

Box 15

PLAT NO. S/D 78-59 MAP NO. 5542

NAME IDA SQUARE ADDITION

LOCATION: East of Ida. in an area north of 44th
Street South.

ENGINEER Baughman Company

OWNER Patrick Chapman

APPLICATION FILED 6-23-78

SKETCH PLAT FILED 6-23-78

PRELIMINARY FILED 9-21-78 deferred, 10-5-78 approve

S/D ACTION _____

FINAL FILED 10-23-78

S/D ACTION 11-2-78 approve

MAPC ACTION 11-9-78 Approved

BCC ACTION 12-19-78 Approved

RECORDED December 27, 1978

REMARKS _____

S/D 78-59 - IDA SQUARE ADDITION -
East of Ida, in an area north of
44th St. South, by Baughman Co.

RELEASE OF RESTRICTIVE COVENANT

WHEREAS on January 8, 1979, there was filed of record ^{on file 345 at Page 259} in the Office of the Register of Deeds of Sedgwick County, Kansas, a Restrictive Covenant covering Lots 11 thru 15, Ida Square Addition to Wichita, Sedgwick County, Kansas, and

WHEREAS said covenant prohibited development of Lots 11 thru 15 ^{along Avenue in} Ida Square Addition, until such time as full dedication for the east half of Lamsa is obtained; and

WHEREAS the intent of said covenant was to assure adequate access to the lots prior to their development;

NOW, THEREFORE, the undersigned, as current owners of Lots 11 thru 15, Ida Square Addition, hereby declare that adequate access to these lots does now exist due to the opening of Lamsa Avenue within the 30-foot existing right-of-way adjacent to said lots and do further declare that the aforesaid restrictive covenant is null and void upon the recording of this document.

IN WITNESS WHEREOF, we have
set our hands this _____ day of
_____, 1980.

I talked to Gene Rath
re this 9-30. He

will check his files then call
Don Lemons if he needs to talk
to him. Gene will let me know what
he finds out.

the work.

10-7-80 Gene Rath said the street
had been approved for opening.
Lemon needs to coordinate the
work with O.E.M. Lemons should call
268-4571 (Ralph) & set up a time for doing

9-25
Don Lemons came
in 9-25-80.

Said he had turned
the water
petition and
had gotten OK
from Gene Rath
to cut in the
street. I told him

I would prepare a
~~document~~ releasing the
restrictive covenant and
get back with him next week.

Ralph said
9-30 that
petition is the
two property owners
on the west side of
by Mrs. Whistler in
BCC meeting
accept not
he says
he is in a
situation of

9-30
Gene Rath
is
street
will get track
with the
been long.

Don Lemons came in
asking about getting
rid of the covenant
which prohibits develop-
ment on certain lots in
Ida Square.

5-21-80 original petition
did not include water to
the lots on Lane.

Check
on water
line

Don Lemons
943-2714

I called & left message
for Don re need for water
petition 5-22-80

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE December 19, 1978

TO E. H. Denton, City Manager
FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT SD 78-59 - Plat of Ida Square Addition
Paving & Improvement of 44th Street
South, from Ida to Laura

The Area "C" CPO Council considered the above project at its December 18 meeting. Three residents from the area south of 44th Street attended the meeting and were opposed to the paving for three reasons: the street is only three blocks long and dead-ends at both ends, the rest of the street is not paved, and, during the discussion of the Washington Square Addition improvements, residents were told there could be no paving without a storm water drainage system. There are apparently no plans for drainage.

The Council voted 6 - 0 to recommend that the project not be approved because all the residents south of 44th Street are opposed to the paving.

Please advise the City Commission of the Council's recommendation when the case is considered on December 19.


Sarah Gilbert
CPO Administrative Aide

SG:a1

Note:


Evelyn Pittman, Assistant CPO Coordinator

REFERENCE: ITEM # 6 Planning
AGENDA FOR: DEC 19 1978

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE December 19, 1978

TO E. H. Denton, City Manager
FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT SD 78-59 - Plat of Ida Square Addition
Sanitary Sewer between Ida & Laura
from 44th to 43rd Street South

The Area "C" CPO Council considered the above project at its December 18 meeting. The Council voted 5 - 1 to recommend approval of the project since most of the benefitted property owners signed the petition.

Please advise the City Commission of the Council's recommendation when the project is considered on December 19.

Sarah Gilbert
Sarah Gilbert
CPO Administrative Aide

SG:a1

Note:

Evelyn Pittman
Evelyn Pittman, Assistant CPO Coordinator

REFERENCE: ITEM #6 *Planning*
AGENDA FOR: DEC 19 1978

To: City Manager:

12-11-78

Please delete my name from the petition regarding the proposed paving of the block on 44th St. between Dala and Laura.

J. H. Shiles, Jr.
4521 Laura

Office Of The City Manager	
<input type="checkbox"/> EHP	<input type="checkbox"/> HP
<input checked="" type="checkbox"/> <i>ED</i>	<input type="checkbox"/> IAS
<input type="checkbox"/> SH	<input checked="" type="checkbox"/> SH <i>SA</i>
DEC 11 1978	
<input checked="" type="checkbox"/> Copies To	D. Linn - RAL
<input type="checkbox"/> Send To	
<input type="checkbox"/> File	



Office of The City Manager

<input type="checkbox"/> EHD	<input type="checkbox"/> MP
<input type="checkbox"/> RCF	<input type="checkbox"/> MS
<input type="checkbox"/> RT	<input type="checkbox"/> SH

DEC 13, 1978

2 Copies City (20)

File

We, the undersigned property owners of the area bounded by 44th street to the north, Ida on the west, Laura on the east, and south to the middle of the block, which property we have been notified is to be included in a benefit district to be assessed for the proposed paving and improvement of 44th street south from the east line of Ida to the west line of Laura, do hereby protest the paving and assessments.

12/19

Name of Property Owner	Address of Property
Paul Marsh & Jill Marsh	4501 Laura
Rich I. Dicks	4500 S Ida
Edward E. Barkers	4500 S Ida
Marion Childs	4531 S. Laura
Clifford L. Smith	4530 S Ida
Thelma J. Spittel	4530 S. Ida
Wm. J. Gidde	4574 Laura
Barbara J. Gidde	4574 Laura
Philip J. Dicks	4518 IDA
Barbara J. Doran	4518 Ida

Dated: December 13, 1978

REFERENCE ITEM #6 - Planning -
AGENDA FOR DEC 19 1978

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-59 Name Ida Square Addition
Application & Sketch Filed: 6-23-78
Preliminary Plat Filed: 9-21-78 Approved by S/D: 10-5-78
Final Plat Filed: 10-23-78 Approved by S/D: 11-2-78
Approved by Metropolitan Area Planning Commission: 11-9-78

DESCRIPTION

General Location: On the east side of Ida and south of 43rd Street
South

Surveyor or Engineer: Baughman Company
Owner: Patrick Chapman,
Address: 1001 E. MacArthur, #159, 67216

- | | | |
|--|---------------------------|---------------------------|
| 1. Gross Acreage of Plat <u>4</u> | 6. Access Control | Not required |
| 2. Number of Lots: | St. _____ | No. Openings _____ |
| Residential <u>15</u> | St. _____ | No. Openings _____ |
| Commercial _____ | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving <u>Req'd</u> | Water <u>Req'd</u> |
| Total Number of Lots: <u>15</u> | Sidewalk <u>not req'd</u> | Drainage <u>not req'd</u> |
| 3. Minimum Lot Area: <u>0.18</u> Acres | Sewer <u>req'd</u> | Other <u>none</u> |
| 4. Existing Zoning <u>AA</u> | | |
| 5. Special Problems Discussed <u>Applicant unable to obtain dedication</u> | | |
- ~~for the east half of Laura Avenue and unable to obtain valid paving petition for Ida Avenue.~~

Valid petitions have been submitted for paving of 44th St. North and extension of sanitary sewer and City water to serve each lot. A certificate has been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant shall submit a covenant stipulating that no development of Lots 11 thru 15 shall be permitted until Laura Avenue has been opened.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: The paving petition for 44th St. South is a 53% petition and the sewer petition is a 76% petition. Therefore, appropriate notices have been sent to affected property owners.

Bayouth moved, May seconded and it carried unanimously. Cole, Taylor and Barrier were absent.

Paving of 44 was not required as 70 was less than 50% as a name was withdrawn

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions and instruct the City Clerk to file the certificate and covenant 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, Donald Lemons, owner of
(give name of proposed plat, if appropriate) _____
IDA SQUARE ADDITION, Wichita, Kansas

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

1. Sewer
2. Water
- 3.
- 4.
- 5.
- 6.
- 7..

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

Signed this 27th day of November, 19 78.

Donald Lemons
Donald Lemons

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

Be it remembered that on this 27th day of November,
19 78, before me, a notary public in and for said County and State,
came Donald Lemons, to me personally
known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of same.

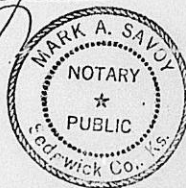
In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Mark A. Savoy
Notary Public

My Commission Expires:

4/14/80

T9-207



RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, being the owners of the following described real property, to wit:

Lots 11 thru 15, Ida Square Addition
Wichita, Sedgwick County, Kansas;

do hereby create and impose on the above described real property, the following restrictive covenant which shall be filed of record in the office of the Register of Deeds of Sedgwick County, Kansas, and which shall run with the above-described real property, and all deeds and conveyances of all or any part thereof shall be subject thereto, for the period of time hereinafter set forth.

Until such time that full dedication for the east half of Laura, is obtained to the above described real property, no construction or development of improvements upon said lots shall be permitted.

Provided, However, this restrictive covenant shall be become null and void and of no further force and effect as soon as full right-of-way has been provided.

IN WITNESS WHEREOF, we have set our hands this 16 day of November, 1978.

Patrick M. Chapman
Patrick M. Chapman

Patricia A. Chapman
Patricia A. Chapman

Donald C. Lemons
Donald C. Lemons

Joetta Lemons
Joetta Lemons

"OWNERS"

Film 345

Pg 259

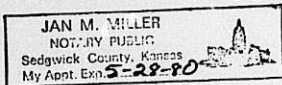
recorded 1-8-79

4 - 21110

STATE OF KANSAS, SEDGWICK COUNTY, AS;

BE IT REMEMBERED, That on this 16th ~~16th~~ day of November, 1978, before me, the undersigned, a, notary public in and for the County and state aforesaid, came Patrick M. Chapman and Patricia A. Chapman, husband and wife, and Donald C. Lemons and Joetta Lemons, husband and wife personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

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



Jan M. Miller
Notary Public Jan M. Miller

May 28, 1980

My Commission Expires

We, Garden Plain State Bank, holder of a mortgage on the above-described real property do hereby consent to the foregoing restrictive covenant and the filing of same in the office of the Register of Deeds of Sedgwick County, Kansas.

IN WITNESS WHEREOF, the said Garden Plain State Bank has executed this instrument and affixed its corporate seal this 16th day of November, 1978.

Garden Plain State Bank

By David R. Emery
Assistant Vice-President



Kathy A. Thimesch
Notary Public

May 2, 1982
My Commission Expires

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE November 28, 1978

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Ida Square Addition

The plattors of Ida Square 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 at your discretion.

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

BHO:sd

11-28-78 told Ralph Hill to schedule for 12-19-78

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY FORM B-1970
(Amended 10-17-70)

17 035 04 30592

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested otherwise than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Lack of a right of access to and from the land; or
4. Unmarketability of such title.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of the date of policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

Alvin W. Long

President.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AM 7-8371



ATTEST:

Chester C. McCallough

Secretary.

IMPORTANT

This policy necessarily relates solely to the title as of the date of the policy. In order that a purchaser of the real estate described herein may be insured against defects, liens or encumbrances, this policy should be reissued in the name of such purchaser.

	Number	Date of Policy	Amount of Insurance
Owners	17 035 04 30592	6-30-78 @ 7:00 A.M.	Owners \$16,000.00
Loan	17 035 02 25237		Loan \$15,000.00

NOTE: A loan policy on the encumbrance described in this Schedule has been issued naming as the insured:

Garden Plain State Bank

1. Name of Insured:

Patrick M. Chapman and Patricia A. Chapman, husband and wife,
and
Donald Lemons and Joetta Lemons, husband and wife

2. The estate or interest in the land described herein and which is covered by this policy is:

Fee simple

3. The estate or interest referred to herein is at Date of Policy vested in the insured.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

Mortgage dated June 2, 1978, executed by Patrick Chapman and Patricia A. Chapman, his wife, and Donald C. Lemons and Joetta L. Lemons, his wife, to Garden Plain State Bank, filed June 20, 1978, on Film 311, Page 206, in the original amount of \$15,000.00.

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this policy is described as follows:

A tract in the Northwest Quarter of the Southeast Quarter of Section 16, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning 20 rods East of the Northwest corner of said Southeast Quarter of Section 16; thence South 40 rods, thence East 20 rods; thence North 40 rods; thence West 20 rods to beginning, except 16.5 feet off the North side for road purposes, and except a tract described as beginning 40 rods East of the Northwest corner of said Southeast Quarter of Section 16, thence South 240 feet; thence West 180 feet; thence North 240 feet; thence East 180 feet to beginning.

This policy valid only if Schedule B is attached.

SCHEDULE B

Policy Number 17 035 04 30592
Owners

Policy Number 17 035 02 25237
Loan

This policy does not insure against loss or damage by reason of the following exceptions:

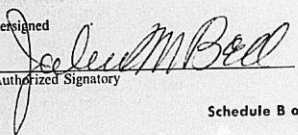
General Exceptions:

- (1) Rights or claims of parties in possession not shown by the public records.
- (2) Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- (3) Easements or claims of easements not shown by the public records.
- (4) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (5) Taxes or special assessments which are not shown as existing liens by the public records.

Special Exceptions: The mortgage, if any, referred to in Item 4 of Schedule A.

1. General taxes and special assessments for the year 1978 and subsequent years, not now due and payable.
2. Encroachments, overlaps, boundary line disputes and any matters, including unrecorded easements or claims of easements, which would be disclosed by an accurate survey and inspection of the premises.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Dedication to the public for street purposes on the West 30 feet of captioned property as granted by instrument filed in Deed Book 1473, Page 339.
5. Legal effects and consequences of Case D-22526, Patrick M. Chapman -vs- Angela L. Chapman, Divorce filed June 25, 1971; Decree filed September 3, 1971.

Countersigned


Authorized Signatory

tft

Schedule B of this Policy consists of 1 pages.

F-1379 12-75

STATE OF KANSAS SEDGWICK COUNTY

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

RECEIPT
TAXED ITEMS

FIRST CLASS
PERMIT NO.
268

VALUATION	270	1978 REAL ESTATE	BEG 20 RDS E NW COR SE 1/4 TH S 40 RDS E 20 RDS N 40
MILE LEVY	114.380		RDS W TO BEG EXC N 36.5 FT FOR RD & EXC BEG 40 RDS E
GEN TAX	24.02		NW COR SE 1/4 TH S 240 FT W 380 FT N 240 FT E 380 FT
OTHER TAX			TO BEG SEC 16-28-1E
TOTAL DUE	24.02		
PAID BY	18501		
NOV 16 78		24.02	.00
		24.02	5021 308742

MAIL TO

78-RE-00-8320-01-1-W 67-07

INTEREST

CA _____
CK _____

8-21-1-UP
CHAPMAN, PATRICK M ETAL
2021 E 51ST SO
WICHITA, KS 67216

November 9, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-59 - Final plat of Ida Square Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 9, 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 November 3, 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 Commission.
- 11-27-78 ✓ 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 11-27-78 ✓ 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.
- 11-27-78 ✓ 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

Please call if you have any questions.

Sincerely yours,

Curtis L. Newby
Junior Planner
CLN:bh

cc: Patrick Chapman, 1001 E. MacArthur, #159, 67216
Don Lemons, 2405 W. 32nd St., South, 67217
Dean Sellers, Assistant City Engineer

November 3, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-59 - Final plat of Ida Square Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 2, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- 11-27-78 A. Since the applicant has been unable to obtain the dedication for the east half of Laura, this street cannot be opened and Lots 11 thru 15 cannot be developed until the full right-of-way has been provided. The applicant shall submit a restrictive covenant which states that Lots 11 thru 15 shall not be developed until this full right-of-way is acquired.
- 11-27-78 B. *paving Ida street not 100% - restricted paving*
The applicant shall attempt to obtain valid petitions for paving Ida from 43rd to 44th and 44th Street from Ida to Laura.
- 11-27-78 C. *petitioned*
The applicant shall guarantee the extension of City water to serve each lot which is not already served.
- 11-27-78 D. *not 100% - need returned from city*
The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- E. Twenty-five foot front yard setbacks and fifteen foot side yard setbacks shall be indicated on the three corner lots.
- F. A 10-foot utility easement shall be indicated between Lots 5 and 6, and 13 and 14.
- G. 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.

Baughman Company
November 3, 1978
Page 2

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, November 9, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh

cc: Patrick Chapman, 1001 E. MacArthur, #159, 67216
Don Lemons, 2405 W. 32nd St. South, 67217
Dean Sellers, Assistant City Engineer

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-59 Name Ida Square Addition
Date Application Rec'd. June 23, 1978 Preliminary Approval 10-5-78
Scheduled S/D Meeting 11-2-78

DESCRIPTION

General Location East of Ida in an area north of 44th Street South

Owner Patrick Chapman
Surveyor/Engineer Baughman Company
Address 330 Laura, Wichita, Kansas Phone 262-7271

- | | |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>4.0</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>30</u> R/W <u>1350</u> ft. |
| Residential <u>15</u> | b. <u>35</u> R/W <u>120</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>15</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>65</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7920.0</u> square ft. | streets? <u>X</u> yes _____ no |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>Same</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Since the applicant has been unable to obtain the dedication for the east half of Laura, this street cannot be opened and Lots 11 thru 15 cannot be developed until the full right-of-way has been provided. The applicant shall submit a restrictive covenant which states that Lots 11 thru 15 shall not be developed until this full right-of-way is acquired.
- B. The applicant shall attempt to obtain valid petitions for paving Ida from 43rd to 44th and 44th Street from Ida to Laura.
- C. The applicant shall guarantee the extension of City water to serve each lot which is not already served.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- E. Twenty-five foot front yard setbacks and fifteen foot side yard setbacks shall be indicated on the three corner lots.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

October 6, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 78-59 - Preliminary plat of Ida Square Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 5, 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. The applicant's surveyor shall obtain a letter from the City Engineer stating that an acceptable plan for drainage of the property has been worked out. The applicant shall guarantee any drainage improvements required by the plan.
- B. Since the applicant has been unable to obtain the dedication for the east half of Laura, Lots 10-15 facing on said street cannot be developed and Laura Avenue will not be opened or maintained until the full right-of-way for said street has been provided.
10.2478 MRS LINDSEAK SAID IDA COULD DRAIN NORTH TO 43RD EVEN IF NOT PAVED
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the extension of City water to serve each lot which is not already served.
- E. The applicant shall attempt to obtain a valid petition for the paving of Ida from 43rd to 44th; and 44th Street South from Ida to Laura.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations)..

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Baughman Company
10-6-78
Page 2

Sincerely,

Curtis L. Newby
Junior Planner

W:bh
CLN:bh
Encl.

cc: Patrick Chapman, 1001 E. MacArthur, #159, 67216
Dean Sellers, Assistant City Engineer

September 22, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-59 - Ida Square Addition (Preliminary Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 21, 1978, the above-captioned plat was considered. The action of the Committee was to defer this case for two weeks so that the matter of drainage of this property could be studied in more detail. This plat will be reconsidered by the Subdivision Committee at their next meeting on October 5, 1978.

Sincerely yours,

Louise Olivarez
Junior Planner

LO:bh

cc: Patrick Chapman, 1001 E. MacArthur, # 159, 67217
Don Lemons, 2405 West 32nd Street South, 67204

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-59 Name Ida Square Addition
 Date Application Rec'd. June 23, 1978 Preliminary Approval _____
 Scheduled S/D Meeting 9-28-78

DESCRIPTION

General Location East of Ida in an area north of 44th Street South

Owner Patrick Chapman
 Surveyor/Engineer Baughman Company
 Address 330 Laura, Wichita, Kansas Phone 262-7271

- | | |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>4.0 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>30</u> R/W <u>1350</u> ft. |
| Residential <u>15</u> | b. <u>35</u> R/W <u>120</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>15</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>65</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7920.0 square</u> ft. | streets? <u>x</u> yes _____ no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>Same</u> | |
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) _____ (Yes-No)
 12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

- A. Subject property is located in an area which needs to have storm sewers installed in order for streets to drain properly. The City Engineer's representative shall be prepared to comment on the feasibility of developing this property if storm sewers cannot be installed at this time.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. The applicant shall guarantee the extension of City water to serve each lot which is not already served.
- D. The applicant shall attempt to obtain the dedication of the east half of Laura from the property owner to the east. Lots 10 thru 15 may not be able to develop until the full 60 feet of right-of-way has been dedicated.
- E. The applicant shall guarantee the paving of Ida from 43rd to 44th; 44th Street South from Ida to Laura; and, if the east half of Laura is obtained, the paving of this street also.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5542
Section No.: 16
Twp. No.: 28
Range: 1E

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: IDA SQUARE ADDITION

General Location: EAST OF WASHINGTON SOUTH OF 1320 ST. S.
East of Ida in an area north of 44th St. South

Name of Property Owner: PATRICK CHAPMAN

Address: 1001 E. MCHATHUR #159 Phone: 522-8420

Name of Subdivider: DON LEMONS

Address: 2405 W. 32nd St. So. Phone: 943-2714

Name of Agent/Surveyor: BAUGHMAN COMPANY

Address: 330 LAURA Phone: 262-7

Date of Application: ~~2-10-78~~

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 4.0 acres
2. Number of Lots:
 - Residential 15
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 15
3. Minimum Lot Frontage 65 ft.
4. Minimum Lot Area 7920.0 sq. ft.
5. Existing Zoning FA
6. Proposed Zoning None
7. Lineal Feet of New Streets:
 - a. 30 R/W 1350 ft.
 - b. 35 R/W 120 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply (Yes-No), Name City
10. Public Sanitary Sewers (Yes-No), Name City
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: Patrick M. Chapman

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

Received by A.O.
Date 9-12-78
Fee Submitted .92⁰⁰

FORM 29-11

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 Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
<i>Planning</i>	<i>100</i>

NAME *City of Wichita*

ADDRESS *1000 W. Kansas*

FUND *41-71-100*

COMMENTS

DUE DATE

DATE *7-12-71*

BY *[Signature]*

July 24, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-59 Sketch Plat of Ida Square Addition

Gentlemen:

We have reviewed the above referred to plat and this is to advise you that you are hereby authorized to submit a preliminary plat subject to the following conditions and comments:

- A. Subject property is located in an area which needs to have storm sewers installed because of poor lot and street drainage in the area.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve each lot, as a condition of plat approval.
- C. The applicant shall attempt to obtain the dedication of the balance of Laura Avenue between 43rd and 44th Streets.
- D. The applicant shall guarantee the paving of Ida Avenue, 44th Street South and, if the dedication for the balance of Laura is obtained, the paving of this street also.
- E. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

These are all the comments we have at this time concerning this sketch plat. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:et

cc:

Patrick Chapman, 1001 E. MacArthur #159, Wichita, Kansas 67216

Map No.: 5542
Section No.: 16
Twp. No.: 29
Range: 1E

S/D No. 78-59

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: IDA SQUARE ADDITION

General Location: EAST OF WASHINGTON, SOUTH OF 1320 ST. & East of Sda. in an area north of 44th St. South

Name of Property Owner: PATRICK CHAPMAN

Address: 1001 E. McARTHUR #159 Phone: 522-8400

Name of Subdivider: _____ Phone: _____

Address: 67216

Name of Agent/Surveyor: BAUGHMAN COMPANY Phone: _____

Address: 330 LAURA Phone: 262-7271

Date of Application: APRIL 19, 1978 June 23, 1978

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 4.0 ACRES
2. Number of Lots:
 - Residential 15
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 15
3. Minimum Lot Frontage 65 ft.
4. Minimum Lot Area 7920.0 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. 30 R/W 1350 ft.
 - b. 35 R/W 120 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL _____ 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

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: Patrick M. Chapman

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

Received by Curtis L. Newby
Date 6/23/78
Fee Submitted none