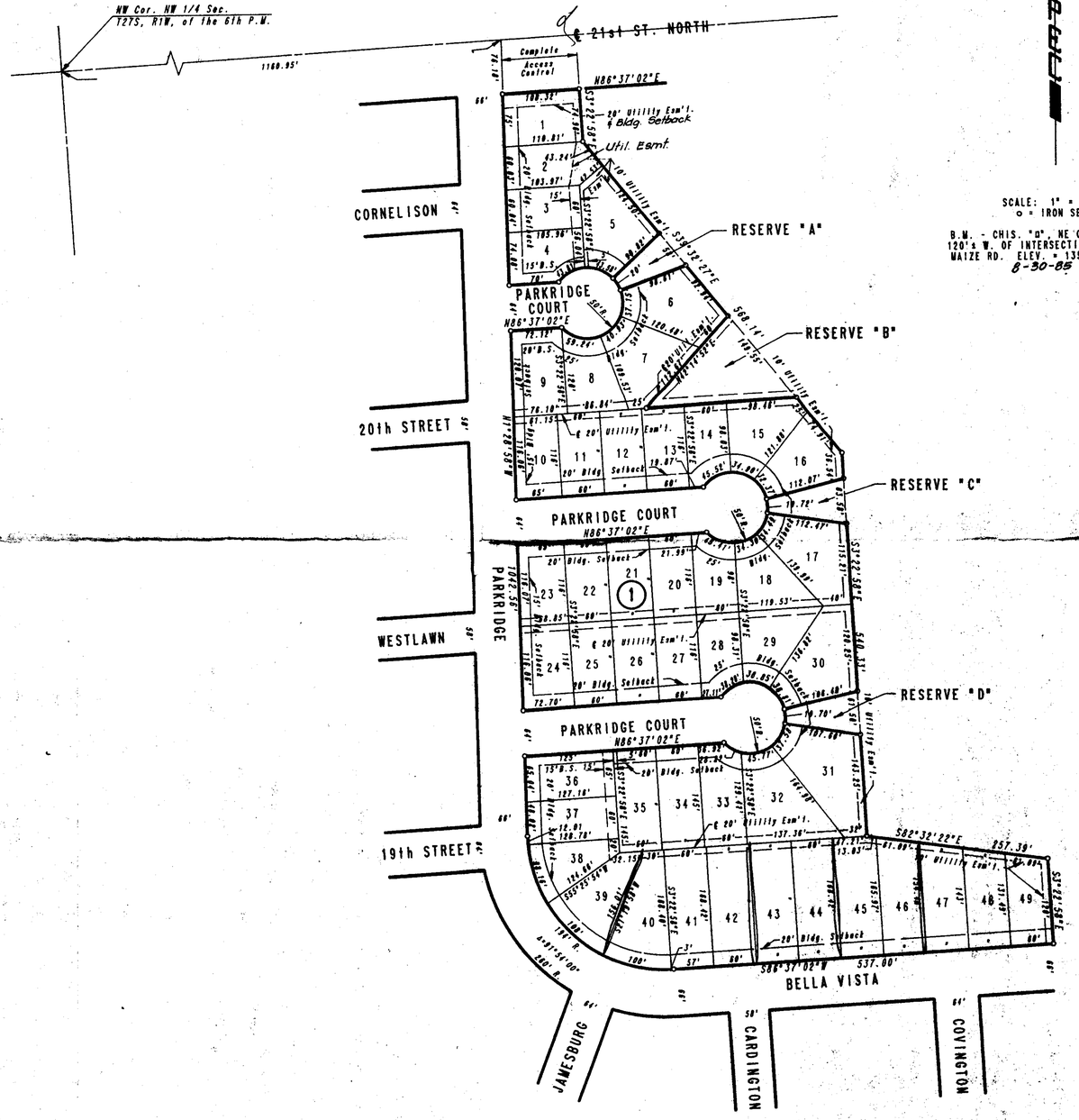
OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/12/85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/12/85



SCALE: 1" = 100'
o = IRON SET

B.M. - CHIS. "□", NE COR. HEADWALL 120'± W. OF INTERSECTION 21ST ST. & MAIZE RD. ELEV. = 1351.065 M.S.L.
8-30-85

WOODBRIDGE 2ND ADDITION

FINAL PLAT

TO WICHITA, SEDGWICK COUNTY, KANSAS

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 _____, 1985, I HAVE CAUSED TO BE SURVEYED AND PLATTED "WOODBRIDGE 2ND ADDITION TO WICHITA," SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, THE SAME BEING A REPLAT OF AND DESCRIBED AS:
LOTS 24 TO 59 INCLUSIVE, IN BLOCK 2 AND THOSE PORTIONS OF RESERVE "A" IN SAID BLOCK 2 LYING BETWEEN THE EXTENSION OF THE EASTERLY LINE BETWEEN LOTS 27 AND 28, AND 28 AND 35, ALSO BETWEEN THE EXTENSION OF THE EAST LINE BETWEEN LOTS 35 AND 36, AND LOTS 45 AND 46, ALL IN ECHO HILLS 2ND ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS.

_____
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, A BLOCK, AND RESERVES, THE SAME TO BE KNOWN AS WOODBRIDGE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE RESERVES "A," "B," "C," AND "D" 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 WOODBRIDGE 2ND ADDITION HOMEOWNERS' ASSOCIATION. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE NORTH LINE OF LOT 1 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 1 THROUGH 5 MINIMUM PAD ELEVATION 1349.0 MSL
LOTS 6 THROUGH 16 MINIMUM PAD ELEVATION 1348.5 MSL

INLAND INVESTMENT CO., INC.

_____ PRESIDENT
LARRY A. CHAMBERS

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

_____ CHAIRMAN
JAMES C. WILSON

_____ 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 _____, 1985.

_____ MAYOR
ROBERT C. BROWN

_____ CITY CLERK
DONALD C. GISICK

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

_____ COUNTY CLERK
DONNELL L. WRIGHT

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

_____ REGISTER OF DEEDS
PAT KETTLER

_____ DEPUTY
ED RESA

STATE OF KANSAS)
) ss
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 BY 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 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

_____

STATE OF PENNSYLVANIA)
) ss
COUNTY OF)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1985, 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 ACKNOWLEGE 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 matter will be forwarded to the Planning Commission for its consideration on Thursday, September 19, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Inland Investment Company, Inc., c/o Larry Chambers, 10300 West Central, Wichita, KS 67212
Mike Lindebak, City Engineer

September 19, 1985

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

Re: S/D 85-73 - Final Plat of Woodbridge 2nd Addition

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on September 19, 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 September 12, 1985.

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 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., c/o Larry Chambers, 10300 West Central, Wichita, KS 67212
Mike Lindebak, City Engineer

September 12, 1985

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

Re: S/D 85-73 - Final Plat of Woodbridge 2nd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 12, 1985, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

X. The applicant shall guarantee the extension of City water to serve the lots being platted. 100 % - 2 phases

X. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. 100 % - 2 phases

X. The applicant shall guarantee the storm sewers required by the platting of this property. 100 % - 2 phases

X. The applicant shall guarantee the paving of all interior streets. 100 %

Submitted X. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the planning department for recording.

Submitted X. Provisions shall be made for ownership and maintenance of the proposed reserves being platted and the original Reserve "A" that was platted as part of Echo Hills 2nd and which is not being included as a part of this replat. The applicant shall either form a lot owner's 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.

☒ The final plat tracing shall correctly reference DON WRIGHT as County Clerk.

~~H~~ It is noted that the applicant desires to plat a 20-foot front yard building setback on all the residential lots, except those lots platted around the end of the cul-de-sacs. If this setback is not platted, the zoning text will require that a 25-foot setback be observed.

100% ~~I~~. The applicant shall repetition for the paving of Parkridge/Bella Vista adjacent to this plat. This revised petition shall provide for sidewalks on each side of this collector street.

~~J~~. The Post Office representative requests that the owner of this property contact the Post Office regarding future mail delivery to this subdivision.

K. The final plat tracing shall indicate 10-foot wide utility easements centered on the lot line common to the following lots:

~~1~~. Lots 39 and 40
~~2~~. Lots 42 and 43
~~3~~. Lots 44 and 45
~~4~~. Lots 46 and 47

Submitted ~~A~~. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a street with 29-foot back of curb to back of curb 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.

M. Perimeter closure computations shall be submitted with the final plat tracing.

N. 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.

K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a street with 29-foot back of curb to back of curb 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.

L. Perimeter closure computations shall be submitted with the final plat tracing.

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

N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property and are the minimum building pads indicated on the plat correct?

O. The representative from City Engineering should be prepared to comment on the status of the Parkridge/Bella Vista paving petition submitted with the Echo Hills 2nd plat. Specifically, does this petition have to be updated? If so, the revised petition shall provide for sidewalks on both sides of Parkridge and Bella Vista (collector streets).

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

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-73 Name: WOODBRIDGE 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/12/85

DESCRIPTION

General Location: Southeast corner of 21st St. North and Parkridge
Owner: Inland Investment Co., Inc., 10300 West Central, Wichita, KS 67212
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 11.0 Acres ±
2. Number of Lots:
   - Residential: 49
   - Office:
   - Commercial:
   - Industrial:
   - Total: 49
3. Minimum Lot Area: 6,240 Sq. Ft.
4. Existing Zoning: A
5. Proposed Zoning: AA

STAFF COMMENTS:

A. The applicant shall guarantee the extension of City water to serve the lots being platted.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant shall guarantee the paving of all interior streets.

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 owner's 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. Prior to submitting this plat for Board of City Commission review, the applicant shall obtain approval for an associated zone case requesting "A" to "AA". This is necessary in order to avoid providing eight (8) off-street parking spaces per duplex lot.

H. The final plat tracing shall correctly reference DON WRIGHT as County Clerk.

I. It is noted that the applicant desires to plat a 20-foot front yard building setback on all the residential lots, except those lots platted around the end of the cul-de-sacs. If this setback is not platted, the zoning text will require that a 25-foot setback be observed.

J. The applicant has advised that the proposed paving width in all of the Parkridge Courts is 29-foot back of curb to back of curb. City Engineering should be prepared to comment on the acceptability of this pavement width.