

PLAT NO. S/D 79-40 MAP NO. 5846

NAME PARKLANE SECOND ADDITION

LOCATION: North of Harry in an area east of Oliver

ENGINEER Baughman Company

OWNER Builders, Inc., et al

APPLICATION FILED 3-26-79

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 3-26-79

S/D ACTION 4-5-79 approve

MAPC ACTION 4-12-79 *Approved*

MAPC Action 5-21-81 *Approved*

BCC ACTION 6-2-81 *Approved*

RECORDED 6/19/81

REMARKS _____

ACTION

577
S/D COMMITTEE (Final) Approved 4-5-79
M.A.P.C. Approved 4-12-79
M.A.P.C. re. Waiver 5-21-81
B.C.C./B.S.C. Approved 6-2-81

S/D 79-40 - PARKLANE SECOND ADD'N.
North of Harry in an area east of
Oliver. Baughman Co.

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

3/279-40
map: 5846
26 3000 cas
2

PARKLANE SECOND ADDITION was
filed for record on June 19, 1981

B. G. McCall
Register of Deeds

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

X T9-328



IMPORTANT MESSAGE

FOR _____
DATE _____ TIME _____ A.M.
P.M.

WHILE YOU WERE AWAY

Dede Wael
OF *Amstelveen*
PHONE No. *261-5333*

| | | |
|-------------------|--------------------|--|
| TELEPHONED | PLEASE CALL | |
| CALLED TO SEE YOU | WILL CALL AGAIN | |
| WANTS TO SEE YOU | RETURNED YOUR CALL | |

MESSAGE _____

SIGNED _____

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 79-40 Name Parklane Second Addition
Application & Sketch Filed: 3-26-79
Preliminary Plat Filed: N.A. Approved by S/D: N.A.
Final Plat Filed: 3-26-79 Approved by S/D: 4-5-79
Approved by Metropolitan Area Planning Commission: 4-12-79 and 5-21-81

DESCRIPTION

General Location: north of Harry in an area east of Oliver

Surveyor or Engineer: Baughman Company
Owner: Builders, Inc.
Address: 1000 Parklane, 67218

- | | | |
|--------------------------------------|-----------------------|-----------------------|
| 1. Gross Acreage of Plat <u>9.7</u> | 6. Access Control | No. Openings <u>4</u> |
| 2. Number of Lots | St. <u>Bleckley</u> | No. Openings _____ |
| Residential <u>4</u> | St. _____ | No. Openings _____ |
| Commercial <u>3</u> | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving _____ | Water _____ |
| Total Number of Lots: <u>7</u> | Sidewalk _____ | Drainage _____ |
| 3. Minimum Lot Area: <u>0.1</u> acre | Sewer _____ | Other _____ |
| 4. Existing Zoning: <u>LC and B</u> | | |
| 5. Special Problems Discussed: _____ | | |

During the past several years, Bleckley north of Harry has been dedicated, vacated, and re-dedicated. The latest Parklane commercial C.U.P. was approved in 1977 with Bleckley being allowed to remain open and with limited access to Bleckley from the west. The main purpose of this replat is to vacate small portions of the Bleckley-Battin intersection and the Bleckley-Boston intersection which were dedicated when the portion of Bleckley between Battin and Boston was vacated by the plat of Parklane (First) Addition.

PLANNING COMMISSION RECOMMENDATION: Approve the plat subject to recording within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Gardner seconded, and it carried unanimously. Lofton, Shook and Cazal were absent.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.



CERTIFICATE OF TITLE

From

COLUMBIAN NATIONAL TITLE INSURANCE OF WICHITA, INC.
(ADOPTED BY KANSAS LAND TITLE ASSOCIATION)
(APPROVED BY KANSAS ABSTRACTERS' BOARD OF EXAMINERS)

STATE OF KANSAS, COUNTY OF SEDGWICK, ss:

We, the undersigned, being duly licensed and bonded abstractors in said County and State do hereby certify that we have examined the records in the offices of the Register of Deeds, County Treasurer, and all courts of record, affecting the title to the following described real estate in said County and State, to-wit:

See Attached Exhibit "A"

That the last deed filed of record covering the above described real estate is a:
Corporation Deed vesting fee simple title in Builders, Inc., recorded February 18, 1971, in Deed Book 1520, Page 395.

That there are no unreleased mortgages of record affecting said real estate, except:

See Attached Page 2

That there are no unreleased oil and gas leases of record affecting said property, except:

Specifically Omitted

That there are no mineral deeds or royalty conveyances of record affecting said real estate, except:

Specifically Omitted

That there are no judgments, transcripts of judgments from State or United States Courts, foreign judgments filed under the Uniform Enforcement of Foreign Judgments Act, executions from other Kansas counties, mechanic liens or other liens, attachments, suits pending, or court proceedings or other proceedings, on file or of record in any court of record, affecting the title to said real property, against, by or pertaining to: **Builders, Inc.**

*acc
rec'd
attached*

That the records in the office of the County Treasurer show the taxes for the year 19 80 and prior years have been paid in full, except: C-38204 - Second Half 1980 Taxes - \$384.46 (Total 1980 Tax - \$768.91)
C-38205 - Second Half 1980 Taxes - \$364.94 (Total 1980 Tax - \$729.87)
C-21931 - Second Half 1980 Taxes - \$344.87 (Total 1980 Tax - \$689.74)
C-19857 - Second Half 1980 Taxes - \$330.78 (Total 1980 Tax - \$661.55)

This certificate is made upon the mutual understanding that the maker thereof has not examined all instruments and proceedings in the chain of title to above described real estate nor any of the following: (1) instruments filed in the Register of Deeds records under the Uniform Commercial Code, unless containing a legal real estate description and indexed in the numerical index; (2) proceedings which by statute are privileged and not open to public inspection; (3) taxes on oil, gas and other leasehold estates listed separately from the taxes on the surface rights; (4) appointments of resident process service agents under K.S.A. 60-306; (5) records not to be shown under K.S.A. Chapter 58, Article 28; and that such certificate is not a guarantee of title and that the maker thereof shall not be liable for defects in the title to the above described real estate.

That the undersigned is a duly licensed and qualified abstractor in and for the County and State aforesaid, whose bond as required by law is in force at the date of this certificate.

Dated at Wichita, Kansas, this 4th day of May, A.D. 19 81, at 7 o'clock a. m.



COLUMBIAN NATIONAL TITLE INSURANCE OF WICHITA, INC.

NAME OF FIRM

By GARY G. NEWCOME
GARY G. NEWCOME, VICE PRESIDENT

EXHIBIT "A"

Lots 2, 3, 4, and 5, Block 2, Parklane Addition, Wichita, Kansas, and Lot 1, except that part dedicated for Street (in said Parklane Addition), Block 2, Replat of Reserve 'C' Builders Fourth Addition to Wichita, Kansas, and Lot 13, except that part dedicated for Street (in said Parklane Addition), Block 5, Builders Fourth Addition to Wichita, Kansas, together with that part of Blackley Drive and Boston Street, described as beginning at the N.E. Corner of Lot 3 in said Parklane Addition; thence Northwesterly and Northerly along the Northerly Lot line of said Lot 3, being a curve having a radius of 116.54 feet and a central angle of $33^{\circ}23'07''$ an arc distance of 155.05 feet to the Point of Tangency of said curve; thence Easterly at right angles to the tangent of said curve, 60 feet; thence Southeasterly and Easterly parallel with the Northerly Lot line of said Lot 3, being a curve having a radius of 16.54 feet, an arc distance of 17.73 feet; thence Southerly 60 feet to the place of beginning; and together with that part of Blackley Drive and Boston Ave. described as beginning at the S.E. Corner of Lots in said Parklane Addition; thence North along the east line of said Lot 5, 87.33 feet to the point of curvature of a curve to the right, having a radius of 347.47 feet and a central angle of $28^{\circ}30'$; thence Northerly along said curve, an arc distance of 272.32 feet to the point of compound curvature of a curve to the right, having a radius of 122.44 feet and a central angle of $78^{\circ}30'$; thence Northerly and Northeasterly along said curve, 167.75 feet to the point of tangency of said curve; thence Easterly along the tangent of said curve, 59.78 feet to a point 55 feet Westerly of the S.E. Corner of Lot 4 in said Parklane Addition; thence Southerly at right angles, 60 feet; thence Westerly, at right angles, 47.54 feet to the point of curvature of a curve to the left, having a radius of 64.33 feet and a central angle of $78^{\circ}30'$; thence Westerly and Southwesterly along said curve, an arc distance of 88.26 feet to the point of compound curvature of a curve to the left, having a radius of 477.47 feet, and a central angle of $28^{\circ}30'$; thence southerly along said curve, an arc distance of 237.5 feet to the point of tangency of said curve; thence South along the tangent of said curve 87.33 feet; thence West, 70 feet to the place of beginning. The streets being vacated by virtue of K.S.A., 12-512(b) 1970 Supp. All being situated in the SW 1/4 of Sec. 25, Twp. 27 S, R. 1 E., to be platted as Parklane Second Addition, Wichita, Sedgwick County, Kansas.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

- A) Mortgage in favor of New York Life Insurance Company, in the original amount of \$4,260,000.00, recorded December 1, 1967, in Book 1615, Page 304. (Covers Additional Property.)
- B) Mortgage in favor of Garvey Foundation, in the original amount of \$1,367,164.40, recorded December 30, 1968, in Book 1650, Page 516. (Covers Additional Property.)
- C) Leasehold Mortgage in favor of Amortibanc Investment Company, Inc., in the original amount of \$600,000.00, recorded May 9, 1974, on Film 100, Page 1327, and re-recorded May 13, 1974, on Film 101, Page 406; and assigned to Lutheran Mutual Life Insurance Company by instrument recorded March 6, 1975, on Film 133, Page 1181.
- D) Financing Statement wherein Columbian Properties Corp. is the Debtor and Amortibanc Investment Company, Inc., is the Secured Party, recorded March 7, 1975, on Film 133, Page 1423.

5-14
SEDGWICK COUNTY TREASURER,
COURTHOUSE, WICHITA, KS 67203

TAX RECEIPT

THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW:
1. INFORMATION ON ITEMS TAXED

| VALUATION | MILL LEVY | GENERAL TAX | OTHER TAX | TOTAL TAX | AMOUNT PAID | | | |
|-----------|-----------|----------------------|-----------|-----------------|-------------|----------|--------------|------------|
| 6,100 | 108.450 | 661.55 | | 661.55 | 330.78 | | | |
| 9.15 | 101.88 | 299.66 | .75 | 240.96 | 9.15 | | | |
| STATE | COUNTY | COUNTY FIRE DISTRICT | SCHOOL | OLD SCHOOL BOND | CITY | TOWNSHIP | OTHER LEVIES | BREAK DOWN |

1980 REAL ESTATE
TAXED ITEMS
LOT 13 EXC PART PLATTED PARKLANE ADD. BLOCK 5 BUILDERS 4TH. ADD.

2. RECEIPT VALIDATION 3235 GHS C345 C705126 2K 05-13-81 330.78 .00

038
80-0-~~C-19857~~-6702
BUILDERS INC
ROOM 306
1000 PARK LANE
WICHITA KS 67218

SEDGWICK COUNTY TREASURER,
COURTHOUSE, WICHITA, KS 67203

TAX RECEIPT

THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW:
1. INFORMATION ON ITEMS TAXED

| VALUATION | MILL LEVY | GENERAL TAX | OTHER TAX | TOTAL TAX | AMOUNT PAID | | | |
|-----------|-----------|----------------------|-----------|-----------------|-------------|----------|--------------|------------|
| 6,360 | 108.450 | 689.74 | | 689.74 | 344.87 | | | |
| 9.54 | 106.22 | 312.43 | .78 | 251.23 | 9.54 | | | |
| STATE | COUNTY | COUNTY FIRE DISTRICT | SCHOOL | OLD SCHOOL BOND | CITY | TOWNSHIP | OTHER LEVIES | BREAK DOWN |

1980 REAL ESTATE
TAXED ITEMS
LOT 1 EXC PT PLATTED AS PT OF PARK LANE ADD BLOCK 2 REPLAT RESERVE C BUILDERS 4TH. ADDITION

2. RECEIPT VALIDATION 3235 GHS C345 C705127 2K 05-13-81 344.87 .00

038
80-0-~~C-21931~~-6702
BUILDERS INC
ROOM 306
1000 PARK LANE
WICHITA KS 67218

THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW:
1. INFORMATION ON ITEMS TAXED

| VALUATION | MILL LEVY | GENERAL TAX | OTHER TAX | TOTAL TAX | AMOUNT PAID | | | |
|-----------|-----------|----------------------|-----------|-----------------|-------------|----------|--------------|------------|
| 7.090 | 108.450 | 768.91 | | 768.91 | 384.46 | | | |
| 10.64 | 118.42 | 348.27 | .87 | 280.07 | 10.64 | | | |
| STATE | COUNTY | COUNTY FIRE DISTRICT | SCHOOL | OLD SCHOOL BOND | CITY | TOWNSHIP | OTHER LEVIES | BREAK DOWN |

1980 REAL ESTATE
 LOT 3 EXC PT FOR STREET
 PARKLANE ADD
 TAXED ITEMS
 BLOCK 2

2. RECEIPT VALIDATION 3235 GHS C345 C705128 2K 05-13-81 384.46 .00

038
 80-0- -C-38204- - 6702
 BUILDERS INC
 ROOM 306
 1000 PARK LANE
 WICHITA KS 67218

SEDGWICK COUNTY TREASURER,
 COURTHOUSE, WICHITA, KS 67203

TAX RECEIPT

THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW:
1. INFORMATION ON ITEMS TAXED

| VALUATION | MILL LEVY | GENERAL TAX | OTHER TAX | TOTAL TAX | AMOUNT PAID | | | |
|-----------|-----------|----------------------|-----------|-----------------|-------------|----------|--------------|------------|
| 6.730 | 108.450 | 729.87 | | 729.87 | 364.94 | | | |
| 10.10 | 112.40 | 330.59 | .83 | 265.85 | 10.10 | | | |
| STATE | COUNTY | COUNTY FIRE DISTRICT | SCHOOL | OLD SCHOOL BOND | CITY | TOWNSHIP | OTHER LEVIES | BREAK DOWN |

1980 REAL ESTATE
 LOT 4 EXC PT FOR STREET
 PARKLANE ADD
 TAXED ITEMS
 BLOCK 2

2. RECEIPT VALIDATION 3235 GHS C345 C705128 2K 05-13-81 364.94 .00

038
 80-0- -C-38205- - 6702
 BUILDERS INC
 ROOM 306
 1000 PARK LANE
 WICHITA KS 67218

April 12, 1979

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-40 - Final plat of Parklane Second Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, April 12, 1979, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 6, 1979.

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:

- S-14 ✓ 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- S-14 ✓ 2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
- S-14 ✓ 3. Certification that all taxes due and payable for 1978 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Builders, Inc., et al., 1000 Parklane, 67218
Lawrence Wells, 254 Laura, 67211

April 6, 1979

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-40 - Final plat of Parklane Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 5, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. A note shall be added to the access control designations indicated on the plat for Bleckley stating that said access controls are limited and subject to the access control provisions of the associated CUP DP-60 approved in October, 1977.
- B. The large drainage easement on the west side of Lot 2 has been dedicated except for the north 60 feet. Therefore, all except the north 60 feet shall be relabeled as a "drainage dedication" and the appropriate notation added to the plat's text.
- C. Recording of the final plat within 30 days after approval by the Board of City Commissioners.

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, April 12, 1979, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely yours,

Louise Olivarez
Junior Planner

LO:hh

Baughman Company
April 6, 1979
Page 2

cc: Builders, Inc., 35 al, 1000 Parklane, 67218
Lawrence Wells, 254 Laura, 67211
Dean Sellers, Assistant City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-40 Name Parklane Second Addition
Date Application Rec'd. 3-26-79 Preliminary Approval _____
Scheduled S/D Meeting 4-5-79

DESCRIPTION

General Location North of Harry in an area east of Oliver

Owner Builders, Inc., a Corporation; Att: Paul Lavender
Surveyor/Engineer Paughman Company
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>9.7 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>380</u> ft. |
| Residential <u>4</u> | b. _____ R/W _____ ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>6</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area <u>8870 square</u> ft. | |
| 5. Existing Zoning <u>"LC" and "B"</u> | |
| 6. Proposed Zoning <u>"LC" and "B"</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 _____: Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This final plat is a replat of a portion of Parklane Addition which proposes to rededicate the intersections of Bleckley and Battin and Bleckley and Boston. The portion of Bleckley between Battin and Boston, vacated by the Parklane Addition in 1974 was re-dedicated by separate instrument in connection with the approval of the revised associated Community Unit Plan in 1977.

- A. A note shall be added to the access control designations indicated on the plat for Bleckley stating that said access controls are limited and subject to the access control provisions of the associated CUP DP-50 approved in October, 1977.
- B. The Department of Public Works representatives on the Utility Advisory Committee shall be prepared to comment on whether or not the existing guarantees for improvements submitted with the original Parklane Addition are still effective and adequate.
- C. Recording of the final plat within 30 days after approval by the Board of City Commissioners.

Map No.: 5846
Section No.: 25
Twp. No.: 27
Range: 1E

S/D No. 79-40

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: PARKLANE ^{2nd} ADDITION
General Location: NORTH AND EAST OF HARRY AND OLIVER
North of Harry in an area east of Oliver
Name of Property Owner: BUILDERS, INC., a Corporation Att: Paul Lawrence
Address: 1000 Parklane Phone: 685-4331
Name of Subdivider: Architect Lawrence Wells
Address: 254 LAUREL Phone: 262-3649
Name of Agent/Surveyor: Baughman Company
Address: 330 LAUREL Phone: 262-7271
Date of Application: MARCH 26, 1979

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 9.7 Acres
2. Number of Lots:
 - Residential 4
 - Commercial 2
 - Industrial _____
 - Other _____Total Number of Lots 6
3. Minimum Lot Frontage 60 ft.
4. Minimum Lot Area 8870 sq. ft.
5. Existing Zoning LC & B
6. Proposed Zoning LC & B
7. Lineal Feet of New Streets:
 - a. 60 R/W 380 ft.
 - b. _____ R/W _____ 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: Signed Appl. coming in mail,

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

Received by [Signature]
Date 3-26-79
Fee Submitted 6500

FORM 2 21

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

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY