K. 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.

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 City Council.

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

Revised Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-38 Name: WOODBRIDGE 5TH ADDITION

Preliminary Approved: 2/13/86
Scheduled S/D Meeting: 7/2/87

DESCRIPTION

General Location: South of 21st Street North and east of 119th Street West.
Owner: Inland Investment Company, Inc., 10300 W. Central, Wichita, Ks. 67212
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English, Wichita, Ks. 67211

1. Gross Acreage of Plat: 19.5
2. Number of Lots:
   - Residential: 78
   - Office:
   - Commercial:
   - Industrial:
   - Total: 78
3. Minimum Lot Area: 6,490 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

NOTE: A final plat was approved for this property on May 2, 1987. This revised final plat proposed 5 additional lots near the Cardington/Parkridge intersection (lots 1 thru 5, Block 1). This plat represents the third final plat for an overall preliminary plat approved on February 13, 1986 (Woodbridge 3rd).

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 the paving of the proposed interior streets.

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

E. The applicant shall submit the information necessary to redefine any special assessments that have been spread to areas being replatted.

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

G. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).

H. As was indicated on the overall preliminary plat, this plat proposed the establishment of 20-foot building setbacks on the majority of the lots. This is in character with past final plats in the Woodbridge area.

I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.

J. 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.

FINAL PLAT

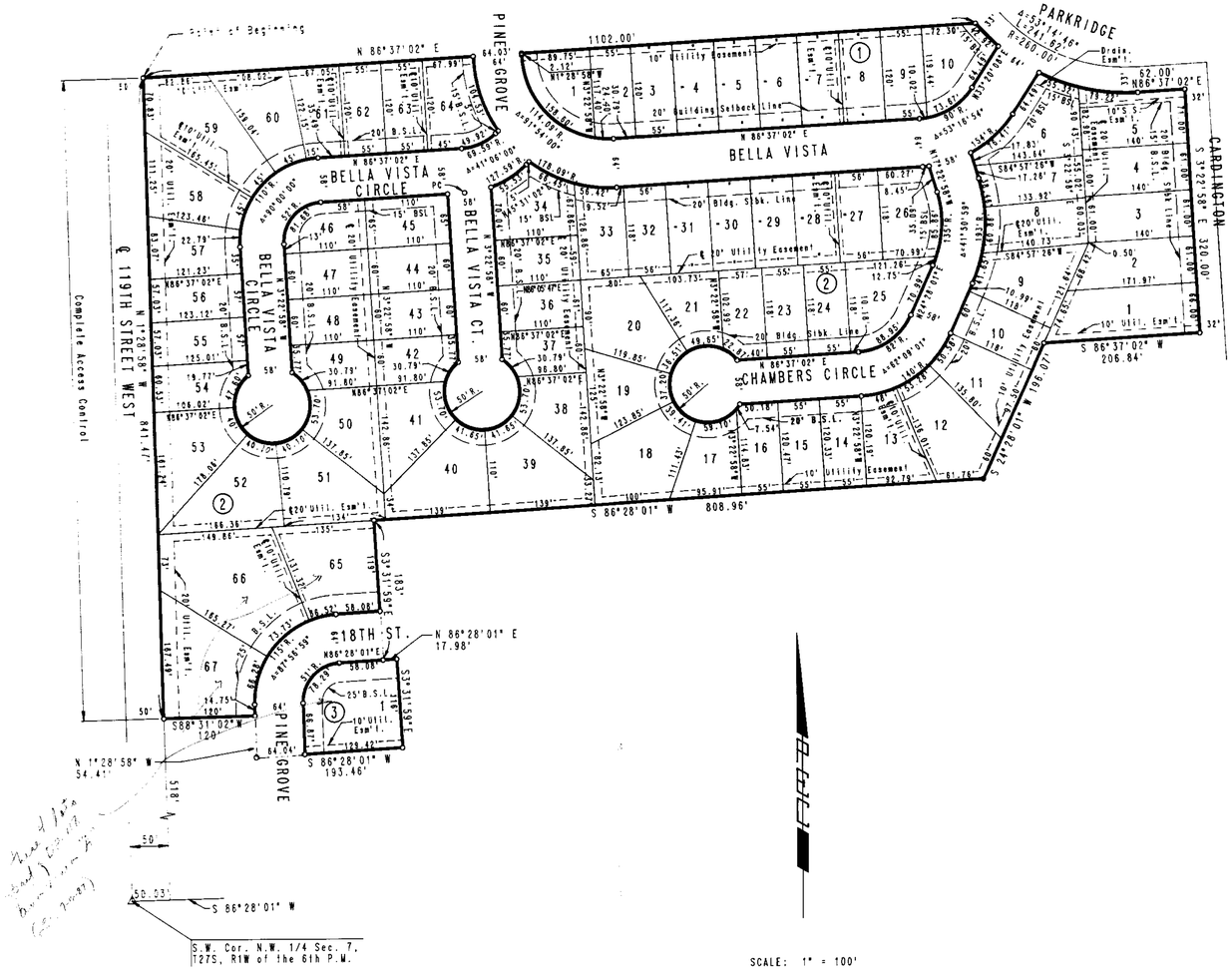
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REVISED COPY

WOODBRIDGE 5TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/9/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/9/87



SCALE: 1" = 100'

o = IRON SET

BENCH MARK - CHISELED "O" AT N.E. COR. OF HEADWALL 120 FEET± WEST OF INTERSECTION 21ST ST. AND MAIZE ROAD. ELEV.= 1351.065 M.S.L.

B.S.L. = BUILDING SETBACK LINE
S.S. = SANITARY SEWER

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 CAUSED TO BE SURVEYED AND PLATTED WOODBRIDGE 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND STREETS THE SAME BEING A TRACT OF LAND IN THE NW 1/4 OF SECTION 7, T27S, R1W, OF THE 6TH PM, DESCRIBED AS BEING A REPLAT OF LOTS 1 THROUGH 16 IN BLOCK 6, ALL OF BLOCK 7, THE NORTH 0.05 FEET OF LOTS 23, 24 AND 25 IN BLOCK 8 AND ALL OF LOTS 26 THROUGH 47 IN BLOCK 8, LOTS 1 THROUGH 4 AND PART OF LOT 5 IN BLOCK 9, TOGETHER WITH THOSE STREETS BETWEEN BLOCKS 6 AND 7, BLOCKS 7 AND 8, AND BETWEEN BLOCKS 7, 8 AND 9, ABUTTING THE ABOVE DESCRIBED LOTS, ALL IN ECHO HILLS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. ALSO A REPLAT OF LOTS 1, 2 AND 3, BLOCK 1; LOT 4, BLOCK 3, AND LOT 1, BLOCK 4, AND THOSE PORTIONS OF PINE GROVE STREET AND 18TH STREET ABUTTING SAID LOTS ALL IN COUNTRY VILLAGE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NW CORNER OF LOT 1, BLOCK 6, ECHO HILLS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, SAME POINT ALSO BEING THE SW CORNER OF LOT 6, BLOCK 2, WOODBRIDGE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 2 AND ALONG THE SOUTH LINE OF BLOCK 1 IN SAID ADDITION, BEARING N86°37'02"E A DISTANCE OF 1102.00 FEET TO THE SE CORNER OF SAID BLOCK 1 AND TO A POINT IN A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET AND A CHORD OF 233.02 FEET BEARING S66°45'33"E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°14'46" AN ARC DISTANCE OF 241.62 FEET; THENCE BEARING N86°37'02"E A DISTANCE OF 62.00 FEET TO A POINT IN THE WEST LINE OF CARDINGTON STREET; THENCE BEARING S3°22'58"E ALONG SAID WEST LINE A DISTANCE OF 320.00 FEET TO THE NE CORNER OF LOT 20, BLOCK 4, COUNTRY VILLAGE ADDITION; THENCE BEARING S86°37'02"W ALONG THE NORTH LINE OF LOTS 19 & 20 IN SAID BLOCK 4, A DISTANCE OF 206.84 FEET; THENCE BEARING S24°28'01"W ALONG THE WEST LINE OF LOTS 18 & 19 IN SAID BLOCK 4 A DISTANCE OF 196.07 FEET; THENCE BEARING S86°28'01"W ALONG THE NORTH LINE OF LOTS 10, 9, 8, 7, 6, 5, 4, 3 AND 2 IN SAID BLOCK 4, A DISTANCE OF 808.96 FEET TO THE NW CORNER OF LOT 2, BLOCK 4, COUNTRY VILLAGE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S3°31'59"E ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 183.00 FEET TO A POINT IN THE SOUTH LINE OF 18TH STREET; THENCE ALONG SAID SOUTH LINE BEARING N86°28'01"E A DISTANCE OF 17.98 FEET TO THE NE CORNER OF LOT 4, BLOCK 3, IN SAID COUNTRY VILLAGE ADDITION; THENCE BEARING S3°31'59"E A DISTANCE OF 116.00 FEET TO THE SE CORNER OF SAID LOT 4; THENCE BEARING S86°28'01"W ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED WEST A DISTANCE OF 193.46 FEET TO A POINT IN THE WEST LINE OF PINE GROVE STREET; THENCE ALONG SAID WEST LINE BEARING N1°28'58"W A DISTANCE OF 54.41 FEET TO THE NE CORNER OF LOT 4, BLOCK 1, IN SAID COUNTRY VILLAGE ADDITION; THENCE BEARING S88°31'02"W A DISTANCE OF 120.00 FEET TO NW CORNER OF SAID LOT 4, AND TO A POINT IN THE EAST LINE OF 119TH STREET WEST; THENCE BEARING N1°28'58"W ALONG SAID EAST LINE, PARALLEL TO AND 50.00 FEET EAST OF THE WEST LINE, NW 1/4 OF SAID SECTION 7, A DISTANCE OF 841.47 FEET TO THE POINT OF BEGINNING.

_____
R.W. LINN, P.E. LICENSE NO. 3684

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, BLOCKS, AND STREETS THE SAME TO BE KNOWN AS WOODBRIDGE 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 119TH STREET WEST OVER AND ACROSS THE WEST LINE OF SAID PLAT ARE HEREBY GRANTED TO THE CITY OF WICHITA.

ALL PORTIONS OF ECHO HILLS 2ND ADDITION AND COUNTRY VILLAGE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

SLAWSON INVESTMENT CORPORATION

_____, VICE-PRESIDENT
LARRY A. CHAMBERS

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 LARRY A. CHAMBERS, 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 COMPANY. 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., PITTSBURG, PA., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF WOODBRIDGE 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____, VICE-PRESIDENT

STATE OF COLORADO)
)SS
COUNTY OF DENVER)

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., PITTSBURG, 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

July 10, 1987

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

Re: S/D 87-38 - Final Plat - Woodbridge 5th Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 9, 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 July 2, 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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:le

cc: Inland Investment Co., Inc., 10300 W. Central, Wichita, Ks. 67212
Mike Lindebak, City Engineer