OFFICE COPY
DO NOT REMOVE

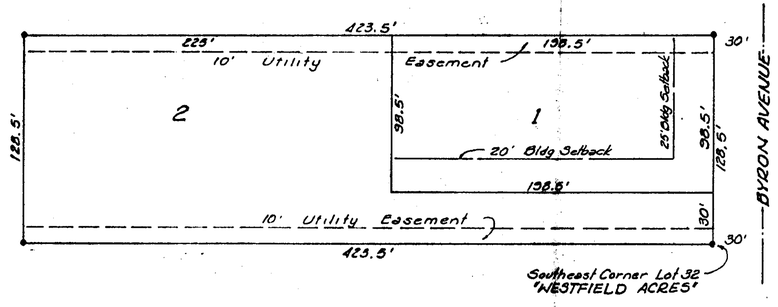
FINAL PLAT

"WOODLAND WESTFIELD SUBDIVISION"

WICHITA, KANSAS

SOUTH HALF OF LOT 32, "WESTFIELD ACRES"
SOUTHEAST QUARTER SECTION 20, T27S, R1W

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/14/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/15/88



1881154
SCALE: 1" = 50'

STATE OF KANSAS)
SEDGWICK COUNTY) SS

TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFIES THAT IT HAS SURVEYED AND PLATTED "WOODLAND WESTFIELD SUBDIVISION", WICHITA, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY DESCRIBED AS:

THE SOUTH HALF OF LOT 32, "WESTFIELD ACRES", SEDGWICK COUNTY, KANSAS.

TERRA TECH LAND SURVEYING, INC.

T. L. DANIEL LS#489

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS TO BE KNOWN AS "WOODLAND WESTFIELD SUBDIVISION", WICHITA, KANSAS. EASEMENTS AS SHOWN ON THE PLAT ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

HAROLD P. WOOD, JR. JULIA T. WOOD

ANDREW T. WOOD MOLLY M. WOOD

CENTRAL BANK & TRUST, MORTGAGEE ON PART OF THE LAND BEING PLATTED HEREIN, DOES HEREBY CONSENT TO THIS PLAT OF "WOODLAND WESTFIELD SUBDIVISION", WICHITA, KANSAS.

CENTRAL BANK & TRUST

_____, VICE-PRESIDENT

DENNIS E. GARTON

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1988 BY DENNIS E. GARTON, VICE-PRESIDENT OF CENTRAL BANK & TRUST, ON BEHALF OF THE BANK.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES:

FIRSTIER MORTGAGE COMPANY, MORTGAGEE ON PART OF THE LAND BEING PLATTED HEREIN, DOES HEREBY CONSENT TO THIS PLAT OF "WOODLAND WESTFIELD SUBDIVISION", WICHITA, KANSAS.

FIRSTIER MORTGAGE COMPANY

_____, VICE-PRESIDENT

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1988 BY _____, VICE-PRESIDENT OF FIRSTIER MORTGAGE COMPANY, ON BEHALF OF THE COMPANY.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1988, BY HAROLD P. WOOD, JR. AND JULIA T. WOOD, HUSBAND AND WIFE, AND ANDREW T. WOOD AND MOLLY M. WOOD.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

THIS PLAT OF "WOODLAND WESTFIELD SUBDIVISION", WICHITA, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1988.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN

ELTON PARSONS

_____, SECRETARY

MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1988.

WICHITA CITY COUNCIL

_____, MAYOR

SHELDON KAMEN

_____, DEPUTY CITY CLERK

DALE E. REA

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 1988, AT _____ O'CLOCK ____.M.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1988.

_____, COUNTY CLERK

DON WRIGHT

8. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:blw

cc: Harold P. Wood, 125 South Ridge Road, Wichita, Kansas 67209
Any Wood, 235 South Byron, Wichita, Kansas 67209
Mike Lindebak, City Engineer

July 22, 1988

Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, Kansas 67202

Re: Final Plat S/D 88-56: WOODLAND WESTFIELD SUBDIVISION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 21, 1988, 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 July 15, 1988, except, however, comment "A" of that letter was amended to read as follows:

A. The applicant shall attempt to obtain a valid water petition for extension of water from Maple Street to this plat's north line. If this petition is not valid, then the applicant shall guarantee the extension of City water across this subdivision's frontage to Byron and shall contact the Health Department regarding approval for on-site water wells. A memorandum of approval shall be obtained for the plat file if water wells can be approved.

8/30/95 Jack - has not yet made a formal evaluation of the site - but notes wells in area common here & expects no problems for this specific site, either.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

FILE COPY

STAFF COMMENTS:

A. The applicant shall guarantee the extension of City water to serve the lots being platted.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. On the final plat tracing, the south 30 feet of Lot 2 shall be contingently dedicated for the north half of Sheriac Street. The need for a street in this area is based upon the existing lot layout at the south end of the subject block and on the liklihood that Arcadia Street cannot be extended through this block from the north down to Maple. The contingent dedication of Sheriac Street shall be based upon the dedication of the south half of the street and the opening up of the street out to Byron.

E. On the final plat tracing, a 50-foot building setback shall be indicated on Lot 2 from Lots 2's south line. This setback provides for the contingent street dedication and establishes a 20-foot setback from said contingent dedication.

F. On the final plat tracing, the centerline of Byron shall be labeled. The amount of half-street right-of-way shall be dimensioned.

G. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.

H. The applicant shall obtain the off-site drainage easement required by the drainage plan for this plat.

I. On the final plat tracing, the south 30 feet of Lot 2 shall be indicated as a utility easement.

J. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

N. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 1-4

JULY 21, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-56 - WOODLAND WESTFIELD SUBDIVISION

OWNER/APPLICANT: Harold P. Wood, et al, 125 S. Ridge Road, Wichita, KS 67209

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: West of Byron, in an area north of Maple.

SITE SIZE: 1.25 Acres

NUMBER OF LOTS:

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 19,552 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:

