

S/D No.: 84-118 Name: DAYBREAK ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/20/84

DESCRIPTION

General Location: On the south side of 21st Street at Covington Circle.
Owner: Inland Investment Company, Inc., 10300 West Central, Wichita,
KS 67212, Attn: Larry A. Chambers
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 7.2 Acres +
 2. Number of Lots:
 - Residential: 29
 - Office:
 - Commercial:
 - Industrial:
 - Total: 29
 3. Minimum Lot Area: 6,800 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

NOTE: The applicant's agent has advised that a zone case will be filed requesting "A" to "AA".

- A. Since the applicant will be filing an associated zone case requesting downzoning from duplex uses to single-family uses, the applicant shall guarantee the pavement of the proposed streets to the 29-foot standard.
- B. Approval of this plat shall be subject to approval of the applicant's request for "AA" (single-family) zoning.
- C. The applicant shall guarantee the extension of City water and sanitary sewer to serve all the lots being platted.
- D. The applicant shall guarantee the construction of the storm sewers required by this replat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a covenant requiring four off-street parking spaces for each lot in this addition (29-foot street pavement).
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. Specifically, are the proposed minimum building pads correct and are any drainage improvements, other than storm sewers, required?
- H. Provision shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
Re: S/D 84-118 - Final Plat of Woodbridge Addition
December 21, 1984
Page 2

H. As requested by K.G. & E., the final plat tracing shall indicate 10-foot utility easements centered on Lots 14 and 15, and Lots 19 and 20's common lot lines.

Needs *↗*
I. Provision shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.

J. Closure computations shall be submitted with the final plat tracing.

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

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 10, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagely
Senior Planner

FLN:mlh

cc: Larry A. Chambers, Inland Investment Co., Inc., 10300 West Central,
Wichita, KS 67212
Mike Lindebak, City Engineer

January 10, 1985

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

Re.: S/D 84-118 - Final Plat of Woodbridge Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 1985, 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 December 21, 1984.

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 platator.
3. Certification that all real estate taxes for 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Larry A. Chambers, Inland Investment Co., Inc., 10300 West Central,
Wichita, KS 67212
Mike Lindebak, City Engineer

December 21, 1984

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

Re: S/D 84-118 - Final Plat of Woodbridge Addition

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 20, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since the applicant will be filing an associated zone case requesting downzoning from duplex uses to single-family uses, the applicant shall guarantee the pavement of the proposed streets to the 29-foot standard.
- B. Approval of this plat shall be subject to approval of the applicant's request for "AA" (single-family) zoning.
- C. The applicant shall guarantee the extension of City water and sanitary sewer to serve all the lots being platted.
- D. The applicant shall guarantee the construction of the storm sewers required by this replat.
- E. The applicant shall submit a covenant requiring four off-street parking spaces for each lot in this addition (29-foot street pavement).
- F. The engineer's text shall be amended on the final plat tracing to reference that this is a replat of Echo Hills 2nd Addition rather than Echo 2nd Hills.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

Needs →

(Needs to be notarized)

DAYBREAK ADDITION OFFICE COPY
TO WICHITA, SEDGWICK COUNTY, KANSAS. DO NOT REMOVE
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/20/84 SUBJECT
TO THE CONDITIONS OF A RESOL OUTLIN-
ED IN OUR LETTER DATED 12/21/84

STATE OF KANSAS
COUNTY OF SEDGWICK

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY
CERTIFY THAT ON THIS _____ DAY OF _____, 1985, I HAVE CAUSED TO
BE SURVEYED AND PLATTED DAYBREAK ADDITION, TO WICHITA, SEDGWICK COUNTY,
KANSAS, INTO LOTS, A BLOCK, AND A RESERVE THE SAME BEING A REPLAT OF LOTS 1 TO
23 INCLUSIVE, IN BLOCK 2 AND THAT PORTION OF RESERVE "A" IN SAID BLOCK 2 LYING
BETWEEN LOTS 14 AND 15 NORTH OF THE EXTENDED SOUTH LINES OF SAID LOTS 14 AND
15 ALL IN ECHO 2ND HILLS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AND
DESCRIBED AS: LOTS 1 TO 23 INCLUSIVE, IN BLOCK 2 AND THAT PORTION OF RESERVE
"A" IN SAID BLOCK 2 LYING BETWEEN LOTS 14 AND 15 NORTH OF THE EXTENDED SOUTH
ILINES OF SAID LOTS 14 AND 15 ALL IN ECHO 2ND HILLS ADDITION TO WICHITA,
SESGWICK COUNTY, KANSAS.

R.W. LINN, P.E. P.E. 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, A BLOCK, AND A RESERVE, THE SAME TO BE
KNOWN AS "DAYBREAK ADDITION," TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS
AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE
HEREBY GRANTED. THE RESERVE, AS INDICATED, SHALL BE RESERVED FOR DRAINAGE,
UTILITIES, LANDSCAPING, PRIVATE ACCESS, AND RECREATIONAL FACILITIES IN
ACCORDANCE WITH THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF
LANDOWNERS ASSOCIATION AGREEMENT, AND SHALL BE OWNED AND MAINTAINED BY THE
DAYBREAK ADDITION HOMEOWNERS' ASSOCIATION. ALL ABUTTERS' RIGHTS OF ACCESS TO
AND FROM 21ST STREET NORTH OVER AND ACROSS THE NORTH LINE OF LOTS 1, 2, 3, 4,
5, 6, 7, AND 28 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. MINIMUM PAD ELEVATIONS AS FOLLOWS: LOTS 18, 19, AND 20
MINIMUM PAD ELEVATION 1348 MSL. LOTS 15, 16, 17, AND LOTS 21 THROUGH 25
MINIMUM PAD ELEVATION 1348.5 MSL. LOTS 7, 8, 9, AND LOTS 26 THROUGH 29
MINIMUM PAD ELEVATION 1349 MSL.

INLAND INVESTMENT CO., INC.

PRESIDENT

STATE OF KANSAS
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1985, 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: _____

THIS PLAT HAS BEEN SUBMITTED TO AN APPROVED BY THE WICHITA-SESGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED
THIS _____ DAY OF _____, 1985.

JAMES C. WILSON CHAIRMAN

ROBERT A. LAKIN SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE
CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY
OF _____, 1985.

ROBERT G. KNIGHT MAYOR

DONALD C. GISICK CITY CLERK

THE PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE
BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. DATED
THIS _____ DAY OF _____, 1985.

CHAIRMAN

COMMISSIONER

ATTEST:

DON WRIGHT COUNTY CLERK

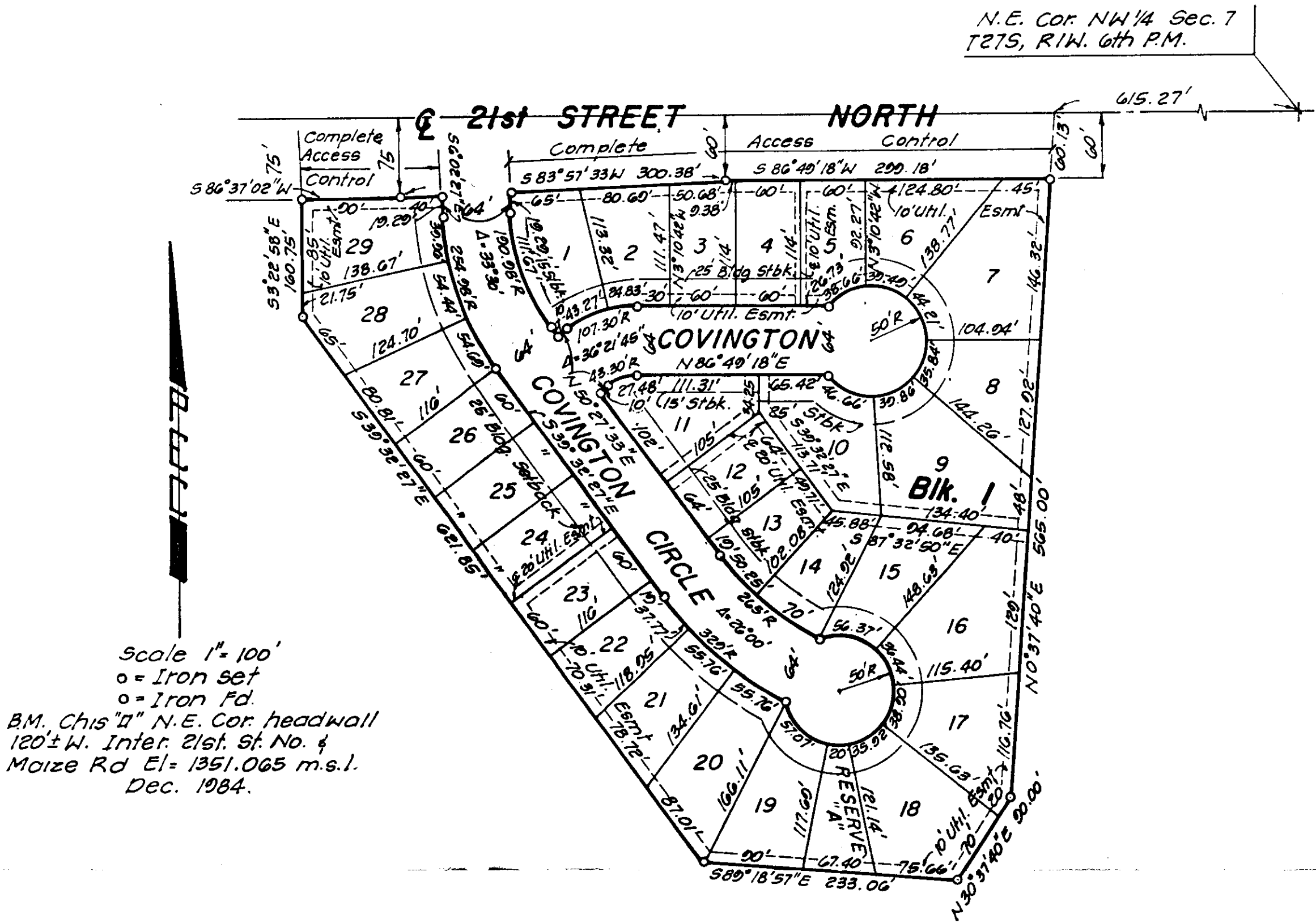
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1985.

COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____M. ON THIS _____ DAY
OF _____, 1985.

PAT KETTLER REGISTER OF DEEDS

DEPUTY



WE, THE MELLON BANK, N.A., PITTSBURG, PA., HOLDER OF A MORTGAGE ON THE ABOVE
DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF DAYBREAK ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1985, BEFORE ME,
A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____
ASSISTANT VICE-PRESIDENT OF THE MELLON BANK, N.A., 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: _____