

W

S/D 76-70

4749

APPROVED FOR RECORDING
RECORDED ON May 10, 1977

WESTLINK VILLAGE FOURTEENTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS
(SHEET 1 OF 2 SHEETS)

COPY
DEAD - FILE

State of Kansas, County of Sedgwick, SS.
I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "WESTLINK VILLAGE FOURTEENTH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows: The SE 1/4 of Section 7, 27S, 17W of the 6th P.M., Sedgwick County, Kansas.
Kenneth O. Taylor Civil Engineer
Kenneth O. Taylor

Know all men by these presents that we, Thurman W. Smith and Judy A. Smith, husband and wife have caused the land described in the Civil Engineer's certificate to be platted into lots, blocks and streets to be known as "WESTLINK VILLAGE FOURTEENTH ADDITION", Wichita, Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutter's rights of access to or from Maise Road, over and across the east line of Lots 1, 2, 3, 4, 5, 7, 8 and 18, Block 1, Lots 1, 22 and 23, Block 2 and Lots 21, 22, 23 and 24, Block 3 are hereby granted to the City of Wichita. All abutter's rights of access to or from 13th Street, over and across the south line of Lots 1 to 22 inclusive, Block 6, Lots 1 to 10 inclusive, Block 17 and Lots 8, 9, 10 and 11, Block 18 are hereby granted to the City of Wichita. All abutter's rights of access to or from Maise Road, over and across the east line of Lot 48, Block 2 are hereby granted to the City of Wichita, provided, however, that Lot 48, Block 2 shall have access to Maise Road at two locations, except over and across the south 40 feet of the east line of said Lot 48, Block 2, such locations to be designated by the City Engineer of Wichita, Kansas. All abutter's rights of access to or from 13th Street, over and across the south line of Lot 48, Block 2 are hereby granted to the City of Wichita, provided, however, that Lot 48, Block 2 shall have access to 13th Street at two locations, except over and across the east 40 feet of the south line of said Lot 48, Block 2, such locations to be designated by the City Engineer of Wichita, Kansas.

Thurman W. Smith Judy A. Smith
Thurman W. Smith Judy A. Smith

State of Kansas, County of Sedgwick, SS.
The foregoing instrument was acknowledged before me this 31st day of April, 1977 by Thurman W. Smith and Judy A. Smith, husband and wife.
J. J. Hansen Notary Public
My Commission expires: May 19, 1977

First National Bank in Wichita, by D. E. Hoffmann, Vice President, mortgagee of the land described in the Civil Engineer's certificate, does hereby consent to the platting of "WESTLINK VILLAGE FOURTEENTH ADDITION", Wichita, Sedgwick County, Kansas.
D. E. Hoffmann S. H. P.
First National Bank in Wichita Vice President

State of Kansas, County of Sedgwick, SS.
The foregoing instrument was acknowledged before me this 1st day of April, 1977 by D. E. Hoffmann, Vice President of First National Bank in Wichita, a Kansas corporation, on behalf of the corporation.
James R. Washburn Notary Public
My Commission expires: Dec 23, 1970

This plat of "WESTLINK VILLAGE FOURTEENTH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

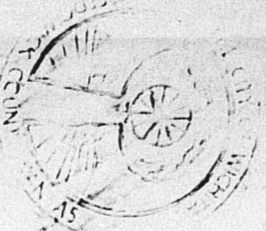
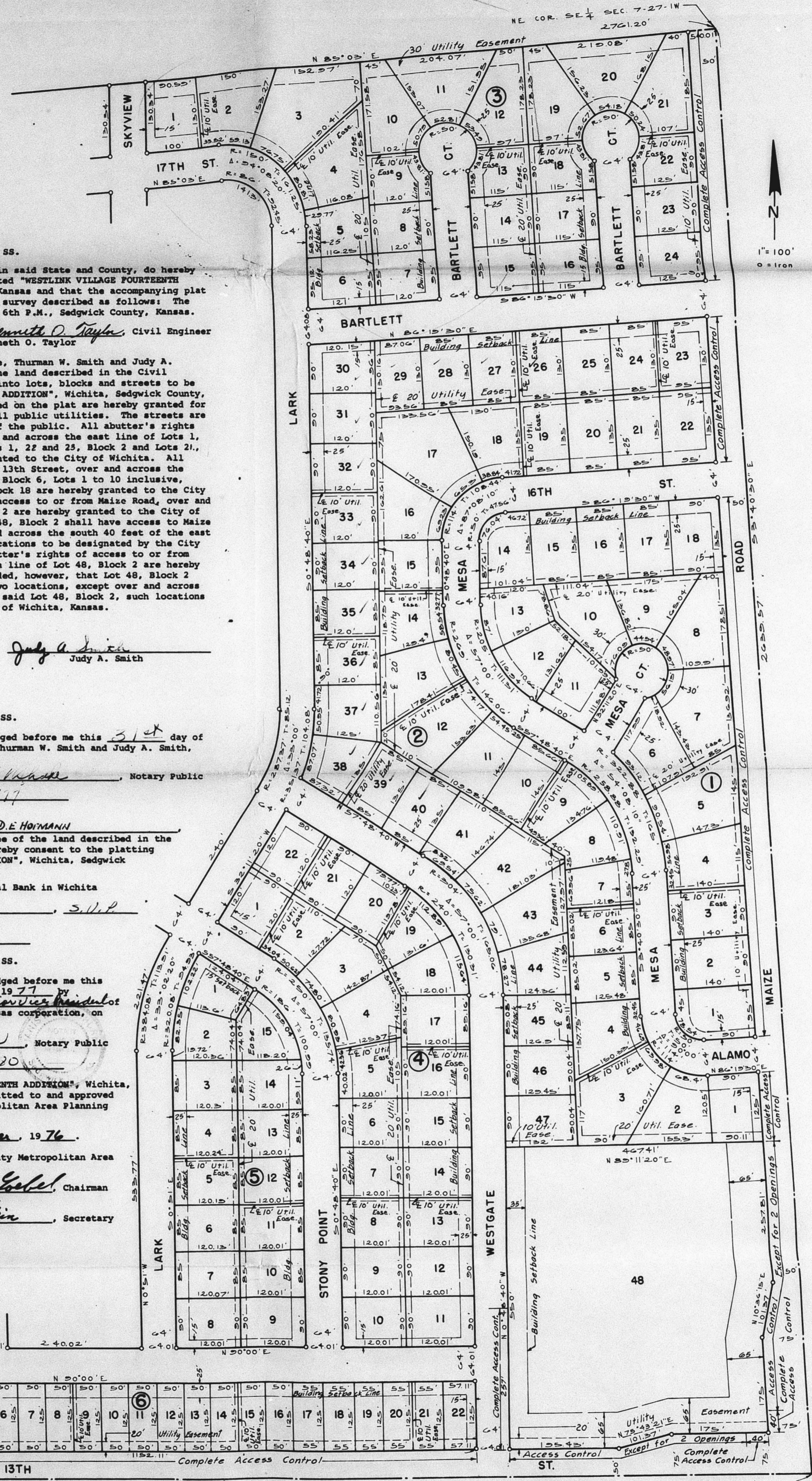
Dated this 9th day of December, 1976.
Wichita-Sedgwick County Metropolitan Area Planning Commission
By William G. Gabel Chairman
Robert A. Lakin Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this 21st day of April, 1977.
Tom Casado Mayor
Donald C. Giesick City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 19th day of April, 1977.
ATTEST:
Tom Scott Chairman
Dorothy K. White County Clerk
Everett Patrick Commissioner

Entered on transfer record this day of , 19 .
Dorothy K. White County Clerk

State of Kansas, County of Sedgwick, SS.
This is to certify that this instrument was filed for record in the Register of Deeds Office at o'clock m., on the day of , 19 .
Bette F. McCart Register of Deeds
Pat Kettler Deputy

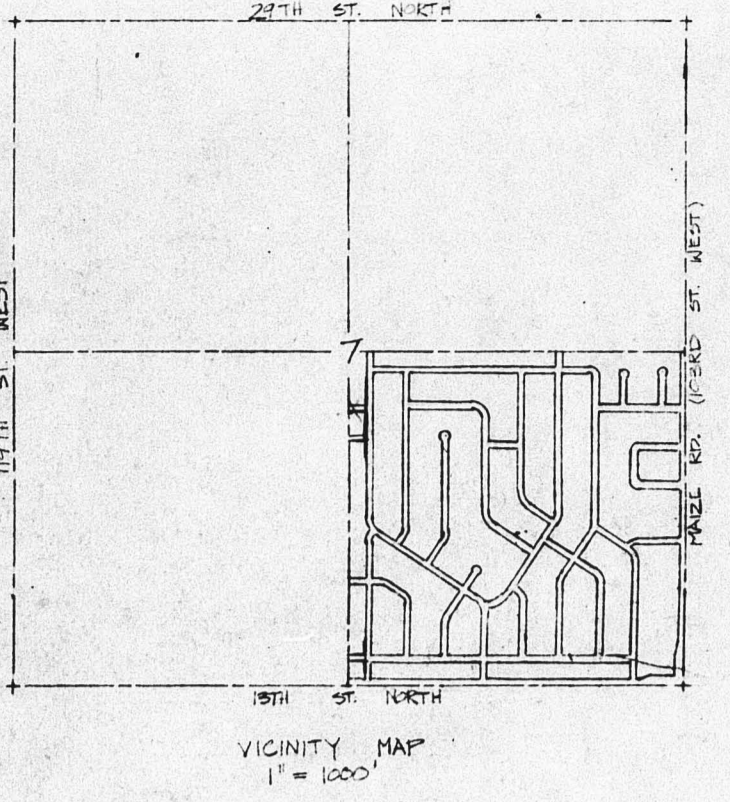
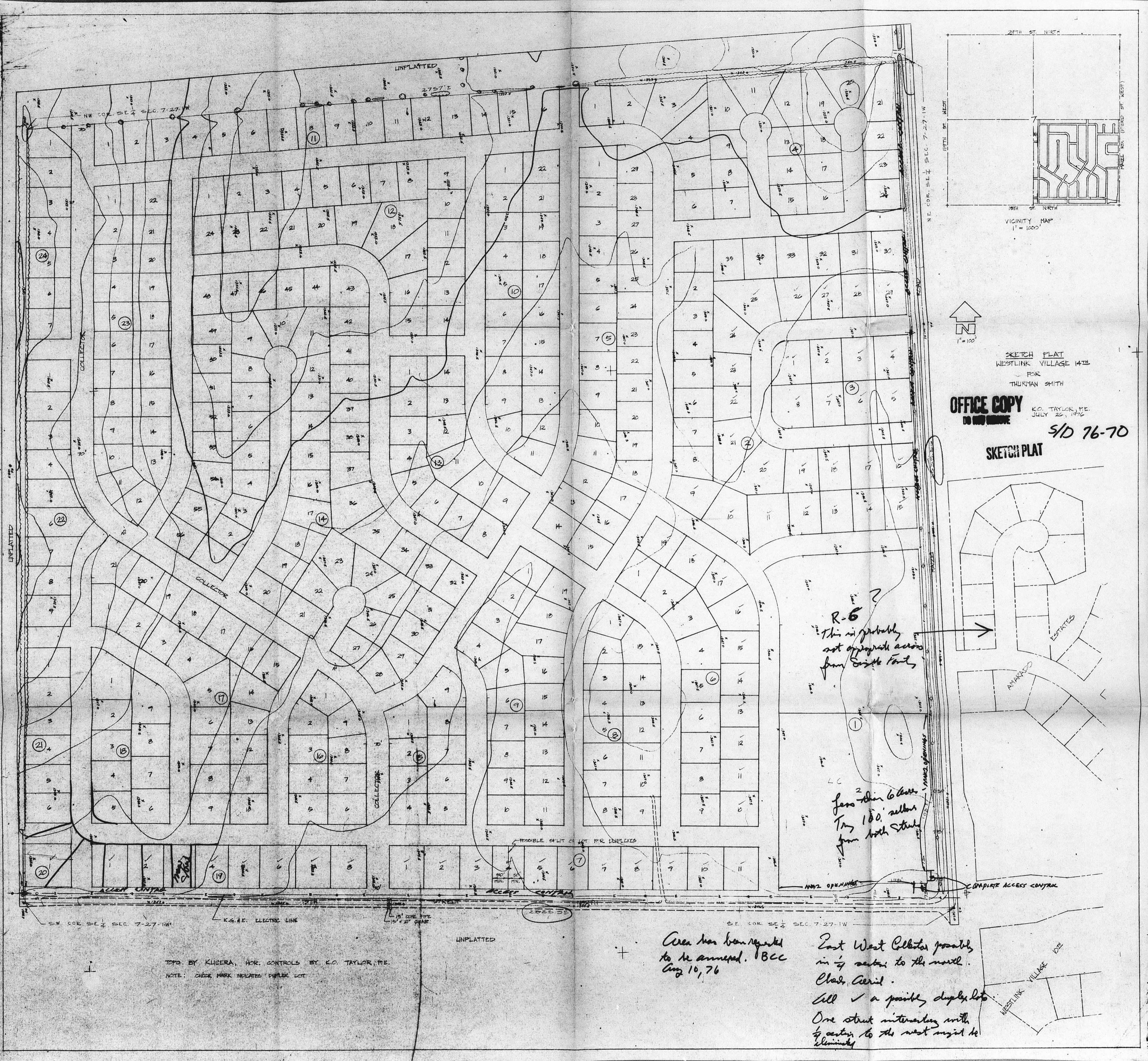


S/D 76-70

WESTLINK VILLAGE FOURTEENTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS
(SHEET 2 OF 2 SHEETS)





SKETCH PLAT
 WESTLINK VILLAGE 14TH
 FOR
 THURMAN SMITH
OFFICE COPY
 TO THE BOARD
 K.O. TAYLOR, P.E.
 JULY 22, 1976
 S/D 76-70
 SKETCH PLAT

R-6
 This is probably
 not appropriate across
 from Sixth Fair,

Less than 6 class
 Try 100' setback
 from both streets

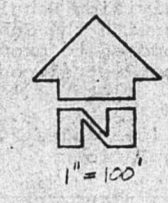
Area has been reported
 to be annexed. BCC
 Aug 10, 76

East West Collector possibly
 in $\frac{1}{2}$ section to the north.
 Class Aerial.
 All \checkmark a possibly duplicate.
 One street intersecting with
 $\frac{1}{2}$ section to the west might be
 eliminated

TOPO BY KUSERA, HOR. CONTROLS BY K.O. TAYLOR, P.E.
 NOTE: CHECK MARK RELATED PAPER LOT

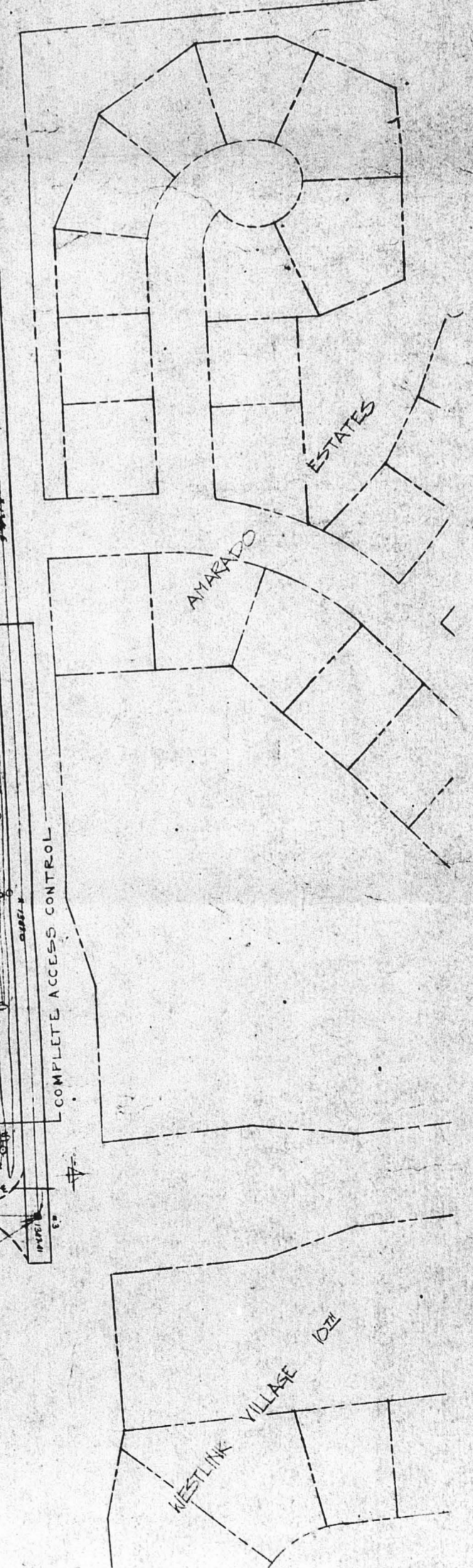
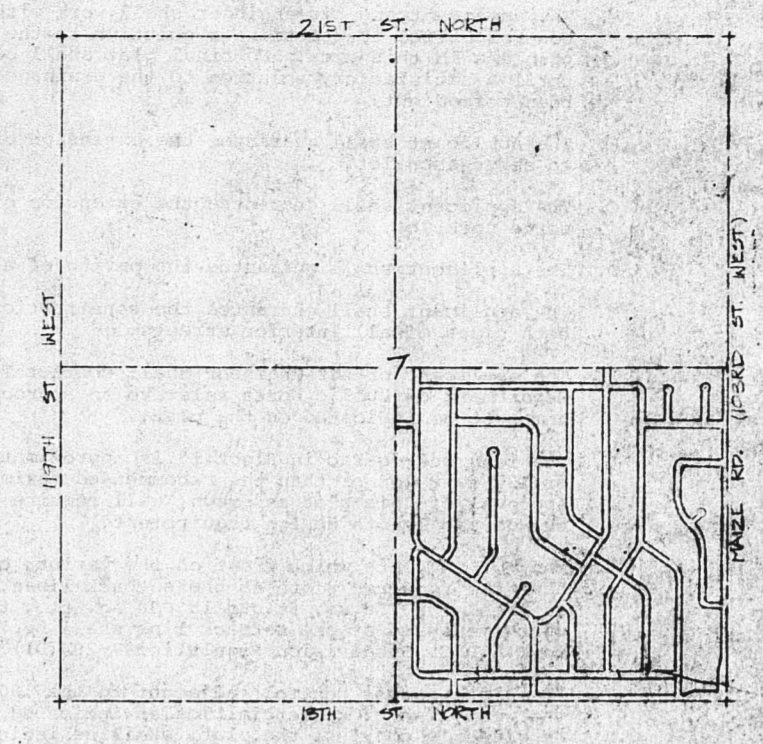


S/D 76-70
 OFFICE COPY
 DO NOT REMOVE
 PRELIMINARY PLAT



PRELIMINARY PLAT
 WESTLINK VILLAGE 1422
 FOR
 THURMAN SMITH

R.O. TAYLOR, P.E.
 SEPT. 10, 1976



TOPO BY KUCERA, CONTROLS BY R.O. TAYLOR, P.E.

NOTE: ALL UTILITY EASEMENTS ARE 10' AND 20'.

Sheet 2

S/D 76-70

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FINAL PLAT

WESTLINK VILLAGE FOURTEENTH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS
(SHEET 2 OF 2 SHEETS)

No. 25 Subdiv. plat on this section



1" = 100'
○ = Iron
UE = Utility Easement

S/D 76-70

This plat approved by the S/D Committee 12-2-76 subject to the conditions outlined on the back

Sheet 1

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

WESTLINK VILLAGE FOURTEENTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS
(SHEET 1 OF 2 SHEETS)

State of Kansas, County of Sedgwick, ss.
I, Kenneth G. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and plotted "WESTLINK VILLAGE FOURTEENTH ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: The SE 1/4 of Section 7, T27S, R14W of the 6th P.M., Sedgwick County, Kansas.

Know all men by these presents that we, Thurman W. Smith and Judy A. Smith, husband and wife have caused the land described in the Civil Engineer's certificate to be platted into lots, blocks and streets to be known as "WESTLINK VILLAGE FOURTEENTH ADDITION", Wichita, Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutter's rights of access to or from Main Road, over and across the east line of Lots 1, 2, 3, 4, 5, 7, 8 and 18, Block 1, Lots 1, 2, 3, 4, 5, 7, 8 and 18, Block 2 and Lots 21, 22, 23 and 24, Block 3 are hereby granted to the City of Wichita. All abutter's rights of access to or from 13th Street, over and across the south line of Lots 1 to 22 inclusive, Block 4, Lots 1 to 10 inclusive, Block 17 and Lots 9, 9, 10 and 11, Block 18 are hereby granted to the City of Wichita. All abutter's rights of access to or from Main Road, over and across the east line of Lot 48, Block 2 are hereby granted to the City of Wichita, provided, however, that Lot 48, Block 2 shall have access to Main Road at two locations, except over and across the south 40 feet of the east line of said Lot 48, Block 2, such locations to be designated by the City Engineer of Wichita, Kansas. All abutter's rights of access to or from 13th Street, over and across the south line of Lot 48, Block 2 are hereby granted to the City of Wichita, provided, however, that Lot 48, Block 2 shall have access to 13th Street at two locations, except over and across the east 40 feet of the south line of said Lot 48, Block 2, such locations to be designated by the City Engineer of Wichita, Kansas. No dwelling shall be constructed on less than two contiguous lots in Block 6 and Block 18.

Thurman W. Smith Judy A. Smith
Civil Engineer

State of Kansas, County of Sedgwick, ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by Thurman W. Smith and Judy A. Smith, husband and wife. _____
Notary Public
My Commission expires: _____

First National Bank in Wichita, by _____
attorneys of the land described in the Civil Engineer's certificate, does hereby consent to the plotting of "WESTLINK VILLAGE FOURTEENTH ADDITION", Wichita, Sedgwick County, Kansas.
First National Bank in Wichita

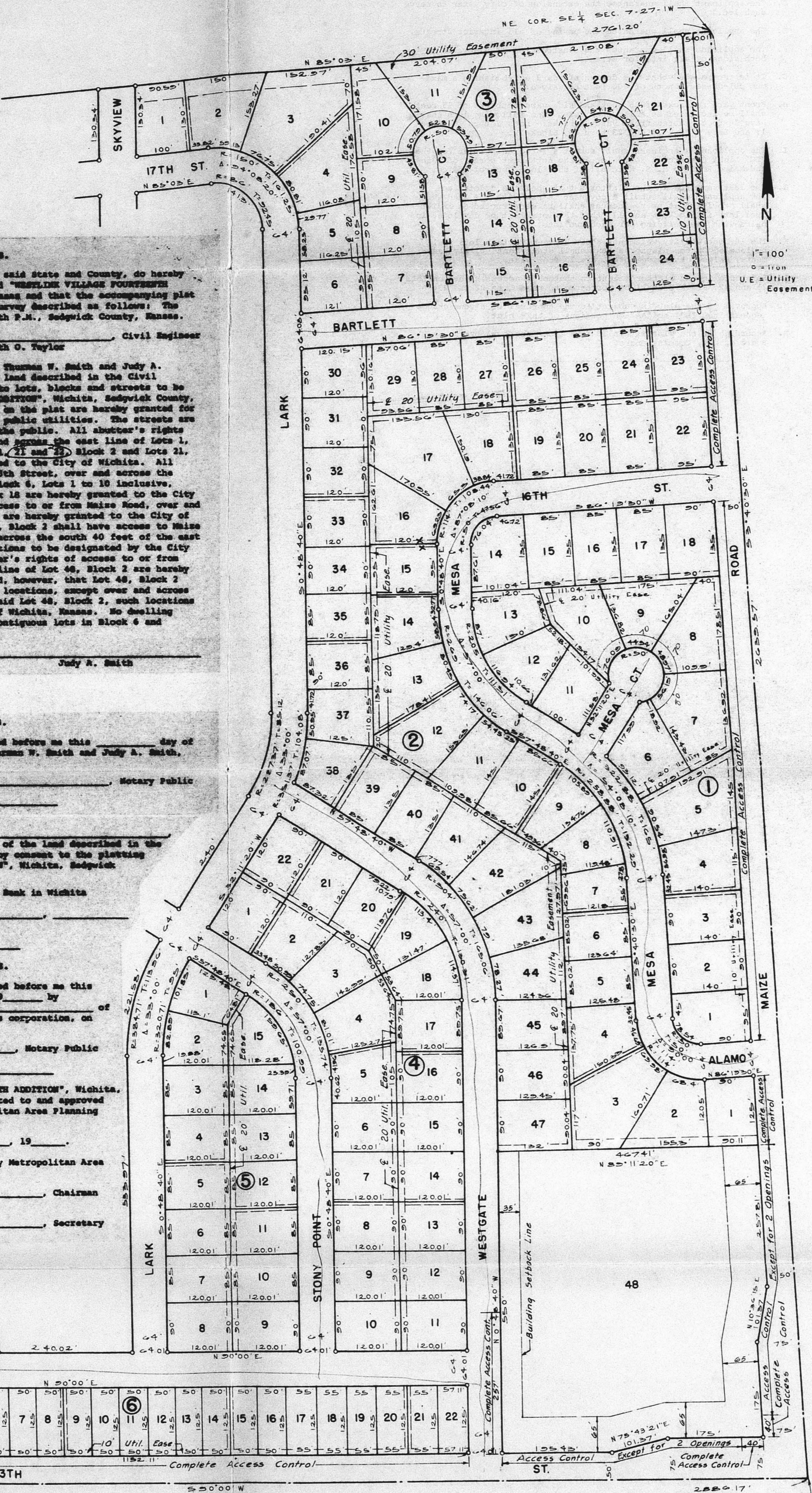
ATTEST:
State of Kansas, County of Sedgwick, ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ of First National Bank in Wichita, a Kansas corporation, on behalf of the corporation. _____
Notary Public
My Commission expires: _____

This plat of "WESTLINK VILLAGE FOURTEENTH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 19____.
Wichita-Sedgwick County Metropolitan Area Planning Commission
By William J. Goebel, Chairman
Robert A. Lakin, Secretary

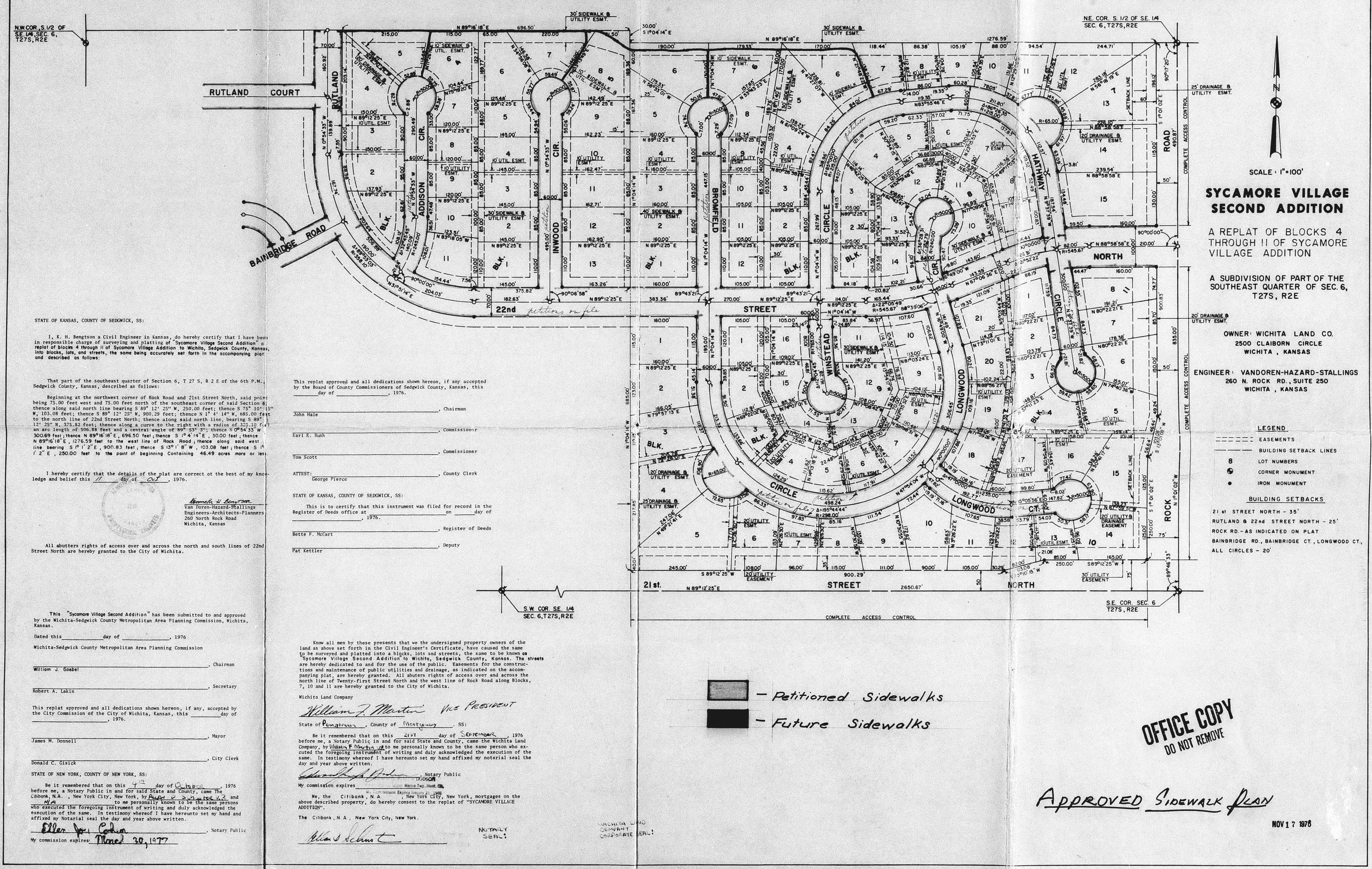
This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this _____ day of _____, 19____.
James M. Donnell, Mayor
Donald C. Giesick, City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 19____.
ATTEST:
John Hale, Chairman
George Pierce, Commissioner

Entered on transfer record this _____ day of _____, 19____.
George Pierce, County Clerk
State of Kansas, County of Sedgwick, ss.
This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ o'clock _____, on the _____ day of _____, 19____.
Bette F. McCart, Register of Deeds
Pat Kettler, Deputy



S/D 76-74



SCALE: 1"=100'

SYCAMORE VILLAGE SECOND ADDITION

A REPLAT OF BLOCKS 4 THROUGH 11 OF SYCAMORE VILLAGE ADDITION

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SEC. 6, T27S, R2E

OWNER: WICHITA LAND CO.
2500 CLAIBORN CIRCLE
WICHITA, KANSAS

ENGINEER: VANDOREN-HAZARD-STALLINGS
260 N. ROCK RD., SUITE 250
WICHITA, KANSAS

LEGEND

--- EASEMENTS

--- BUILDING SETBACK LINES

8 LOT NUMBERS

● CORNER MONUMENT

● IRON MONUMENT

--- BUILDING SETBACKS

21st STREET NORTH - 35'

RUTLAND & 22nd STREET NORTH - 25'

ROCK RD. - AS INDICATED ON PLAT

BAINBRIDGE RD., BAINBRIDGE CT., LONGWOOD CT., ALL CIRCLES - 20'

OFFICE COPY
DO NOT REMOVE

APPROVED SIDEWALK PLAN

NOV 17 1976

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, E. H. Beaton a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Sycamore Village Second Addition" a replat of blocks 4 through 11 of Sycamore Village Addition to Wichita, Sedgewick County, Kansas, into blocks, lots and streets, the same being accurately set forth in the accompanying plat and described as follows:

That part of the southeast quarter of Section 6, T 27 S, R 2 E of the 4th P.M., Sedgewick County, Kansas, described as follows:

Beginning at the northeast corner of Rock Road and 21st Street North, said point being 75.00 feet west and 75.00 feet north of the southeast corner of said Section 6; thence along said north line bearing S 89° 12' 25" W, 250.00 feet; thence S 75° 10' 10" W, 100.00 feet; thence S 89° 12' 25" W, 900.00 feet; thence S 1° 14' 10" W, 165.00 feet to the north line of 22nd Street North; thence along said north line, bearing S 89° 12' 25" W, 275.00 feet; thence along a curve to the right with a radius of 225.00 feet and an arc length of 206.85 feet and a central angle of 89° 12' 25"; thence S 0° 04' 25" W, 300.89 feet; thence N 89° 16' 18" E, 696.50 feet; thence S 1° 14' 10" W, 30.00 feet; thence N 89° 16' 18" E, 276.50 feet to the east line of Rock Road; thence along said east line, bearing S 1° 14' 10" W, 900.83 feet; thence S 13° 1' 8" W, 103.08 feet; thence S 1° 14' 10" W, 250.00 feet to the point of beginning containing 48.49 acres more or less.

I hereby certify that the details of the plat are correct as the best of my knowledge and belief this 17 day of Nov, 1976.

E. H. Beaton
E. H. Beaton
Engineers-Architects-Planners
260 North Rock Road
Wichita, Kansas

All egress rights of access over and across the north and south lines of 22nd Street North are hereby granted to the City of Wichita.

This replat approved and all dedications shown herein, if any accepted by the Board of County Commissioners of Sedgewick County, Kansas, this 17 day of Nov, 1976.

JOHN HIGGINS, Chairman

EARL E. RUSH, Commissioner

YAN SCOTT, Commissioner

George Pierce, County Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds office on 17 day of Nov, 1976.

Bette F. McCard, Register of Deeds

FAT KESTLER, Deputy

This "Sycamore Village Second Addition" has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 17 day of Nov, 1976.

Wichita-Sedgewick County Metropolitan Area Planning Commission

William J. Szebel, Chairman

ROBERT A. LARIG, Secretary

This replat approved and all dedications shown herein, if any, accepted by the City Commission of the City of Wichita, Kansas, this 17 day of Nov, 1976.

James W. Donnell, Mayor

ROBERT C. GUSTIN, City Clerk

STATE OF NEW YORK, COUNTY OF NEW YORK, SS:

Be it remembered that on this 17 day of November, 1976, before me, a Notary Public in and for said State and County, came the Citizens, N.A., New York City, New York, who presented to me personally known to me and who acknowledged the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

Ellen J. Cohen
Notary Public
My commission expires March 30, 1977

Know all men by these presents that we the undersigned property owners of the land as shown set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into a blocks, lots and streets, the same to be known as "Sycamore Village Second Addition" to Wichita, Sedgewick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. All egress rights of access over and across the north line of twenty-first Street North and the east line of Rock Road along blocks 7, 10 and 11 are hereby granted to the City of Wichita.

Wichita Land Company

William J. Martin Vice President

State of New York, County of New York, SS:

Be it remembered that on this 17 day of November, 1976, before me, a Notary Public in and for said State and County, came the Citizens, N.A., New York City, New York, who presented to me personally known to me and who acknowledged the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

Ellen J. Cohen
Notary Public
My commission expires March 30, 1977

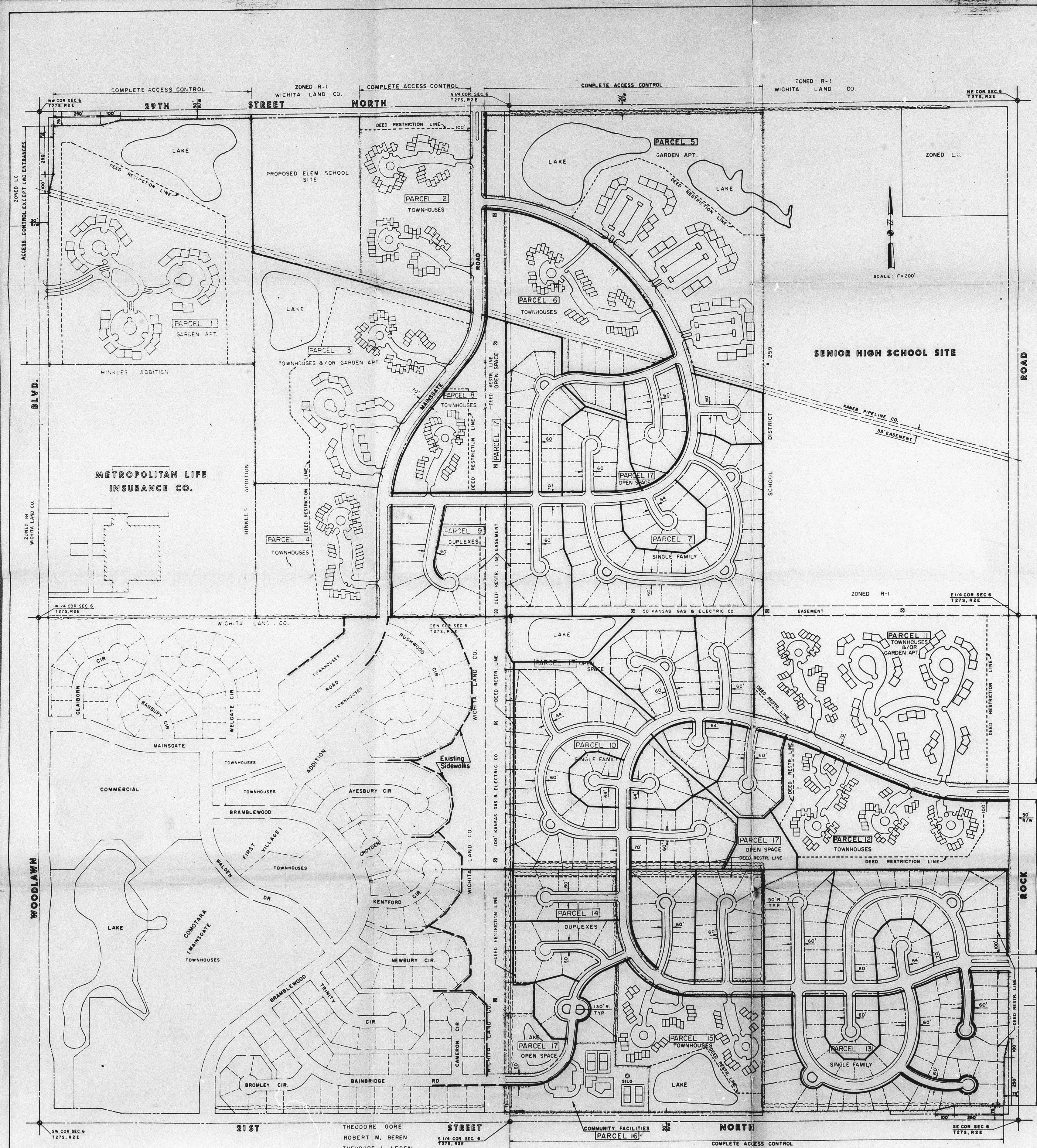
We, the Citizens, N.A., New York City, New York, mortgagees on the above described property, do hereby consent to the replat of "SYCAMORE VILLAGE ADDITION".

The Citizens, N.A., New York City, New York.

Wanda Schmitt
Notary Public
My commission expires March 30, 1977

■ - *Petitioned Sidewalks*

■ - *Future Sidewalks*



- GENERAL PROVISIONS**
- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 138.5 GROSS OR 107.4 NET ACRES, MORE OR LESS.
 - PROPOSED NUMBER OF DWELLING UNITS BY TYPE:
 - 350 SINGLE FAMILY DETACHED UNITS
 - 125 MULTI-FAMILY UNITS
 - 25 SINGLE FAMILY ATTACHED (DUPLX) UNITS
 - 100 TOTAL DWELLING UNITS
 - THE DENSITY OF THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 5.6 NET DWELLING UNITS PER ACRE OR 1,654 DWELLING UNITS FOR THE ENTIRE DEVELOPMENT.
 - STREETS ARE AS INDICATED IN PARCEL DESCRIPTIONS BELOW.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - SIGNAGE INDICATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 24.33 OF THE CODE OF THE CITY OF WICHITA.
 - A HOMEOWNERS ASSOCIATION AGREEMENT FOR PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17 PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, DRAINAGE CHANNELS, SWALES, ETC. SHALL BE FILED WITH THE PLAN OF THE AREA. MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, DRAINAGE CHANNELS, SWALES, ETC. IN ALL OTHER PARCELS SHALL BE THE RESPONSIBILITY OF THE OWNERS OR SEPARATE HOMEOWNERS ASSOCIATION AGREEMENTS FOR THOSE PARCELS.
 - OVER SPACE SPECIFICATIONS ARE GIVEN IN THE CITY. THIS AREA IS IN THE WARDEN OF RESIDING MAINTENANCE:
 - PREVIOUSLY OWNED RESTRICTED OPEN SPACE NORMALLY CONTAINED IN MULTI-FAMILY PARCELS WILL BE MAINTAINED BY THE OWNERS OF THE HOMEOWNERS ASSOCIATION OF THAT PARCEL. EASEMENTS WILL BE PROVIDED FOR SYSTEM WATER, SEWERAGE AND FOR PUBLIC ACCESS VIA THE PEDESTRIAN CIRCULATION SYSTEM WHERE NECESSARY.
 - OWNER OPEN SPACE WILL BE RESTRICTED AND IS NORMALLY CONTAINED IN AN ADJACENT TO SINGLE FAMILY PARCELS. THE MAINTENANCE OF THESE AREAS WILL BE THROUGH PARTICIPATION IN A HOMEOWNERS ASSOCIATION. EASEMENTS WILL BE PROVIDED WHERE NECESSARY TO PROVIDE FOR SYSTEM WATER COVERAGE AND PUBLIC ACCESS VIA THE PEDESTRIAN CIRCULATION SYSTEM.
 - STREETS AND TURNAROUNDS IN MULTI-FAMILY AREAS WILL BE PRIVATE STREETS. ALL OTHER STREETS SHALL BE DEDICATED.
 - STREETS WILL BE PROVIDED IN OPEN SPACE AND ALONG STREETS WHERE DETERMINED NECESSARY AT TIME OF PLATTING.
 - MINIMUM LOT SIZE FOR SINGLE FAMILY ATTACHED UNITS SHALL BE 6,000 SQ. FT. MINIMUM LOT SIZE FOR DUPLEXES (SINGLE FAMILY ATTACHED) SHALL BE 11,000 SQ. FT.
 - DRAINAGE PROBLEMS SHALL BE RESOLVED AT THE TIME OF PLATTING.
 - ADJUSTMENT OF PRESENT DEDICATED STANDARD STREET WIDTHS IS REQUESTED AS FOLLOWS:

CLASSIFICATION	EXISTING	PROPOSED	SHOULDER	SPECIAL REGULATIONS	
1. COLLECTOR	70'	32'	2 1/2'	2 1/2' SHOULDER	A. ALL ACCESS POINTS SHALL BE CONTROLLED.
					B. NO PRIVATE DRIVEWAYS TO INTERSECT COLLECTOR.
					C. NO PARKING PERMITTED ALONG COLLECTOR.
					D. DRAINAGE ALONG COLLECTOR SHALL BE COMPLETE THROUGH OPEN DRAINAGE CHANNELS UTILIZING MECHANICAL METHODS ONLY AT DESIGNATED INTERSECTIONS.
					E. THE 100 YEAR STORM WILL BE CONTAINED WITHIN THE RIGHT-OF-WAY AND SPECIAL TREATMENTS WHERE DESIGNATED.
					**PRIVATE DRIVEWAY VS PRIVATE ROAD TO MULTI-FAMILY
					A. PARKING PERMITTED ONE SIDE ONLY.
					B. CONTROL FOR PARKING SHALL BE PROVIDED THROUGH CURB DETAILS AT EACH INTERSECTION.
					C. NO PARKING SIGN WILL BE PROVIDED AS REQUIRED.
					D. STORM WATER DRAINAGE WILL BE CONTROLLED WITH CURB, GUTTER AND APPROPRIATE MECHANICAL DEVICES.
					A. PARKING PERMITTED ONE SIDE ONLY.
					B. CONTROL FOR PARKING SHALL BE PROVIDED THROUGH CURB
					C. SHORT LENGTH CURB-OF-SAC'S WILL CONFORM TO PRESENT CITY STANDARDS WITH PARKING PERMITTED ON BOTH SIDES.
					D. SIGN MOUNTING HEIGHTS SHALL BE 70' DIAMETER FOR STREET AND 100' FOR R.O.W.
					A. SAME REGULATIONS AS INDIVIDUAL COLLECTOR
					A. SAME REGULATIONS AS COL-DE-SAC
					A. COMPLY WITH CITY PARKING BAY STANDARDS
 - FINAL DETERMINATION OF STREET RIGHT OF WAY AND DRIVEWAY WIDTHS WILL BE RESOLVED AT THE TIME OF PLATTING.

14. PARCEL DESCRIPTION

PARCEL NO. 1	PARCEL NO. 2	PARCEL NO. 3
PROPOSED USE - GARDEN APT. & OPEN SPACE DWELLING UNITS - 170 GROSS PARCEL AREA - 31.4 ACRES NET BUILDING AREA - 15.8 ACRES DEED RESTRICTED OPEN SPACE - 16.6 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET	PROPOSED USE - TOWNHOUSES & OPEN SPACE DWELLING UNITS - 170 GROSS PARCEL AREA - 10.9 ACRES NET BUILDING AREA - 5.4 ACRES DEED RESTRICTED OPEN SPACE - 1.4 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET	PROPOSED USE - TOWNHOUSES & OPEN SPACE DWELLING UNITS - 170 GROSS PARCEL AREA - 21.8 ACRES NET BUILDING AREA - 10.9 ACRES DEED RESTRICTED OPEN SPACE - 8.9 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET

PARCEL NO. 4 PROPOSED USE - TOWNHOUSES & OPEN SPACE DWELLING UNITS - 170 GROSS PARCEL AREA - 5.4 ACRES NET BUILDING AREA - 2.7 ACRES DEED RESTRICTED OPEN SPACE - 5.0 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET	PARCEL NO. 5 PROPOSED USE - GARDEN APT. & OPEN SPACE DWELLING UNITS - 170 GROSS PARCEL AREA - 28.4 ACRES NET BUILDING AREA - 14.2 ACRES DEED RESTRICTED OPEN SPACE - 14.2 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET	PARCEL NO. 6 PROPOSED USE - TOWNHOUSES & OPEN SPACE DWELLING UNITS - 170 GROSS PARCEL AREA - 9.8 ACRES NET BUILDING AREA - 4.9 ACRES DEED RESTRICTED OPEN SPACE - 4.9 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET
PARCEL NO. 7 PROPOSED USE - SINGLE FAMILY DETACHED DWELLING UNITS - 170 GROSS PARCEL AREA - 27.6 ACRES NET BUILDING AREA - 13.8 ACRES DEED RESTRICTED OPEN SPACE - 13.8 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET	PARCEL NO. 8 PROPOSED USE - TOWNHOUSES & OPEN SPACE DWELLING UNITS - 170 GROSS PARCEL AREA - 10.9 ACRES NET BUILDING AREA - 5.4 ACRES DEED RESTRICTED OPEN SPACE - 5.5 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET	PARCEL NO. 9 PROPOSED USE - SINGLE FAMILY ATTACHED (DUPLX) DWELLING UNITS - 170 GROSS PARCEL AREA - 25.8 ACRES NET BUILDING AREA - 12.9 ACRES DEED RESTRICTED OPEN SPACE - 12.9 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET
PARCEL NO. 10 PROPOSED USE - SINGLE FAMILY DETACHED & OPEN SPACE DWELLING UNITS - 170 GROSS PARCEL AREA - 30.2 ACRES NET BUILDING AREA - 15.1 ACRES DEED RESTRICTED OPEN SPACE - 15.1 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET	PARCEL NO. 11 PROPOSED USE - TOWNHOUSES & OPEN SPACE DWELLING UNITS - 170 GROSS PARCEL AREA - 11.0 ACRES NET BUILDING AREA - 5.5 ACRES DEED RESTRICTED OPEN SPACE - 5.5 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET	PARCEL NO. 12 PROPOSED USE - TOWNHOUSES & OPEN SPACE DWELLING UNITS - 170 GROSS PARCEL AREA - 11.0 ACRES NET BUILDING AREA - 5.5 ACRES DEED RESTRICTED OPEN SPACE - 5.5 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET
PARCEL NO. 13 PROPOSED USE - SINGLE FAMILY DETACHED DWELLING UNITS - 170 GROSS PARCEL AREA - 11.0 ACRES NET BUILDING AREA - 5.5 ACRES DEED RESTRICTED OPEN SPACE - 5.5 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET	PARCEL NO. 14 PROPOSED USE - TOWNHOUSES & OPEN SPACE DWELLING UNITS - 170 GROSS PARCEL AREA - 11.0 ACRES NET BUILDING AREA - 5.5 ACRES DEED RESTRICTED OPEN SPACE - 5.5 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET	PARCEL NO. 15 PROPOSED USE - TOWNHOUSES & OPEN SPACE DWELLING UNITS - 170 GROSS PARCEL AREA - 11.0 ACRES NET BUILDING AREA - 5.5 ACRES DEED RESTRICTED OPEN SPACE - 5.5 ACRES DENSITY - NET BUILDING AREA - 8.0 DUA/ACRE MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35 FT. MINIMUM FRONT YARD SETBACK - 25 FT. MINIMUM REAR YARD SETBACK - 25 FT. MINIMUM SIDE YARD SETBACK - 25 FT. PARKING BAY - 25' x 50' SEWER - MANHOLE - VAR. 30' MIN. TO 60' TO 21ST STREET
PARCEL NO. 16 PROPOSED USE - COMMUNITY RECREATION FACILITIES, 1.4 ACRES WHERE SWIMMING POOL, TENNIS COURTS, ETC.	PARCEL NO. 17 PROPOSED USE - OPEN SPACE GROSS PARCEL AREA - 19.1 ACRES	NOTE: NET BUILDING AREA IN SINGLE FAMILY AND DUPLEX PARCELS IS GROSS AREA LESS STREET AREA.

SUPERSEDED
5/7 76-74
PROPOSED SIDEWALK PLAN
FOR APPROVED
COMMUNITY UNIT PLAN
FOR
COMOTARA
MAY 1975
A PART OF SECTION 6, T27S, R2E
WICHITA LAND COMPANY - OWNER
2500 CLAIBORN CIRCLE
WICHITA, KANSAS
PREPARED BY
VAN DOREN-HAZARD-STALLINGS
240 N. ROCK RD.
WICHITA, KANSAS

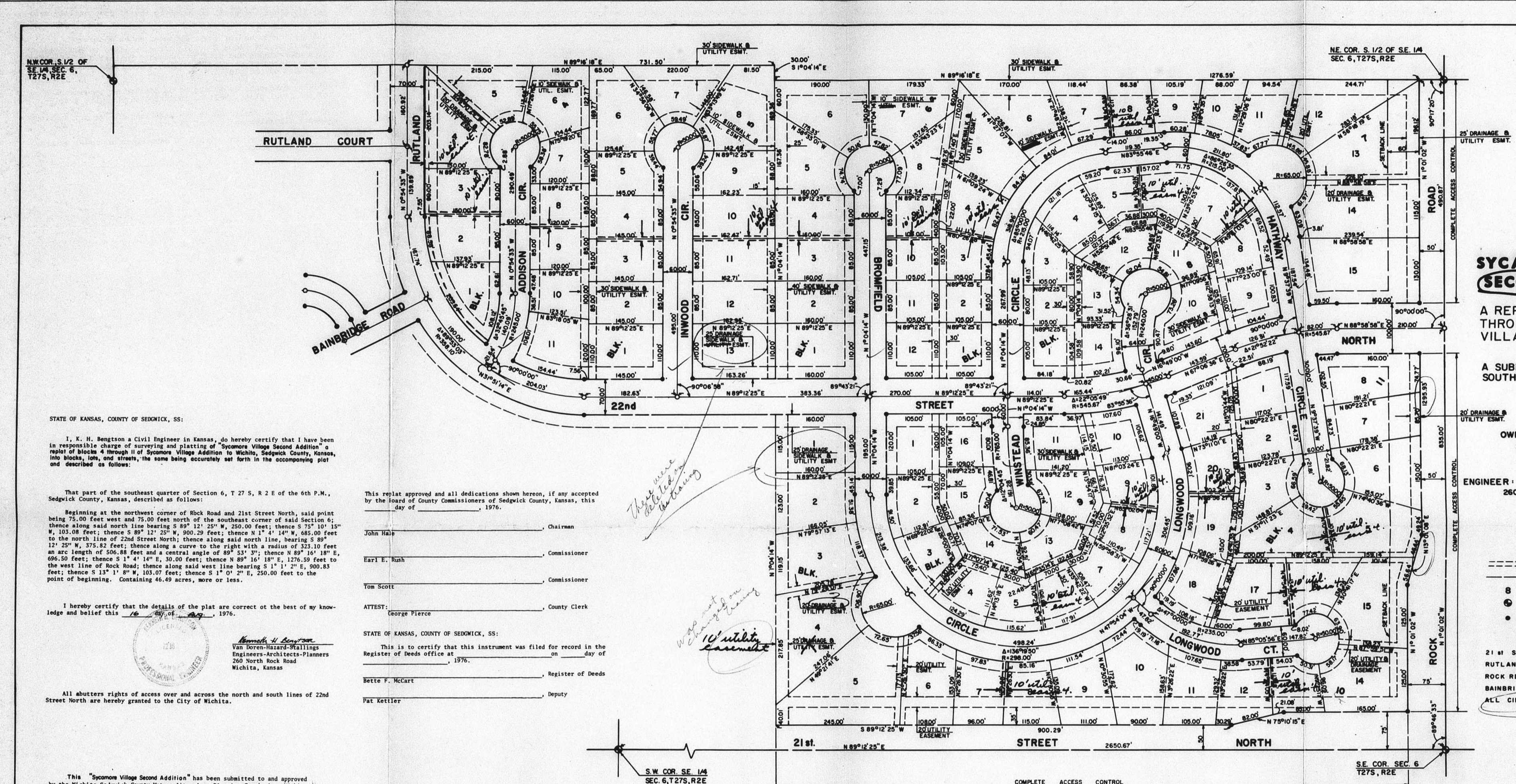
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Lycium Village South Addition

REVISIONS:

S/D 76-74

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FINAL PLAT



SCALE: 1"=100'

**SYCAMORE VILLAGE
(SECOND) ADDITION**

A REPLAT OF BLOCKS 4
THROUGH 11 OF SYCAMORE
VILLAGE ADDITION

A SUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF SEC. 6,
T27S, R2E

OWNER: WICHITA LAND CO.
2500 CLARBORN CIRCLE
WICHITA, KANSAS

ENGINEER: VANDOREN-HAZARD-STALLINGS
260 N. ROCK RD., SUITE 250
WICHITA, KANSAS

LEGEND

--- EASEMENTS
--- BUILDING SETBACK LINES
● LOT NUMBERS
● CORNER MONUMENT
● IRON MONUMENT

BUILDING SETBACKS

21' N. STREET NORTH - 33'
RUTLAND & 22ND STREET NORTH - 25'
ROCK RD. - AS INDICATED ON PLAT
BAINBRIDGE RD., BAINBRIDGE CT., LONGWOOD CT.,
ALL CIRCLES - 20'

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
I, K. H. Bengtson a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of Sycamore Village Second Addition, a replat of Blocks 4 through 11 of Sycamore Village Addition to Wichita, Sedgewick County, Kansas, and blocks, lots, and streets, the same being accurately set forth in the accompanying plat and described as follows:

This part of the southeast quarter of Section 6, T 27 S, R 2 E of the 6th P.M., Sedgewick County, Kansas, described as follows:
Beginning at the northwest corner of Rock Road and 21st Street North, said point being 75.00 feet west and 75.00 feet north of the southeast corner of said Section 6; thence along said north line bearing S 89° 12' 25" W, 250.00 feet; thence S 75° 10' 17" W, 103.08 feet; thence S 89° 12' 25" W, 500.29 feet; thence N 1° 41' 16" W, 685.00 feet to the north line of 22nd Street North; thence along said north line, bearing S 89° 12' 25" W, 375.32 feet; thence along a curve to the right with a radius of 333.10 feet an arc length of 506.82 feet and a central angle of 25° 27' thence S 89° 12' 25" W, 496.50 feet; thence S 1° 41' 16" W, 30.00 feet; thence S 89° 12' 25" W, 1276.59 feet to the west line of Rock Road; thence along said west line bearing S 1° 17' 21" W, 500.43 feet; thence S 11° 19' 28" W, 103.08 feet; thence S 11° 19' 28" W, 250.00 feet to the point of beginning. Containing 46.69 acres, more or less.

I hereby certify that the details of the plat are correct to the best of my knowledge and belief this 10th day of July, 1976.



Kenneth H. Bengtson
Van Horn-Hazard-Stallings
Engineers-Architects-Planners
260 North Rock Road
Wichita, Kansas

This replat approved and all dedications shown hereon, if any accepted by the Board of County Commissioners of Sedgewick County, Kansas, this _____ day of _____, 1976.

JOHN HALL, Chairman
EARL H. HAHN, Commissioner
TOM SCOTT, Commissioner
ATTEST: George Pierce, County Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
This is to certify that this instrument was filed for record in the Register of Deeds office as _____ on _____ day of _____, 1976.

BETTE F. WRIGHT, Register of Deeds
PAT KELLER, Deputy

This "Sycamore Village Second Addition" has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1976
Wichita-Sedgewick County Metropolitan Area Planning Commission
DAVID MAYBACH, Chairman
ROBERT A. LARIN, Secretary

This replat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1976.

JAMES M. DONNELL, Mayor
DONALD C. GUSTIK, City Clerk

STATE OF NEW YORK, COUNTY OF NEW YORK, SS:
Be it remembered that on this _____ day of _____, 1976, before me, a Notary Public in and for said State and County, came The First National Bank, New York City, New York, by _____ and _____ who personally known to me for the same purpose and executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my Notarial seal the day and year above written.

_____, Notary Public
My commission expires _____

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and located into blocks, lots and streets, the same to be known as Sycamore Village Second Addition to Wichita, Sedgewick County, Kansas. The streets are hereby dedicated to and for the use of the public. In witness whereof the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. All adverse rights of access over and across the north line of Twenty-first Street North and the west line of Rock Road along Blocks 7, 10 and 11 are hereby granted to the City of Wichita.

Wichita Land Company

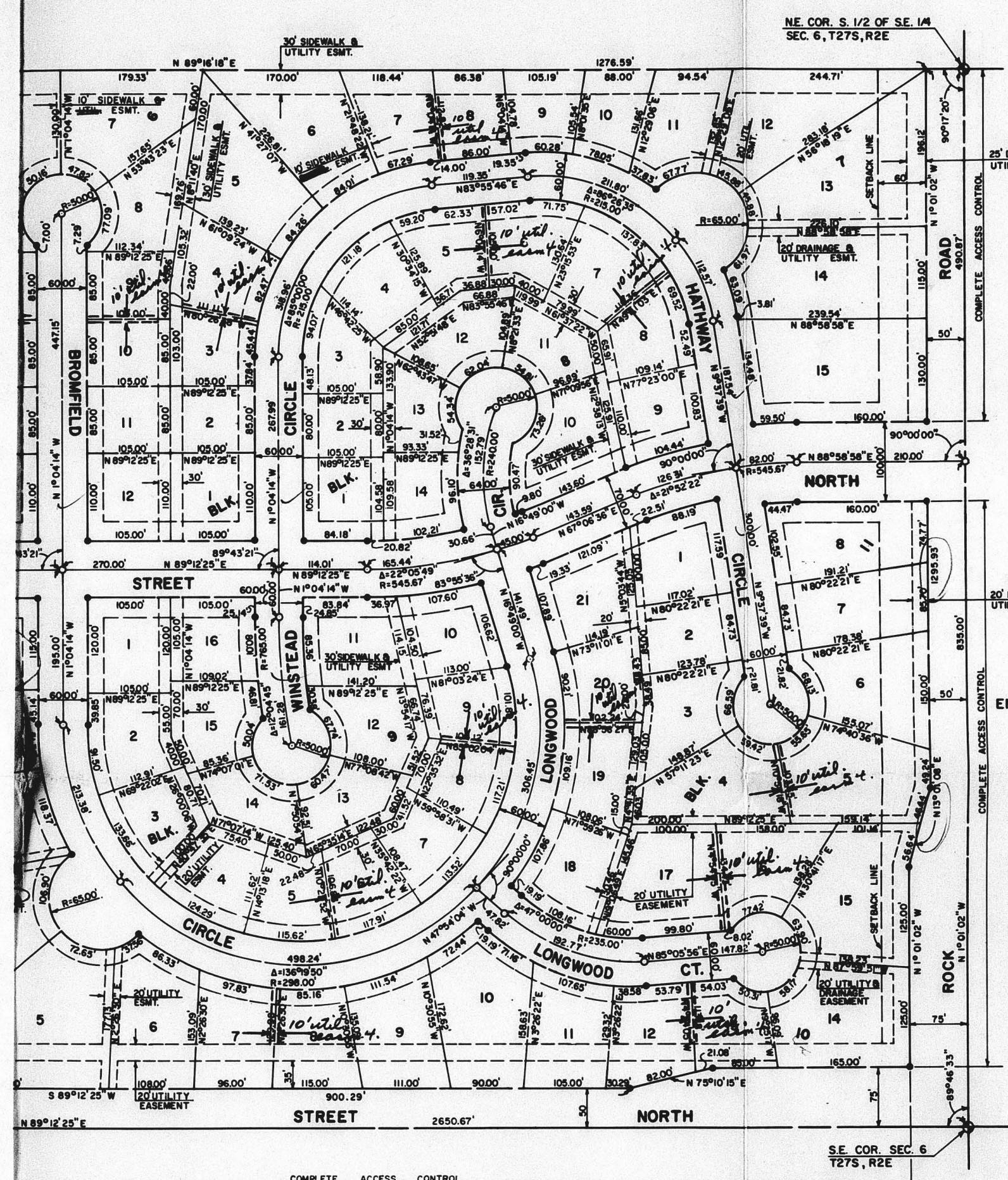
State of _____, County of _____, SS:
Be it remembered that on this _____ day of _____, 1976, before me, a Notary Public in and for said State and County, came the WICHITA Land Company, by _____ to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand affixed my Notarial seal the day and year above written.

_____, Notary Public
My commission expires _____
We, the First National City Bank, New York City, New York, mortgagee on the above described property, do hereby consent to the replat of "SYCAMORE VILLAGE ADDITION".
The First National City Bank, New York City, New York.

- A. The easement on the south side of Lot 14, Block 10 (Northwest corner of 21st and Rock Road) shall be labeled and dimensioned.
- B. The 15-foot (5.49 m) strip of land on the south side of Lot 1, Block 10, shall be added to the 20-foot utility easement.
- C. The applicants and/or their engineer shall contact M. S. Mitchell of the Flood Control Office relative to clarification of drainage and utility easements indicated along the street rights-of-way and regarding some of the dimensions indicated on the plat.
- D. Utility easements as indicated on the marked "engineers copy" of the final plat, shall be indicated on the plat tracing.
- E. The applicant shall submit new petitions for water, sanitary sewer, sidewalks and street paving.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D 76-74

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FINAL PLAT



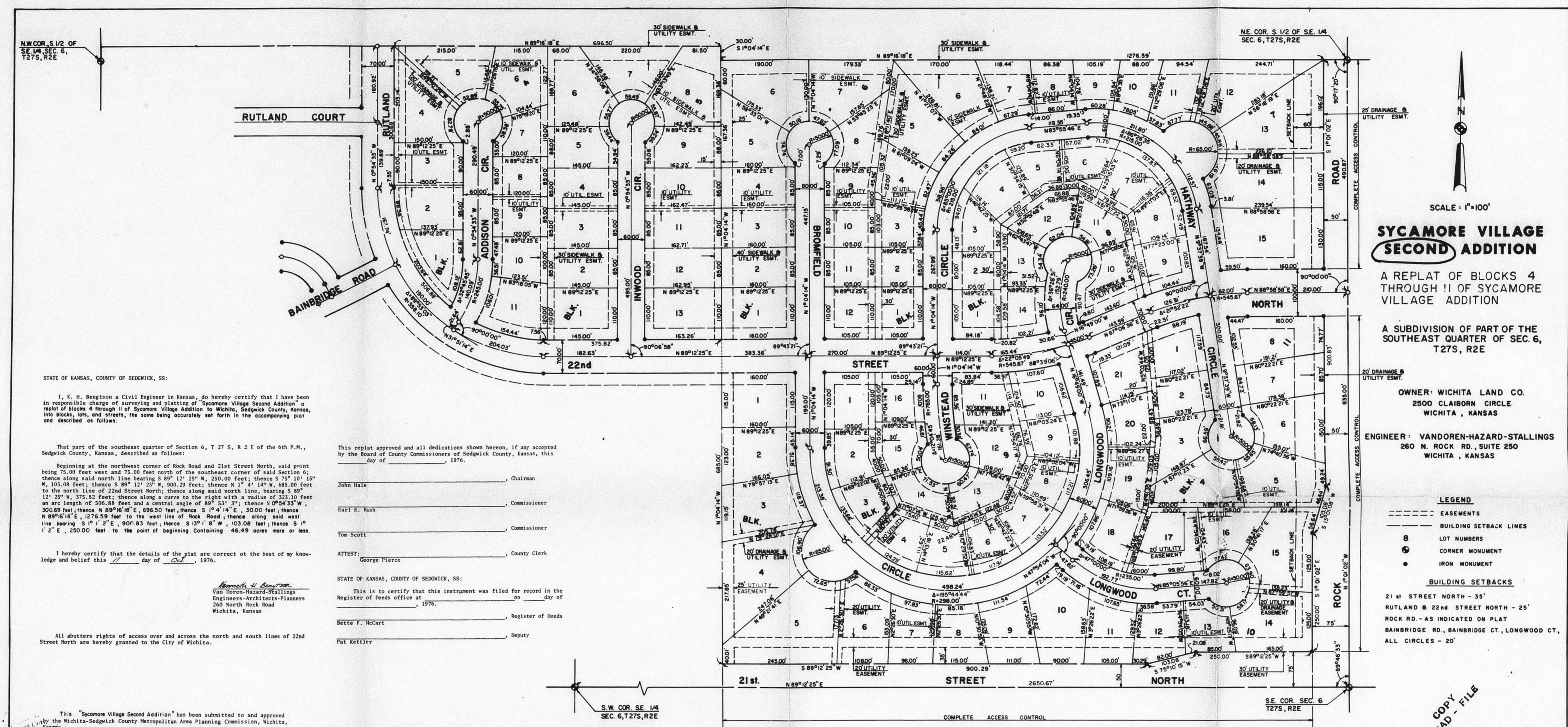
SCALE: 1"=100'
**SYCAMORE VILLAGE
SECOND ADDITION**
A REPLAT OF BLOCKS 4
THROUGH 11 OF SYCAMORE
VILLAGE ADDITION

A SUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF SEC. 6,
T27S, R2E

OWNER: WICHITA LAND CO.
2500 CLAIRBORN CIRCLE
WICHITA, KANSAS
ENGINEER: VANDOREN-HAZARD-STALLINGS
260 N. ROCK RD., SUITE 250
WICHITA, KANSAS

- LEGEND**
- EASEMENTS
 - - - BUILDING SETBACK LINES
 - 8 LOT NUMBERS
 - CORNER MONUMENT
 - IRON MONUMENT
- BUILDING SETBACKS**
- 21' STREET NORTH - 33'
 - RUTLAND & 2244 STREET NORTH - 25'
 - ROCK RD. - AS INDICATED ON PLAT
 - BAINBRIDGE RD., BAINBRIDGE CT., LONGWOOD CT.,
ALL CIRCLES - 20'

S/D 76-74



SCALE - 1"=100'

SYCAMORE VILLAGE SECOND ADDITION

A REPLAT OF BLOCKS 4 THROUGH 11 OF SYCAMORE VILLAGE ADDITION

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SEC. 6, T27S, R2E

OWNER: WICHITA LAND CO.
2500 CLAIBORN CIRCLE
WICHITA, KANSAS

ENGINEER: VANDOREN-HAZARD-STALLINGS
280 N. ROCK RD., SUITE 250
WICHITA, KANSAS

LEGEND

- EASEMENTS
- BUILDING SETBACK LINES
- LOT NUMBERS
- CORNER MONUMENT
- IRON MONUMENT
- BUILDING SETBACKS

21' STREET NORTH - 35'
RUTLAND & 22nd STREET NORTH - 25'
ROCK RD. - AS INDICATED ON PLAT
BAINBRIDGE RD., BAINBRIDGE CT., LONGWOOD CT., ALL CIRCLES - 20'

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, E. R. Simpson a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of Sycamore Village Second Addition, a part of blocks 4 through 11 of Sycamore Village Addition to Wichita, Sedgewick County, Kansas, into blocks, lots, and streets, the same being accurately set forth in the accompanying plat and described as follows:

That part of the southeast quarter of Section 6, T 27 S, R 2 E of the 6th P.M., Sedgewick County, Kansas, described as follows:

Beginning at the northwest corner of Rock Road and 21st Street North, said point being 75.00 feet west and 75.00 feet north of the southeast corner of said Section 6, thence along said north line bearing S 89° 12' 22" W, 250.00 feet; thence S 73° 10' 10" W, 150.00 feet; thence S 89° 12' 22" W, 300.29 feet; thence S 73° 10' 10" W, 445.00 feet to the north line of 22nd Street North; thence along said north line, bearing S 89° 12' 22" W, 275.82 feet; thence along a curve to the right with a radius of 321.00 feet and an arc length of 306.88 feet and a central angle of 89° 12' 22"; thence N 0° 54' 33" W, 200.00 feet; thence in a spiral of 4, 656.50 feet; thence S 73° 10' 10" W, 300.00 feet; thence N 89° 12' 22" W, 274.59 feet to the west line of Rock Road; thence along said west line bearing S 73° 10' 10" W, 300.83 feet; thence S 73° 10' 10" W, 103.00 feet; thence S 73° 10' 10" W, 250.00 feet to the point of beginning containing 46.49 acres more or less.

I hereby certify that the details of the plat are correct to the best of my knowledge and belief this 22nd day of September, 1976.

This replat approved and all dedications shown herein, if any, accepted by the Board of County Commissioners of Sedgewick County, Kansas, this 22nd day of September, 1976.

John Hale, Chairman
Earl E. Runk, Commissioner
Tom Scott, Commissioner
George Pierce, County Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds office at Wichita, Kansas, on 22nd day of September, 1976.

Walter F. McCurt, Register of Deeds
Pat Kotler, Deputy

This "Sycamore Village Second Addition" has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas, on this 22nd day of September, 1976.

Wichita-Sedgewick County Metropolitan Area Planning Commission
Chairman: William J. Shelk
Secretary: Robert A. Rubin

This replat approved and all dedications shown herein, if any, accepted by the City Commission of the City of Wichita, Kansas, this 22nd day of September, 1976.

James H. Tounhill, Mayor
Donald C. Giesler, City Clerk

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into a block, lot and streets, the same to be known as Sycamore Village Second Addition to Wichita, Sedgewick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. All abutters rights of access over and across the north line of Twenty-first Street North and the west line of Rock Road along blocks 7, 10 and 11 are hereby granted to the City of Wichita.

Wichita Land Company
William J. Shelk, Notary Public
State of Kansas, County of Sedgewick, SS:
Be it remembered that on this 22nd day of September, 1976, before me, a Notary Public in and for said State and County, came the Wichita Land Company, by William J. Shelk, who to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and seal the day and year above written.

My commission expires None.

The Citizens, N.A., New York City, New York.
My Term Expires None

STATE OF NEW YORK, COUNTY OF NEW YORK, SS:

Be it remembered that on this 22nd day of September, 1976, before me, a Notary Public in and for said State and County, came the Citizens, N.A., New York City, New York, by William J. Shelk, who to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and seal the day and year above written.

Ellen J. Rubin, Notary Public
My commission expires None, 1977.

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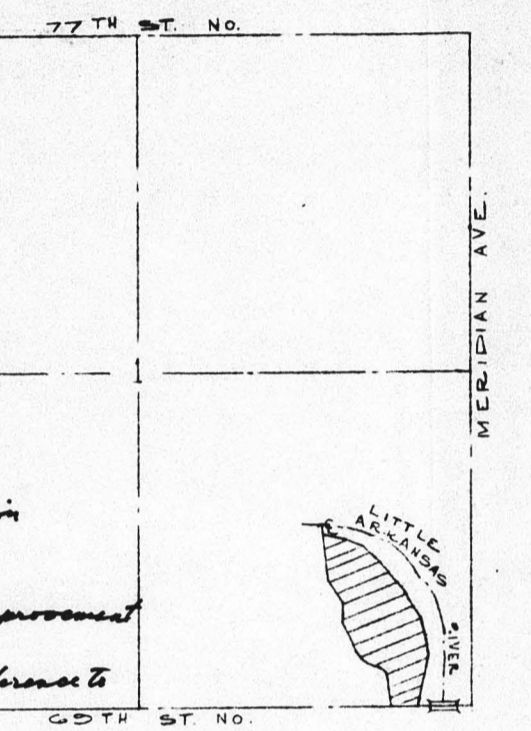
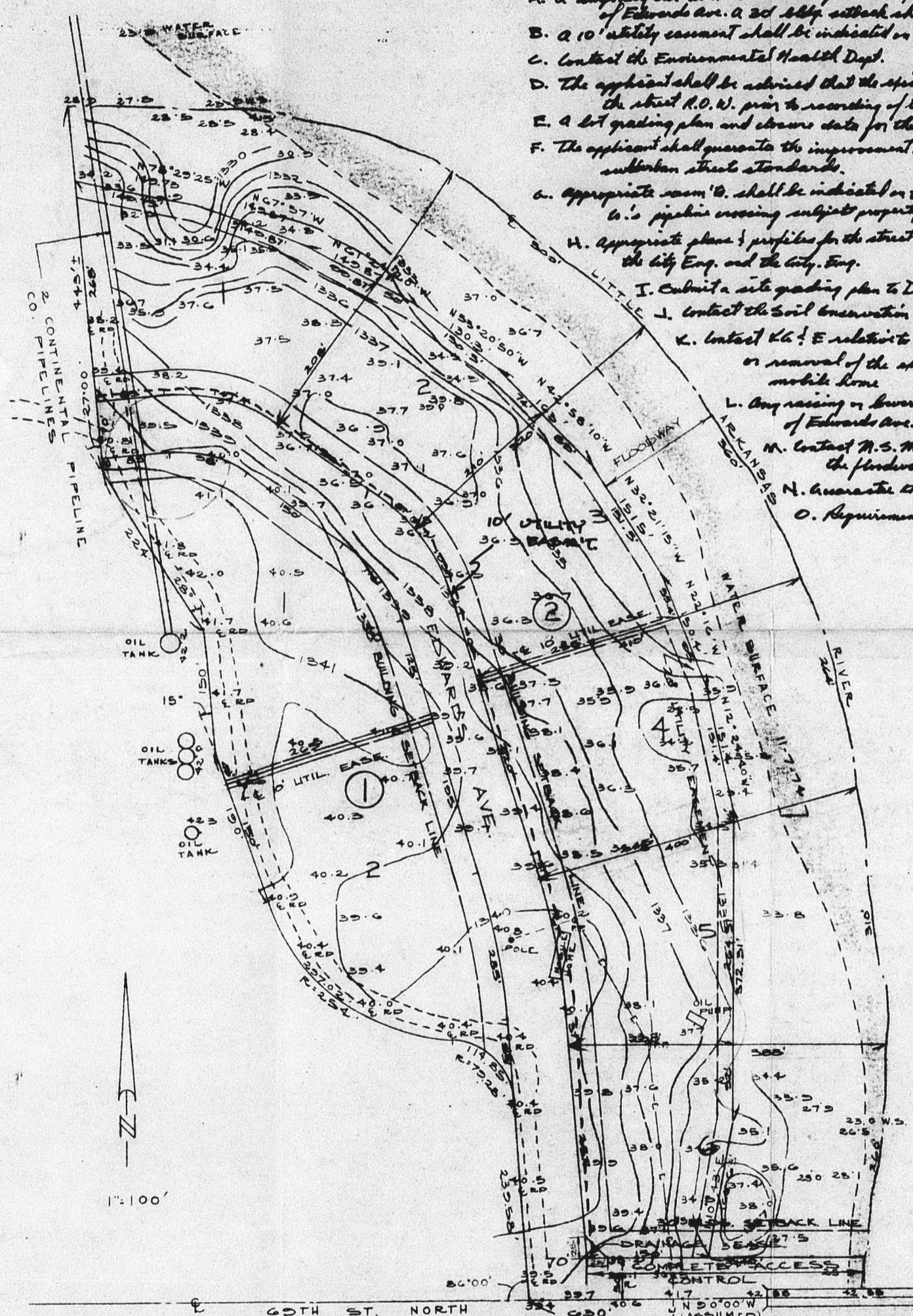
APPROVED FOR RECORDING
RECORDED ON March 1, 1977



5/6 75-11 Approval subject 157

- A. A temporary easement shall be granted by separate instrument of the N. and Edwards Ave. a 20' utility easement shall be indicated on the plat on the E. side of Edwards.
- B. A 10' utility easement shall be indicated on the front of the lot on the E. side of Edwards.
- C. Contact the Environmental Health Dept.
- D. The applicant shall be advised that the existing mobile home shall be removed from the site R.O.W. prior to recording of the plat.
- E. A lot grading plan and storm data for the final plat shall be submitted to the City Eng.
- F. The applicant shall guarantee the improvement of Edwards Avenue in accordance with suburban street standards.
 - a. Appropriate signs shall be indicated on the face of the plat for the anticipated Applicant's 6's public crossing subject property.
 - H. Appropriate plans & profiles for the street improvements shall be submitted to both the City Eng. and the City Eng.
 - I. Submit a site grading plan to the City Eng. and the City Eng.
 - J. Contact the Soil Conservation Service.
 - K. Contact the E. utility to making satisfactory arrangements for the relocation or removal of the existing electric service line serving the existing mobile home.
 - L. Any raising or lowering of the existing pipelines necessitated by the improvement of Edwards Ave. shall be at the sole expense of the applicant.
 - M. Contact the S. utility to the appropriate drainage used in reference to the flooding.
 - N. Arrange for installation of all utilities & facilities...
 - O. Requirements for a final plat (...)

See letter dated 6/6/75
JH.



TOPO MADE NOV. 7, 1974.

B.M. ELEV. 1342.02 - U.S.G.S. 50' WEST
32' SOUTH OF THE S.E. COR.
S.E. 1/4 SEC. 1-26-1W.

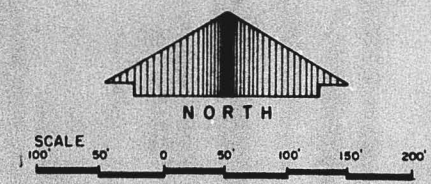
PRELIMINARY PLAT
WILDWOOD ADDITION

FOR -
VERN STRONG
AND
RAY WOODS

K. G. TAYLOR, P.E.
NOV. 27, 1974
REVISED
MAY 20, 1975

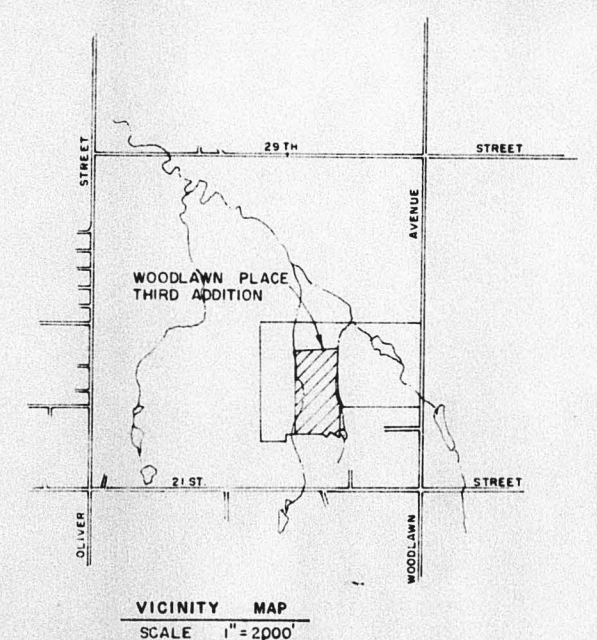
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PRELIMINARY PLAT

5/6 75-11



Preliminary Plat Woodlawn Place Third Addition

Engineers: Reiss and Goodness Engineers
2160 W. 21st., Wichita, Kansas
Developer: Fidelity Development, Inc.
229 South Market, Wichita, Kansas
Date: February 24, 1977
63 Single Family Lots
100' x 75' Typical Lot Size
Proposed Streets: Curb and Gutter and Paving
City Sewer and Water
BM 1377.76 Top Pipe at Et Cor.
Sec 1-27-1E
BM 1367.58 "0" Center of Abutment
North Side RHC at Maingate
and 130' Drainage Easement
Topo Survey 8-4-72 U.S.G.S. Datum



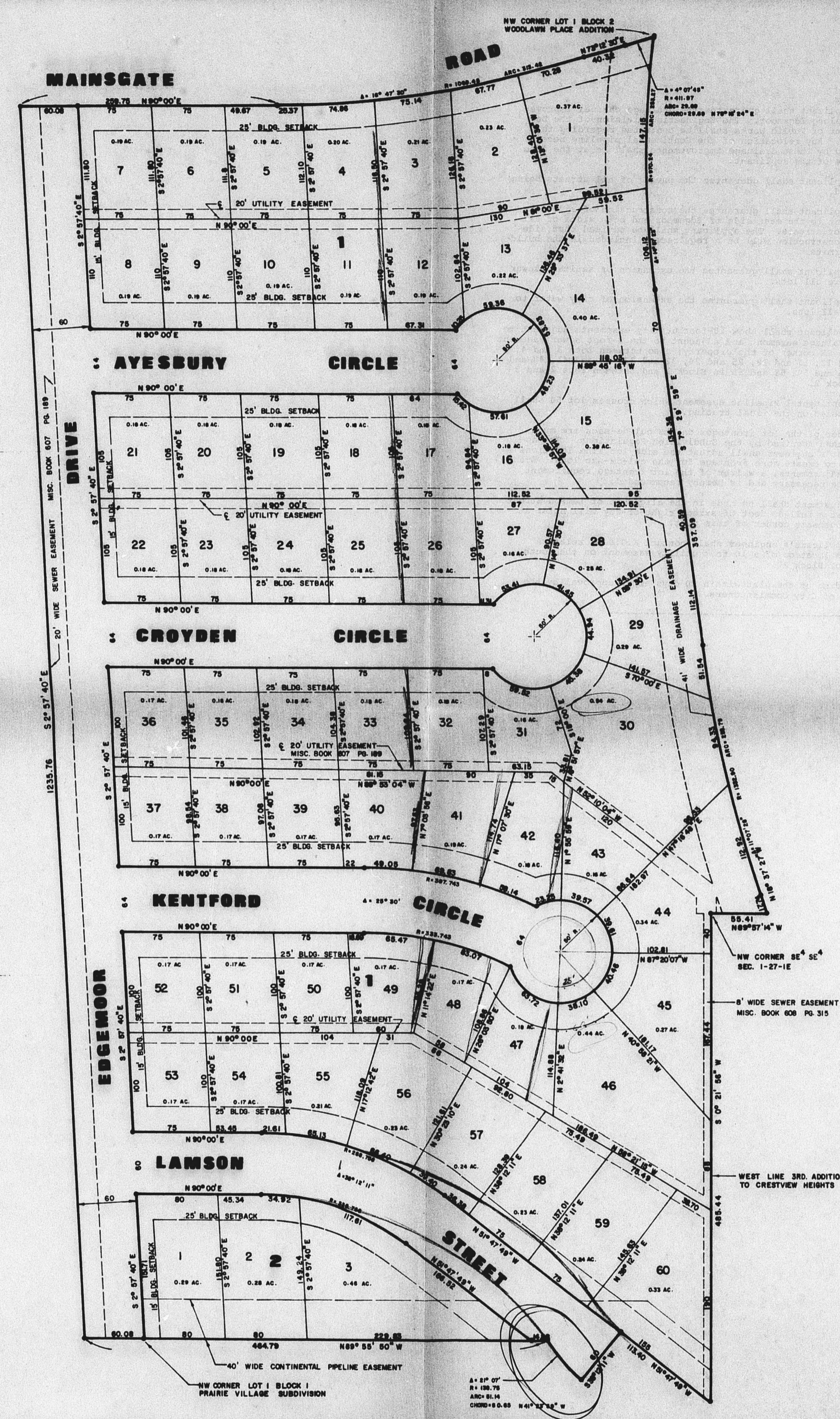
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PRELIMINARY PLAT**

10' Setback required by K.G.C.E.
S/D 77-26

WILLIE COLE
1ST. ADDN.



- A. The applicant and/or his engineer shall contact the Public Works Department and the Fire Department relative to some of the street names indicated on the plat.
- B. The applicant shall guarantee the drainage channel improvements along Edgemoor. The Engineering Division of the Department of Public Works shall be contacted regarding this matter.
- C. The applicant shall guarantee the paving of all streets.
- D. The applicant shall guarantee the construction of sidewalks adjacent to all streets.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- F. The applicant shall guarantee the extension of city water to serve all lots.
- G. All utilities shall be installed underground.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS.

I, Charles H. Goodness, being a duly licensed professional engineer in said county and state, do hereby certify that I have surveyed and plotted WOODLAWN PLACE 3RD ADDITION, Sedgwick County, Kansas, described as follows: Beginning at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 1, T27S, R11E of the 4th P.M., Sedgwick County, Kansas; Thence South 45.44 feet on the West Line of the 3rd Addition (Crestview Heights) to the North Line of Lemon Street; Thence West on the West Line of Prairie Village Subdivision to a point 40.81 feet West of the Northwest corner of Lot 7, Block 1 of said Prairie Village Subdivision; Thence North 133.74 feet to the South Line of Mainsgate Road and the West Line of Edgemore Drive as plotted in Woodlawn Place 1st Addition; Thence East along the South Line of said Mainsgate Road to the Northwest corner of Lot 1, Block 2 of said Woodlawn Place Addition; Thence South along the West Line of said Lot 1, Block 2, to the North Line of the SE 1/4 of the SE 1/4 of said Section 1; Thence West 55.41 feet to the point of beginning, containing 15.33 acres more or less. The South Line of Mainsgate is assumed to be N 90° 00' E. The accompanying Plat is a true and correct exhibit of property surveyed.

9257411
Charles H. Goodness, P. E. (SEAL)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, FIDELITY DEVELOPMENT, INC., A CORPORATION, BY ITS PRESIDENT, IVAN P. SALVER AND SECRETARY, H. N. MCCLURE, HAVE CAUSED THE LAND DESCRIBED IN THE ENGINEER'S CERTIFICATE TO BE PLATTED INTO BLOCKS, LOTS AND STREETS. EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR UTILITY AND DRAINAGE CONSTRUCTION AND MAINTENANCE. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

FIDELITY DEVELOPMENT, INC.
Ivan P. Salver, PRESIDENT
H. N. McClure, SECRETARY (SEAL)

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1977, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME FIDELITY DEVELOPMENT, INC., A CORPORATION, BY ITS PRESIDENT, IVAN P. SALVER AND SECRETARY, H. N. MCCLURE TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC (SEAL)

THIS PLAT OF WOODLAWN PLACE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1977

WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
_____, Chairman
_____, Secretary (SEAL)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREIN ACCEPTED BY THE CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1977

James H. Vonnelle, Mayor
Donald C. Geach, City Clerk (SEAL)

THIS PLAT APPROVED AND THE DEDICATIONS SHOWN HEREIN ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS THIS _____ DAY OF _____, 1977.

Tom Scott, Chairman
John Hale, Commissioner
Everett Patrick, Commissioner (SEAL)

ATTEST:
_____, County Clerk
Dorothy K. Burke
Entered on Transcript record this _____ day of _____, 1977.
Dorothy K. Burke, County Clerk

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ A.M., P.M. on the _____ day of _____, 1977.

_____, Register of Deeds
_____, Deputy

Woodlawn Place 3rd. Addition

TO
WICHITA, SEDGWICK COUNTY, KANSAS

MARCH 21, 1977

ENGINEER: REISS AND GOODNESS ENGINEERS
2160 W. 21st. WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

S/D 77-26

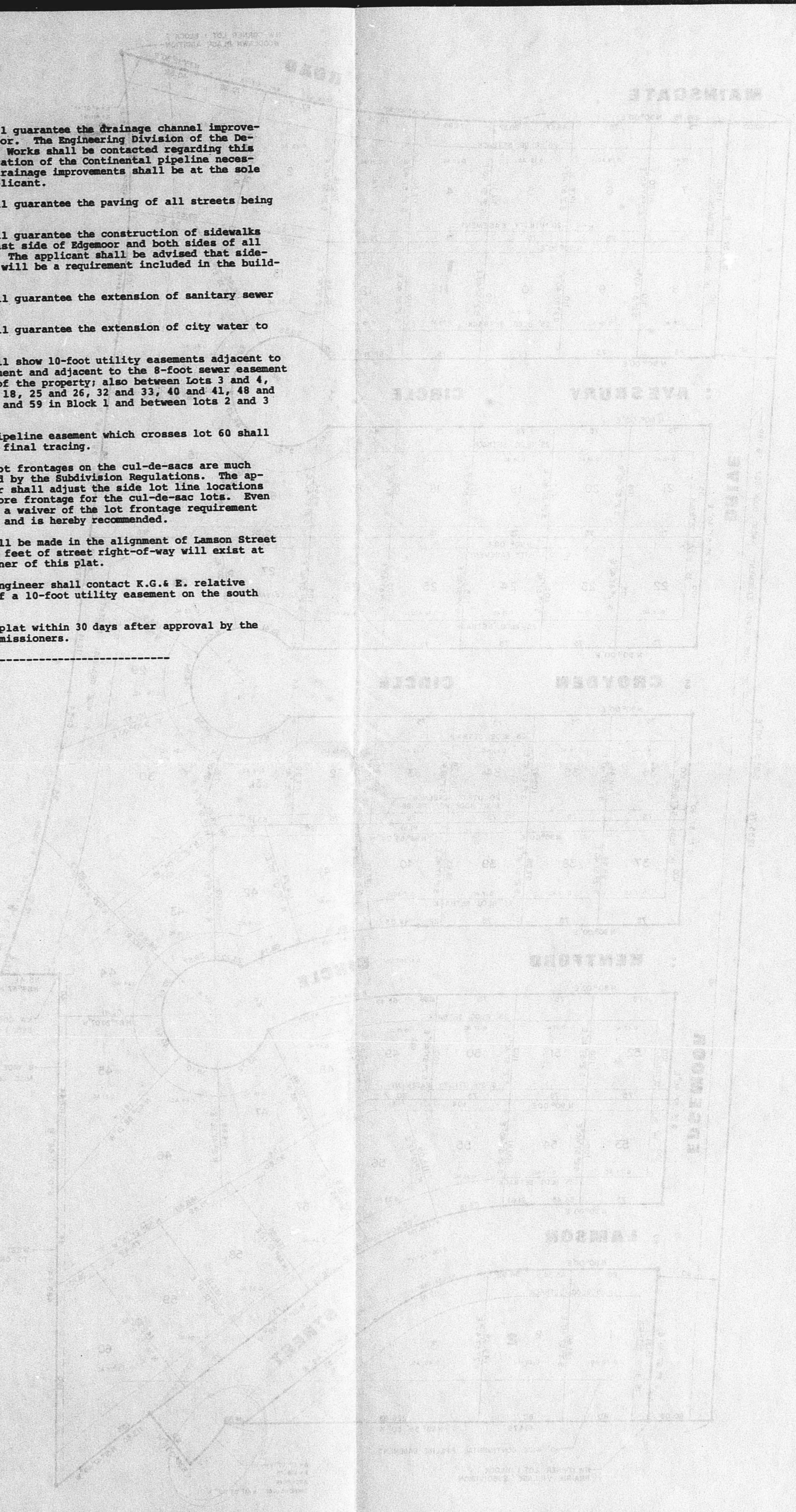
- A. The applicant shall guarantee the drainage channel improvements along Edgemoor. The Engineering Division of the Department of Public Works shall be contacted regarding this matter. Any relocation of the Continental Pipeline necessitated by these drainage improvements shall be at the sole expense of the applicant.
- B. The applicant shall guarantee the paving of all streets being platted.
- C. The applicant shall guarantee the construction of sidewalks adjacent to the east side of Edgemoor and both sides of all interior streets. The applicant shall be advised that sidewalk construction will be a requirement included in the building permits.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- E. The applicant shall guarantee the extension of city water to serve all lots.
- F. The applicant shall show 10-foot utility easements adjacent to the drainage easement and adjacent to the 8-foot sewer easement at the SE corner of the property; also between lots 3 and 4, 11 and 12, 17 and 18, 25 and 26, 32 and 33, 40 and 41, 49 and 49, 55 and 56, 58 and 59 in Block 1 and between lots 2 and 3 in Block 2.
- G. The Continental Pipeline easement which crosses lot 60 shall be labeled on the final tracing.
- H. A number of the lot frontages on the cul-de-sacs are much less than required by the Subdivision Regulations. The applicant's engineer shall adjust the side lot line locations so as to create more frontage for the cul-de-sac lots. Even with adjustments, a waiver of the lot frontage requirement will be necessary and is hereby recommended.
- I. An adjustment shall be made in the alignment of Lanson Street so that a full 60 feet of street right-of-way will exist at the southeast corner of this plat.
- J. The applicant's engineer shall contact K.G. & E. relative to the location of a 10-foot utility easement on the south side of Block 2.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

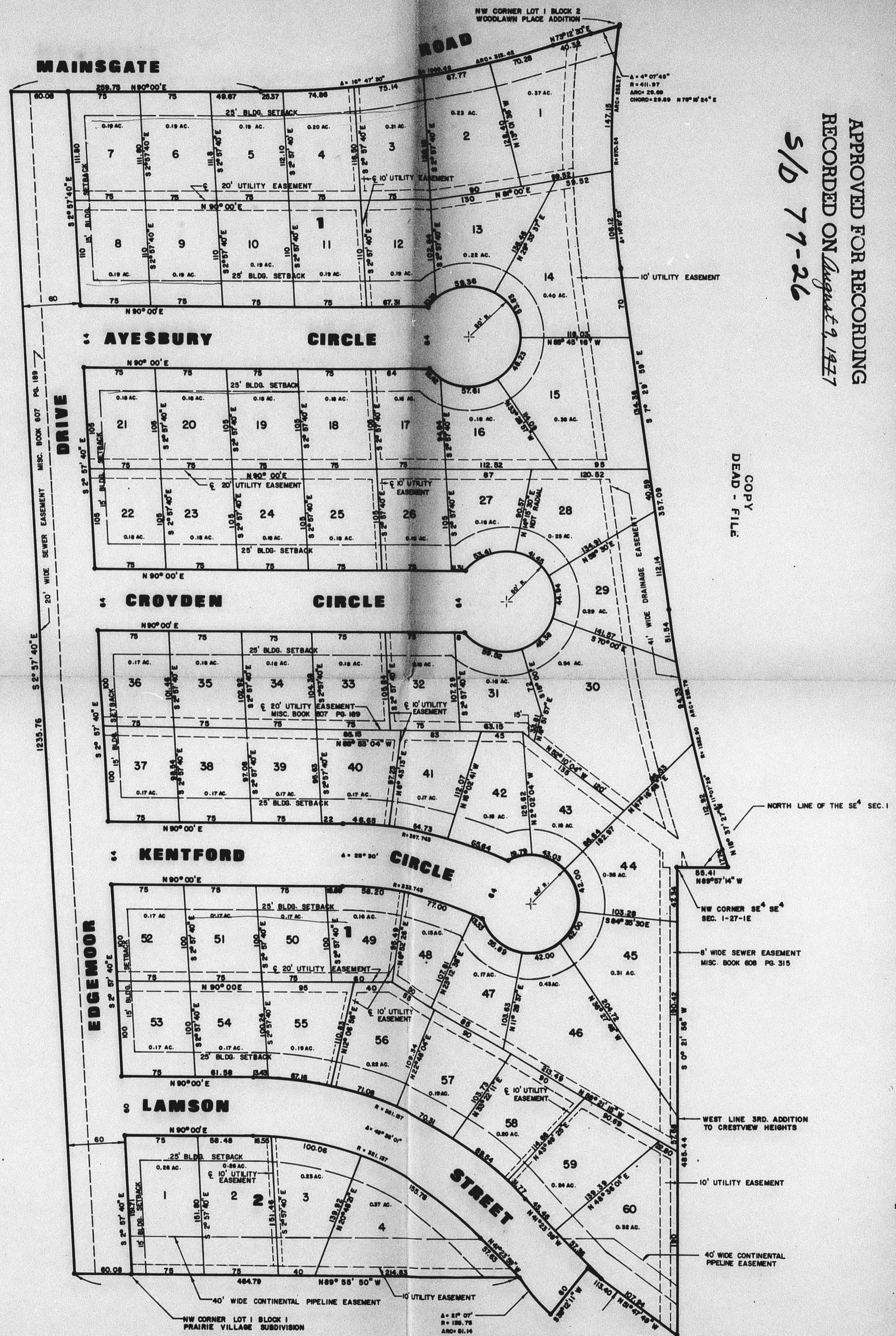
Woodlawn Place 3rd Addition

OFFICE COPY
 TO BE FILED FOR THE
 FINAL PLAN

WICHITA, SEDGWICK COUNTY, KANSAS
 MARCH 21 1914
 ENGINEER, JOHN W. GARDNER, INC.
 102 N. 10TH ST., WICHITA, KANSAS

210 25-22





APPROVED FOR RECORDING
 RECORDED ON August 9, 1977
 S/D 77-26

COPY
 DEAD FILE

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS.

I, Charles H. Goodness, being a duly licensed professional engineer in said county and state, do hereby certify that I have surveyed and plotted Woodlawn Place 3rd Addition to Wichita, Sedgwick County, Kansas, as follows: Beginning at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 1, T 27 S, R 1 E of the 6th P. M., Sedgwick County, Kansas; Thence South 85.44 feet to the West Line of the 3rd Addition to Crestview Heights to the North Line of Lamson Street; Thence West along the North Line of Prairie Village Subdivision to a point 60.08 feet West of the Northwest corner of Lot 1, Block 1 of said Prairie Village Subdivision; Thence North 1,235.76 feet to the South Line of Mainsgate Road and the West Line of Edgemoor Drive as plotted in Woodlawn Place Addition; Thence East along the South Line of said Mainsgate Road to the Northwest corner of Lot 1, Block 1 of said Woodlawn Place Addition; Thence South along the West Line of said Lot 1, Block 1 to the North Line of the SE 1/4 of the SE 1/4 of said Section 1, Thence West 55.41 feet to the point of beginning, containing 16.55 acres more or less. The South Line of Mainsgate is assumed to be N 90° 00' E. The Accompanying Plat is a true and correct exhibit of property surveyed.

Charles H. Goodness
 Charles H. Goodness, P. E. [SEAL]

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, FIDELITY DEVELOPMENT, INC., A CORPORATION, BY ITS PRESIDENT, IVAN P. SALVER AND SECRETARY, H. H. MCCLURE, HAVE CAUSED THE LAND DESCRIBED IN THE ENGINEER'S CERTIFICATE TO BE PLATTED INTO BLOCKS, LOTS AND STREETS. EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR UTILITY AND DRAINAGE CONSTRUCTION AND MAINTENANCE. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

FIDELITY DEVELOPMENT, INC.
Ivan P. Salver PRESIDENT
H. H. McClure SECRETARY
 H. H. McClure [SEAL]

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS.

BE IT REMEMBERED THAT ON THIS 22nd DAY OF June, 1977, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME FIDELITY DEVELOPMENT, INC., A CORPORATION, BY ITS PRESIDENT, IVAN P. SALVER AND SECRETARY, H. H. MCCLURE TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Ivan P. Salver NOTARY PUBLIC
 [SEAL]

THIS PLAN OF WOODLAWN PLACE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 14th DAY OF April, 1977

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
William J. Goppel Chairman
Robert A. Larkin Secretary
 Robert A. Larkin [SEAL]

THIS PLAN APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS.

DATED THIS 21st DAY OF March, 1977

Tommy Casado Mayor
Donald C. Gleason City Clerk
 [SEAL]

THIS PLAN APPROVED AND THE DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS THIS DAY OF March, 1977.

Tom Scott Chairman
John Hefke Commissioner
Everett Patrick Commissioner
 [SEAL]

ATTEST:

Dorothy K. White County Clerk
 Entered on Transcript record this 21st day of March, 1977.
Dorothy K. White County Clerk

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS.

THIS is to certify that this instrument was filed for record in the Register of Deeds Office at _____ A.M.-P.M. on the _____ day of _____, 1977.

Bette F. McCart Register of Deeds
Amelia Fick Deputy

Woodlawn Place 3rd. Addition

TO
 WICHITA, SEDGWICK COUNTY, KANSAS

MARCH 21, 1977

ENGINEER: REISS AND GOODNESS ENGINEERS
 2160 W. 21st. WICHITA, KANSAS