

PLAT. NO. S/D 80-67 MAP NO. 4847

NAME WESTLINK CENTER SECOND

LOCATION: Southwest corner of Central and Tyler

ENGINEER Baughman Company, P.A.

OWNER J. Ernest Talley, et al

APPLICATION FILED 8-8-80

SKETCH PLAT FILED _____

PRELIMINARY FILED 8-8-80

S/D ACTION 8-21-80 *approval*

FINAL FILED 9-19-80

S/D ACTION 10-2-80 *approve*

MAPC ACTION 10-9-80 *approval* ¹¹⁻²⁰⁻⁸⁰ *withdrawn by applicant*

BCC ACTION 12-2-80 *Approved*

RECORDED 1/6/81

REMARKS Associated cases: DP-9 & Z-2269

S/D Action 11-13-80: Drive lane requirement upheld

S/D 80-67 - WESTLINK CENTER SECOND
Southwest corner of Central and
Tyler. By Baughman Co., P.A.

Posteo
8-12-80

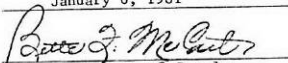
ACTION

	DATE
S/D COMMITTEE (Prelim) approve	8-21-80
S/D COMMITTEE (Final) approve	10-2-80
M.A.P.C. approve	10-9-80
R.C.C./B.C.C. Approved	12-2-80
S/D Deal done requirement supplied	11-13-80
M.A.P.C. Appeal withdrawn	11-20-80

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

SID 80-67 *
Map 4847
area 2A-9 *
2-2269A

WESTLINK CENTER 2nd ADDITION was
filed for record on January 6, 1981


Register of Deeds

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

T9-328

October 11, 1983

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

Release of letter of credit guaranteeing the closure of one driveway approach to Tyler Road from Lot 3, Westlink Center Second Addition. (Credit Number 111980B).

Operations and Maintenance has advised that the above-referenced work has been completed. The letter of credit may, therefore, be released.

The original letter of credit should be returned to the bank with their copy of this memorandum.

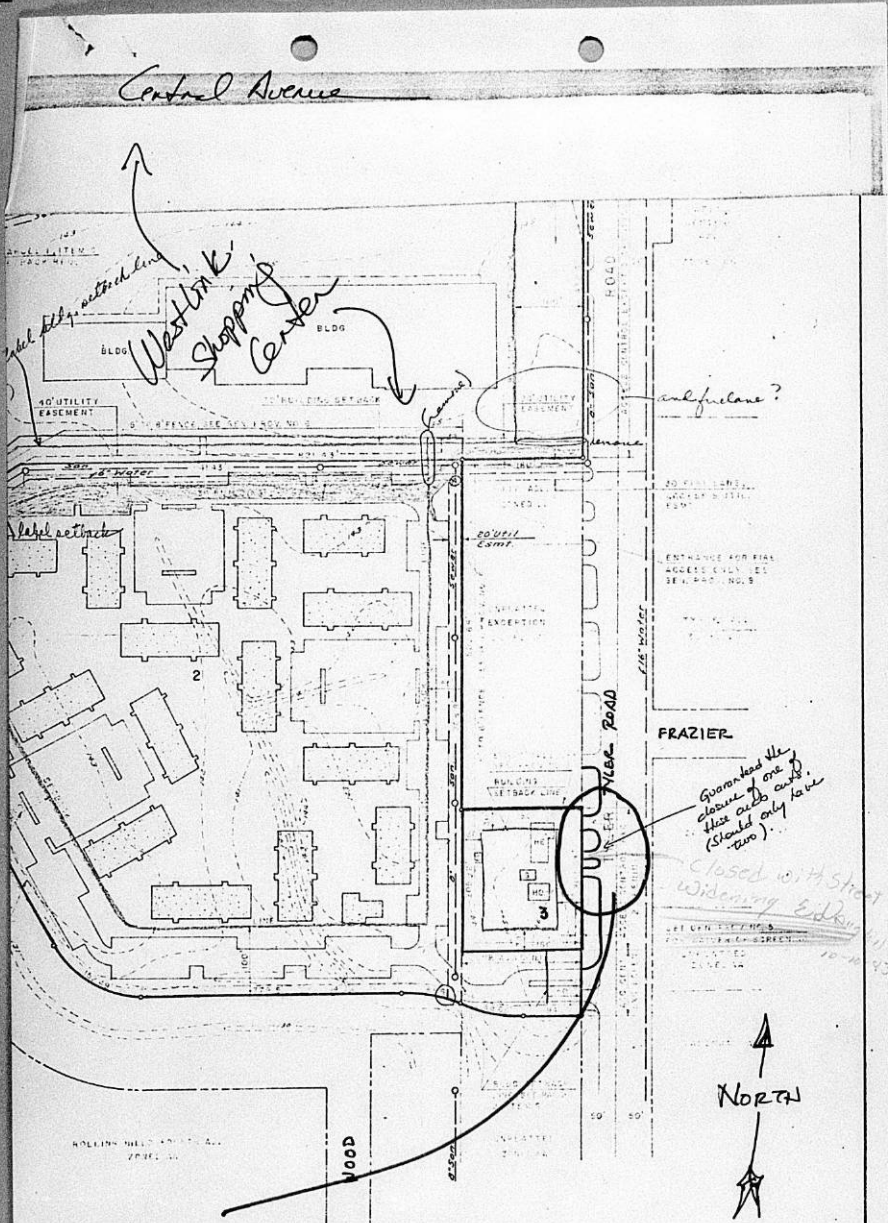
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Kansas State Bank and Trust Company, Attention: Debbie Allison, 123 N. Market, 67202

Mike Lindebak, City Engineer

Mr. J. Ernest Talley, 125 N. Market, 67202



One of these curb cuts should have been closed.
 Only 2 should exist to serve this lot. Has one
 driveway been closed?

Tennant
 #4421

IMPORTANT MESSAGE

FOR Forrest
DATE 10-7 TIME 10:20 A.M.
P.M.

WHILE YOU WERE AWAY

Debbie Allison
OF Ks State Bank & Trust
PHONE No. 266 6614

TELEPHONED	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE re: Ernest T. Allison
letter of credit

SIGNED [Signature]

REMOVED TO 125 N. MARKET

8/25/83
FLW

August 15, 1983

Mr. J. Ernest Talley
433 S. Hydraulic
Wichita, Kansas 67211

LETTER RETURNED 8/24/83

Re: Letter of credit guaranteeing the closure of one driveway approach to Tyler Road from Lot 3, Westlink Center Second Addition. (Credit Number 111980B).

Dear Mr. Talley:

When you platted Westlink Center Second Addition, you submitted a letter of credit in the amount of \$500.00 from Kansas State Bank and Trust Company, as guarantee that the above-referenced work would be completed by October 9, 1982. In 1982, a one year extension of time to complete the driveway closure was granted thereby establishing a new completion or default date of October 9, 1983. A recent field check of the site indicates that the driveway in excess of your platted access control remains unclosed.

Earlier this month, we had an inquiry about the possibility of splitting Lot 3. We have advised that Lot 3 can be split. However, if you're intending on splitting Lot 3, the number and location of driveways needs to be brought into compliance with the platted access control prior to approval of a lot split. I am unsure of how you're contemplating the division of Lot 3, but, it would seem that redevelopment of the property for commercial use requires the closure of the two narrow residential driveways existing on the lot along with construction of a new commercialwidth driveway on the southern portion of the property. This would leave two commercialwidth approaches to serve the property. The platted access control provides for two such openings to Tyler from the site.

Would you please contact me relative to your development plans for Lot 3 and your intentions regarding the required driveway closure? My telephone number is 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

Mr. J. Ernest Talley
8-15-83
Page 2

FLN:hh

cc: Kansas State Bank and Trust Company, Attention: C. V.
Lentell, President, 123 N. Market, 67202
Mike Lindebak, City Engineer

October 26, 1982

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Forwarding of amendment to letter of credit associated
with Westlink Center Second Addition. (Credit
#111980B - Kansas State Bank and Trust Company

Attached please find the above-referenced document for
your files. It should be attached to the original
guarantee and held until such time as its release is
authorized by either Planning or City Engineering.

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Mike Lindebak, Project Development Engineer, City Engineering
Attachment



KANSAS STATE BANK AND TRUST COMPANY
123 NORTH MARKET / WICHITA, KANSAS 67202 / (316) 266-6500

J. V. LENTELL
PRESIDENT &
CHAIRMAN OF THE BOARD

RECEIVED

OCT 8 1982

METROPOLITAN PLANNING

ROUTE Forrest

October 6, 1982

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

ATTN: Forrest L. Nagley
Junior Planner

Gentlemen:

As you are aware, we have established our Irrevocable Letter of Credit No. 111980B in favor of The City of Wichita, Wichita, Kansas, for account of J. Ernest Talley dba Talley Investment Company, Wichita, Kansas, up to an aggregate amount of FIVE HUNDRED AND NO/100 U.S. DOLLARS (U.S. \$500.00).

We hereby amend this Letter of Credit as follows:

1. Date to perform improvements is extended to "on or before October 9, 1983."
2. Date to negotiate drafts is extended to "on or before November 9, 1983."

All other terms and conditions shall remain in full force and effect.

KANSAS STATE BANK AND TRUST COMPANY

BY: J. V. Lentell
J. V. Lentell

JVL:da

IMPORTANT MESSAGE

FOR Forest

DATE 10-8 TIME 11:15 ^{A.M.} _{P.M.}

WHILE YOU WERE AWAY

OF Debbie Allison
R S B

PHONE No. 266-6414

TELEPHONED	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	<input checked="" type="checkbox"/>
WANTS TO SEE YOU	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE _____

SIGNED AV

October 7, 1982

Mr. J. Ernest Talley
433 S. Hydraulic
Wichita, Kansas 67211

Re: Letter of credit guaranteeing the closure of one driveway
approach to Tyler Road from Lot 3, Westlink Center Second
Addition. (Credit Number 111980 B).

Dear Mr. Talley:

This letter acts as a follow-up to my June 30, 1982 letter to you regarding the above-referenced matter. In that earlier letter, I advised you that your letter of credit guaranteeing the closure of one driveway to Tyler Road would be in default as of October 9th, 1982, and requested that you contact me relative to your development plans for the subject lot. To date, I have not been contacted.

If you wish to avoid collection on your letter of credit, you need to contact me as soon as possible. If I have not heard from you by October 15th, the matter will be turned over to the City Engineer for his disposition. My telephone number is 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Mike Lindebak, Project Development Engineer, City Engineering
Kansas State Bank and Trust Company, Attention: L. V. Lentell,
President, 123 N. Market, 67202

June 30, 1982

Mr. J. Ernest Talley
435 S. Hydraulic
Wichita, Kansas 67211

Re: Letter of credit guaranteeing the closure of one driveway approach to Tyler Road from Lot 3, Westlink Center Second Addition. (Credit Number 111980 B)

Dear Mr. Talley:

When you platted Westlink Center Second Addition, you submitted a letter of credit in the amount of \$500.00, from Kansas State Bank and Trust Company, as guarantee that the above-referenced work would be completed on or before October 9, 1982. A recent field check of the site indicates that Lot 3 is still being used for residential purposes and the drive approach, in excess of the platted access control, remains unclosed.

This letter acts to bring to your attention the October 9, 1982, default date of your letter of credit. Would you please contact me relative to your development plans for Lot 3 and your intentions regarding the required driveway closure? If your development plans are unclear, perhaps an extension of time to complete the work can be authorized. My telephone number is 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Kansas State Bank and Trust Company, Attention:
L. V. Lentell, President, 123 N. Market, 67202
Mike Lindebak, Project Development Engineer, City
Engineering

January 5, 1982

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

Release of Letter of Credit Associated with Westlink Center Second Addition
(Credit Number 111980A)

We have been advised by Operations and Maintenance that the construction of a major entrance into Lot 1, of the above-referenced subdivision, from Central Avenue has been completed. On December 2, 1980, the Board of City Commissioners "received and filed" a letter of credit in the amount of \$5,000.00 from Kansas State Bank and Trust Company for the account of Talley Investment Company as guarantee that this work would be performed. Since the major entrance has been completed, it may now be released. The original letter of credit is being returned to Talley Investment Company with their copy of this memorandum.

Forrest L. Nagley
Junior Planner

FLN:jps

cc: Mike Lindbak, Project Development Engineer, City Engineering
Talley Investment Company, 435 South Hydraulic, Wichita, 67211
Kansas State Bank and Trust Company, 123 North Market, Wichita,
67202

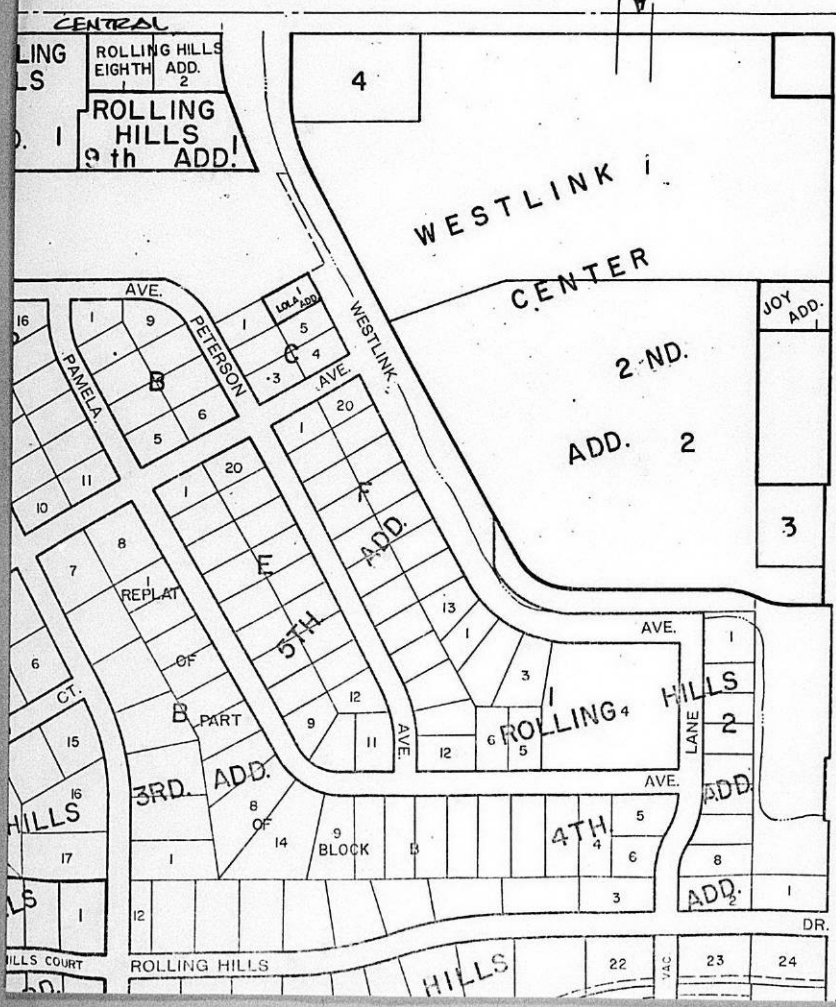
- | | | |
|------------------------|------------------------|--------------------------------|
| Administration | Credit Union | Library |
| Budget & Mgmt. | Emergency Com. | M.T.A. |
| Contracts Admin. | Engineering | Municipal Court |
| Controller | Admin./Planning | Operations/Maint. Dept. |
| Data Processing | Construction/Survey | Admin. Research |
| Purchasing | Design | Fleet Maintenance |
| Microfilm | Fire Department | Flood Control |
| Print Shop | Grievance Office | Streets |
| Stores/Mail Room | Health Department | Traffic Oper./Maint. |
| Ret. & Insurance | Human Resources | Park Department |
| Treasurer | Industrial Development | Planning Department |
| Airport Authority | Inspection | Graphics |
| Art Museum | Energy Resources | Police Department |
| City Commission | Industrial Development | Water Department |
| City Manager | Human Resources | Accounting |
| City Clerk | Human Resources | Engineering |
| Personnel | Industrial Development | Engineering |
| Public Affairs | Industrial Development | Plant |
| Civil Rights & ROUTE 2 | Industrial Development | Mains & Services |
| Community Facilities | Industrial Development | Sewer Maintenance |
| Building Services | Industrial Development | Water Pol. Control |
| Century II | Industrial Development | |
| Community Arts | Industrial Development | |
| Omnisphere | Industrial Development | |
| | Law Department | Court House |

RECEIVED
JAN 5 1982
METROPOLITAN PLANNING
ROUTE 2

For EDON VAUGHN OR RAY ARTHURS
For your information For your comments

MESSAGE:
REQUEST FOR FIELD CHECK
Approach Divider has been installed
12-30-81 E/lor
M.A.P.D. FORREST NAGLEY, R/2/81
#4421

HAS A MAJOR
ENTRANCE BEEN
COMPLETED AT THIS
GENERAL LOCATION



CHITA-SEDGWICK COUNTY

DATE


METROPOLITAN AREA PLANNING DEPARTMENT

May 18, 1981

TO Files
FROM Robert A. Lakin, Director of Planning
SUBJECT DP-9 - Westlink Center Commercial C.U.P.
S/D 80-67 - Westlink Center Second Addition

I met today with Mike Michaelis, President of The National Bank of Wichita, to discuss with him problems concerning a major entrance into the shopping center adjacent to the bank. McKinley had previously discussed with him the construction of a major entrance. Michaelis was concerned with the 80 foot extension back from the property line which would change significantly the traffic patterns in and around the bank. After discussing the problems, McKinley has agreed to improve a modified major approach plan which will still be an 80 foot separation, but rather than barrier curb, a major portion of it back of the bank parking line will be a roll over type curb.

Based on the comments made and the penciled modifications McKinley made with the drawing, it appears that Michaelis and McKinley are in agreement. I also concur. I have asked Bill Korber of Baughman Company to contact McKinley to get our work copy of the modifications and to resubmit a new drawing based on those modifications to McKinley for review and approval.


Robert A. Lakin
Director of Planning

RAL:rme

cc: Bill McKinley, Traffic Engineer

May 8, 1981

M. D. Michaelis
Chief Executive Officer
National Bank of Wichita
P. O. Box 516
Wichita, Kansas 67201

Dear Mr. Michaelis:

I am sorry that we just don't seem to be connecting on the telephone. Your meetings and my meetings must be perfectly scheduled against each other.

I have talked a little bit to McKinley about your problem and think that a conversation between you and I would be helpful. I think that we can probably work toward a solution satisfactory to both Traffic Engineering and you.

It would appear that, at the moment, I am relatively free the afternoon of the 13th, and/or the mornings of the 14th and 15th. If any of these times would be satisfactory, please have your Secretary call my office, 268-4425 or 268-4454, and indicate a time that is convenient to you. I will attempt to have Mr. McKinley with us when we talk.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:rme

cc: File DP-9 - Westlink Center
Commercial C.U.P.



national bank of wichita

April 10, 1981

RECEIVED

APR 13 1981

METROPOLITAN PLANNING

ROUTE _____

Mr. Robert Lakin
Director
Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas 67202

Dear Bob:

I have visited with your department concerning the access control on the Westlink Shopping Center located at Central and Tyler. For the following reasons, we feel very strongly that the access control called for on the C.U.P. would be very detrimental to the detached facility which the Bank has on the shopping center pad:

1. The curb cut is the major point of ingress and egress for both National Bank of Wichita and Pizza Hut. It would be extremely difficult for our customers to exit from our facility under this proposed plan.
2. As you are aware, the medians would run from Central to the very edge of the Bank property; thus we feel that we would be completely sealed off from the East.
3. Currently we have customers parking to the East of our building. This is precisely where the access control would funnel all incoming traffic; thus we would lose numerous park spaces.
4. Additionally, and a very important point to us, at busy times of the month we develop reasonably long lines leading to our drive-up windows, and if this access control were in place, it would make it virtually impossible for people to park on our property, or for those already parked there to make an exit.

At your convenience, I would enjoy visiting with you concerning this matter, to see if we can work out some type of compromise which would meet both of our needs. Please call me so that we can set a time for such a meeting.

Sincerely,

M. D. Michaelis

M. D. Michaelis
Chief Executive Officer

943 2211 ext 1
263 9191 -

MDM/nb

January 15, 1981

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-2269 - Zone change "AA" to "LC"; and
S/D 80-67 - Westlink Center Second Addition

At the regular meeting of the Board of City Commissioners on November 18, 1980, the above captioned request for zone change was considered and approved, subject to platting, and the City Clerk was instructed to withhold publication of the ordinance establishing the zone change until such time as the plat has been recorded. The associated plat was approved by the Board of City Commissioners on December 2, 1980.

This is to advise you that the final plat of Westlink Center Second Addition was recorded with the Register of Deeds on January 6, 1981 and, therefore, the ordinance establishing the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 80-67 Name Westlink Center 2nd Addition
Application & Sketch Filed: 8-8-80
Preliminary Plat Filed: 8-8-80 Approved by S/D: 8-21-80
Final Plat Filed: 9-19-80 Approved by S/D: 10-2-80
Approved by Metropolitan Area Planning Commission: 10-9-80

DESCRIPTION

General Location: south of Central and west of Tyler

Surveyor or Engineer: Baughman Company
Owner: Ernest Talley, et. al.
Address: 435 S. Hydraulic

- | | | |
|--|-----------------------|--------------------------|
| 1. Gross Acreage of Plat <u>32.3</u> | 6. Access Control | |
| 2. Number of Lots | St. <u>Central</u> | No. Openings <u>five</u> |
| Residential <u>1</u> | St. <u>Tyler</u> | No. Openings <u>five</u> |
| Commercial <u>3</u> | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving _____ | Water _____ |
| Total Number of Lots: <u>4</u> | Sidewalk _____ | Drainage _____ |
| 3. Minimum Lot Area: <u>36,975 sq. ft.</u> | Sewer <u>X</u> | Other _____ |
| 4. Existing Zoning: <u>TC and AA</u> | | |
| 5. Special Problems Discussed: _____ | | |

Associated zone case Z-2269 "AA" to "LC" (for proposed Lot 3) and amended C.U.P. (#DP-9) have been approved subject to platting. The approved drainage plan for this plat requires that the difference in runoff between existing conditions and developed conditions be detained on site. The applicant has submitted a \$5,000.00 letter of credit guaranteeing the major entrance into Lot 1 from Central; a \$3,000.00 letter of credit guaranteeing the major entrance into Lot 2 from Tyler; and a \$500.00 letter of credit guaranteeing closure of one of the existing curb cuts on Lot 3. The contingent street dedication for additional right-of-way within 350 feet of the intersection of Central and Tyler has been submitted for recording. The contingency is based upon the City's need for the additional right-of-way for road purposes. A petition for extension of sanitary sewer to serve Lot 2 and a petition for a decel lane into the major entrance on Lot 2 have been submitted. A certificate confirming the petitions has been submitted for recording.

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

Bayouth moved, Wright seconded and it carried unanimously. Hennessy, Goebel, and Savina were absent. Martens was not present for this vote.

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions; accept the contingent street dedication, receive and file the letters of credit; instruct the City Clerk to file the contingent dedication and the certificate of petitions with the Register of Deeds, the recording costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

IRREVOCABLE LETTER OF CREDIT
KANSAS STATE BANK AND TRUST COMPANY
123 North Market, Wichita, KS 67202
(Name and address of bank)

Date: November 19, 1980

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 5,000.00 for the account of J. Ernest Talley dba Talley Investment Company (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before October 9, 1982 (6)
(Insert date two years from MAPC approval of plat)

1. Construction of Major Entrance into Lot 1 from Central
- 2.
- 3.

in Westlink Center 2nd Addition, a subdivision of the City of Wichita, Kansas.

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

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

All drafts drawn hereunder must be marked: "Drawn under Kansas State Bank and Trust Company, Credit No. 111980A, dated November 19, 1980 (Name of bank)

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 9, 1982 (insert a date at least 60 days after the date on line 6)

Very truly yours,

(CORPORATE SEAL)

KANSAS STATE BANK AND TRUST COMPANY
(Name of bank)

By: J. W. Mantell, Pres.
(Authorized signature)

IRREVOCABLE LETTER OF CREDIT
TRADERS BANK OF KANSAS CITY
P. O. Box 693, Kansas City, MO 64141
(Name and address of bank)

Date: November 20, 1980

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 3,000.00 for the account of Westlink Housing Partnership, a Kansas partnership, composed of Gilbert Kahn, Jack C. Oliver, and James L. Clark, (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before October 9, 1982 (6)
(Insert date two years from MAPC approval of plat)

Construction of Major Entrance into Lot 2 from Tyler Road

2. xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

3. xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

in Westlink Center 2nd Addition, a subdivision of the City of Wichita, Kansas.

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

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

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

Traders Bank of Kansas City, Credit No. 146, dated 11-20-80.
(Name of bank)

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before December 9, 1982
(insert a date at least 60 days after the date on line 6)

Very truly yours,

TRADERS BANK OF KANSAS CITY
(Name of bank)

By: [Signature]
(Authorized signature)

(CORPORATE SEAL)

IRREVOCABLE LETTER OF CREDIT
KANSAS STATE BANK AND TRUST COMPANY
123 North Market, Wichita, KS 67202
(Name and address of bank)

Date: November 19, 1980

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 500.00 for the account of J. Ernest Talley dba Talley Investment Company (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before October 9, 1982 (6)
(Insert date two years from MAPC approval of plat)

1. Closing of one opening to Tyler Road from Lot 3
- 2.
- 3.

in Westlink Center 2nd Addition, a subdivision of the City of Wichita, Kansas.

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

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

All drafts drawn hereunder must be marked: "Drawn under Kansas State Bank and Trust Company, Credit No. 111980B, dated November 19, 1980 (Name of bank)

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 9, 1982
(insert a date at least 60 days after the date on line 6)

Very truly yours,

KANSAS STATE BANK AND TRUST COMPANY
(Name of bank)

By: W. Kentell, Pres.
(Authorized signature)

(CORPORATE SEAL)

CERTIFICATE

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

I, J. Ernest Talley, owner of
(give name of proposed plat, if appropriate) Westlink Center 2nd.

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
2. Paving
- 3.
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within _____
Westlink Center 2nd Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 30 day of Oct, 1980

J. Ernest Talley
J. Ernest Talley

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

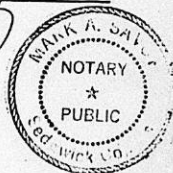
Be it remembered that on this 30th day of October,
1980, before me, a notary public in and for said County and State,
came J. Ernest Talley, to me personally
known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of same.

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

Mark A. Snow
Notary Public

My Commission Expires:
May 12, 1984

T9-207



CONTINGENT DEDICATION

WHEREAS, J. Ernest Talley is the owner of Lot 1, Westlink Center 2nd Addition, Wichita, Sedgwick County, Kansas; and

WHEREAS, said owner is desirous of making a contingent dedication to the public for street rights-of-way covering the following described real estate, to-wit:

Part of Lot 1, Westlink Center 2nd Addition, Wichita, Sedgwick County, Kansas, described as beginning at a point 200 feet south and 50 feet west of the N.E. Corner of the NEL/4, Sec. 20, Twp. 27, R-1-W; thence west parallel with the north line of said NEL/4 and the north line of said Lot 1, 25 feet; thence south parallel with the east line of said Lot 1, 50 feet; thence southeasterly to a point on the east line of said Lot 1, said point being 150 feet south of beginning; thence north 150 feet to beginning, also beginning at a point 200 feet west and 50 feet south of the N.E. Corner of said NEL/4; thence south parallel with the east line of said NEL/4 and along said Lot 1, 25 feet; thence west parallel with the north line of said Lot 1, 50 feet; thence northwesterly to a point on the north line of said Lot 1, said point being 150 feet west of beginning; thence east 150 feet to beginning;

and,

WHEREAS, it is the intention of the owner to dedicate to the public the above-described real estate, but effective only in the event of certain contingencies hereinafter specified.

NOW, THEREFORE, J. Ernest Talley, being the legal owner of the above-described real estate, does hereby dedicate to the public for street purposes the real estate hereinabove set forth; but the right of the public and the City of Wichita and the Board of County Commissioners of Sedgwick County, Kansas, to make use thereof for public purposes, including streets, excavation, fill, street paving, public utilities, and other similar street purposes, shall not occur until such time as the City of Wichita actually undertakes the expansion of Tyler Road and Central Avenue in connection with the expansion or rebuilding of the intersection of Tyler Road and Central Avenue in Wichita, Kansas, and upon the happening of such event, this dedication shall be and become, without further notice or act, in full force and effect.

It is the intent of the grantor and owner that this contingent dedication shall be a covenant running with the land and shall be binding upon grantor, his heirs, legal representatives and assigns and all subsequent owners of any part or parcel of said property covered by said dedication.

Dated this 19 day of Nov, 1980.


ERNEST TALLEY

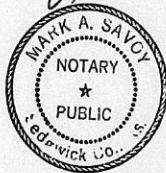
The undersigned, spouse of J. Ernest Talley, hereby consents to the granting of the foregoing contingent dedication this 19th day of November, 1980.

Mary Ann Talley
MARY ANN TALLEY

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 19th day of November, 1980, by J. Ernest Talley.

Mark A. Savoy
Notary Public
My Appointment Expires: May 12, 1984



STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 19th day of November, 1980, by Mary Ann Talley.

Mark A. Savoy
Notary Public
My Appointment Expires: May 12, 1984



Mid Kansas Federal Savings and Loan Association of
Wichita, holder of a mortgage on the above described property
does hereby consent to the foregoing contingent dedication and
subordinates its mortgage thereto, this 21st day of November,
1980.

MID KANSAS FEDERAL SAVINGS
AND LOAN ASSOCIATION

By Alan H. Schmidt
Alan H. Schmidt - Vice President

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this
21st day of November, 1980, by Alan H. Schmidt,
Vice President of Mid Kansas Federal Savings and Loan
Association, a Kansas corporation, on behalf of the corporation.

Ernestine Cook
Notary Public - Ernestine Cook

My Appointment Expires:



November 21, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-67 - Westlink Center Second Addition decel lane
requirement

Gentlemen:

At the Metropolitan Area Planning Commission meeting on November 20, 1980, the appeal of the decel lane requirement on Westlink Center Second Addition was withdrawn at your request. Therefore, the requirement for a guarantee that this decel lane will be constructed is still a condition of final plat approval.

If you have any questions about this or other requirements of plat approval, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Jack C. Oliver and Company
Cloverleaf Bldg., #6, Suite 115
6803 W. 64th St.
Shawnee Mission, Ks. 66202

10-3-80

AMERICAN LAND TITLE ASSOCIATION COMMITMENT - 1966

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) 267-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McCullough
Secretary.

Edward B. ...
Authorized Signatory



(Schedule A continued)

FORM 3147R-4-67

Policy Number _____
OwnersPolicy Number _____
Loan

Fee Owners:

M & B Investment, Inc. as to a tract of land beginning at the Northwest corner of said Lot 1, Block 1, thence East 331 feet along the North property line of said Lot 1; thence South at a right angle 220 feet; thence West at a right angle to the West line of said Lot 1; thence Northerly along the West line of said Lot 1 to the point of beginning, all in Westlink Center, Wichita, Sedgwick County, Kansas.

J. Ernest Talley and Mary Ann Talley as to a tract beginning at a point in the East line of the Northeast Quarter of Section 20, Township 27 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, and 1161.85 feet South of the Northeast Corner of said Northeast Quarter; thence West parallel with the North line of said Section 20, a distance of 230 feet; thence South 82 feet; thence East 230 feet to a point in the East line of said Section 20; thence North 82 feet to beginning.

J. Ernest Talley as to remainder of subject property.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. 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.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):
Year 1979 Taxes Paid in the amount of \$62,881.07.
Key #'s D-28277-2C; D-28277-2B; D-28277-2A; D-28277-2;
D-263-UP; D-279-UP; D-28277 and D-28277-1.
9. Sewer right of way granted to the City of Wichita over a tract beginning at a point 10 feet North of the South line of the N/2 N/2 NE/4 of Section 20, Township 27 South, Range 1 West, and 230 feet West of the East line of said NE/4; thence South 800 feet; thence West 30 feet; thence North 800 feet; thence East to the point of beginning, as established in Book Misc. 572, Page 229.
10. Common Driveway Easement in favor of Skelly Oil Company, a Delaware corporation, over the North 30 feet, and in favor of M & B Investment, Inc., over the South 30 feet of the following described premises: Beginning at a point on the East line of the NE/4 of Section 20, Township 27 South, Range 1 West of the 6th P.M., and 628.35 feet South of the Northeast corner of the NE/4 of said Section 20; thence West parallel with the North line of said Section 20, a distance of 230 feet; thence South parallel with the East line of said Section 20, a distance of 60 feet; thence East parallel with the North line of said Section 20, to the East line of said Section 20, a distance of 230 feet; thence North along the East line of said Section 20, a distance of 60 feet to the point of beginning, as established in Book Misc. 435, Page 201.
11. Utility Easements, Fire Lanes and Access Easements as established by the recorded plat of said Westlink Center, Wichita, Sedgwick County, Kansas.

(See Added Page)

Policy Number _____
Owners

Policy Number _____
Loan

- 12. Easement granted to Kansas Gas and Electric Company over the NE/4 of Section 20-27-1 West; Lot 1, Block 1, Westlink Center, on Film 183, Page 1373.
- 13. Easement granted to Kansas Gas and Electric Company over the NW/4 of Section 20-27-1 West; Lot 1, Block 1, Westlink Center, on Film 201, Page 17.
- 14. Easement granted to Kansas Gas and Electric Company over the NE/4 of Section 20-27-1 West; Lot 1, Block 1, Westlink Center, on Film 222, Page 1447.
- 15. Easement granted to Kansas Gas and Electric Company over "A 10 foot strip 5 feet right and left of a line beginning 649 feet South and 828 feet West of the NE/c of the NE/4 of Sec. 20-27-1 West; thence North 100 feet, on Film 251, Page 396.
- 16. Notice of Lease dated April 28, 1966, by and between M & B Investment, Inc., as Lessor, and Burger Chef Systems, Inc., as Lessee, filed May 23, 1968, in Book Misc. 580, Page 40, leasing a portion of the premises in question for a term of 15 years with option for renewal.
- 17. Terms and conditions of Notice of Lease, dated August 13, 1975, by and between J. Ernest Talley, as Lessor, and Pizza Hut of Wichita, Inc., as Lessee, leasing a portion of the premises in question, for a term of 20 years with option for renewal, filed on Film 158, Page 208.
- 18. Terms and conditions of Lease dated March 26, 1976, by and between J. Ernest Talley, as Lessor, and American Entertainment, Inc., as Lessee, leasing a portion of the premises in question, for a term of 25 years with option for renewal, filed on Film 195, Page 157.
- 19. Easement for ingress and egress by and between Westlink, Inc., and M & B Investment, Inc., established on Film 5, Page 65. *not necessary to show on plat*
- 20. Lot Split No. 0193 certified by the Wichita-Sedgwick County Metropolitan Area Planning Department on Film 92, Page 813, indicates Access Control over the North line of subject property to Central Avenue except for two openings; Building setback lines of 100 feet from Westlink Avenue and the drainage right-of-way on the Westerly side of subject property, and 100 feet from Central Avenue except the North 35 feet on which the setback is 185 feet, and 100 feet from Tyler Road except the North 35 feet of subject property adjacent to Tyler Road on which the setback is 185 feet and 50 feet West of a line described as beginning 428.6 feet South and 180 feet West of the most Northeasterly corner of subject property; thence South on the East line of subject property 708.8 feet.

Approved by the Dept

(See Added Page)

(Schedule B continued)

Policy Number _____
OwnersPolicy Number _____
Loan

21. It is noted for informational purposes only and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for sidewalks, as evidenced by Certificates filed on Film 188, Pages 230 and 237.
22. Financing Statement filed February 9, 1977, on Film 229, Page 443; Debtor - Kountry Tyme Products Company, Inc.; Secured Party - Kansas State Bank & Trust Company. #04113.
23. Financing Statement filed November 29, 1971, in Book Misc. 702, Page 563; Debtor - Sandy's of Douglas, Inc.; Secured Party - Kansas State Bank & Trust Company. #41182; and Continuation filed October 7, 1978, on Film 212, Page 1287.
24. Mortgage dated June 10, 1977, executed by American Entertainment, Inc., to Mid Kansas Federal Savings and Loan Association of Wichita, filed June 16, 1977, on Film 250, Page 370, which states that it secures a debt in the principal sum of \$367,500.00. (Covers a portion of subject property)
(NOTE: The above Mortgage covers the leasehold interest.)
25. Mortgage dated January 25, 1980, executed by J. Ernest Talley and Mary Ann Talley, husband and wife, to Mid Kansas Federal Savings and Loan Association of Wichita, filed February 19, 1980, on Film 408, Page 345, which states that it secures a debt in the principal sum of \$2, 175,000.00. (Covers a portion of subject property)
26. Mortgage dated February 14, 1972, executed by M & B Investment, Inc., to The Fourth National Bank and Trust Company, Wichita, filed February 15, 1972, on Film 4, Page 255, which states that it secures a debt in the principal sum of \$150,000.00. (Covers a portion of subject property).
27. Mortgage dated May 31, 1979, executed by J. Ernest Talley and Mary Ann Talley, husband and wife, to Mid Kansas Federal Savings and Loan Association of Wichita, filed May 31, 1979, on Film 367, Page 926, which states that it secures a debt in the principal sum of \$39,375.00. (Covers a portion of subject property)
28. Mortgage dated September 6, 1972, executed by Westlink, Inc., to Mid Kansas Federal Savings and Loan Association of Wichita, filed September 7, 1972, on Film 30, Page 186, which states that it secures a debt in the principal sum of \$9,600.00. (Covers a portion of subject property)
29. Mechanic's Lien filed July 3, 1980, Book Y-226-5
Owner: American Entertainment, Inc.
Claimant: Ripstra Associates, Inc.
Amount: \$887.50
No Note
30. Case 80C-1724 J. Ernest Talley -vs- Tom Doan, et al, Recovery of Money filed July 8, 1980. \$3,666.65 plus interest.
(See Added Page)

ADDED PAGE

FORM 3147R-4-67

(Schedule B continued)

Policy Number _____
Owners

Policy Number _____
Lease

31. Tenancy rights, either as month or month, or by virtue of written leases of persons now in possession of any part of the premises in question.

THIS MUTUAL EASEMENT, Made and entered into this 14th day of February, 1972, by and between WESTLINK, INC., a Kansas Corporation, hereinafter referred to as First Party, and M & B INVESTMENT, INC., a Kansas Corporation, hereinafter referred to as Second Party.

WHEREAS, Second Party has this day transferred and conveyed to the First Party

Lot 1, Block 1, Westlink Center, Wichita, Sedgwick County, Kansas, except the following described tract:

Beginning at the intersection of the south line of Central Avenue with the East line of Westlink Avenue, thence East 331 feet along the south line of Central Avenue, thence south at a 90° angle 220 feet, thence West parallel to the south line of Central Avenue to the East line of Westlink Avenue, thence northerly along the east line of Westlink Avenue to the point of beginning;

and

WHEREAS, said Lot 1, Block 1 will be hereafter referred to as Tract 1 and the exception above set out will be referred to as Tract 2; and

WHEREAS, the parties hereto desire that the said parties and their successors and assigns, shall have complete access for ingress and egress along the common boundary between said Tract 1 and Tract 2.

WHEREUPON IT IS THEN, that the parties hereto do mutually grant and convey each to the other, the right of complete access for purposes of ingress and egress, either vehicular or pedestrian between Tract 1 and Tract 2 as above set out.

The considerations for this are the mutual covenants and grants of each party to the other party herein.

IN TESTIMONY WHEREOF, the parties hereto have signed their names the day and year first above written.



RECORDED IN
1972 RECORDS
FEB 14 1972
03066
SANDHILL
Sedgwick County, Kansas

WESTLINK, INC.

By [Signature]
President
J. W. Slade

FIRST PARTY

M & B INVESTMENT, INC.

[Signature]
President
Hudson J. Hecox

SECOND PARTY

MICROFILMED
FROM THE BEST
AVAILABLE COPY

STATE OF KANSAS, SEDGWICK COUNTY, ss

BOOK . 5 PAGE 66

BE IT REMEMBERED, that on this 14th day of February, 1972, before me the undersigned, a Notary Public in and for the County and State aforesaid, came *J. M. [unclear]* President of WESTLINK, INC., a Kansas Corporation, to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same, for and on behalf of and as the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

[Signature]
Notary Public *Sean B. Beall*

My commission expires: *April 14, 1974*

STATE OF KANSAS, SEDGWICK COUNTY, ss

BE IT REMEMBERED, that on this 14th day of February, 1972, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came *Edward J. Murray* President of M & B INVESTMENT, INC., a Kansas Corporation, to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same, for and on behalf, and as the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

[Signature]
Notary Public *Sean B. Beall*

My commission expires: *April 14, 1974*

MICROFILMED
FROM THE BEST
AVAILABLE COPY

NEG. S 20, T 27 S, R 1 W
Form 1347
Rev. 12-71
'RM 222 PRL1447

AFFIDAVIT

STATE OF KANSAS)
) SS:
COUNTY OF SEDGWICK)

A. H. Vaughn, Jr., of lawful age, states that he is
Assistant Estimator of Kansas Gas and Electric Company; that pursuant to
(Title) the provisions of the original contract to supply electric service to the property
legally described as:

Northwest 1/4 Section 20, Township 27 South, Range 1 West
Lot 1, Block 1, Westlink Center
Commonly known as 9035 West Central

in Sedgwick County, Kansas.

Kansas Gas and Electric Company acquired the necessary right-of-way easement to
provide such service to said property; that the electric lines were installed under-
ground; and that by agreement locating the lines the right-of-way easements used for
such purposes consists of:

SEE EXHIBIT "A"

STATE OF KANSAS)
SEDGWICK COUNTY)
FILED FOR RECORD AT
DEC 23 1976
3 115577
BETTE F. MCGART
NOTARY PUBLIC

A. H. Vaughn, Jr.



Subscribed and sworn to before me this _____ day of _____, 1976.

A. H. Vaughn, Jr.
Signed A. H. Vaughn, Jr., Assistant Estimator

and sworn to before me a notary public in and for said County and
State, this _____ day of _____, 1976.

W. W. Schumacher
Notary Public, W. Schumacher

My commission expires September 22, 1977
6-00 Sedgwick, Kansas, R016, Box 205

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FM 222 (M) 1448

WATER SUPPLY FACILITIES CENTER

PROPERTY OF THE U.S. ARMY
ENGINEERING CENTER
FORT MONROE, VA 23042

WATER SUPPLY

EXHIBIT A

FORM 501 (M) 1-68		TITLE	
U.S. & E. FACILITIES ON PRIVATE PROPERTY APPROVED BY		BY	DATE
SYMBOL	DATE	NO. AND S. OF PAGES	SCALE
		CHK. MAP	ATLAS PAGE

MICROFILMED
FROM THE BEST
AVAILABLE COPY

AFFIDAVIT

STATE OF KANSAS)
) SS:
COUNTY OF SEDGWICK)

A. H. Velghe, Jr., of lawful age, states that he is
Assistant Estimator of Kansas Gas and Electric Company; that pursuant to
(Title)
the provisions of the original contract to supply electric service to the property
legally described as:

Northwest 4 Section 20, Township 27 South, Range 1 West
Lot 1, Block 1, Westlink Center Addition
commonly known as 8971 West Central

in Sedgwick County, Kansas,

Kansas Gas and Electric Company acquired the necessary right-of-way easement to
provide such service to said property; that the electric lines were installed under-
ground; and that by agreement locating the lines the right-of-way easements used for
such purposes consists of:

SEE EXHIBIT "A"

STATE OF KANSAS | in
 | Sedgwick County
FILED FOR RECORD AT
JUL 21 1976
W. W. SCHMERRY
Notary Public
File Record

Further, affiant saith not.

A. H. Velghe, Jr.
Signed A. H. Velghe, Jr., Assistant Estimator



Subscribed and sworn to before me a notary public in and for said County and
 day of July 1976.

W. W. Schmerry
Notary Public W. W. Schmerry

My commission expires September 22, 1979
6100 Kansas Highway 100, Box 258

MICROFILMED
FROM THE BEST
AVAILABLE COPY

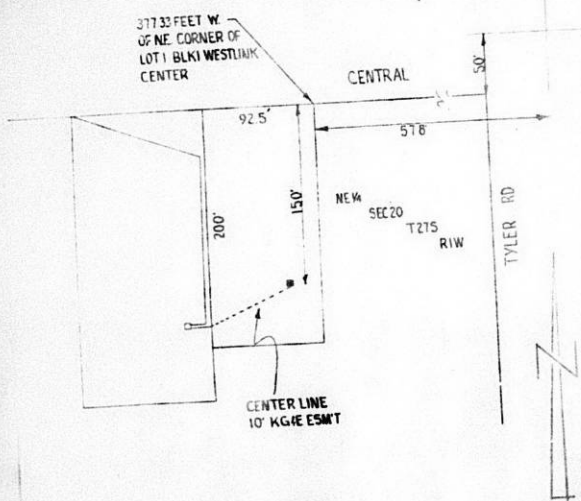


EXHIBIT 'A'

FORM NO. REV. 3-60		TITLE		DATE		SCALE 1"=60'	
K.G. & E. FACILITIES ON PRIVATE PROPERTY APPROVED BY		BY 6-324					
TITLE	DATE	PL. NO.	REV. NO.	PL. OF	REV. OF	PL. OF	REV. OF

MICROFILMED
FROM THE BEST
AVAILABLE COPY

AFFIDAVIT

1373

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS:

A. N. Velge, Jr. of lawful age, states that he is
Assistant Estimator of Kansas Gas and Electric Company; that pursuant to
(Title)
the provisions of the original contract to supply electric service to the property
legally described as:

Northeast 1/4, Section 20, Township 27 South, Range 1 West
Lot 1, Block 1, Weatline Center
Commonly known as 887 West Central

in Sedgwick County, Kansas.

Kansas Gas and Electric Company acquired the necessary right-of-way easement to
provide such service to said property; that the electric lines were installed under-
ground; and that by agreement installing the lines and right-of-way easements used for
such purposes consists of:

SEE EXHIBIT "A"

STATE OF KANSAS)
SEDGWICK COUNTY)
FILED FOR RECORD AT)
MAR 31 1978)
2 21/21)
BETTY P. MCCART)
NOTARY OF DEED)

Betty P. McCart

Further, affiant swears that:



A. N. Velge, Jr. and sworn to before me a notary public in and for said County and

13th day of March 19 78.

W. W. Schmechel
Notary Public W. W. Schmechel

My commission expires December 22, 1979

400 - Office - Kansas - 1373 - 1000 217

MICROFILMED
FROM THE BEST
AVAILABLE COPY

15-1374

44883 FEET W. OF NE
CORNER OF LOT 1 BLK
WESTLINK CENTER

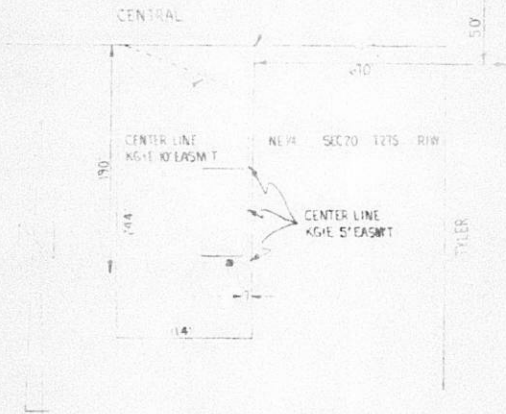


EXHIBIT 'A'

FORM 400 REV. 9-66		TITLE PIZZA HUT		8977 W. CENTRAL	
K. G. & E. FACILITIES ON PRIVATE PROPERTY APPROVED BY		BY: H. VEEGHE	DATE: 1-6-76	SCALE: 1" = 60'	
WFLA	DATE	SD. NO. 5-1499	TEL. APP.	SHEET 1 OF 3	
		CITY: WICHITA	EXT. MAP: 1-3	ATLAS PAGE: 281	

MICROFILMED
FROM THE BEST
AVAILABLE COPY

November 14, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-67 - Westlink Center Second Addition decel lane
requirement

Gentlemen:

At the regular meeting of the Subdivision Committee on November 13, 1980, the above-referenced matter was discussed. The Committee voted 2 to 1 to uphold their original requirement for a decel lane into the major entrance on Lot 2. The decel lane is to be 150 feet long with an additional 100-foot taper.

At your request, this platting requirement has been scheduled for review by the Planning Commission at their meeting next Thursday, November 20, 1980.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Jack C. Oliver and Company, Cloverleaf Building #6, Suite 115,
6803 W. 64th Street, Shawnee Mission, Ks. 66202
Mike Lindebak, City Engineering

WILLIAM L. KORBER

JOHN E. LUNDBLADE

JAMES E. JORDAN



BAUGHMAN COMPANY, P.A.

SURVEYORS

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

November 3, 1980

Mr. Jack H. Galbraith
Wichita - Sedgwick County
Metropolitan Area Planning Dept.
City Hall - Tenth Floor
455 N. Main St.
Wichita, KS. 67202

Dear Jack:

This is to request the plat of Westlink Center 2nd Addition be rescheduled before the Subdivision Committee on November 13, 1980.

The owner has requested additional discussion on the deceleration lane on Tyler Road for the major entrance to Lot 2.

Sincerely,

William L. Korber

WLK/mej

cc: J. Ernest Talley

October 9, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-67 - Final plat of Westlink Center Second

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, October 9, 1980, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 3, 1980.

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:

- 11-21-80
10-3-80
Need
1980
paid
1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
 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 platlor.
 3. Certification that all taxes due and payable for 1979 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: J. Ernest Talley, 435 S. Hydraulic, 67211
M and B Inv., Inc., 9103 W. Central, 67212

October 3, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-67 - Final plat of Westlink Center Second
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 2, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 11-21 A. The applicant shall contingently dedicate additional street right-of-way for Central and for Tyler Road at the northeast corner of the plat. Contingency shall be based on the City's need for this right-of-way for road purposes.
 - B. The applicant shall submit a guarantee for construction of the major entrance into Lot 1 from Central and for the major entrance into Lot 2 at the southeast corner of the plat. These guarantees shall be by letter of credit, performance bond, cash or actual construction. *\$5000 letter of credit*
 - C. The applicant shall guarantee the construction of a decel lane on Tyler into the major entrance. *\$2000 letter of credit*
 - D. The C.U.P. was approved with two openings permitted to Tyler on Lot 3. Since three openings now exist, the applicant shall guarantee the closing of one of the openings. *petition*
 - E. *called out in letter binder* If there already exists a joint access agreement between Westlink Center Addition and Joy Addition, a copy of the agreement shall be submitted to the Planning Department. If no agreement currently exists, one shall be written and shall be submitted with the plat for recording. *letter of credit \$500*
 - F. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2. *petition*
 - G. A utility easement shall be added to the rear of Lot 4 as well as private easements to cover the existing sewer lines on Lot 1. *check with Marked*
- 11-21 *need certificate of petitions*

Baughman Company
Page 2
Oct. 3, 1980

H. 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 certificate is required if petitions are submitted.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 9, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:hh

cc: J. Ernest Talley, 435 S. Hydraulic, 67211
M and B. Inv., Inc., 9103 W. Central, 67212
R. W. Bruggeman, Director, Engineering

September 25, 1980

Mr. Charles Schultz
467 N. Westlink
Wichita, Ks. 67209

Re: Final plat of Westlink Center 2nd Addition, S/D 80-67

Dear Mr. Schultz:

On July 31, 1980, you spoke before the Metropolitan Area Planning Commission (MPAC) and requested to be notified when a plat was filed for the recently approved Westlink Community Unit Plan (DP-9). A final plat for this property has been filed and is scheduled for review by the Subdivision Committee of the MAPC on October 2, 1980. Attached please find a copy of the agenda along with the printed staff comments for this item.

Should you have any questions regarding this matter, please feel free to call me at 268-4405.

Sincerely,

Forrest C. Nagley
Junior Planner

FLN:bh

Attachments (2)

cc: Ga11 Williams, C.P.O.

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-67 Name Westlink Center Second
Date Application Rec'd. 8-8-80 Preliminary Approval 8-21-80
Scheduled S/D Meeting 10-2-80

DESCRIPTION

General Location Southwest corner Central and Tyler

Owner J. Ernest Talley and M.B. Investments, Inc.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, 67211 Phone 262-7271

1. Gross Acreage of Plat 32.3 acres
2. Number of Lots:
 - Residential 1
 - Commercial 3
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 205 ft.
4. Minimum Lot Area 36,975 square ft.
5. Existing Zoning LC and AA
6. Proposed Zoning LC (DP-9 and Z-2269)
7. Lineal Feet of New Streets:
 - a. _____ R/W _____ 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 (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 _____ (Yes-No)

STAFF COMMENTS:

NOTE: Associates cases Z-2269 "AA" to "LC" for Lot 3 and amended C.U.P. DP-9 have been approved subject to platting.

- A. City Engineering has advised that the applicant's final drainage plan has been approved with the understanding that the difference in runoff between existing conditions and developed conditions be detained on site.
- B. The applicant shall contingently dedicate additional street right-of-way for Central and for Tyler Road at the northeast corner of the plat. Contingency shall be based on the City's need for this right-of-way for road purposes.
- C. The applicant shall submit a guarantee for construction of the major entrance into Lot 1 from Central and for the major entrance into Lot 2 at the southeast corner of the plat. These guarantees shall be by letter of credit, performance bond, cash or actual construction.
- D. The C.U.P. was approved with two openings permitted to Tyler on Lot 3. Since three openings now exist, the applicant shall guarantee the closing of one of the openings.
- E. If there already exists a joint access agreement between Westlink Center Addition and Joy Addition, a copy of the agreement shall be submitted to the Planning Department. If no agreement currently exists, one shall be written and shall be submitted with the plat for recording.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company
330 Laura
Wichita, Ks. 67211

August 22, 1980

Re: S/D 80-67 - Preliminary plat of Westlink Center Second
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 21, 1980, 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 contingent street dedications for Central and for Tyler at the northeast corner of the plat shall be granted by separate instrument, contingent upon the City's need for the right-of-way for road purposes OR the contingency shall be specified in the plattor's text.
- B. The applicant shall submit a guarantee for construction of the major entrance into Lot 1 from Central and for the major entrance into Lot 2 at the southeast corner of the plat. These guarantees shall be by letter of credit, performance bond, cash, or actual construction.
- C. The C.U.P. was approved with two openings permitted to Tyler on Lot 3. Since three openings now exist, the applicant shall guarantee the closing of one of the openings.
- D. If there already exists a joint access agreement between Westlink Center Addition and Joy Addition, a copy of the agreement shall be submitted to the Planning Department. If no agreement currently exists, one shall be written and shall be submitted with the plat for recording.
- E. Complete access control to Westlink Avenue from Lots 1, 2, and 4 shall be shown on the final plat.
- F. Prior to filing a final plat, the applicant shall meet with City Engineering regarding the dedication of additional street right-of-way for a decel lane on Tyler. This additional right-of-way dedication shall be indicated on the final plat.

Baughman Company
Page 2
August 22, 1980

G. The final plat shall indicate the required minimum building pad for Lot 2. This information shall be indicated both on the face of the final plat as well as in the plat's text.

H. 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.

I. 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 have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bb

cc: M and B Inv. Inc., 9103 W. Central, 67212
J. Ernest Talley, 435 S. Hydraulic, 67211
Dean Sellers, Assistant City Engineer

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-67 Name Westlink Center Second
Date Application Rec'd. 8-8-80 Preliminary Approval _____
Scheduled S/D Meeting 8-21-80

DESCRIPTION

General Location S. W. Corner Central and Tyler

Owner J. Ernest Talley and M. B. Investments, Inc.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>32.3 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential <u>1</u> | b. _____ R/W _____ ft. |
| Commercial <u>3</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>4</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>205</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>36,975 sq. ft.</u> | |
| 5. Existing Zoning <u>LC and AA</u> | |
| 6. Proposed Zoning <u>LC (DP-9 and Z-2269)</u> | |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes (Yes-No)</u> , 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:

Note: Associated cases Z-2269 "AA" to "LC" for Lot 3 and amended C.U.P. DP-9 have been approved subject to platting.

- A. The contingent street dedications for Central and for Tyler at the northeast corner of the plat shall be granted by separate instrument, contingent upon the City's need for the right-of-way for road purposes OR the contingency shall be specified in the plat's text.
- B. The applicant shall submit a guarantee for construction of the major entrance into Lot 1 from Central and for the major entrance into Lot 2 at the southeast corner of the plat. These guarantees shall be by letter of credit, performance bond, cash, or actual construction.
- C. The C.U.P. was approved with two openings permitted to Tyler on Lot 3. Since three openings now exist, the applicant shall guarantee the closing of one of the openings.
- D. If there already exists a joint access agreement between Westlink Center Addition and Joy Addition, a copy of the agreement shall be submitted to the Planning Department. If no agreement currently exists, one shall be written and shall be submitted with the plat for recording.
- E. Complete access control to Westlink Avenue from Lots 1, 2 and 4 shall be shown on the final plat.
- F. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

THE CITY OF WICHITA

OFFICE OF

DEPARTMENT OF ENGINEERING

DATE

August 12, 1980

TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, P.E.

SUBJECT

Westlink Center 2nd Addition
Lot Grading Plan

The above mentioned site grading plan is approved with the understanding that the difference in runoff from existing conditions and developed conditions be detained on site.

Chris J. Breitenstein
Chris J. Breitenstein, P.E.
Acting Drainage Design Eng.

CJB:md

cc: John Lundblade, Baughman Co.

RECEIVED

AUG 12 1980

METROPOLITAN PLANNING

ROUTE

Loise

Forest - info



BAUGHMAN COMPANY, P.A.
SURVEYORS
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT Westlink Center end Add.

DATE Aug. 8, 1980

JOB NO. _____

TO Chris Breitenstein

COPIES TO:

Louise Olivarez ✓
Mike Lindebak

FROM John E. Lundblade

REFERENCE Drainage Plan

Attached is the lot grading plan
for the above referenced project.

Plat submitted to planning Aug. 8, 1980

To be heard by Subdivision Committee Aug. 21

August 13, 1980

Mr. Charles Schultz
467 N. Westlink
Wichita, Ks. 67209

Re: Preliminary plat of Westlink Center 2nd Addition,
S/D 80-67

Dear Mr. Schultz:

On July 31, 1980, you spoke before the Metropolitan Area Planning Commission (MAPC) and requested to be notified when a plat was filed for the recently approved Westlink Community Unit Plan (DP-9). A preliminary plat for this property has been filed and is scheduled for review by the Subdivision Committee of the MAPC on August 21, 1980. Attached please find a copy of the agenda along with the printed staff comments for this item.

Should you have any questions regarding this matter, please feel free to call me at 268-4405.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

Attachments (2)

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

August 1, 1980

TO Louise Olivarez, Senior Planner
FROM Arthur D. Chambers, Junior Planner
SUBJECT DP-9 - Westlink C.U.P. Generally located at the southwest corner of Central and Tyler.

A Mr. Charles Schultz spoke at the MAPC meeting on July 31, 1980 and requested that he be notified of when the plat for this area will be heard by the Subdivision Committee. Mr. Schultz is primarily concerned about drainage problems in this area. His address is 467 North Westlink.

Please notify Mr. Schultz when the plat is scheduled for hearing before the Subdivision Commission.

Arthur D. Chambers
Arthur D. Chambers, AICP
Junior Planner

ADC:el

SEND COPY OF AGENDA / PRINTED STAFF COMMENTS.

Ap No.: 4847
Section: 20
Twp.: 27
Range: 1W

S/D No. 80-67

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Westlink Center Second

General Location: S.W. Corner Central and Tyler

Name of Property Owner: J. Ernest Talley
Address: 435 S. Hydraulic, Wichita, KS. Zip Code: 67211 Phone: 263-3171
Name of ~~Address~~ (Owner) M & B Investment Inc.
Address: 9103 W. Central, Wichita, KS. Zip Code: 67212 Phone: 722-6220
Name of Engineer/Surveyor: Baughman Company, P.A.
Address: 330 Laura, Wichita, KS. Zip Code: 67211 Phone: 262-7271
Date of Application: 8-8-80

SUBDIVISION INFORMATION:

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>32.3 Acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>1</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>3</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>4</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>205</u> ft. | 8. Are Sidewalks existing? |
| 4. Minimum Lot Area <u>36,975 sq. Ft.</u> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 5. Existing Zoning <u>LC & AA</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Is a public water supply available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, Name <u>DP-9 & Z-2269</u> City of <u>Wichita</u> | |
| 10. Is a sanitary sewer available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, Name <u> </u> | |
| 11. Has Health Department approval been obtained (where applicable) <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 12. City of Wichita <input checked="" type="checkbox"/> Three Mile Area <input type="checkbox"/> Outside of Wichita <input type="checkbox"/> | |

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 for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: J. Ernest Talley

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

Received by FLN
Date 8-8-80
Fee Submitted 320.00
Ernest Talley

FORM 29-02

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

General Application: Water & Sewer Service

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

8/2/80

FLW

FORM 29-021

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

Additional charges for water & sewer service

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

8-11-80

FLW