

PLAT NO. S/D 80-80 MAP NO. 6047

NAME R.V.C. ADDITION

LOCATION: Northwest corner of Kellogg and Webb Road.

ENGINEER T.L. Daniel - Land Surveyor

OWNER Residence Venture Corp., et al

APPLICATION FILED 9-19-80

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

FINAL FILED 9-19-80

S/D ACTION 10-2-80 approve

MAPC ACTION 10-9-80 approve

BCC ACTION 2-10-81 approved

RECORDED 3-2-81

REMARKS Associated Case DP-48

S/D 80-80 - R.V.C. ADDITION -  
Northwest corner of Kellogg & Webb  
Road. T.L.Daniel-Land Surveyor

POSTED  
7-23-80  
S

ACTION

DATE

S/D COMMITTEE (final) approved 10-2-80

M.A.P.C. approved 10-9-80

B.C.C./B.G.O.C. Approved 2-10-81

S/D 80-80 - R.V.  
Northwest corner  
Road, T.L. Danie

Map No. 6047  
Sec. 20  
Twp. 27  
Range 2E

Subdivision Report and Progress

S/D No.: 80-80

Name: R.V.C. ADDITION

General Location: Northwest corner of Kellogg and Webb Road.

Owner: Residence Venture Corporation

Address: 240 North Rock Rd. Zip Code: 67206 Phone: 686-2101

~~Subdivisor~~ OWNER: Robert E. Peters, Kenneth C. Peters, & Ray W. Brown

Address: 1106 North Armour Zip Code: 67206 Phone: 683-8731

Engineer/Surveyor: T.L. Daniel - Land Surveyor

Address: 1921 East Central Zip Code: 67214 Phone: 267-2348

Present Zoning: "C" & "LC"  
Proposed Zoning: "C" & "LC"  
Assoc. Zone Case: DP-48

M.A.P.C. ACTION: 10-9-80 approve

Advisory Letter: 10-10-80

APPLICATION RECEIVED: 9-19-80

Closure Data Submitted: \_\_\_\_\_

SKETCH PLAT RECEIVED: \_\_\_\_\_

Title/Taxes Rec'd. and

Letter of Intent: \_\_\_\_\_

Reviewed: 10-15-80

PREL. PLAT RECEIVED: \_\_\_\_\_

Final Review: 2-2-81

S/D Comm. Action: \_\_\_\_\_

Referral to B.C.C.: 2-2-81

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

B.C.C. ACTION: 2-10-81 Approved

FINAL PLAT RECEIVED: 9-19-80

Tracing Received: \_\_\_\_\_

S/D Comm. Action: 10-2-80 approve

Released for Recording: \_\_\_\_\_

Advisory Letter: 10-3-80

Plat Recorded: \_\_\_\_\_

Comments:

1-28-81 print of final tracing, with recording date of private  
with consent, submitted by Tody Daniel. Tracing  
has to be sent out of town for signatures

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

S/D8-80 n  
map 6047  
Acare: DP48 n

R. V. C.

T. V. C. ADDITION was

filed for record on March 2, 1981

*Robert J. McQuinn*  
Register of Deeds

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

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 80-80 Name R.V.C. Addition  
Application & Sketch Filed: 9-19-80  
Preliminary Plat Filed: N.A. Approved by S/D: N.A.  
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: northwest corner of Kellogg and Webb Road

Surveyor or Engineer: T. L. Daniel  
Owner: Residence Venture Corporation, et. al.  
Address: 240 N. Rock Road

- |  |                       |                    |
|--|-----------------------|--------------------|
| 1. Gross Acreage of Plat 4.85  | 6. Access Control     |                    |
| 2. Number of Lots  | St. Kellogg           | No. Openings 0     |
| Residential _____  | St. Webb              | No. Openings 3     |
| Commercial _____ 2   | St. _____             | No. Openings _____ |
| Industrial _____   | 7. Req'd Improvements |                    |
| Other _____  | St. Paving _____      | Water _____        |
| Total Number of Lots: 2  | Sidewalk _____        | Drainage _____     |
| 3. Minimum Lot Area: 74,935 sq. ft.  | Sewer _____           | Other _____        |
| 4. Existing Zoning: LC and C w/CUP (DP-48)                                 |                       |                    |
| 5. Special Problems Discussed: existing private water lines crossing Lot 2 |                       |                    |

The owners of proposed Lot 2 have granted a private water line easement to cover water lines which cross their property to serve the East Pike Office Building, located west of their site.

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. Goebel, Hennessy and Savina were absent. Martens not present at this vote.

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

Film 460  
Pg. 1272  
recorded 1-28-81

WATER LINE EASEMENT

The undersigned, Ray W. Brown, Kenneth C. Peters, and Robert E. Peters, as tenants in common, being owners of the following described property, to-wit:

Lot 1, "F.N.I.C. ADDITION," Wichita, Kansas, EXCEPT the North 364 feet thereof (which parcel is being replatted as Lot 2, "R.V.C. ADDITION," Wichita, Sedgwick County, Kansas)

hereby grant to the owners of the following described property, to-wit:

Lot 2, "F.N.I.C. ADDITION," Wichita, Kansas,

and to their successors in title forever, an easement in common with grantees and their successors for the purpose of installing and maintaining at the expense of grantees, buried water lines serving the second above-described property, over and across the following described property:

BEGINNING on the West line of said Lot 1, "F.N.I.C. ADDITION", 53.2 feet North from the Southwest corner thereof, which point is at the intersection with the extended centerline of the proposed driveway to be constructed for the proposed structure to be constructed on said parcel; (the West line of Lot 1 and the Southwest corner of Lot 1 "F.N.I.C. ADDITION" are identical with the West line and the Southwest corner of proposed Lot 2, "R.V.C. ADDITION")

THENCE North on said West line, a distance of 46.8 feet; THENCE East, parallel with the North line of said Lot 1, "F.N.I.C. ADDITION" a distance of 27 feet, more or less, to a point not less than 1 foot West from the West building line of the structure proposed to be constructed on proposed Lot 2, "R.V.C. ADDITION"; (The North line of proposed Lot 2, "R.V.C. ADDITION" is parallel with the North line of Lot 1, "F.N.I.C. ADDITION")

THENCE, maintaining a clearance of not less than one foot from the building lines of the proposed structure, with the intention being that the structure when completed will determine the location of the easement by virtue of maintaining a clearance of not less than one foot from all building lines, with the following course directions and approximate distances:

- South, 8 feet, more or less;
- East, 119.8 feet, more or less;
- South, 16.5 feet, more or less;
- East, 29.7 feet, more or less;
- North, 16.5 feet, more or less;
- East, 183.5 feet, more or less, to the intersection with the East line of Lot 1, "F.N.I.C. ADDITION"; (The East line of Lot 1, "F.N.I.C. ADDITION" is identical with the East line of proposed Lot 2, "R.V.C. ADDITION")

THENCE South on said East line, a distance of 38.8 feet, more or less, to the centerline of the proposed driveway for said proposed structure;

THENCE West on said centerline, and the extension of said centerline, a distance of 360 feet, more or less, to the POINT OF BEGINNING, as shown on EXHIBIT "A" attached hereto.



PRIVATE WATER LINE EASEMENT

Page 2

WITNESS OUR HANDS this 27th day of January, 1981.

Ray W. Brown  
Ray W. Brown

Kenneth C. Peters  
Kenneth C. Peters

Robert E. Peters  
Robert E. Peters

STATE OF KANSAS )  
SEDCWICK COUNTY )SS

The foregoing instrument was acknowledged before me this 27th day of January, 1981, by Ray W. Brown, Kenneth C. Peters and Robert E. Peters.

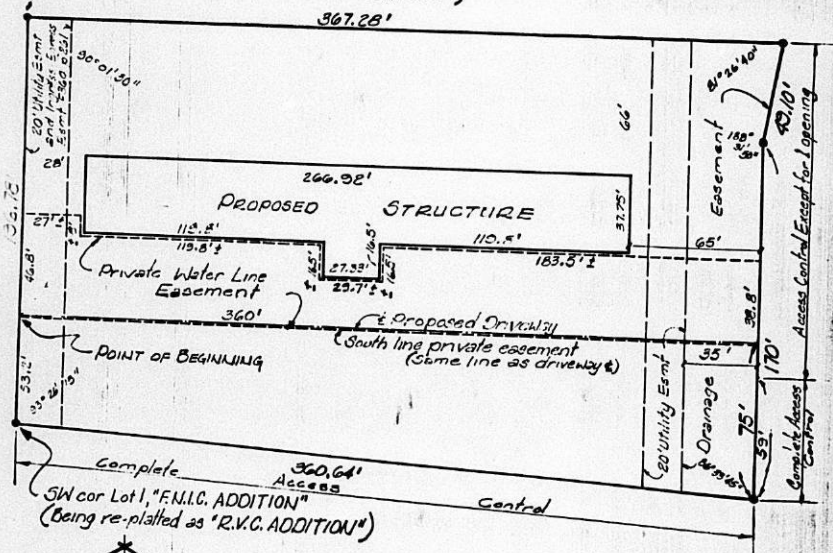
L. Jean Copple  
Notary Public

My Commission Expires: July 29, 1984



EXHIBIT "A"

N.W. cor. Lot 1 "F.N.I.C. ADDITION" Except  
the North 364 feet thereof  
(to be N.W. cor. Lot 2, "R.V.C. ADDITION")



SCALE: 1" = 50'

SKETCH OF PROPOSED  
PRIVATE WATER LINE EASEMENT  
Across  
Part of Lot 1, "F.N.I.C. ADDITION"  
Associated with the  
Re-plot of same  
as  
Lot 2, "R.V.C. ADDITION" Wichita,  
Sedgwick County, Kansas

PRIVATE SEWER EASEMENT

The undersigned, \_\_\_\_\_, being owners  
of the following described property, to wit:

*Discussed*  
*W.P. Daniels*  
*1-26-81*

*Lot 1 except the north 364 feet thereof, F.N.I.C. Addition,*  
*Wichita, Kansas (said property being replatted as*

*(see legal*  
*submitted 1-22)*

*Lot 2, R.V.C. Addition)*  
hereby grant to the owners of the following described property,  
to wit:

*Lot 2, F.N.I.C. Addition, Wichita, Kansas*

and to their successors in title forever, a private easement for  
the purpose of installing and maintaining a buried <sup>water</sup> sewer line  
serving the second above-described property, over and across the  
following described property:

*Beginning on the west line of Lot 1, F.N.I.C. Addition, at a point*  
*of 53.2 feet north of the SW corner thereof; thence north on said west line*  
*a distance of 46.8 feet; thence east ..... to be constructed on said*  
*Lot 2, R.V.C. Addition; thence*

WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF KANSAS)  
SEDGWICK COUNTY) ss:

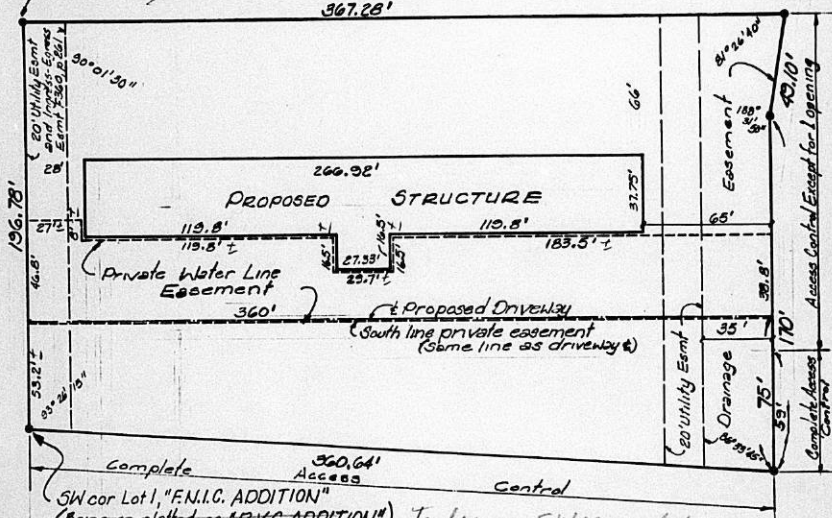
BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_,  
before me a Notary Public in and for said County and State, came  
\_\_\_\_\_ and \_\_\_\_\_, to me personally  
known to be the same persons who executed the foregoing document  
and duly acknowledged the execution of the same.

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

(SEAL)  
My Commission Expires: \_\_\_\_\_

*364' South of NW corner of Lot 1, F.N.I.C. Add.*

N.W. cor. Lot 1 "F.N.I.C. ADDITION" Except the North 364 feet thereof (to be N.W. cor. Lot 2, "R.V.C. ADDITION")



SKETCH OF PROPOSED PRIVATE WATER LINE EASEMENT ACROSS PART OF LOT 1, "F.N.I.C. ADDITION" ASSOCIATED WITH THE RE-PLAT OF SAME TO BE KNOWN AS "R.V.C. ADDITION" WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1" = 50'  
FILE #8030  
24 OCTOBER, 1980

*Legal for private water line easement Submitted for review 1-22-81*

22 October, 1980

# 8030

*a portion of*  
A private easement for water line construction and maintenance across Lot 1, "F.N.I.C. ADDITION" Wichita, Kansas EXCEPT the North 364 feet thereof, which parcel is being replatted as Lot 2, "R.V.C. ADDITION", Wichita, Sedgwick County, Kansas, more particularly described as follows:

*the easement being*  
*more or less*  
BEGINNING on the West line of said Lot 1, at a point approximately 53.2 feet North from the Southwest corner thereof, (which point is at the intersection with the extended centerline of the proposed driveway to be constructed for the proposed structure to be constructed on said parcel; (the West line of Lot 1 and the Southwest corner of Lot 1 are identical with the West line and the Southwest corner of Lot 2, R.V.C. ADDITION))

THENCE North on said West line, a distance of 46.8 feet;

THENCE East, parallel with the North line of said Lot 1 F.N.I.C. Addition, a distance of 27 feet, more or less, to a point not less than 1 foot West from the West building line of the structure proposed to be constructed on said Lot 2 (The North line of Lot 2, "R.V.C. ADDITION" is parallel with the North line of Lot 1, "F.N.I.C. ADDITION")

THENCE, maintaining a clearance of not less than one foot from the building lines of the proposed structure, with the intention being that the structure, when completed will determine the location of the easement by virtue of maintaining a clearance of not less than one foot from all building lines, with the following course directions and approximate distances:

South, 8 feet, more or less;

East, 119.8 feet, more or less;

South, 16.5 feet, more or less;

East, 29.7 feet, more or less;

North, 16.5 feet, more or less;

East, 183.5 feet, more or less, to the intersection with the East line of said Lot 1, F.N.I.C. Addition. For: (the East line of Lot 1, "F.N.I.C. ADDITION" is identical with the East line of Lot 2 "R.V.C. ADDITION")

THENCE South on said East line, a distance of 38.8 feet, more or less, to the centerline of the proposed driveway for said proposed structure;

THENCE West on said centerline, and the production of said centerline, a distance of 360 feet, more or less, to the POINT OF BEGINNING. ?

R.V.C.

10-15-80

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. McCallough*  
Secretary.

*Joseph B. Winkler*  
Authorized Signatory



#### CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.



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): 1979 taxes \$2,374.57, paid. Key # C-37190
9. Easement for pipeline purposes to Cities Service Gas Company over the SE $\frac{1}{4}$  of Section 20, Township 27 South, Range 2 East, created by an instrument filed in Misc. Book 236, Page 187, and confined by an instrument filed on Film 51, Page 1110 to a 66 foot strip, the center line of which is described as: Beginning at a point on the South line of said SE $\frac{1}{4}$ , 45 feet West of the Southeast corner thereof; thence Northerly a distance of 374 feet; thence angle right 0°18' a distance of 209 feet to a pipeline valve located 51 feet west of the East line of said SE $\frac{1}{4}$ ; thence Northerly to a point 46 feet West of the Northeast corner of South half of South half of SE $\frac{1}{4}$  of Section 20, Township 27 South, Range 2 East. *shown on plat*
10. Lack of direct access to the right-of-way of the Kansas Turnpike Authority adjoining captioned property on the South, such right of access having been condemned in District Court Case No. A-55770, and as shown on the recorded plat of captioned property.
11. Legal effects and consequences of the following grant appearing in the recorded plat of captioned addition: "All abutters rights of access to or from Webb Road over and across the East line of Lot 1, is hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to Webb Road at 3 points as shall be determined by the City Engineer of the City of Wichita, Kansas."
12. A right-of-way for private road purposes over the South 40 feet of the North 45 feet of captioned property, as granted in Misc. Book 581, Page 269. *shown on plat*

(SEE ADDED PAGE)

(Schedule B continued)

Policy Number 292179  
OwnersPolicy Number 292179  
Loan

13. Easements over portions of captioned property for drainage, fire lane, and public utilities as dedicated on the recorded plat.
14. Affidavit of Kansas Gas and Electric Company showing that said company acquired the necessary right-of-way easement to provide electric service to captioned property; that the electric lines were installed underground; and that by agreement locating the lines the right-of-way easements consist of a strip as shown in Exhibit A attached to said affidavit filed January 8, 1975, on Film 128, Page 3.
15. A non-exclusive easement for ingress and egress over a tract beginning at a point 25 feet East and 45 feet South of the Northwest corner of Lot 1 F. N. I. C. Addition, Wichita, Kansas, Sedgwick County, Kansas, thence East 20 feet; thence South to a point 20 feet East of the Southwest corner of said Lot 1; thence West 20 feet; thence North to the point of beginning, as created by instrument filed on Film 360, Page 261, and all the terms and provisions thereof.
16. 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 various capital improvements as evidenced by numerous governmental filings of notice in the form of Certificates, Resolutions, Amended Resolutions and Ordinances.
17. Mortgage dated August 26, 1980, executed by Residence Venture Corporation, to The Fourth National Bank and Trust Company, Wichita, filed August 27, 1980, on Film 434, Page 1403, which states that it secures a debt in the principal sum of \$505,000.00. (covers a portion of subject property)
18. Mortgage dated October 2, 1980, executed by Residence Venture Corporation, to Mid Kansas Federal Savings and Loan Association of Wichita; The Western Savings Association of Pratt; Barber County Savings and Loan Association of Medicine Lodge, Kansas; and Inverstors Savings and Loan Association of Kingsley, filed October 2, 1980, on Film 442, Page 137, which states that it secures a debt in the principal sum of \$2,000,000.00. (covers a portion of subject property)

*shows on replat*

7 October 1980

Mr. Jack Galbraith  
Wichita-Sedgwick County  
Metropolitan Area  
Planning Department  
City Building  
Wichita, Kansas 67202

Re: DP-48  
Final plat of R.V.C. Addition  
SD-880

Dear Mr. Galbraith:

The undersigned, RAY W. BROWN, KENNETH C. PETERS,  
and ROBERT W. PETERS, are the owners of the following de-  
scribed real property:

Lot One (1), "F.N.I.C. Addition," Wichita,  
Kansas, except the north 364 feet thereof.  
Said parcel contains 74,905 square feet,  
more or less (1.72 acres approximately).

This property lies in the Southeast Corner of Section Twenty  
(20), Township Twenty-Seven (27) South, Range Two (2) East  
of the Sixth Principal Meridian, Sedgwick County, Kansas, at  
the Southeast Corner of Webb Road and Kellogg, Wichita,  
Kansas. NW

The above described real property and the real prop-  
erty to the west of it, bounded by the Kansas Turnpike on the  
west, was at one time all owned by Mr. Paul Mann. The prop-  
erty west of the above described real property is improved  
with a modern office building. The office building to the  
west is served by two private water lines, one being a four-  
inch cast iron water line and one being a six-inch cast iron  
water line, each being approximately four feet deep and run-  
ning east and west across the entire length of our property

Mr. Jack Galbraith

7 October 1980  
Page Two

above described. There is absolutely nothing of record in the form of an easement or any other document of record that in any way indicates the presence of said water lines. We discovered the lines when we mowed the weeds on our property and discovered two cement vaults on the east edge of our property.

We plan to build and operate a motel on the land above described. The four-inch line passes under quite a bit of the improvements we propose to build; and, therefore, we are of the opinion that we should lay a new four-inch line that would be in the fire lane area in front of our building and would not be under our proposed improvements. The six-inch line appears to be free of our improvements except for the front entry room of our motel, and it may pass just under the southwest corner of our proposed improvements. We would propose to leave the six-inch line where it is.

We have been advised by our attorney, Mr. Harry W. Saums, that the owners of the East Pike Office Building have easements by implication across our land for the private water lines. The East Pike Office Building is owned by Crocker National Bank of 44 Montgomery Street, San Francisco, California.

This letter is our agreement, in letter form, to relocate the existing four-inch line at our expense and give Crocker, its successors, and assigns an easement that would permit said relocated line to be in the easement with rights of access to enter on our property for the purpose of repairing, maintaining, etc. the relocated line, with all of the latter being at the expense of Crocker or its successors or assigns.

We will also give Crocker an easement where the existing six-inch line is located with the right to access on our property for the purpose of repairing and maintaining the six-inch line, except that we would prohibit repairs under that small part of our improvements that would, in fact, be over the six-inch line, said part being the entry lobby of our motel. Repairs and maintenance would be borne by Crocker, its successors, and assigns. We would also give, at this time, an easement around our motel entry area for the purpose of relocating (at our expense), if necessary, the portion of the six-inch line under our proposed motel entry room.

Mr. Jack Galbraith

7 October 1980  
Page Three

We cannot at this time give you a proposed legal description for the three easements, and we also feel that we will need the approval of the Crocker National Bank in writing. This is not possible to do prior to the hearing date of 9 October 1980, but we are respectfully requesting that the hearing proceed on 9 October 1980 and that approval of the final plat be given with such approval to be tied into our full and faithful proposal of the obligations we have set for ourselves in this letter.

Respectfully submitted,

RAY W. BROWN

*Ray W. Brown*

KENNETH C. PETERS

*Kenneth C. Peters*

ROBERT W. PETERS

*Robert W. Peters*

kat

**THE CITY OF WICHITA**

OFFICE OF DEPARTMENT OF ENGINEERING DATE October 3, 1980

TO Jack Galbraith, Chief Planner  
FROM Chris J. Breitenstein, Acting Drainage Design Engineer  
SUBJECT R. V. C. Addition  
Drainage & Site Grading Plan

The above referenced plan is approved as submitted.

  
Chris J. Breitenstein  
Acting Drainage Engineer

CJB:md

cc: Louise Olivarez  
Larry Daniel

**RECEIVED**  
OCT 6 1980  
METROPOLITAN PLANNING  
ROUTE  Yes

October 10, 1980

T. L. Daniel  
Land Surveyor  
1921 E. Central  
Wichita, Ks. 67214

Re: S/D 80-80 - Final plat of R.V.C. Addition

Dear Mr. Daniel:

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:

- 2-3-81 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 10-15 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 platator.
3. Certification that all taxes due and payable for 1979 and prior years have been paid.  
*need proof of taxes paid*  
*1980*

Please call if you have any questions.

Very truly yours,

Louise Olivarez  
Senior Planner

LO:bh

cc: Residence Ventures Corp., 240 N. Rock Rd., 67206  
Robert W. Peters, et al., 1106 N. Armour, 67206

October 3, 1980

T. L. Daniel  
Land Surveyor  
1921 E. Central  
Wichita, Ks. 67214

Re: S/D 80-80 - Final plat of R.V.C. Addition

Dear Mr. Daniel:

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:

- OK
- A. Prior to the MAPC meeting of October 9, 1980, the applicant shall submit to City Engineering the required drainage data for review. If the drainage plan has not been approved by 10-9-80, then this plat shall be deferred by MAPC. Any drainage easements, public or private, required by an approved plan, shall be shown on the final plat tracing, *Drainage plan approved 10-3-80*
  - B. Also prior to October 9, 1980, the applicant shall contact the owner of the office building to the west and the Water Department and resolve the problem of the two private water lines which now cross Lot 2. *See memo from Engineering. No easements needed. Chas. B. 2-3-81*
  - C. The access controls on Webb Road shall be changed to agree with the platlor's text: two openings on Lot 1 and one opening on Lot 2. *See letter from Peter et al. 10-7-80. Also see private easement recorded 1-28-81*
  - D. Recording of the 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.

Regarding the private water lines, we recommend that 10 foot easements be granted to cover the existing lines or arrangements be made to relocate the lines. If easements are granted, they should be granted by separate documents in which the details regarding maintenance liabilities and other matters can be specified. Easements should

T. L. Daniel  
Page  
10-3-80

be submitted to the Planning Department for review prior to recording. The easements and their recording data should be shown on the final plat.

This matter will be forwarded to the Planning Commission for its consideration on 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: Residence Venture Corp., 240 N. Rock Rd., 67206  
Robert E. Peters, et al., 1106 N. Armour  
R. W. Bruggeman, Director, Engineering

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-80 Name R.V.C. Addition (Replat of Part of Lot 1, F.N.I.C. Add)  
Date Application Rec'd. 9-19-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 10-2-80

DESCRIPTION

General Location Northwest corner of Kellogg and Webb Road

Owner Residence Venture Corporation

Surveyor/Engineer T. L. Daniel

Address 1921 E. Central, 67214

Phone 267-2348

1. Gross Acreage of Plat 4.85
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 2
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Minimum Lot Frontage 219.10 ft.
4. Minimum Lot Area 74,935 square ft
5. Existing Zoning C & LC w/ CUP (DP-48)
6. Proposed Zoning C & LC
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 None ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewer Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita X : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

Note: The name of this plat will be changed from "Replat of Part of Lot 1, F.N.I.C. Addition" to "R.V.C. Addition."

- A. The access controls on Webb Road shall be changed to agree with the plat's text: two openings on Lot 1 and one opening on Lot 2.
- B. City Engineering shall be prepared to comment on the applicant's drainage plan.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

Map No.: 6047  
Section: 20  
Twp.: 27  
Range: 2E

S/D No. 80-80

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: R.V.C. Addition  
REPLAT OF PART OF LOT 1, F.N.I.C. ADDITION'  
Wichita, Sedgwick County, Kansas  
General Location: Northwest of the intersection of Kellogg and Webb Road  
corner  
Name of Property Owner: Robert E. Peters, Kenneth C. Peters, and Ray W. Brown  
Address: 1106 North Armour Zip Code: 67206 Phone: 683-8731  
Name of Subdivider: (also owner) Residence Venture Corporation (main applicant)  
Address: 240 North Rock Road Zip Code: 67206 Phone: 686-2101  
Name of Engineer/Surveyor: T. L. Daniel - Land Surveyor  
Address: 1921 East Central Zip Code: 67214 Phone: 267-2348  
Date of Application: 19 September, 1980

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 4.85
2. Number of Lots:  
Residential \_\_\_\_\_  
Commercial 2  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 2
3. Minimum Lot Frontage 219.10 ft.
4. Minimum Lot Area 74,935
5. Existing Zoning CGLC W/CUP (DP-48)
6. Proposed Zoning CGLC
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 NONE ft.
8. Are Sidewalks existing?  
Yes \_\_\_\_\_ No X
9. Is a public water supply available? X Yes \_\_\_\_\_ No, Name City of Wichita
10. Is a sanitary sewer available? X Yes \_\_\_\_\_ No, Name City of Wichita
11. Has Health Department approval been obtained (where applicable) \_\_\_\_\_ Yes No
12. City of Wichita X Three Mile Area \_\_\_\_\_ Outside of Wichita \_\_\_\_\_

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: [Signature] G. Ronald Tyler, Executive Vice President

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

Received by P.O.  
Date 9-19-80  
Fee Submitted 210.00

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.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

FUND	DUE DATE
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COMMENTS \_\_\_\_\_

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