>  |  |
| *at building setback line   |  |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |  |
| 12. City of Wichita <u>x</u> : Three-Mile Area _____                        |  |

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of Quail and both Quail Courts.
- B. Since both Quail Courts are to be paved to the 29-foot width which allows parking on only one side, the applicant shall be prepared to state on which side of the streets parking will be allowed. The applicant shall submit a covenant which guarantees four off-street parking spaces per lot. Said covenant to be recorded when the plat is recorded.
- C. The applicant shall guarantee the installation of City water to serve all lots.
- D. The applicant shall guarantee the installation of sanitary sewer to serve all lots.
- E. Sidewalks are required adjacent to both sides of Quail and the Quail Courts. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- G. The easement on the west side of the plat shall be labeled as a 10-foot utility easement.
- H. Any drainage improvements necessitated by the platting of this property shall be guaranteed by the applicant.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

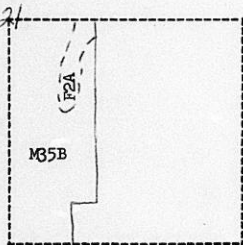
PROPERTY NAME: GLAHEAGLES ADDITIONLOCATION: Generally located between Maple and 2nd St. in an area west of Ridge Road.

MAILED TO:

Oblinger-Smith Corp.  
 First National Bank Building  
 Room 625  
 Wichita, Kansas 67202

PREPARED BY: Larry L. Henry  
 District Conservationist  
 USDA-Soil Conservation Service  
 4100 Maple, Wichita, Kansas  
 942-8422 67209

REQUESTED BY: Wichita-Sedgwick County  
 Metropolitan Area Planning  
 Commission



Scale: 4" equals 1 mile

Situation and/or Problems:

This area has an adequate cover at this time. Grass or artificial cover is needed at all times to keep the wind and water erosion at an acceptable level.

SOILS LEGEND

<u>Symbols</u>	<u>Soil</u>	<u>Brief Description</u>
M35B	Milan loam, 1 to 3% slopes Class IIs-1	Deep, gently sloping, well drained soils on terraces and uplands. These soils have medium runoff and high available water capacity. Permeability is moderate and moderately slow.
FEA	Tabler silty clay loam Class IIs-1	Deep, level and nearly level, moderately well drained soils on uplands and terraces. These soils have slow runoff and high available water capacity. Permeability is very slow.



SOIL INTERPRETATIONS

<u>Symbol</u>	<u>Soil</u>	<u>Item</u>	<u>Limitation</u>	<u>Reason</u>
M35B	Milan loam 1 to 3% slopes	Dwellings	Moderate	Shrink-swell Low Strength
		Small commercial Buildings	Moderate	Shrink-swell Low strength
		Local roads & Streets	Severe	Low Strength
F2A	Tabler silty clay loam	Dwellings	Severe	Shrink-swell Low strength
		Small commercial Buildings	Severe	Shrink-swell Low strength
		Local roads & streets	Severe	Low strength Shrink-swell

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing, as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.
5. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
6. Stabilize each lot within 60 days after work starts on home or other building construction.
7. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
8. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-942-8422.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.

Map No.: \_\_\_\_\_  
Section No.: \_\_\_\_\_  
Twp. No.: \_\_\_\_\_  
Range: \_\_\_\_\_

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: GLENEAGLES ADDITION  
General Location: north side of Maple Ave. about 1/2 mile west of Ridge Road  
Name of Property Owner: Betty Gean Blair % Gun Club Development, Inc.  
Address: 9100 West Central 67212 Phone: 722-2345  
Name of Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name of Agent/Surveyor: Baughman Co.  
Address: 330 Laura Phone: 262-7271  
Date of Application: \_\_\_\_\_

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 9.43
2. Number of Lots:
  - Residential 26
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 26
3. Minimum Lot Frontage 72 \* ft.
4. Minimum Lot Area 10,400 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning AA
7. Lineal Feet of New Streets:
  - a. 58 R/W 700 ft.
  - b. 64 R/W 461 ft.
  - c. ~~50~~ R/W ~~500~~ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 1161 ft.
8. Sidewalk adjacent to all streets? yes  no
9. *at building setback line* Public Water Supply yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (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: \_\_\_\_\_

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

Received by \_\_\_\_\_  
Date 5-22-78  
Fee Submitted \_\_\_\_\_

May 5, 1978

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-167 Preliminary plat of Gleneagles Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 4, 1978, 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. Subject property is located in an area where there has been no provision for handling of drainage. In order for subject property to be properly drained, drainage easements and/or dedications will be required from adjoining properties to the east in lieu of an underground storm sewer system. Approval of the plat shall be subject to the approval of a drainage plan by the Flood Control office and the Engineering Division of the Department of Public Works; the obtaining of the required drainage easements and rights-of-way and the submission of the appropriate guarantees by the applicant for the drainage improvements.
- B. "Complete access control" to Maple shall be indicated on all lots adjoining said street.
- C. The applicant shall guarantee the paving of all streets except Maple.
- D. The applicant shall guarantee the installation of City water to serve all lots.
- E. The applicant shall guarantee the installation of <sup>Sanitary Sewer</sup> ~~City water~~ to serve all lots.

- F. Sidewalks are required adjacent to all streets except Maple.
- G. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- H. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- I. Easements as shown on the enclosed engineer's copy of the preliminary plat shall be shown on the final plat.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. The applicant shall contact the Public Works Department and the Fire Department regarding street name changes.

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  
Junior Planner

LO:et  
CG:  
Dean Sellers, Assistant City Engineer  
Gun Club Development, Inc., 9100 W. Central, Wichita, Ks 67212  
Oblinger-Smith Corp., 625 First National Bank Bldg., Wichita, Ks 67202

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 77-167 Name Gleneagles Addition  
Date Application Rec'd. 12-20-77 Preliminary Approval  
Scheduled S/D Meeting 5-4-78

DESCRIPTION

General Location Between Maple and Second Streets in an area west of Ridge Road  
Owner Gun Club Development, Inc.  
Surveyor/Engineer Oblinger-Smith Corp.  
Address 625 First National Bank Bldg. (672Q2) Phone 262-0451

1. Gross Acreage of Plat 55.1
2. Number of Lots: *Residential 152*  
Residential 152  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 152
3. Minimum Lot Frontage 60 ft.  
4. Minimum Lot Area 9600 sq. ft.
5. Existing Zoning AA  
6. Proposed Zoning AA
7. Lineal Feet of New Streets:  
a. 35' R/W 989.16 ft.  
b. 64' R/W 8,126 ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 9,115.16 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable) n/a (Yes-No)  
12. City of Wichita \_\_\_\_\_ : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. Subject property is located in an area where there has been no provision for handling of drainage. In order for subject property to be properly drained, drainage easements and/or dedications will be required from adjoining properties to the east in lieu of an underground storm sewer system. Approval of the plat shall be subject to the approval of a drainage plan by the Flood Control office and the Engineering Division of the Department of Public Works; the obtaining of the required drainage easements and rights-of-way and the submission of the appropriate guarantees by the applicant for the drainage improvements.
- B. "Complete access control" to Maple shall be indicated on all lots adjoining said street.
- C. The applicant shall guarantee the paving of all streets except Maple.
- D. The applicant shall guarantee the installation of sanitary sewer to serve all lots.
- E. The applicant shall guarantee the installation of City water to serve all lots.
- F. Sidewalks are required adjacent to all streets except Maple.
- G. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- H. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and des-

cribed in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantees, etc.

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

1-27-78

Talked with John Bist & Bill Korber regarding our concerns with sketch plat as follows:

- A. Drainage - no way to drain plat to the ditch system being constructed east of the site. Bist said their intent was to use ~~drainage~~ ditch along Maple. It was pointed out that the Maple ditch was not adequate to handle drainage. Bist will see Mitchell in Flood Control before submission of any prelim plat.
- B. Suggested that a street tie-in to the west be provided for future platting of the unplatted tracts to the west.
- C. Applicant will need to guarantee drainage improvements, streets, sidewalks, sewer and water.
- D. Authorized submission of prelim plat

FORM 223-31

PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION	503 <sup>00</sup>	AMOUNT

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

FUND 9100 DUE DATE \_\_\_\_\_

COMMENTS \_\_\_\_\_

DATE \_\_\_\_\_ BY \_\_\_\_\_

Map No.: 4947  
Section No.: 21  
Twp. No.: 27-S  
Range: 1-W

S/D No. 77-167

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: GLENEAGLES ADDITION

General Location: BETWEEN MAPLE & SECOND STREETS IN AN AREA WEST OF RIDGE ROAD

Name of Property Owner: GUN CLUB DEVELOPMENT, INC  
Address: 9100 WEST CENTRAL 67212 Phone: 722-2345

Name of Subdivider: SAME  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

\* Name of Agent/~~XXXXXXXXXX~~: ORLINGER-SMITH CORPORATION  
Address: 625 FIRST NATIONAL BANK BLDG. - CITY - 67202 Phone: 262-0451

Date of Application: DECEMBER 19, 1977  
\* BAUGHMAN CO., SURVEYOR - 330 LAURA - CITY Phone: 262-7271

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 55.1
2. Number of Lots:
  - Residential 153 / 152
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 153 / 152
3. Minimum Lot Frontage 60 ft.
4. Minimum Lot Area 9600 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning AA
7. Lineal Feet of New Streets:
  - a. 35' R/W 989.16 ft.
  - b. 64' R/W 8,126 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 9,115.16 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply (Yes-~~NO~~), Name CITY OF WICHITA
10. Public Sanitary Sewers (Yes-~~NO~~), Name CITY OF WICHITA
11. Health Department Approval (where applicable) N.A. (Yes-No)
12. City of Wichita ~~XXXXXXXXXXXX~~

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: Gun Club Development, Inc.  
by [Signature]  
Vice Pres. & Secy-Treas.

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

Received by [Signature]  
Date 12-20-77  
Fee Submitted none