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

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

P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the drainage dedications acceptable or should these drainage areas be platted as reserves?

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-8 Name: WOODBRIDGE 3RD ADDITION

Preliminary Approved: 2/13/86
Scheduled S/D Meeting: 3/13/86

DESCRIPTION

General Location: On the west side of Parkridge, in an area south of 21st Street.
Owner: Inland Investment Company, Inc., 10300 W. Central, Wichita, KS 67212
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 20.7 Acres
2. Number of Lots:
   - Residential: 83
   - Office:
   - Commercial:
   - Industrial:
   - Total: 83
3. Minimum Lot Area: 6,600 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 the paving of the proposed interior streets.

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

E. The applicant shall abandon existing water, sewer and paving petitions within that portion of Echo Hills Second Addition being replatted as Woodbridge Third Addition and pay any costs incurred by those projects.

F. The applicant shall amend paving petitions for Parkridge and Parkridge Courts that were within Woodbridge Second.

G. The applicant shall amend the water petition for Woodbridge Second.

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

I. The applicant shall vacate, by separate instrument, that part of Echo Hills 2nd Addition, at the southeast corner of 21st Street and 119th Street, which is not included within the perimeter of this replat.

J. 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).

K. If reserves are indicated on the final plat tracing, then the plattor's text shall state the purposes of the proposed reserves as well as who is to own and maintain the reserves.

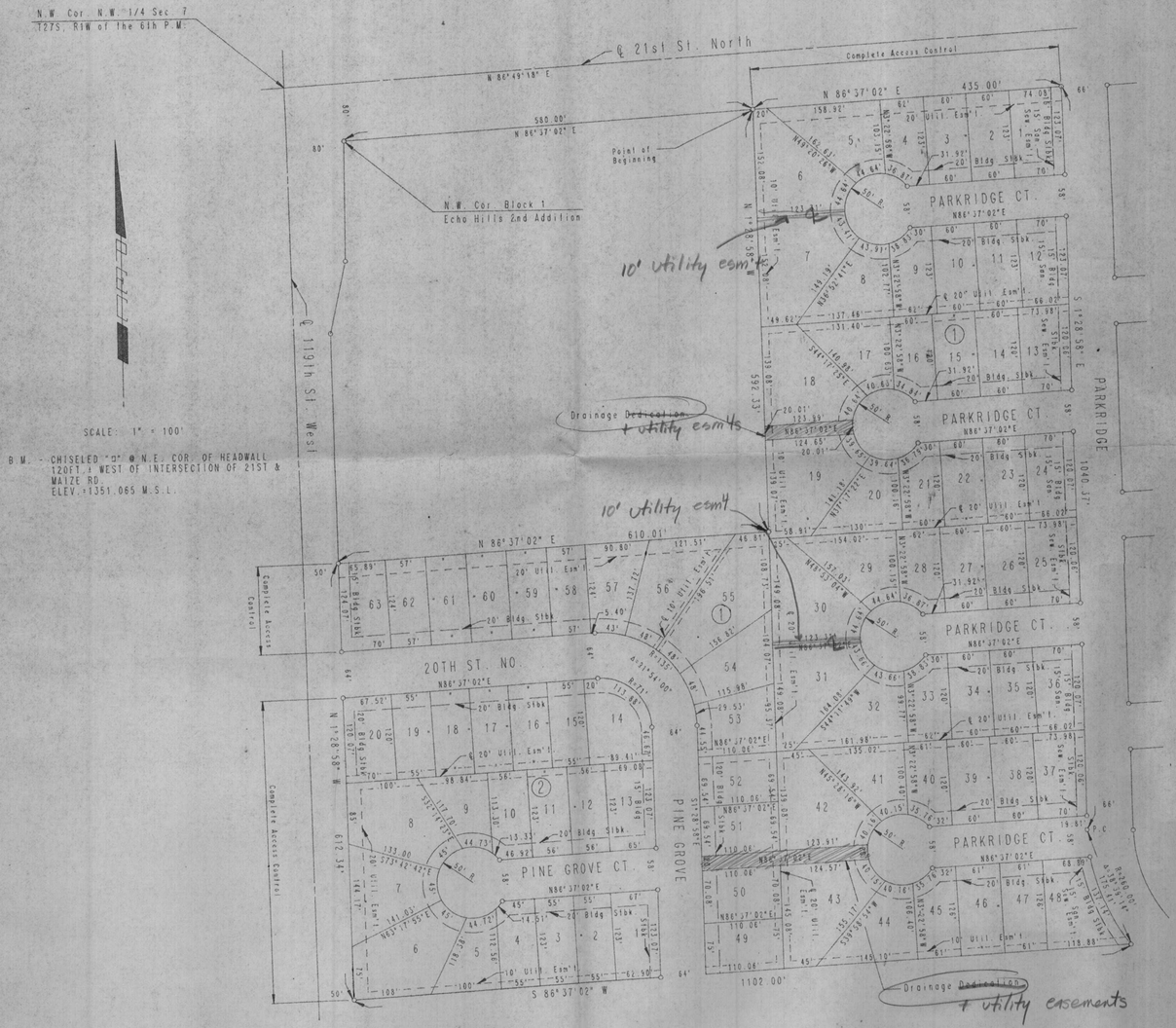
L. If reserves are indicated on the final plat tracing, provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the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

M. If reserves for drainage are platted, 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.

WOODBRIDGE 3RD ADDITION

FINAL PLAT

TO WICHITA, SEDGWICK COUNTY, KANSAS



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3-13-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3-14-86

OFFICE COPY

DO NOT REMOVE

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 _____ 1986, I HAVE CAUSED TO BE SURVEYED AND PLATTED WOODBRIDGE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND DRAINAGE DEDICATIONS, THE SAME BEING A REPLAT OF PORTIONS OF BLOCKS 1,3,4,6 AND ALL OF BLOCK 5 IN ECHO HILLS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS: A TRACT OF LAND IN THE NW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 1 WEST, OF THE 6TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE AND 580.00 FEET EAST OF THE NW CORNER OF BLOCK 1, ECHO HILLS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N86°37'02"E ALONG THE NORTH LINE OF SAID BLOCK 1 A DISTANCE OF 435.00 FEET TO A POINT IN THE WEST R/W LINE OF PARKRIDGE STREET; THENCE BEARING S1°28'58"E ALONG SAID WEST R/W LINE A DISTANCE OF 1040.37 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°39'14" AN ARC DISTANCE OF 175.41 FEET; THENCE BEARING S86°37'02"W ALONG THE NORTH LINE OF LOTS 11 THROUGH 16, BLOCK 6, IN SAID ECHO HILLS 2ND ADDITION A DISTANCE OF 1102.00 FEET TO A POINT IN THE EAST R/W LINE OF 119TH STREET WEST; THENCE ALONG SAID R/W LINE BEARING N1°28'58"W A DISTANCE OF 612.34 FEET; THENCE BEARING N86°37'02"E A DISTANCE OF 610.01 FEET; THENCE BEARING N1°28'58"W A DISTANCE OF 592.33 FEET TO THE POINT OF BEGINNING.

R.W. LINN, P.E. LIC. 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, STREETS AND DRAINAGE DEDICATIONS, THE SAME TO BE KNOWN AS WOODBRIDGE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. DRAINAGE DEDICATIONS ARE HEREBY DEDICATED TO THE PUBLIC FOR DRAINAGE PURPOSES. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 119TH STREET WEST AND 21ST STREET NORTH ARE HEREBY GRANTED TO THE CITY OF WICHITA.

ALL PORTIONS OF ECHO HILLS 2ND 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.

INLAND INVESTMENT CO., INC.

LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LARRY A. CHAMBERS, PRESIDENT OF INLAND INVESTMENT CO., INC., 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 COMMISSION 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 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____

TITLE _____

STATE OF COLORADO)
) SS
COUNTY OF DENVER)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 1986, 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 COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1986.

_____ CHAIRMAN
WILLIAM J. GOEBEL

_____ SECRETARY
MICHAEL E. LINDEBAK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1986.

_____ MAYOR
ROBERT C. BROWN

_____ CITY CLERK
DONALD C. GISICK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1986.

_____ CITY 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 _____, 1986.

_____ REGISTER OF DEEDS
PAT KETTLER

_____ DEPUTY
ED RESA

March 20, 1986

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 86-8 - Final Plat of Woodbridge 3rd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 20, 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 March 14, 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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Inland Investment Company, Inc., 10300 W. Central, Wichita, KS 67212
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
Mike Lindebak, City Engineer