November 24, 1986

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

Re: Final Plat S/D 86-94 - WOODCREST ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 24, 1986, 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 November 20, 1986.

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 the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

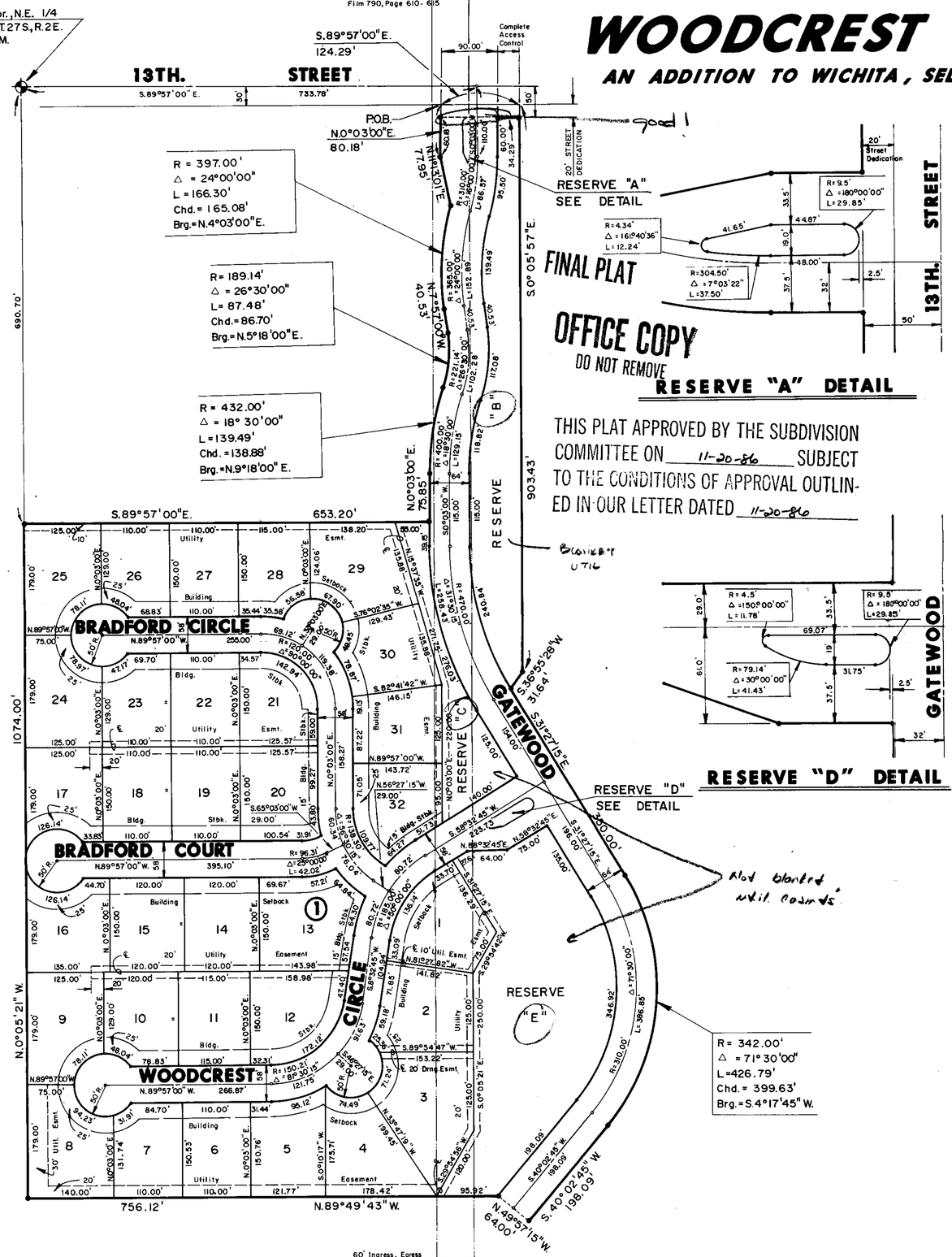
FLN:dlk

cc: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226

FINAL PLAT OF

WOODCREST ADDITION

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 "WOODCREST ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, Streets and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter, Section 17, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows:

Commencing at the Northeast corner of said North Quarter; thence S 0° 05' 21" E, 30.00 feet along the West line of said Northeast Quarter; thence S 89° 57' 00" E, 675.71 feet parallel with the North line of said Northeast Quarter to the point of beginning; thence S 89° 57' 00" E, 124.29 feet; thence S 0° 05' 57" E, 903.43 feet; thence S 36° 55' 28" W, 31.64 feet; thence S 31° 27' 15" E, 350.00 feet to a point on a curve to the right; thence along said curve 426.79 feet, said curve having a central angle of 71° 30' 00", a radius of 342.00 feet, and a long chord of 399.63 feet, bearing S 4° 17' 45" W; thence S 40° 02' 45" W, 198.09 feet; thence N 49° 57' 15" W, 64.00 feet; thence N 89° 49' 43" W, 756.12 to a point on the West line of said Northeast Quarter, said point lying 1764.70 from the Northeast corner of said Northeast Quarter; thence N 0° 05' 21" W, 1074.00 feet along the West line of said Northeast Quarter; thence S 89° 57' 00" E, 653.20 feet; thence N 0° 03' 00" E, 75.85 feet to a point on a curve to the right; thence along said curve 139.49 feet, said curve having a central angle of 18° 30' 00", a radius of 432.00 feet, and a long chord of 138.88 feet, bearing N 9° 18' 00" E, to a point on a curve to the left; thence along said curve 87.48 feet, said curve having a central angle of 26° 30' 00", a radius of 189.14 feet, and a long chord of 86.70 feet, bearing N 5° 18' 00" E; thence N 7° 57' 00" W, 40.53 feet to a point on a curve to the right; thence along said curve 166.30 feet, said curve having a central angle of 24° 00' 00", a radius of 397.00 feet, and a long chord of 165.08 feet, bearing N 4° 03' 00" E; thence N 11° 13' 01" W, 77.95 feet; thence N 0° 03' 00" E, 80.18 feet 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 _____, 1986.

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

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

Dated this _____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Vice-Chairman
John Terry Moore

_____, Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1986.

_____, Mayor.
Tony Casado

_____, City Clerk
Donald C. Bisick

Entered on transfer record this _____ day of _____, 1986.

_____, 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 _____, 1986.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

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, streets and reserves, the same to be known as "WOODCREST ADDITION" 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. Reserves "A" and "D" are platted for landscaping and entry monuments. Reserve "B" is platted for construction and maintenance of public utilities, drainage, sidewalks, landscaping, earth berms, entry monuments, and walls. Reserves "C" and "E" are platted for drainage, entry monuments, earth berms, waterfall fountains/lakes, gazebos, lighting, landscaping, and sidewalks. All abutters right of access to or from the South line of 13th Street North over and across the North line of Reserve "B", WOODCREST ADDITION, are hereby granted to the City of Wichita.

Conflict

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

By: _____
Jack D. Ritchie, President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came Ritchie Associates, Inc., by Jack D. Ritchie, President, on behalf of Lakepoint Company, a Kansas general partnership, 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: _____

K. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowner's association shall maintain the sidewalk system planned for construction outside of dedication street right-of-way. This covenant shall grant, to the City, the authority to maintain the sidewalks outside of dedication street right-of-way in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

L. 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.

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 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.

N. The utility company representatives are advised that utility easements are being defined in Reserves C and D, rather than granting these reserves as blanket utility easements. Reserve B is being granted as a blanket utility and drainage easement.

O. The final plat tracing shall indicate the platting of the numerous utility easements requested by K.G.&E. at the time the preliminary plat was approved. These easements were marked on the engineer's copy of the approved preliminary plat.

P. It should be noted that the wall easement proposed within Reserve B on the preliminary plat, has been deleted from this final plat. If a wall is to be constructed with Reserve B (blanket utility easement), as depicted on the preliminary plat, then the final plat shall indicate the wall easement on the face of the plat and make reference to the granting of this easement in the plattor's text. If the wall is not now proposed, the plattor's text shall be amended to delete "walls" as a purpose of Reserve B.

Q. The applicant shall obtain, by separate instrument, the 10-foot wide off-site utility easement required adjacent to the north line of this plat.

R. The applicant shall obtain, by separate instrument, the utility and drainage easements needed to the south of this plat.

S. On the final plat tracing, a 10-foot wide utility easement shall be indicated adjacent to the north line of Reserve C. This easement was marked on the engineer's copy of the approved preliminary plat.

T. 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.

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

V. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

X. The representative from City and Traffic Engineering should be prepared to comment on the acceptability of the proposed pavement geometrics for the 13th Street/Gatewood and Gatewood/Woodcrest Circle intersections.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-94 Name: WOODCREST ADDITION

Preliminary Approved: 10/23/86
Scheduled S/D Meeting: 11/20/86

DESCRIPTION

General Location: In an area south of 13th Street North and west of Webb Road.
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: 22.9±
2. Number of Lots:
   - Residential: 32
   - Office:
   - Commercial:
   - Industrial:
   - Total: 32
3. Minimum Lot Area: 16,500 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. The applicant shall also guarantee abandonment of the two 8-inch sewer lines that were labeled on the preliminary plat "to be relocated".

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 the storm sewers required by the platting of this property.

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

F. As depicted on the overall sidewalk plan for all of the applicant's property in this area, the applicant shall guarantee construction of a sidewalk, within Reserves E and C, adjacent to the west side of Gatewood.

G. The applicant shall make satisfactory arrangements with the Gas Company for removal of a gas line in Reserve B.

H. The applicant is advised that the release of the K.G.&E. easement existing adjacent to the west line of this plat, by virtue of Film 562, Page 818, will need to be worked out separately with the utility company.

I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.