

Golden Belt Town Company records

Section 60, Pages 1771 - 1800

The Golden Belt Town Company was incorporated in 1886. It was chartered to buy and sell land on the right of way of the Chicago, Rock Island and Pacific Railway in south-central Kansas, including the communities of Waldeck, Durham, Tampa, Ramona, Lincolnville, Furley, and Peck. The company also owned an undivided one-half interest in the Lost Springs, Aulne, Elbing, Whitewater, and Gladys townsites. Mr. F. H. Kollock of Peabody, Kansas, was named president and served until his death in 1895, at which time Samuel T. Howe assumed the position. G. H. Blackwelder of Wichita was secretary, G. W. Hurd of Abilene was treasurer, and A. Clark of Peabody was general agent. These company records include director's minutes, correspondence, financial statements, land contracts and deeds, and several books containing applications for lots and price lists.

Date: 1886-1897

Callnumber: KansasTown & Land Company Coll. #130, Box 106 - 108

KSHS Identifier: DaRT ID: 307408

Item Identifier: 307408

www.kansasmemory.org/item/307408

KANSAS
HISTORICAL
SOCIETY



DEED - General Warranty.

Printed and for Sale by Wichita Eagle Pub. House

This Indenture, Made this 21st day of March A. D. 1887
between C. W. Hadley and his wife, Rebecca M. Hadley

of Adair County, in the State of Kansas of the first part,
and The Golden Belt Town Company a corporation
duly organized under the laws of
of Kansas County, in the State of Kansas of the second part

Witnesseth, That the said part is of the first part, in consideration of the sum of Seven Thousand DOLLARS.

the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell, and convey unto said party of the second part, heirs and assigns, all the following described real estate, situated in the County of Adair and State of Kansas p-wit
The North East quarter and the East half of the
North West quarter of section Sixty (16) in Town
Twenty five (25) South of Range Two (2) East and
containing two hundred and fifty acres more or less
according to the Government Survey thereof
Excepting the tract hereinafter described to the Chicago
Kansas and Nebraska Railway Company for right
of way through said tract of land

To Have and to Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever. And said C. W. Hadley and Rebecca M. Hadley for themselves, heirs, executors, or administrators, do hereby covenant, promise and agree, to and with said part of of the second part, that at the delivery of these presents they are lawfully seized in their own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever,

and that they will WARRANT AND FOREVER DEFEND the same unto said part of of the second part, heirs and assigns against said part is of the first part, their heirs and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part is of the first part have hereunto set their hand & the day and year first above written.

C. W. Hadley [SEAL.]
Rebecca M. Hadley [SEAL.]
[SEAL.]
[SEAL.]



STATE OF KANSAS, *Sedgewick* COUNTY, ss.

Be It Remembered, That on the *twenty first* day of *March*, A. D. 188*7*
before me, the undersigned, a *Notary Public* in and for the
County and State aforesaid, came *E. W. Hadley & Rebecca M. Hadley*
his wife, to me personally known to be the same person^s who executed the foregoing
instrument, and duly acknowledged the execution of the same.

In Testimony Whereof, I have hereunto subscribed my name and
affixed my official Seal, the day and year last above written.

Edward Phillips
Notary Public. Term Expires *Feb 21, 1891*

17 ✓

DEED.

—FROM—
E. W. Hadley

—TO—
Golden Belt Town Co

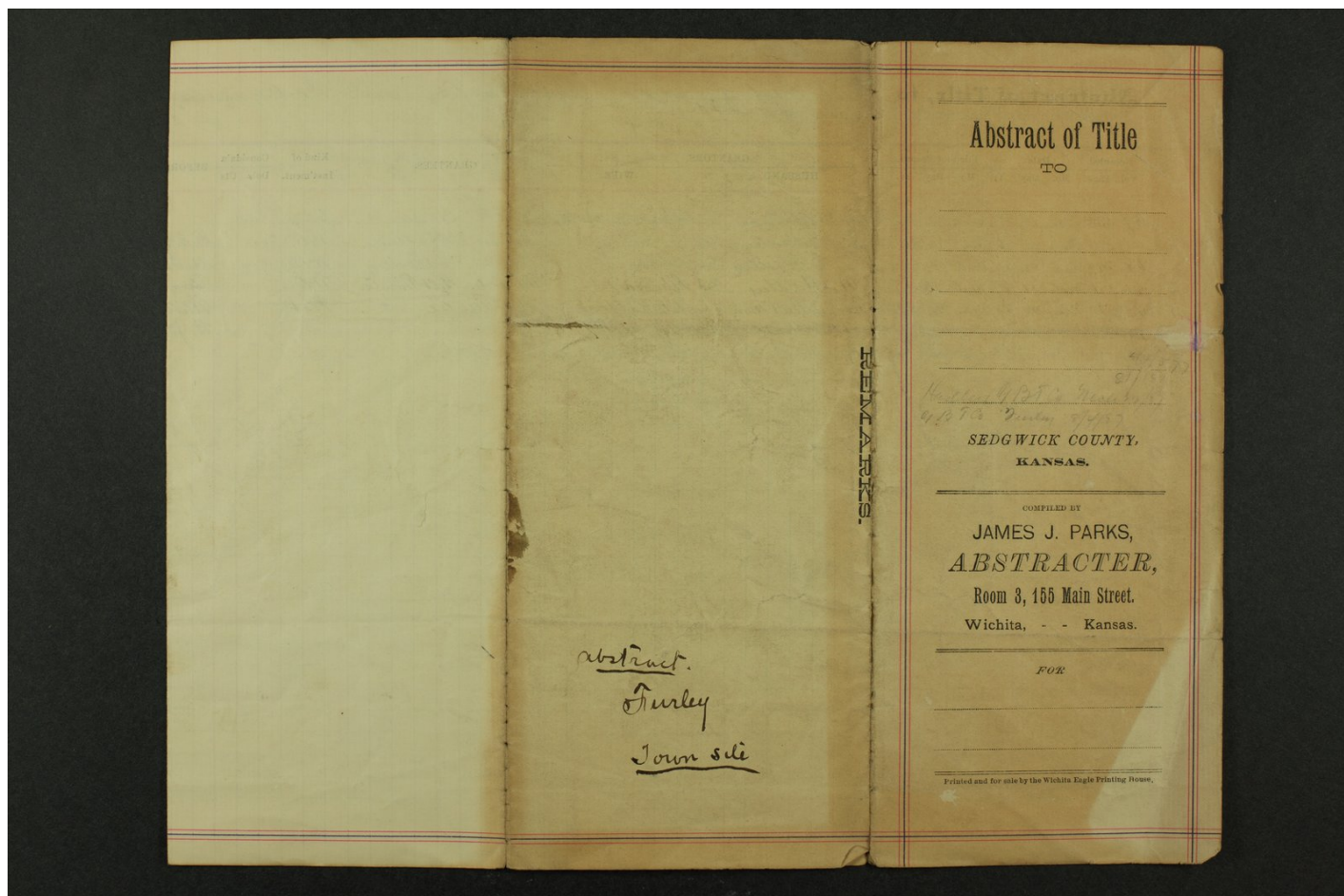
Entered in Transfer Records in my office,
this *22* day of *March*, 188*7*
E. W. Hadley
County Clerk.

State of Kansas *Sedgewick* County, ss.
This instrument was filed for record on the
Wednesday of *March*, A. D. 188*7*,
at *9 o'clock* A. M., and duly recorded
in book *81* of *Deeds*
at page *181*

W. W. Weisenborn
Register of Deeds.

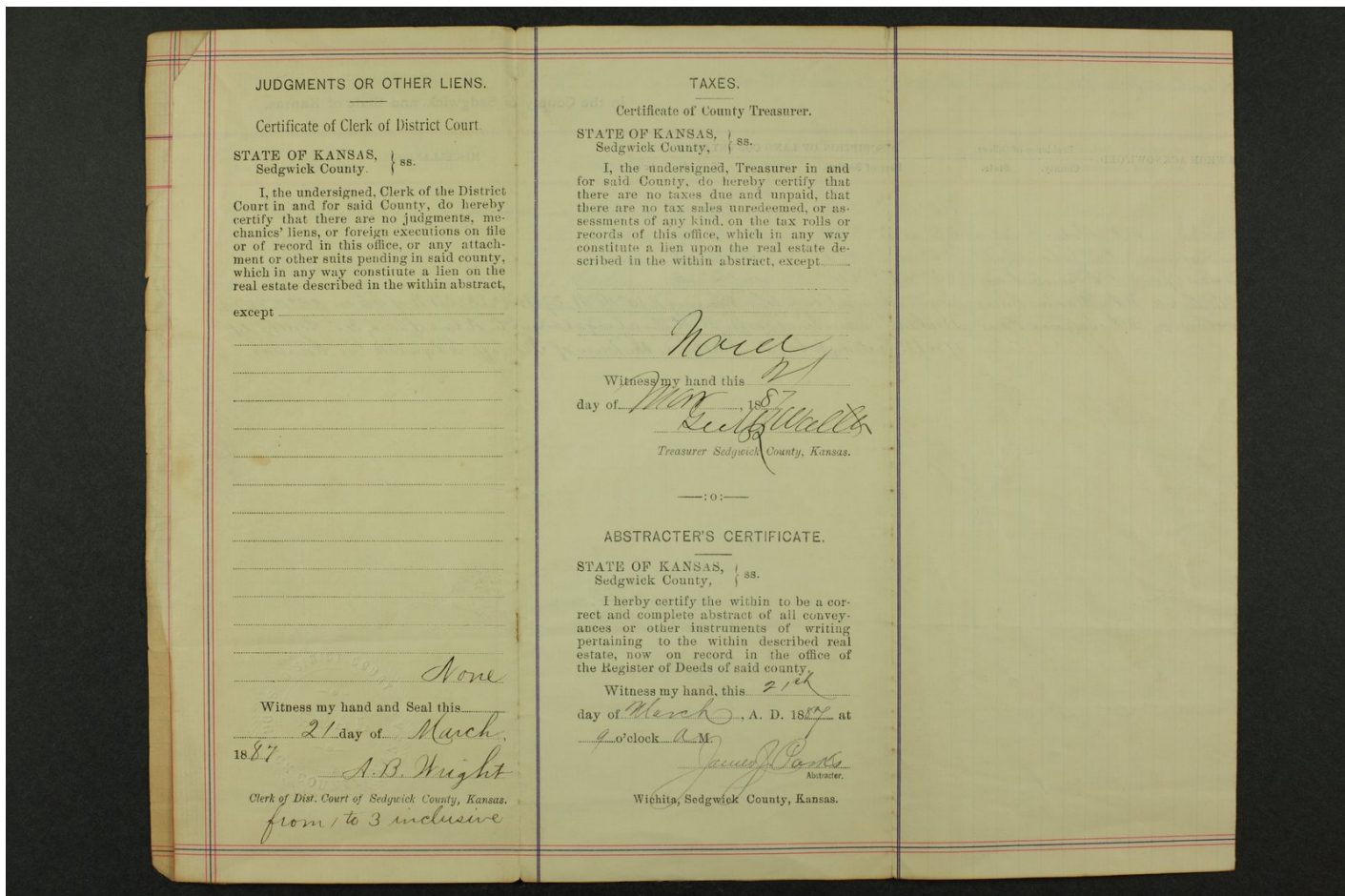
Paid

Deputy.
Fees, \$ *1.00*



Golden Belt Town Company records

Abstract of Title, to North East quarter & East half of North West quarter Section No. 16, Township 25, Range 2 East.														In the County of Sedgwick, and State of Kansas.									
No.	Recorded		Date		Filed for Record		GRANTORS		GRANTEES	Kind of Instrument	Consideration	Before whom acknowledged	Residence of Officer		DESCRIPTION OF LAND CONVEYED				MISCELLANEOUS				
	Vol.	Page	Mo.	Day	Yr.	Mo.	Day	Yr.					HUSBAND.	WIFE.	Country.	State.	Part of Section.	S.		T.	R.	Acs.	
1	67	533	July	19	1877	2002	21	87	John W. Hadley & Joseph Martin	Deed	500	E. C. Butler	N.E.	Mo.	Cal.	18 1/2 x 36 1/2	16	35	25	Set apart for school lands.			
2	67	537	June	9	1878	2002	26	78	John W. Hadley	Deed	500	E. C. Butler	N.E.	Mo.	Cal.	18 1/2 x 36 1/2	16	35	25				
3	68	298	June	17	1878	2002	21	78	James S. Hadley and Abner C.	Deed	500	W. C. Butler	N.E.	Mo.	Cal.	18 1/2 x 36 1/2	16	35	25				
4	81	181	June	21	1878	2002	21	78	W. Hadley and Abner C.	Deed	500	James S. Hadley	N.E.	Mo.	Cal.	18 1/2 x 36 1/2	16	35	25				
5	81	7	May	20	1878	2002	21	78	The Golden Belt Mining Co. by W. C. Hadley	Deed		W. C. Butler	N.E.	Mo.	Cal.	18 1/2 x 36 1/2	16	35	25				
—	—	—	—	—	—	—	—	—	Book 25, Range 2, Township 25, Range 2 East.							1720 ft. beginning to begin. Middle of the town of Butler, Sedgwick Co., Kansas.							





Articles of agreement made and entered into this 21st day of October 1887 by and between A. K. Stewart of the first part and the Golden Belt Town Company, a corporation duly organized under the laws of the state of Kansas, Witnesseth: That the said party of the first part for and in consideration of the sum of twenty nine hundred and eighty (2980) dollars to be paid as herein after specified by said second party, hereby agrees to and with said second party that he will at his own expense, furnish all labor and material of every kind necessary to be used in the erection of and erect a hotel building on lots one and two in block forty, town of Lincolnville Marion County Kansas.

Said building to be of the size, and built in the manner indicated by the plans and specifications^{and bids} hereto attached and made a part of this agreement.

He also agrees that all of the work in construction of said building shall be done in a good, substantial workman like manner, and that all material used shall be in every respect in accordance with the specifications above referred to hereto attached^{and}.

That said building shall be completed and ready for occupancy on or before the first day of January 1888, unless said first party shall be hindered by freezing or stormy weather, of such a character that it shall prevent him from working on said building, in which case the amount of time in which he is necessarily delayed by the weather shall not be counted, and he shall have an extension of time after the first day of January in which to complete said building equal to the amount of time so lost.

It is also agreed and understood that all other matters found in the specifications and not indicated by the plans; and all matters found in the plans and not mentioned in the specifications; shall be included in this contract.



It is also agreed and understood that this contract shall include any matter not specifically mentioned in the plans or specifications which may be necessary to the completion of said building in a good, substantial and workman like manner.

The said first party agrees to give to the second party a good and sufficient bond for the performance of this contract in accordance with its terms and conditions.

The said second party agrees to and with the party of the first part that in consideration of the erection of said building and performing the conditions of this agreement, the making and delivery of said bond, that it will on the execution hereof, and the delivery of said bond place to the credit of the said first party in the First National Bank of Peabody Kansas, the sum of twelve hundred (1200) dollars to be used by him, only in payment for material and labor used in the erection of said building, the purpose for which said money is ~~drawn~~ used to be stated in checks when the money is drawn. That, as soon as the building is up and under roof the said second party shall place the further sum of five hundred (500) dollars to the credit of said Stewart, and when said building is plastered it shall place the fourth sum of five hundred (500) dollars to his credit in said bank to be used as herein before stated.

That on the completion of said building in compliance with the terms of this agreement, that the remainder of said sum of twenty nine hundred and eighty (2980) dollars-- to wit: the sum of seven hundred and eighty (780) dollars, shall be paid to said Stewart.

In witness whereof we have set our hands this

day of

1887.

Specifications

of work & material required to build
a hotel for the Golden Belt Iron Co.
in Lincolnville Kansas.

Dimension Refer to plans & figures thereon
The plans must be accurately followed
according to the scale and the figures thereon

*Excavation
and
Foundation* Excavate for cellar to sufficient depth to allow
cellar to be 6' 3" clear of joist, all other
excavations for walls & piers to be 1' 4" below the
surface of the ground.
Lay up all walls 1' 6" in thickness except wash
room which shall be 1' in thickness in good lime
& cement mortar the walls to average 5-6" in
height except cellar which shall be as heretofore
mentioned. All dirt from excavations to be
graded around outside of walls when completed

Plastering Lath sheath all outer walls, & lath all partition
walls & ceilings. Cover all with 2 coats good
lime & sand mortar trowled smooth & straight finish
all side walls & partitions with a skim coat of lime
and plaster & ceiling with good plaster hard finish.

Chimneys Put up all chimneys with carbonized stone
manufactured by Geo. Ayers of Peabody, using his best
top for above roof.
Locate all chimneys where shown on drawings
Starting on suitable bracket three feet below ceiling of
first story and put in pipe holes wherever
shown on plans all to be studded in & lathed
plastered over.

2.

Lumber &
Carpenter
work

Alnus

Sett & the one half box of 2/4 2/8 securely spiked together.
Lower joist 3" in 16" from center with one
row of Bridging between walls & piers. The cellar to
have a 7/8" binder supported on 1/2" posts, binder under post 7/8"

Inds

all studs $\frac{3}{4}$ " - 16" from centers and double at all
windows and door openings. All partitions stud
 $\frac{3}{4}$ " set 16" from centers and double at all door
openings. Put in headers above & below all windows and at top of all doors

openings. Cut in headers above & below all windows and at top of all doors
middle Jamb 2" 16" from center put the opening of
building except over dining room ^{Kitchen} which will
be put lengthwise and all to be bridged say
7 ft except where supported by partitions

At the
Jail

Friday

Cover outer walls with C Siding Clap siding laid
4 1/2 inches to the weather except front bath which
will be finished as shown on plans.

use flashing on all joints to prevent leakage
The siding to be free from loose knots & shakes.

His doors
of doors

Make windows & doors of size & number shown on drawings using $1\frac{1}{2}$ " casing corner boards & belting. Make all outside door frames with 2" thick jambs sashib. and hard pine sills. All doors over 6'-8" in length to be hung on 3-pc $2\frac{1}{4}$ " butts, all other doors to be hung on two pc $3\frac{1}{2}$ " x 3" hinges and all to be sealed with



3

Good lock & key, All windows not otherwise mentioned to have good springs.

Put rubber tipped base knots in base behind all doors. Window frames to be made in the ordinary manner having 2" sill, blind stops nailed to edge of jamb, sash casing and sub sill joined into jamb.

Cellar frames to be made of 2" stuff sashed to hang sash which must be hung on 2" butts with suitable fastenings. Build eave & dormers as shown on elevation and where shown on attic floor plans.

Build cornice as shown on plans the plan is to be nailed on top of rafter feet the range of front eave to be of 2" plank with panels planed on the roof of main building to have as much pitch as a 20 ft rafter will permit.

Roof. Cover roof with choice or extra 2x4 shingles laid 4 in to match on No 2 fence or combbs. Shastings. sheath gable and cover same with dimension shingles as shown on elevation, use 20" tin in valleys to be painted before putting on. Flashings on windows to set in enough to gather any leakage which may occur above.

Floor. Lay lower floor with 1 1/2" clear C.P. flooring. Lay middle and attic floors with fence ply free from knots, holes & shakes.

Stairs. Build stairs as shown on plan. The cellar stairs to be made of 2" steps housed in 2" stringer the step to be not less than 10" in width.

Rear & attic steps to have 1" C.P. steps & 7/8" W.P. Risers housed in stringers.

Front stairs to have 1 1/8" ash steps housed in 1 1/8" stringer and finished with 8" (Dowel 5" nail & 2" Plasterers are firmly put together.



A

Closet Put up the two shallow closets in hall with shelves not more than 12" apart, all others to have 2 rows of shelving on suitable hanging strips.

Pantry and Store Room Put up pantry with suitable ^{as hereafter designated} shelving and work table. The store room to have 76" base shelf 2" 6" from floor and 8" shelving above to the height of 7' shelves 8" from centers.

Base Put 10" base on top of plastering in all rooms, and hall, of lower ^{store} ~~rooms~~ & 8" base in all rooms and closets on on middle floor & attic.

Casing Case all doors and windows with 4 1/2" casings all interior finish to be planed smooth to receive paint. Put down saddle of hard pine to all doors. Use casing & finish nails in all interior work.

Washroom Finish wash room and coat room under cloakroom stairs with suitable hanging strips & coat and hat hooks, as also all other closets used for hanging purposes. The wash room to have wainscoting to the height of four feet of hard pine.

Painting, Properly stop and otherwise prepare for ^{if paint} all wood work that is customary to paint both on interior & exterior, with two coats of best paint & oil in such colors as the proprietor may desire.

Final Any other work that is shown by the drawings and necessary to fully complete the work, to fully complete the same to the true intent and meaning of these particulars is to be done without extra charge.



Additional specifications

- Plastering** Make lime for plastering not less than four weeks before putting on, the hair to be put in when mortar is tempered for putting on.
- Glues** Put in any addition glues the proprietors may desire at the actual cost of same, and paint all glues above roof in same manner as specified for building putting a pipe hole in the two rooms adjacent to each glue in each story.
- Stairs** There shall be a flight of stairs at rear of building leading to upper hall door the platform at top of stairs to be 3 x 4 ft the steps 3 ft in width to be of two in stuff housed in $\frac{1}{2}$ " stringers rising $\frac{7}{8}$ " the tread not more than $1\frac{1}{2}$ " rise not more than $\frac{1}{2}$ " the steps & platform to be guarded with rail.
- All outside doors not otherwise specified to have suitable steps 4 ft in width, steps $2\frac{1}{2} \times 12$ " rise not to exceed $\frac{7}{8}$ " the whole to be smoothed & painted.
- Openings** All openings for windows and doors to have heads cut in at top of doors & top & bottom of windows.
- All plastered corners projecting into room to be protected with corner beads.
- All base boards to have $\frac{1}{4}$ " round at angle at floor.
- But shelving in pantry to height of 7 ft shelves not to exceed 9" from center.
- Put spanning in partition with side door, between pantry & dining room.
- Put on siding with $\frac{1}{2}$ " wire nails.
- all lath sheath to be jointed on studs and double nailed at all joints and on each alternate stud.
- Stair Newel No 778 & Ballusters 783 Universal mold book.
- Rail Ballusters & Newel to be of walnut.



Lock. The office & front door to have a new
door latch & lock
Ref. The roof ^{down} ~~down~~ ^{down} ~~down~~ to be free from leakage
All bids to be in by four o'clock P.M.
Sept 5th 1887

3-25-1888

Golden Belt Town Co.

IN ACCOUNT WITH

A. H. Stewart,

Contractor and Builder.

Plans, Specifications and Estimates Made on Reasonable Terms.

3.	22	10 50 lbs lead pipe	\$ 4 50	
		1 pump	3 50	
		1 inch 2 1/2"	4 00	
		Lumber in Sinks & Corners	7 12	
		Hardware	50	
		Painting	1 00	
		Strength & Drainage	1 25	
		Labor	9 80	
			<u>\$11 97</u>	

Golden Belt Town Company records

Golden Belt Town Co. 1-8 1888

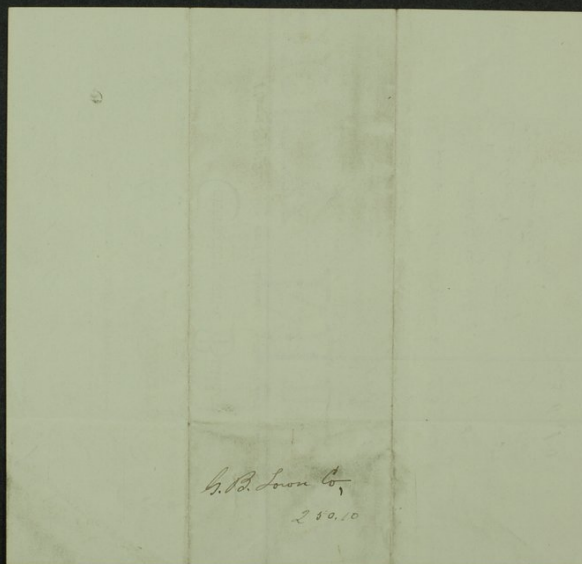
IN ACCOUNT WITH

A. H. Stewart,

Contractor and Builder.

Plans, Specifications and Estimates Made on Reasonable Terms.

<i>Nov</i>	<i>L Plans & Specifications</i>	<i>7 50</i>	
	<i>Material in walks porch &</i>		
	<i>coal house</i>	<i>10 0 75</i>	
	<i>Painting Coal house & shed</i>	<i>7 00</i>	
	<i>Lat on Coal house & shed</i>	<i>23 00</i>	
	<i>Amending Register 2.00</i>	<i>7 50</i>	
	<i>Cistern & Spouting</i>	<i>8 2 85</i>	
	<i>Extra Spouting</i>	<i>16 50</i>	
		<i>250 10</i>	





Articles of agreement made and entered into this 21st day of October 1887 by and between A. K. Stewart of the first part and the Golden Belt Town Company, a corporation duly organized under the laws of the state of Kansas, Witnesseth: That the said party of the first part for and in consideration of the sum of twenty nine hundred and eighty (2980) dollars to be paid as herein after specified by said second party, hereby agrees to and with said second party that he will at his own expense, furnish all labor and material of every kind necessary to be used in the erection of and erect a hotel building on Lots one and two in block forty, town of Lincolnville Marion County Kansas.

Said building to be of the size, and built in the manner indicated by the plans and specifications hereto attached and made a part of this agreement. He also agrees that all of the work in construction of said building shall be done in a good, substantial workman like manner, and that all material used shall be in every respect in accordance with the specifications above referred to hereto attached. That said building shall be completed and ready for occupancy on or before the first day of January 1888, unless said first party shall be hindered by freezing or stormy weather, of such a character that it shall prevent him from working on said building, in which case the amount of time in which he is necessarily delayed by the weather shall not be counted, and he shall have an extension of time after the first day of January in which to complete said building equal to the amount of time so lost. It is also agreed and understood that all other matters found in the specifications and not indicated by the plan; and all matters found in the plans and not mentioned in the specifications; shall be included in this contract.



Golden Belt Town Company records

October 1887 by and between A. K. Stewart of the first part and
Articles of agreement made and entered into this first day of

It is also agreed and understood that this contract shall in -
clude any matter not specifically mentioned in the plans or
specifications which may be necessary to the completion of said
building in a good, substantial and workman like manner.

The said party of the first part agrees to give to the second
party a good and sufficient bond for the performance of this
contract in accordance with its terms and conditions.

The said second party agrees to and with the party of the first
part that in consideration of the erection of said building and
performing the conditions of this agreement, the making and de-
livery of said bond, that it will on the execution hereof, and the
delivery of said bond, place to the credit of said first party
in the First National Bank of Peabody Kansas, The sum of twelve
hundred (1200) dollars to be used by him, only in payment for meter-
ial and labor used in the erection of said building, the purpose
for which money is used to be stated in checks when the money is
drawn. That, as soon as the building is up and under roof
the said second party shall place the further sum of five hundred
(500) dollars to the credit of said Stewart, and when said building
is plastered it shall place the fourth sum of five hundred (500)
dollars to his credit in said bank to be used as herein before
stated.

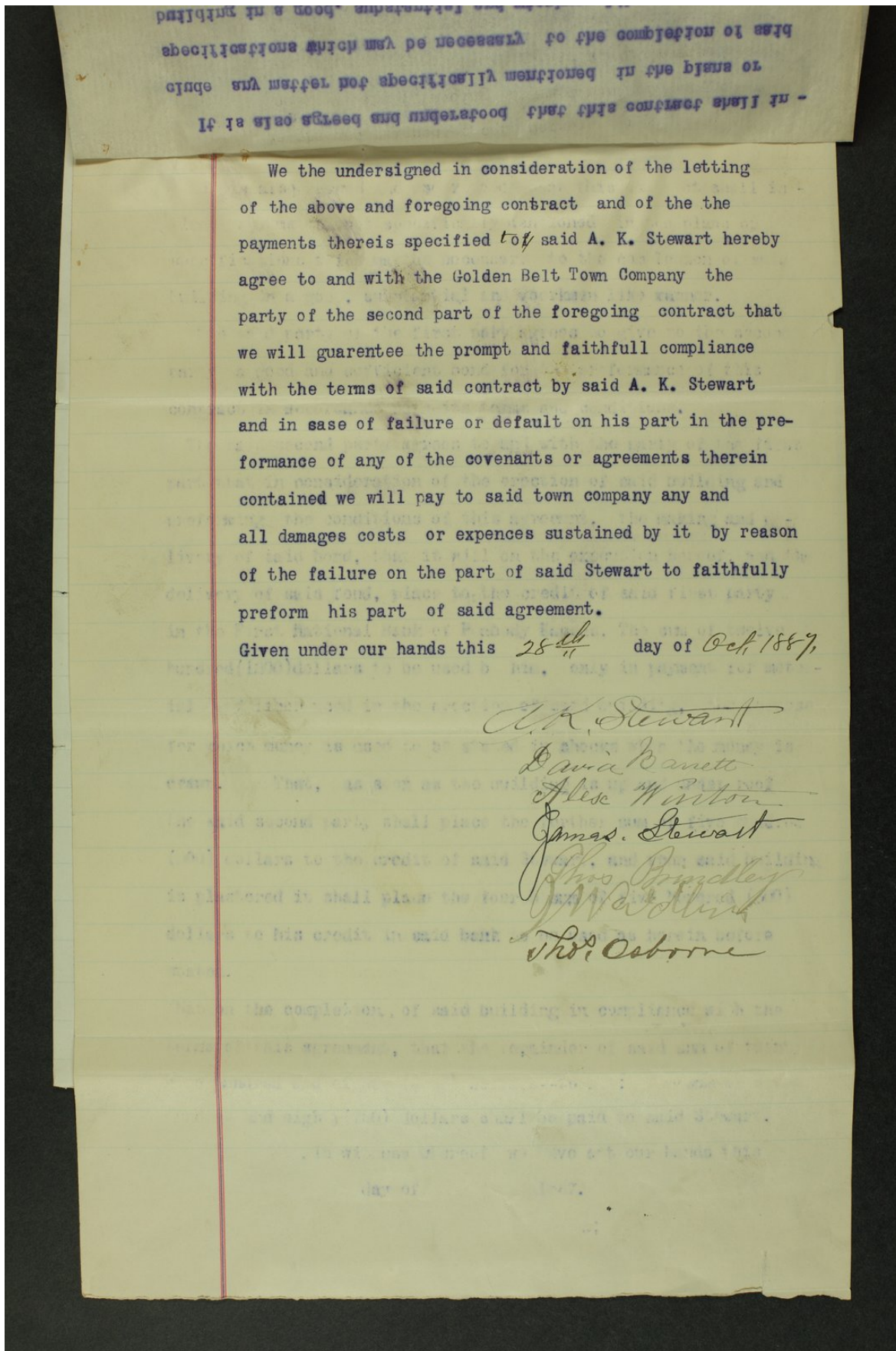
That on the completion of said building in compliance with the
terms of this agreement, that the remainder of said sum of twenty
nine hundred and eighty (2980) dollars--to wit: The sum of seven
hundred and eighty (780) dollars shall be paid to said Stewart.

In witness whereof we have set our hands this

28 day of October 1887.

The Golden Belt Town Co.
By H. H. Alcock Pres,
A. K. Stewart,

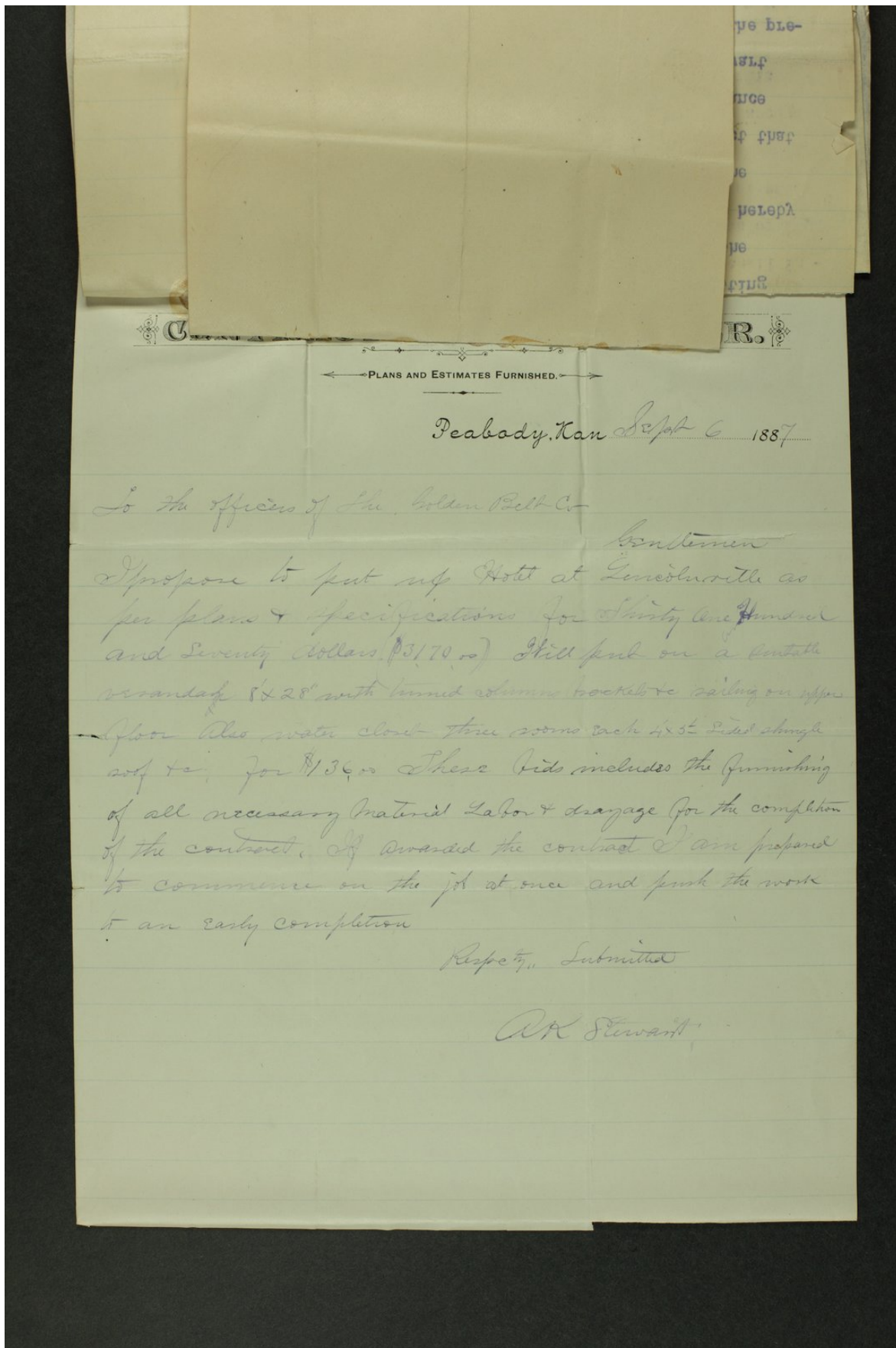
Golden Belt Town Company records





R.

1887



Lost Springs
Marion Co Kansas Feb 22

Mr R M Spivey Dear Sir
I have been looking some
time for you for the
last twenty days and
will still look till the
first of March after
that the land is mine
yours truly James Mc Nicol



Town Property on the line of the Atchison, Topeka & Santa Fe Railroad and Auxiliary Lines.

R. M. SPIVEY, General Agent. *OFFICE OF* W. A. COATS, Assistant Sec'y and Treas.

Arkansas Valley Town and Land Company.

ROOMS 9, 11, 13, and 15 STORMONT BUILDING.

SUBJECT: **Lost Springs Town Co.** Topeka, Kansas, **Feb'y. 25th. 1887.**
F. H. Kallock Esq.
Peabody, Kans.

Dear Sir: -

I enclose herein letter from Jas. H. McNicol of Lost Springs for your information.

I wish you would go up there on receipt of this letter and close up the sale either by paying him an option for thirty days or if he will not do that the get deed and draw on us for our share. Mr. Coats is absent from the city and it is impossible for me to leave before March 1st.

McNicol is to reserve from the deed 8 acres land including his house. I wanted our s surveyor to go up there and survey out the six acres before deed was made but he seems in such a hurry we cannot wait for that.

Telegraph me if you will go.

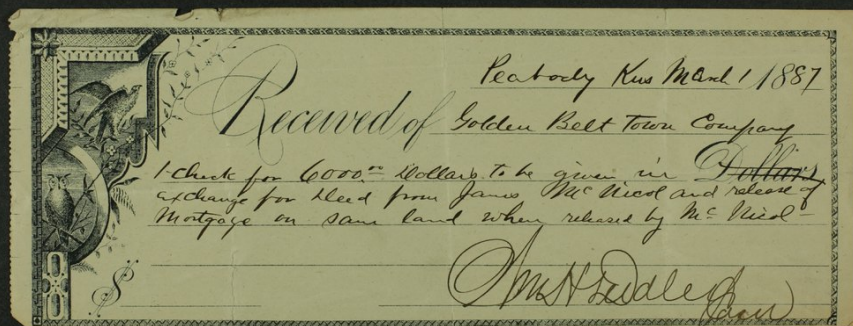
Yours truly,
R. M. Spivey
 General Agent.

Golden Belt Town Company records

Lost Springs Nov. March 1-1887
 I hereby guarantee Mr James
 Mc Nicol that the Lost Springs
 town Co will plat the land into
 town lots lying between the
 south line of Section 14 township
 17 south of Range 4 east & the A T
 & O T railway right of way.
 and west of the Rock Island
 right of way. - If they do
 not I hereby guarantee and
 authorize Mr Mc Nicol to
 pick out 5 lots from the town
 of Lost Springs that are un sold
 & the town Co will deed them
 to him

A Clark Samuel agt of
 Golden Belt town Co one of the joint
 owners of Lost Spring town site.

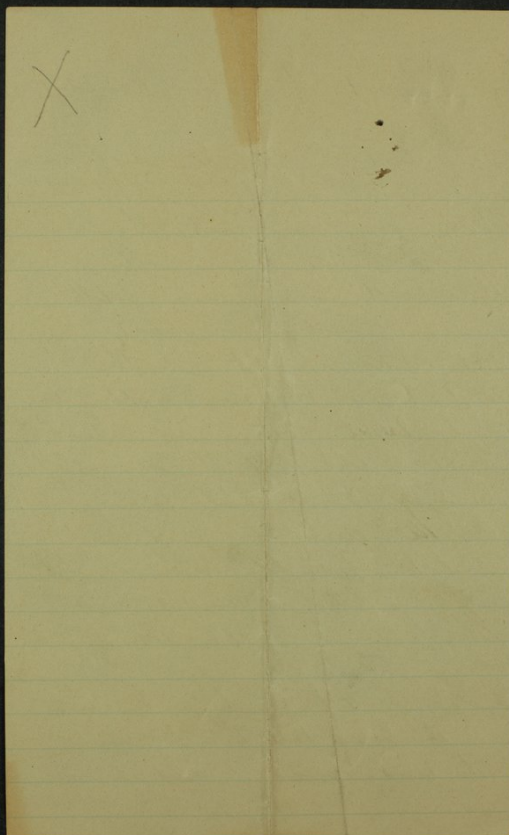
I hereby guarantee that the East Springs town & will plat the ground lying between the South line of the South west quarter of Section 14 Township 17th Range & East and the Cathlamet & Topeka & Santa Fe railway West of the Rock Island road.

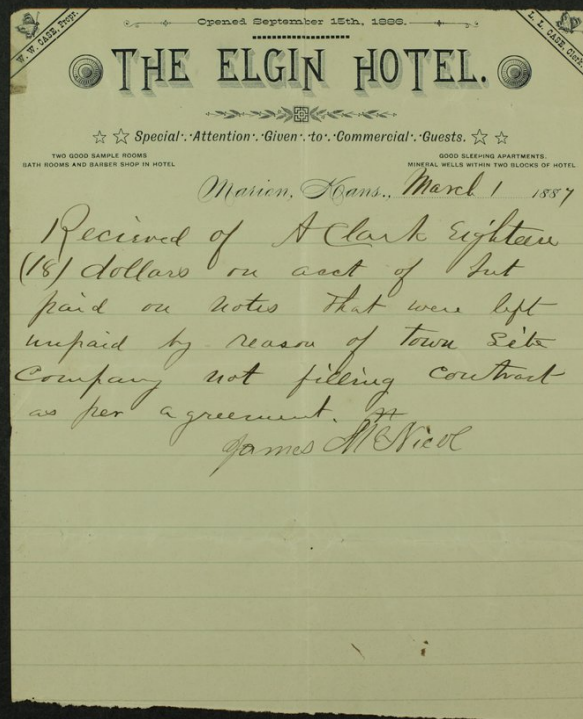


East Springs Kns March 1-1887

I hereby guarantee Mr James
Mc Nicol that the East Springs
town Co will within three months
sell the land
into town lots lying between
the south line of the south west
quarter of section 14 township 17
south of Range 4 east and the
A & S F rail way right of way
and west of the Rock Island
right of way. If they do not I
hereby guarantee and authorize
Mr Mc Nicol to pick out
5 lots from the town of East
Springs that are unsold & the
town company will deed them to
him. -

A Clark gen lgt
of the Golden Belt town Co one of
the joint owners of East Springs town





Lost Spring Kan 3-2-87
Hon R. M. Crane Topeka Kan
Dear Sir
As Mr W. B. Sumner and
myself are thinking of
going in to the Land
Agency Business at our
new town, we would
like to secure the sale
of lots in the same
I already have sever
letters of enquiry in regard
to town lots here.
Now if you will help us
secure the Agency of the
new town, we will
Boon it for all there
is in it. I remain yours
Respt A. Terry A.P.