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 and are the proposed minimum building pad elevations correct.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-79 Name: WOODLAND ESTATES 2ND ADDITION

Preliminary Approved: 9/25/86
Scheduled S/D Meeting: 10/9/86

DESCRIPTION

General Location: North of Central Avenue and one-half mile 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: 13.1 Acres
2. Number of Lots:
   - Residential: 20
   - Office:
   - Commercial:
   - Industrial:
   - Total: 20
3. Minimum Lot Area: 21,590 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 any drainage improvements 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, no sidewalks are required for this plat.

G. On the final plat, Shannon Court, adjacent to Lots 11 thru 20, shall be named Linden Circle. This street name change is needed in order to assure sufficient address numbers.

H. 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.

I. 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.

J. On the final plat tracing, the easement being platted adjacent to the west lines of Lots 3 and 4, Block 1 shall be labeled and dimensioned.

K. On the final plat tracing, the plattor's text shall be amended to delete reference to the platting of a street easement. No such easement is being created by this plat.

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

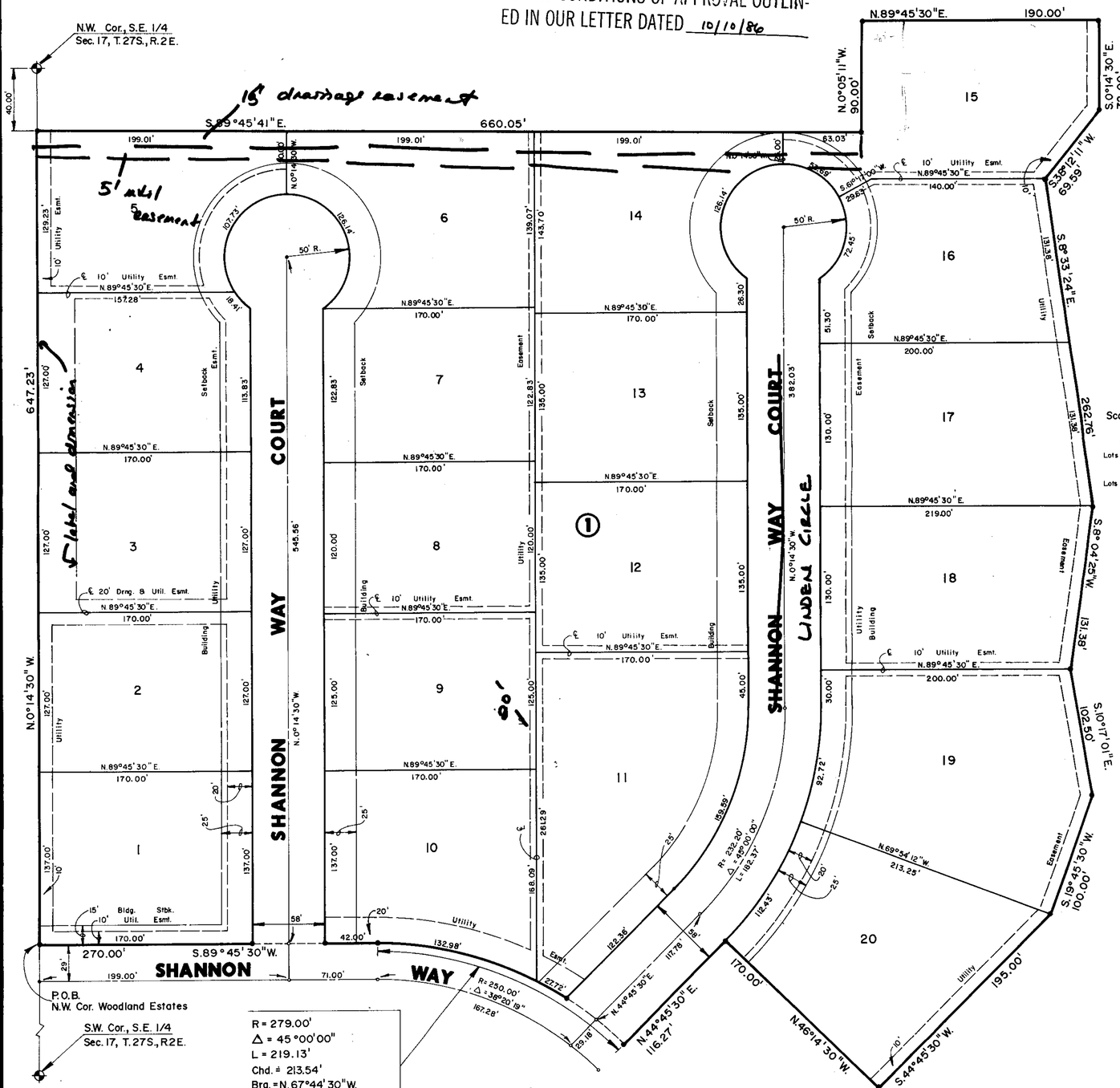
FINAL PLAT

OFFICE COPY
DO NOT REMOVE

FINAL PLAT OF
WOODLAND ESTATES SECOND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/9/86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/10/86



MINIMUM PAD
Lots 15-17, Block I = 172.00 City Datum = 1359.40 USGS
Lots 18-20, Block I= 168.65 City Datum = 1356.05 USGS

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

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

Beginning at the Northwest Corner of Woodland Estates, an addition to Wichita, Sedgwick County, Kansas, said point lying 1967.09 feet from the Southwest corner of said Southeast Quarter on the west line of said Southeast Quarter; thence N 0° 14' 30" W, 647.23 feet along said west line to a point lying 40 feet south of the Northwest Corner of said Southeast Quarter; thence S 89° 45' 41" E, 660.05 feet; thence N 0° 5' 11" W, 90.00 feet; thence N 89° 45' 30" E, 190.00 feet; thence S 0° 14' 30" E, 72.00 feet; thence S 38° 12' 11" W, 69.59 feet; thence S 8° 33' 24" E, 262.76 feet; thence S 8° 4' 25" W, 131.38 feet; thence S 10° 17' 01" E, 102.50 feet; thence S 19° 45' 30" W, 100.00 feet; thence S 44° 45' 30" W, 195.00 feet; thence N 46° 14' 30" W, 170.00 feet; thence S 44° 45' 30" W, 116.27 feet to a point on the north line of said Woodland Estates, said point lying on a curve to the left; thence along said north line and said curve 219.13 feet, said curve having a central angle of 45° 00' 00", a radius of 279.00 feet, and a long chord 213.54 feet, bearing N 67° 44' 30" W; thence continuing along said north line S 89° 45' 30" W, 270.00 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

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 streets the same to be known as "WOODLAND ESTATES SECOND" 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 ~~sewer~~, drainage and public utilities as indicated on the accompanying plat are hereby granted. Minimum pad elevation on Lots 15 through 20 inclusive. Block I shall be as indicated on the face of the plat.

RITCHIE ASSOCIATES, INC., a Kansas Corporation

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, 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: _____

This plat of "WOODLAND ESTATES SECOND" 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
~~David Rayouth~~
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. Gisick

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

October 16, 1986

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

Re: Final Plat S/D 86-71 - SPRING HOLLOW 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 16, 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 October 10, 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: Cedar Lakes, Inc., 236 S. Topeka, Wichita, KS 67202