

SUBDIVISION REPORT

Final Plat S/D 87-25 - WESTWIND 3RD ADDITION

Page 2

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this plat?

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-25 Name: WESTWIND 3RD ADDITION

Preliminary Approved: 3/26/87
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: Southeast corner of Tyler Road and 21st Street North.
Owner: A and J Development Company, Attn: Aleksandar Hadjiski,
2040 S. Rock Road, Wichita, KS 67207
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 17.6
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 5
 - Industrial:
 - Total: 5
3. Minimum Lot Area: 27,991 Sq. Ft.
4. Existing Zoning: "LC" and "AA"
5. Proposed Zoning: "LC" with DP-164

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2819), requesting "AA" (single-family) to "LC" (light commercial) zoning for that portion of this property not already zoned light commercial, has been approved subject to platting. This property is subject to the provisions of the Westwind II Commercial Community Unit Plan (DP-164).

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The applicant is advised that sanitary sewer does not exist to immediately serve this property.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. In accordance with the associated Community Unit Plan, a continuous decel lane along the west and north lines of the plat shall be guaranteed. These guarantees shall provide for the construction of those portions of the two (2) required major entrances which are within street right-of-way.
- E. The applicant shall guarantee the construction of a westbound left turn lane on 21st Street to serve the major entrance required to serve this commercially zoned plat. The representatives from City and Traffic Engineering should be prepared to comment on the need for a guarantee for a similar improvement on Tyler Road to provide for left turn movements from southbound traffic into the major entrance required to that arterial street.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat, the 70-foot building setback shown on the leg of Lot 4 between Lots 3 and 2 shall be omitted. This is not the amount of building setback required by the Community Unit Plan.
- H. The applicant shall obtain, by separate instrument, the off-site utility easement needed to the south of this plat.
- I. The applicant shall obtain, by separate instrument, the off-site drainage easement needed to the south and east of this plat.
- J. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. This drainage agreement shall provide for Lot 1, to drain across Lot 4. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.

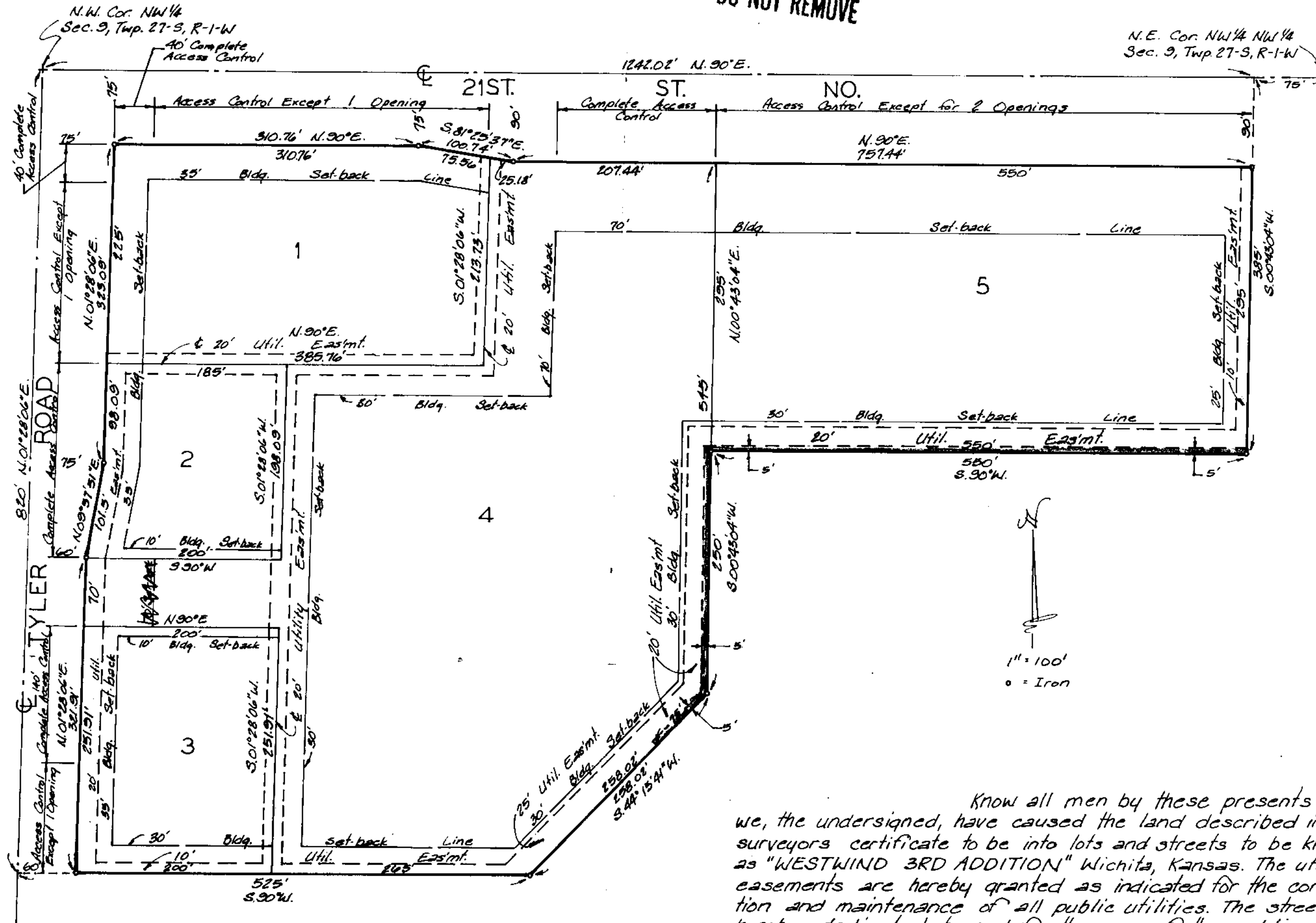
WESTWIND 3RD ADDITION

OFFICE COPY

DO NOT REMOVE

WICHITA, KANSAS FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/9/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/9/87



This plat of "WESTWIND 3RD
ADDITION" Wichita, Kansas, has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan
Area Planning Commission, Wichita, Kansas.
Dated this 4/9/87 day of April, 1987,
Wichita-Sedgwick County Metropolitan Area Planning Commission

John Terry Moore Chairman
Marvin S. Krouf Secretary

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
the City of Wichita, Kansas, this 4/9/87 day of April, 1987.

Tony Casado Mayor
Dale E. Res Deputy City Clerk

Entered on transfer record this
day of April, 1987.

Don Wright County Clerk

State of Kansas }
Sedgwick County } s.s. This is to certify that this plat has
been filed for record in the office of the Register of
Deeds this 4/9/87 day of April, 1987, at 10:00
M., and is duly recorded.

Pat Kettler Register of Deeds
Ed Rosa Deputy

We, the undersigned, holders of a
mortgage on the above described property do hereby
consent to the plat of "WESTWIND 3RD ADDITION"
Wichita, Kansas.

Citadel Bank of Wichita

Thomas G. Lambert Vice President

Westwind Associates II, a Kansas General Partnership

Leonard E. Marotte General Partner

Bill Bachman & Associates, Inc.

Bill Bachman President

State of Kansas }
Sedgwick County } s.s. The foregoing instrument acknowledged
before me this 4/9/87 day of April, 1987, by
Thomas G. Lambert, Vice President of Citadel Bank of
Wichita, on behalf of the Bank.

My Appt. Exp. Notary Public

State of Kansas }
Sedgwick County } s.s. The foregoing instrument acknowledged
before me this 4/9/87 day of April, 1987, by
Leonard E. Marotte, General Partner of Westwind Associates II,
a Kansas General Partnership, on behalf of the Partnership.

My Appt. Exp. Notary Public

Know all men by these presents that
we, the undersigned, have caused the land described in the
surveyors certificate to be into lots and streets to be known
as "WESTWIND 3RD ADDITION" Wichita, Kansas. The utility
easements are hereby granted as indicated for the construc-
tion and maintenance of all public utilities. The streets are
hereby dedicated to and for the use of the public. All
abutters rights of access to or from Tyler Road over and
across the west line of Lots 1, 2 and 3 and to or from
21st St. No. over and across the north line of Lots 1, 4 and 5
are hereby granted to the City of Wichita, provided however
that lot 1 shall have access to Tyler Road at 1 point over
and across all except the north 40 feet of the west line
thereof and lot 3 shall have access to Tyler Road at
one point over and across all except the north 140 feet of
the west line thereof and lot 1 shall have access to 21st
St. No. at 1 point over and across all except the west 40
feet of the north line thereof and lot 4 shall have access
to 21st St. No. at 1 point over and across the west 70
feet of the north line thereof and lot 5 shall have ac-
cess to 21st St. No. at 2 points over and across the
north line thereof as shall be determined by the City Engi-
neer of Wichita, Kansas.

A. & J. Development Company, a joint venture

Aleksandar Hadjiski General Partner

State of Kansas }
Sedgwick County } s.s. The foregoing instrument acknowledged
before me this 4/9/87 day of April, 1987, by
Aleksandar Hadjiski, General Partner of A. & J. Development
Company, a joint venture, on behalf of the company.

My Appt. Exp. Notary Public

State of Kansas }
Sedgwick County } s.s. The foregoing instrument acknowledged
before me this 4/9/87 day of April, 1987, by
Bill Bachman, President of Bill Bachman & Associates, Inc.,
on behalf of the corporation.

My Appt. Exp. Notary Public

State of Kansas }
Sedgwick County } s.s. We, Baughman Company, P.A. Surveyors
in aforesaid county and state do hereby certify that we have
surveyed and platted "WESTWIND 3RD ADDITION" Wichita,
Kansas, and that the accompanying plat is a true and
correct exhibit of the property surveyed, described as
that part of the NW 1/4 of the NW 1/4 of Sec. 9, Twp. 27-S, R-1-W
of the 6th P.M., Sedgwick County, Kansas, described as be-
ginning at the N.W. Corner thereof; thence south along the
west line of said NW 1/4, 820 feet; thence east parallel with
the north line of said NW 1/4, 525 feet; thence northeasterly
258.02 feet more or less to a point 635 feet south of the
north line of said NW 1/4, and 625 feet west of the east
line of the NW 1/4, of said NW 1/4; thence north parallel with
the east line of NW 1/4 of said NW 1/4, 250 feet; thence east
parallel with the north line of said NW 1/4, 550 feet; thence
north parallel with the east line of the NW 1/4 of said NW 1/4,
385 feet to a point on the north line of said NW 1/4;
thence west 1242.02 feet to the place of beginning.

 Date Baughman Company, P.A.
 Surveyor

April 16, 1987

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 87-24 - WESTWIND 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 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 April 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 platlor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



Donald Losew
Junior Planner

DL:dlk

cc: A and J Development Company, Attn: Aleksandar Hadijski,
2040 S. Rock Road, Wichita, KS 67207
Westwind Associates, II, Attn: Leonard E. Marotte, 727 N. Waco,
Wichita, KS 67203