May 15, 1986

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

Re: S/D 86-23 - Final Plat of Woodspring Third Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 15, 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 May 9, 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

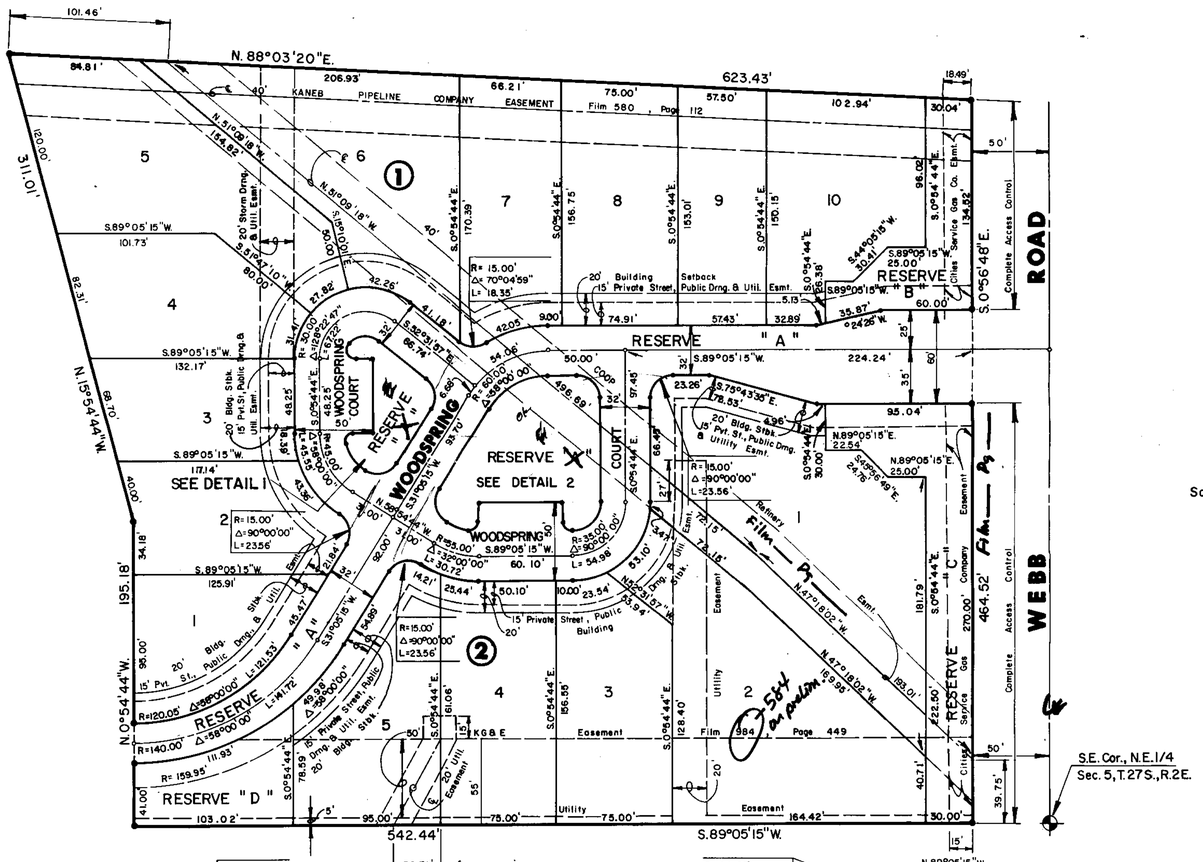
cc: Tallgrass Company, 8100 E. 22nd St. No., Bldg. 1900, Wichita, KS 67226
Bill G. Yung Design, 4912 E. 29th St. No., Ste. 1, Wichita, KS 67220
Mike Lindebak, City Engineer

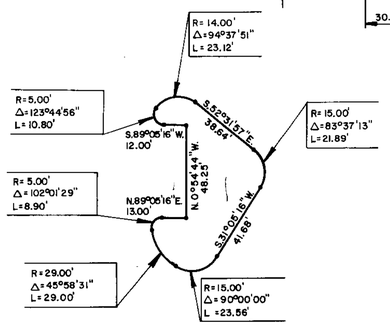
OFFICE COPY
DO NOT REMOVE

FINAL PLAT

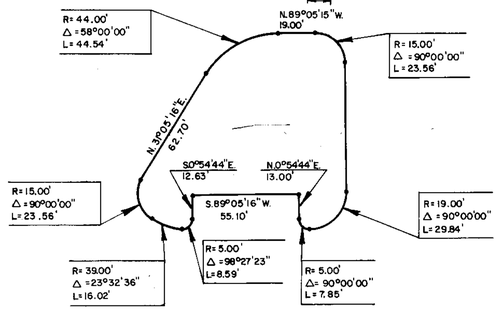
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5-8-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5-9-86

FINAL PLAT OF
WOODSPRING 3RD.
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS





RESERVE "A" DETAIL 1



RESERVE "A" DETAIL 2

A tract of land lying in the Northeast Quarter, Section 5, Township 27 South, Range 2 East from the 6th P.M., more particularly described as follows:

A replat of Blocks 4 and 5 and that part of Reserve B lying between said Block 4 and 5 of Woodspring, an addition to Wichita, Sedgwick County, Kansas also including:

Beginning at the Northeast corner of Block 4 of said Woodspring; thence N 88° 03' 20" W, 618.00 feet along the centerline of a 40.00 foot KANEB easement, film 580, page 111; thence N 15° 54' 44" W, 21.01 feet; thence S 88° 03' 20" E, 623.43 feet along the North line of said 40.00 foot KANEB easement; thence S 0° 56' 49" E, 20.03 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, Bldg. 800
Wichita, KS 67226

Know all men by these presents that we, the undersigned property owners of the land as set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into lots, blocks, and reserves, the same to be known as WOODSPRING 3RD, an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted to the City of Wichita. All reserves are platted for construction and maintenance of public utilities, except that portion of Reserve A within the 50.00 foot KG&E easement, and open spaces. Reserve A is also platted for parking, private streets, drainage, and landscaping medians. Reserves B, C, & D are also platted for landscaping. All reserves shall be owned and maintained by the Woodspring 3rd Homeowners Association. All abutters rights of access to or from Webb Road, over and across the East line of Reserves B and C, are hereby vacated and rededicated as shown on the accompanying plat by virtue of K.S.A. 12-512 (b). (Vacated by Film 492, page 575)

We, the Mellon Bank, N.A., Wichita, Kansas, mortgagees on the above described property do hereby consent to the plat of "Woodspring 3rd Addition"

The Mellon Bank, N.A., Wichita, Kansas

By: _____
James G. Carswell, III, Vice-President

STATE OF KANSAS
) ss:
COUNTY OF SEDGWICK

Be it remembered that on this _____ day of _____, 1986 before me, a Notary Public in and for said State and County, came Mellon Bank, N.A., Wichita, Kansas, by James G. Carswell, III, Vice-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: _____

SLAWSON INVESTMENT CORPORATION

By: _____
Larry A. Chambers, Vice President

This plat of "WOODSPRING 3RD" 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

_____, Chairman
William J. Goebel

_____, 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

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 Slawson Investment Corporation, by Larry A. Chambers, Vice 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: _____

J. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.

K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

L. The applicant shall submit a copy of the instrument which establishes the Co-Op Refinery easement, KANEB Pipeline Company easement and the Cities Service Gas Company easement on this property.

M. Since this plat proposes the vacation of the 60-foot wide drainage easement existing on proposed Lots 2 and 3, Block 2 and Lots 7 and 8, Block 1, proper reference to K.S.A. 12-512(b) shall be made on the engineer's text on the final plat tracing.

N. On the final plat tracing, the platting of three reserves labeled as Reserve "A" shall be omitted. Separate letters shall be assigned to the different reserves as was indicated on the approved preliminary plat. The preliminary plat correctly depicted the platting of the "15-foot private street, public drainage and utility easement" through the separate reserves. This shall also be depicted on the face of the final plat tracing.

O. On the final plat tracing, the wording in the plattor's text regarding Reserve "A" (private streets) shall be amended to reference that the reserve is platted for "private streets" rather than "private drives."

P. On the final plat tracing, the recording information for the 40-foot wide Co-Op Refinery easement shall be referenced.

Q. On the final plat tracing, the applicant's agent shall be sure the correct recording information is referenced for the 50-foot K.G.& E. easement on this property. The recording information referenced on the final plat is different from the information referenced on the preliminary plat.

R. On the final plat tracing, the centerline of adjacent Webb Road shall be labeled.

S. On the final plat tracing, the recording information for the Cities Service Gas Company easement shall be referenced.

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

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

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

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-23 Name: WOODSPRING THIRD ADDITION

Preliminary Approved: 2/13/86
Scheduled S/D Meeting: 5/8/86

DESCRIPTION

General Location: West of Webb Road, in an area south of 29th Street North.
Owner: Tallgrass Company, 8100 E. 22nd St. North, Bldg. 1900, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 6.2 Acres
2. Number of Lots:
   - Residential: 15
   - Office:
   - Commercial:
   - Industrial:
   - Total: 15
3. Minimum Lot Area: 8,000 Sq. Ft.
4. Existing Zoning: "AA" under CUP DP-96
5. Proposed Zoning: "AA" under CUP DP-96

STAFF COMMENTS:

NOTE: This property is subject to the provisions of Community Unit Plan (DP-96). Single-family or duplexes may be constructed on the lots.

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 private interior streets to the public street standard.

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

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

F. 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.

G. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.

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 29-foot wide street pavement. 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.