May 14, 1987

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 87-33 - GATEWOOD SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 14, 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 May 7, 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.

OK

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.

OK

3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Items 8 & 11 OK Bonds

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

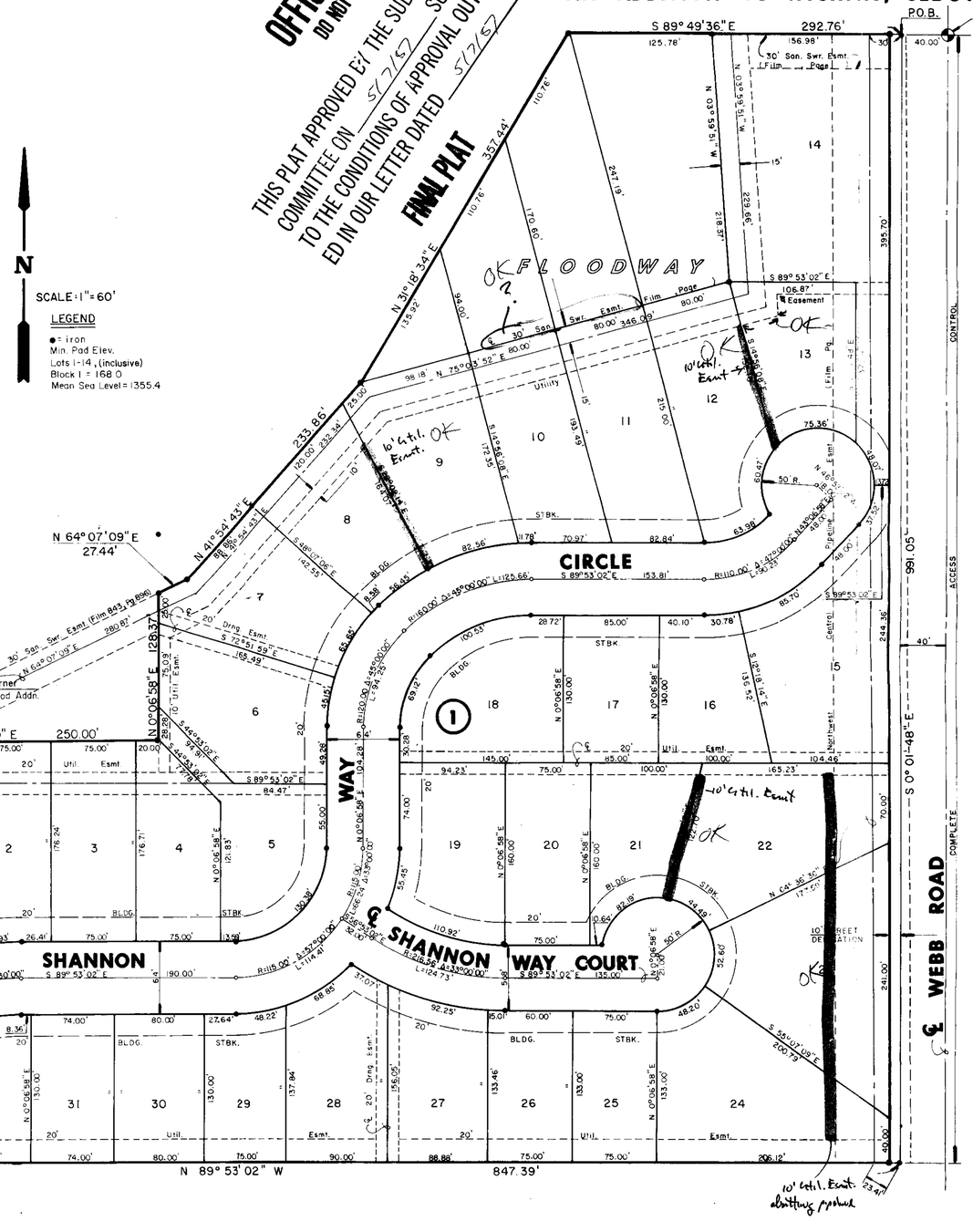
cc: Lakepoint Company, 8100 E. 22nd St. N., Wichita, KS 67226

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/7/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/7/87

FINAL PLAT

FINAL PLAT OF
GATEWOOD SECOND
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "GATEWOOD SECOND", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Streets, the same being accurately set forth in the accompanying plat and described as follows:

Beginning at a point lying on the North line of said Southeast Quarter, 40.00 West of the Northeast corner of said Southeast Quarter; thence S 0° 01' 48" E, 991.05 feet parallel with the East line of said Southeast Quarter; thence N 89° 53' 02" W, 847.39 feet parallel with the South line of said Southeast Quarter to a point on a curve to the left, said point being the Northwest corner of Lot 1, Block 2, Gatewood, an addition to Wichita, Sedgwick County, Kansas; thence along said curve and boundary of said Gatewood Addition 245.23 feet; said curve having a central angle of 51° 53' 31", a radius of 270.76 feet, and a long chord of 236.93 feet, bearing N 22° 56' 16" W; thence N 48° 53' 02" W, 28.33 feet to a point on a curve to the left; thence along said curve and continuing along said boundary of said Gatewood Addition 143.40 feet, said curve having a central angle of 27° 48' 18", a radius of 295.50 feet, and a long chord of 142.00 feet, bearing N 20° 59' 49" E, to the Northeast corner of said Gatewood Addition; thence N 89° 45' 30" E, 250.00 feet; thence N 0° 06' 58" E, 128.37 feet; thence N 64° 07' 09" E, 27.44 feet; thence N 41° 54' 43" E, 233.86 feet; thence N 31° 18' 34" E, 357.44 feet to a point on the North line of said Southeast Quarter; thence S 89° 49' 36" E, 292.76 along said North line to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1987.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into Lots, a Blocks, and Streets, the same to be known as "GATEWOOD SECOND", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of drainage and public utilities, as indicated on the accompanying plat, are hereby granted. The floodway shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the city Engineer. Minimum pad elevation on Lots 1 through 14 inclusive, Block 1 shall be as indicated on the face of the plat. All abutters rights of access to or from the West line of Webb Road over and across the East line of "GATEWOOD SECOND" are hereby granted to the City of Wichita.

LAKEPOINT COMPANY, a Kansas general partnership
by Ritchie Development Corporation
managing partner of said partnership

By: _____
Jack D. Ritchie, C.E.O.

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1987, before me a Notary Public in and for said State and County, came Jack D. Ritchie, C.E.O. of Ritchie Development Corporation, 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 affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

This plat of "GATEWOOD SECOND" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Vice Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1987.

_____, Mayor
~~Bob Knight~~
Robert G. KNIGHT

_____, Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____, 1987.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

O. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Also, proof shall be provided that the dedication of street right-of-way over a portion of the pipeline easement is acceptable to the pipeline company.

P. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

Q. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

R. 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 mail box locations can be determined.

S. 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.

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

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

V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-33 Name: GATEWOOD SECOND ADDITION

Preliminary Approved
Scheduled S/D Meeting: 5/7/87

DESCRIPTION

General Location: West of Webb Road, in an area north of Central.
Owner: Lakepoint Company, 8100 E. 22nd St. N., Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 14.69
2. Number of Lots:
   - Residential: 32
   - Office:
   - Commercial:
   - Industrial:
   - Total: 32
3. Minimum Lot Area: 9,620 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

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

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

C. The applicant shall guarantee construction of the storm sewers required by this plat.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. The applicant shall guarantee the paving of the proposed interior streets.

F. As depicted on the overall sidewalk plan for all of the applicant's property in this area, no sidewalks are required for this plat.

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

H. On the final plat tracing, the City Council signature block shall be amended to reference Robert G. Knight, Mayor.

I. On the final plat tracing, arrows shall be provided on the face of the plat which help to more clearly identify that portion of Lots 9 through 12 which is floodway.

J. On the final plat tracing, the intersection of Shannon Way Circle with Cypress shall be indicated with a dashed line rather than a heavy solid line. The use of a solid line for a street denotes the platting of a reserve for private street purposes.

K. On the final plat tracing, the half-street right-of-way for Gatewood and Cypress Streets shall be dimensioned.

L. On the final plat tracing, the utility easement in the northwest corner of Lot 13 shall be dimensioned.

M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 50-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

N. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property.