February 5, 1987

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

Re: Final Plat S/D 86-109 - WOODLAND ESTATES 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 5, 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 January 29, 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 Board of City Commissioners 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:dlk

cc: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226
Bill G. Yung Design, 4912 E. 29th No., Suite One, Wichita, KS 67220

FINAL PLAT OF

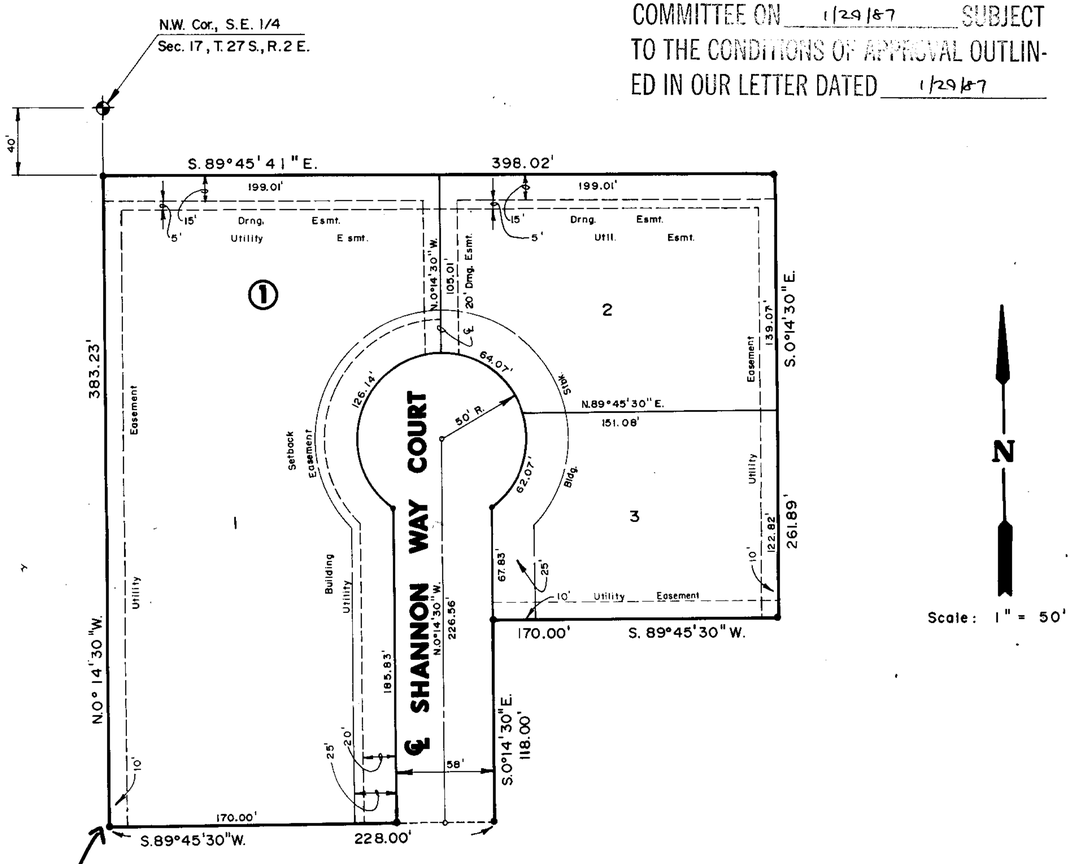
WOODLAND ESTATES THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/29/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1/29/87



10' drg easement

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

label on face of plat.

A replat of Lots 3 through 7, inclusive, Block 1 and a portion of street right-of-way of Woodland Estates Second, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of Lot 3, Block 1, of said Woodland Estates Second, said point lying on the West line of said Quarter; thence N 00° 14' 30" W, 383.23 feet along said West line to the Northwest corner of said Woodland Estates Second; thence S 89° 45' 41" E, 398.02 feet along said North line to the Northeast corner of Lot 6, Block 1 of said addition; thence S 00° 14' 30" E, 261.89 feet along the East lines of said Lot 6, Block 1, and Lot 7, Block 1, of said addition, to the Southeast corner of said Lot 7, Block 1; thence S 89° 45' 30" E, 170.00 feet along the South line of said Lot 7, Block 1, to the Southwest corner of said Lot 7, Block 1; thence S 00° 14' 30" E, 118.00 feet along the West line of Lot 8, Block 1, of said addition; thence S 89° 45' 30" W, 228.00 to the point of beginning.

good!

All lots, blocks, streets, platted easements, and building setbacks within the above described property are vacated and replatted by virtue of K.S.A. 12-512 (b).

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 block, and a street the same to be known as "WOODLAND ESTATES THIRD" an addition to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements for the construction and maintenance of ~~street~~, drainage and public utilities as indicated on the accompanying plat are hereby granted.

No street easmt is involved with this plat. Delete mention to it.

LAKEPOINT COMPANY, a Kansas general partnership
by Ritchie Associates, Inc.,
managing partner of said partnership

By: _____
Jack D. Ritchie, President

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 Ritchie Associates, Inc., by Jack D. Ritchie, President, 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: _____

#163

This plat of "WOODLAND ESTATES THIRD" 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

_____, 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
Tony Casado

_____, Deputy City Clerk
Dale E. Rey
RBA

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

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
M ROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-109 Name: WOODLAND ESTATES 3RD ADDITION

Preliminary Approved: 12/4/86
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: In an area east of Longford Lane and north of Shannon Way.
Owner: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 3.0
2. Number of Lots:
   - Residential: 3
   - Office:
   - Commercial:
   - Industrial:
   - Total: 3
3. Minimum Lot Area: 20,000 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

A. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this plat. 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.

B. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.

C. The applicant shall obtain, by separate instrument, the 20-foot wide utility easement needed to the east of this plat.

D. Since a street easement is not being granted by this plat, the plattor's text, on the final plat tracing, shall be amended to delete reference to the granting of this type of easement.

E. On the final plat tracing, the name of the Deputy City Clerk shall be corrected to read Dale E. Rea.

F. Since the legal description for this plat references a tie point to the southwest corner of Lot 3, Block 1, Woodland Estates Second Addition, the final plat tracing shall label this lot corner on the face of this plat.

G. 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.

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 Board of City Commissioners.

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