STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Woodbridge Commercial Community Unit Plan (DP-160). This property will be developed with commercial uses as provided for in the "Parcel Descriptions" section of the approved Community Unit Plan. The applicant's associated zone case (Z-2807) requesting "AA" to "LC" has been approved subject to platting.

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

B. The applicant shall guarantee the decel lanes for 21st Street North and 119th Street West that are needed to serve this commercial property. Also, the applicant shall guarantee a westbound left turn lane for 21st Street North to serve Lot 4's access to this major street.

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

D. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

E. The final plat tracing shall label the centerline of adjacent 119th Street West.

F. On the final plat tracing, the recording information for the drainage easement at the southeast corner of Lot 4 shall be shown.

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

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

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

J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

OCTOBER 8, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 11/20/86)

CASE NUMBER: S/D 86-102 - WOODBRIDGE FOURTH ADDITION

OWNER/APPLICANT: Inland Investment Company, Inc.

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: 21st Street North and 119th Street West.

SITE SIZE: 8.15 Acres

NUMBER OF LOTS:

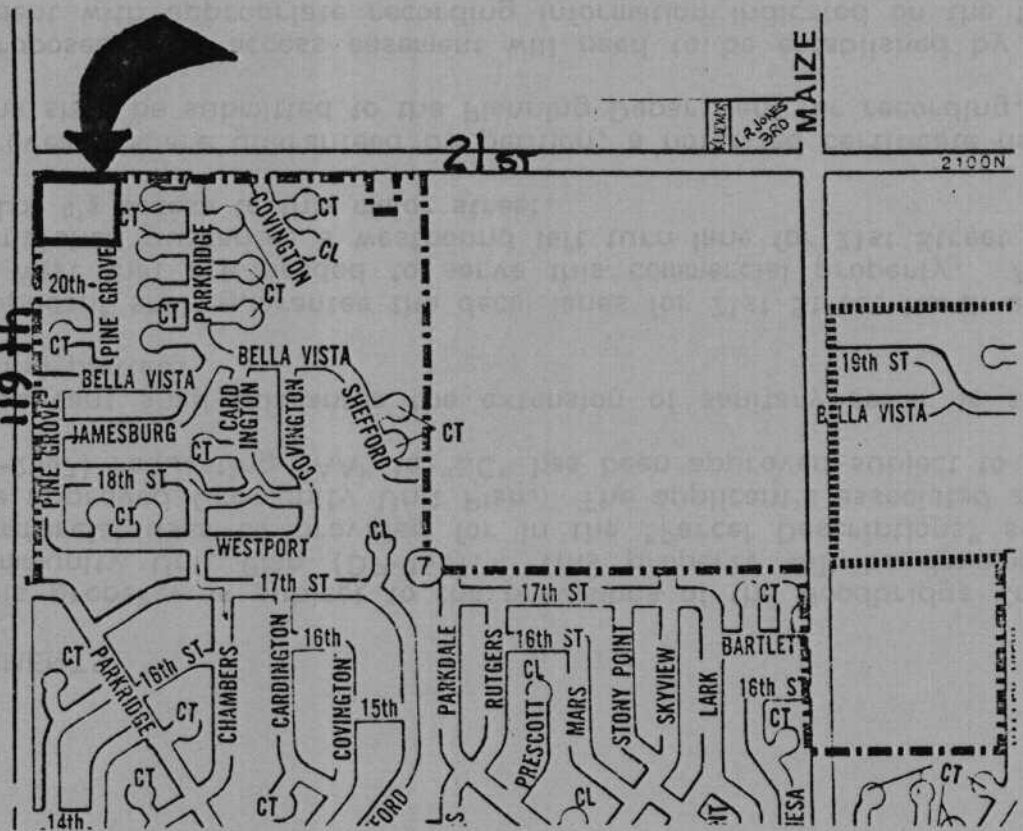
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 24,750 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (Z-2807) - DP-160

VICINITY MAP:



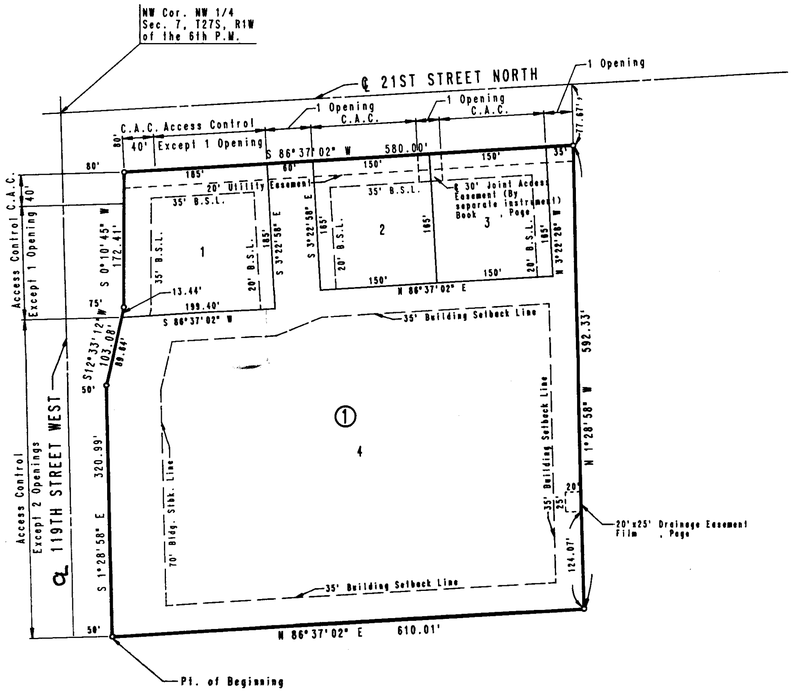
OFFICE COPY
DO NOT REMOVE

WOODBRIDGE 4TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/8/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/9/87

FINAL PLAT



SCALE: 1" = 100'

o = IRON SET

C.A.C. = COMPLETE ACCESS CONTROL
B.S.L. = BUILDING SETBACK LINE

B.M. - CHISELED "D" AT N.E. CORNER OF HEADWALL 120 FT. MORE OR LESS WEST OF INTERSECTION OF 21ST STREET NORTH AND MAIZE ROAD. ELEV.=1351.865 M.S.L. ELEV.=163.665 (CITY DATUM)

BUILDING SETBACK LINES AS PER C.U.P. D.P. 160

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS ____DAY OF _____, 1987, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING WOODBRIDGE 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A BLOCK, THE SAME BEING A TRACT OF LAND IN THE NW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH PM, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 63, BLOCK 1, WOODBRIDGE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N86°37'02"E ALONG THE NORTH LINE OF LOTS 63, 62, 61, 60, 59, 58, 57, 56 & 55, IN BLOCK 1, SAID WOODBRIDGE 3RD ADDITION A DISTANCE OF 610.01 FEET TO THE NE CORNER OF SAID LOT 55; THENCE BEARING N1°28'58"W ALONG THE WEST LINE OF LOTS 19, 18, 7 AND 6, BLOCK 1 IN SAID WOODBRIDGE 3RD ADDITION A DISTANCE OF 592.33 FEET TO THE NW CORNER OF SAID LOT 6 AND TO A POINT IN THE SOUTH R/W OF 21ST STREET NORTH; THENCE BEARING S86°37'02"W A DISTANCE OF 580.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH (80-FOOT) R/W OF 21ST STREET NORTH WITH THE EAST (80-FOOT) R/W OF 119TH STREET WEST; THENCE BEARING S0°10'45"W A DISTANCE OF 172.41 FEET TO A POINT 75.00 FEET EAST OF THE WEST LINE OF THE NW 1/4 OF SAID SECTION 7; THENCE BEARING S12°33'12"W A DISTANCE OF 103.08 FEET TO A POINT 50.00 FEET EAST OF THE WEST LINE OF THE NW 1/4 OF SAID SECTION 7; THENCE BEARING S1°28'58"E PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 320.99 FEET TO THE POINT OF BEGINNING.

_____
R.W. LINN, P.E. LIC. NO. 3684
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS AND A BLOCK, THE SAME TO BE KNOWN AS WOODBRIDGE 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 119TH STREET WEST AND 21ST STREET NORTH OVER AND ACROSS THE WEST AND NORTH LINE OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO 119TH STREET WEST AT ONE (1) LOCATION AND LOT 4 SHALL HAVE ACCESS TO 119TH STREET WEST AT TWO (2) LOCATIONS, THAT LOT 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE (1) LOCATION, LOT 4 SHALL HAVE ACCESS TO 21ST STREET NORTH AT TWO (2) LOCATIONS, AND THAT LOTS 2 & 3 SHALL HAVE JOINT ACCESS TO 21ST STREET NORTH AT ONE (1) LOCATION, ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. BUILDING SETBACKS ARE PER THE REQUIREMENTS OF WOODBRIDGE COMMERCIAL C.U.P. (D.P.-160) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING DEPARTMENT. THE DRAINAGE EASEMENT (FILM , PAGE) CONTAINED WITHIN THE ABOVE DESCRIBED PLAT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNER: SLAWSON INVESTMENT CORPORATION

_____, VICE PRESIDENT
J. ROBERT CLEMENTS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME J. ROBERT CLEMENTS, VICE PRESIDENT OF SLAWSON INVESTMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

WE, THE MELLON BANK, N.A., PITTSBURGH, PA., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF WOODBRIDGE 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____, VICE PRESIDENT

STATE OF PENNSYLVANIA)
) SS
COUNTY OF ALLEGHENY)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF THE MELLON BANK, N.A., PITTSBURGH, PA., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1987.

_____, CHAIRMAN
JOHN TERRY MOORE

_____, SECRETARY
MARVIN S KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1987.

_____, MAYOR
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1987.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ .M., ON THIS _____ DAY OF _____, 1987.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

WICHITA – SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 15, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-102 - WOODBRIDGE FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 15, 1987, 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 9, 1987.

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.

3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

DL:dlk

cc: Inland Investment Co., Inc., 104 S. Broadway, Wichita, KS 67202
Bill Yung, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

FILE COPY