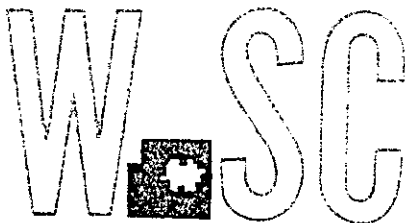


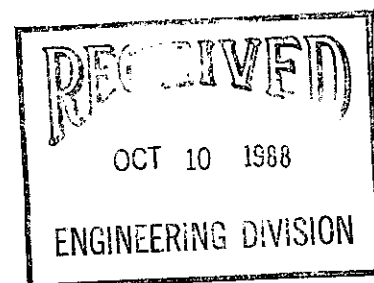
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 7, 1988



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

Re: S/D 88-89 Westwood Village 4th Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 6, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this property is being platted for the development of single-family homes, the applicant shall request that this property be down-zoned to the "AA" zoning district. Approval of this preliminary plat is subject to approval of this zone change case.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. The applicant shall guarantee the paving of the unpaved portion of 13th Street to the west line of Lot 1. As required for a collector, this guarantee shall include a sidewalk along the north line of 13th Street, adjacent to the area requiring paving.

- 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 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 structures constructed on subject property.
- J. The final plat shall indicate the platting of a 25-foot front yard building setback for Lots 1 thru 18 on the respective 13th Street Courts.
- K. The final plat shall indicate a 15-foot "building setback" adjacent to the south line of Lots 1, 5, 6, and 18.
- L. The final plat shall indicate the platting of "complete access control" to 13th Street North across the south line of the plat, from Lots 1, 5, 6, and 18. Also, the final plat shall indicate the platting of "complete access control" to I-235 across the west line of the plat, from Lots 1, 2, 3, 10, 11, and 12.
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- N. The final plat shall indicate, as requested by K.G.&E., a 10-foot utility easement between Lots 8 & 9 and 13 & 14. Also, the K.G. & E. easement along the south line should be shown as a 15-foot utility easement and not as a 10-foot easement.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

Baughman Co., P.A.
October 7, 1988
Page 3

R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

The enclosed "marked" copy of the final plat is for your information files. If you have any questions concerning this matter, please call.

Sincerely,



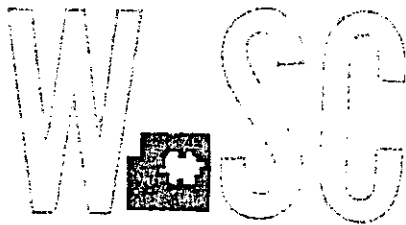
Donald Losew
Junior Planner

DL:svm

Enclosure

cc: State Bank of Colwich, Attn: Frank A. Suellentrop, 200 E.
Wichita, Colwich, KS 67030
Mike Lindebak, City Engineer

WICHITA SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4561

October 21, 1988

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

Re: S/D 88-89 Westwood Village 4th Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 20, 1988 the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this property is being platted for the development of single-family homes, the applicant shall request that this property be down-zoned to the "AA" zoning district. Approval of this preliminary plat is subject to approval of this zone change case.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the paving of the unpaved portion of 13th Street to the west line of Lot 1. As required for a collector, this guarantee shall include a sidewalk along the north line of 13th Street, adjacent to the area requiring paving.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. 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 structures constructed on subject property.
- I. As requested by the Fire Department, the street name, Edminster Circle shall be renamed 13th Street North Court.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. On the final plat tracing the MAPC chairman signature block shall indicate the chairman appointed as of October 13, 1988.
- 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 City Council.

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.

S/D 88-89
October 21, 1988
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 27, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

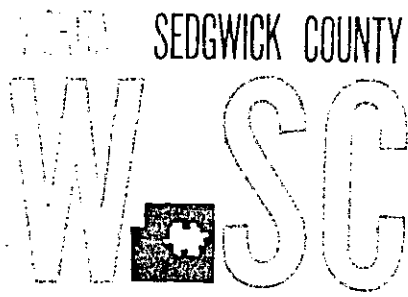


R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: State Bank of Colwich, Attn: Frank A. Suellentrop, 200 E.
Wichita, Colwich, KS 67030
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

October 27, 1988

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

Re: S/D 88-89 Westwood Village 4th Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 27, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 21, 1988.

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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: State Bank of Colwich, Attn: Frank A. Suellentrop, 200 E.
Wichita, Colwich, KS 67030
Mike Lindebak, City Engineer

TRANSMITTAL

TO: Law Department

FROM: Mike Lindebak, City Engineer *ML*

CITY OF WICHITA
CITY ENGINEER'S OFFICE
455 N. MAIN, 7TH FLOOR
WICHITA, KANSAS 67202

TELEPHONE: 268-4266 or (316) 268-4501

PROJECT TITLE:

Westwood Village 2nd Addition

PROJECT NUMBER:

DATE:

January 30, 1989

THE FOLLOWING ITEMS ARE BEING TRANSMITTED TO YOU:

- Plans, prints or tracings Specifications Certificate of Insurance Petition
 Change order Correspondence Agreement form
 Other Agreement for respread of special assessments.

THE ITEMS ARE BEING TRANSMITTED FOR THE FOLLOWING PURPOSE:

- For your approval and signature For your files For your use
 For your review and resubmittal Returned for revisions To advise of approval
 Other _____

COMMENTS:

AGREEMENT

BY AND BETWEEN

THE CITY OF WICHITA, KANSAS'
Party of the First Party

and
State Bank of Colwich
Party of the Second Part

WHEREAS, Party of the First Part has constructed certain municipal improvements in the area of Westwood Village 2nd Addition, within the City Limits of the City of Wichita; and

WHEREAS, Party of the Second Part is the landowner of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted and/or replatted; and

WHEREAS, Party of the Second Part desires that a reassessment be made to reflect the changes in platting; and

WHEREAS, Party of the First Part and Party of the Second Part are both desirous of accomplishing such a reassessment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. Lot 1, Westwood Village 2nd Addition was part of the improvement district for the following City projects:

- (a) Paving 13th Street, from the west line of the east 1/2 of Lot 5, R.A. Morris Tracts
- (b) Lateral 219, Main 5, Sanitary Sewer 22
- (c) Storm Water Sewer No. 237
- (d) Waterline in 13th Street from Smith to I-235 Highway

Said property was replatted into the Westwood Village 4th Addition

2. The Parties agree to make a reassessment for said project in the following manner:

That Lots 1 through 18, inclusive, Westwood Village 4th Addition shall each pay 1/18 of the costs apportioned to Lot 1, Westwood Village 2nd Addition.

3. The Party of the Second Part is the owner of the property described in section one above and said Party of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a01(b) with respect to the reassessment herein described.

4. The Party of the Second Part further waives his right to appeal the special assessments for the above-mentioned projects (including this described reassessment) and agrees that no suit to set aside said assessment

shall be brought by him nor shall he in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefor.

5. The Party of the Second Part further agrees that he will indemnify the Party of the First Part against any and all costs, expenses, claims and judgments for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the _____ of _____, 19____.

THE CITY OF WICHITA, KANSAS

Approved as to form:

BY _____
Mayor
Party of the First Part

Director of Law

Attest:

City Clerk

State Bank of Colwich, Frank A. Suellentrop, E.V

Frank A. Suellentrop

Party of the Second Part

STATE OF KANSAS)ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this 19th day of January, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Frank A. Suellentrop, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Donna L. Barrager
Notary Public Donna L. Barrager

My appointment Expires:

September 29, 1992


DONNA L. BARRAGER
NOTARY PUBLIC
STATE OF KANSAS
My App! Exp. 9-29-92

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING DATE February 10, 1989

TO Twila Nelson, Deputy City Clerk

FROM Steve Lackey, Director of Public Works

SUBJECT  Agreement for Respread of
Special Assessments: West-
wood Village 4th Addition

Please place the attached agreement on the Consent Agenda. The purpose of the agreement is to respread assessments to Lots 1-18, Westwood Village 4th Addition to reflect the replat of Westwood Village 2nd Addition.

Recommendation/Action: Approve the agreement and authorize the Mayor to execute.

:BM:cp
Attachment

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING DATE February 10, 1989

TO Twila Nelson, Deputy City Clerk

FROM Steve Lackey, Director of Public Works

SUBJECT Agreement for Respread of
Special Assessments: West-
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Recommendation/Action: Approve the agreement and authorize the Mayor to execute.

:BM:cp
Attachment

AGREEMENT

BY AND BETWEEN -

THE CITY OF WICHITA, KANSAS'
Party of the First Party

and
State Bank of Colwich
Party of the Second Part

WHEREAS, Party of the First Part has constructed certain municipal improvements in the area of Westwood Village 2nd Addition, within the City Limits of the City of Wichita; and

WHEREAS, Party of the Second Part is the landowner of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted and/or replatted; and

WHEREAS, Party of the Second Part desires that a reassessment be made to reflect the changes in platting; and

WHEREAS, Party of the First Part and Party of the Second Part are both desirous of accomplishing such a reassessment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. Lot 1, Westwood Village 2nd Addition was part of the improvement district for the following City projects:

- (a) Paving 13th Street, from the west line of the east 1/2 of Lot 5, R.A. Morris Tracts
- (b) Lateral 219, Main 5, Sanitary Sewer 22
- (c) - Storm Water Sewer No. 237
- (d) Waterline in 13th Street from Smith to I-235 Highway

Said property was replatted into the Westwood Village 4th Addition

2. The Parties agree to make a reassessment for said project in the following manner:

That Lots 1 through 18, inclusive, Westwood Village 4th Addition shall each pay 1/18 of the costs apportioned to Lot 1, Westwood Village 2nd Addition.

3. The Party of the Second Part is the owner of the property described in section one above and said Party of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a01(b) with respect to the reassessment herein described.

4. The Party of the Second Part further waives his right to appeal the special assessments for the above-mentioned projects (including this described reassessment) and agrees that no suit to set aside said assess ment

shall be brought by him nor shall he in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefor.

5. The Party of the Second Part further agrees that he will indemnify the Party of the First Part against any and all costs, expenses, claims and judgments for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the _____ of _____, 19____.

THE CITY OF WICHITA, KANSAS

Approved as to form:

Director of Law

BY _____
Mayor
Party of the First Part

Attest:

City Clerk

Party of the Second Part

STATE OF KANSAS) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My appointment Expires:



LISTING WORKSHEET

DATE _____

GOLDEN REAL ESTATE

West Side Center - Suite 103
125 South West Street
Wichita, Kansas 67209
316-945-8261
(268-7200)

OWNERS NAME _____

PROPERTY ADDRESS _____

PHONE _____

Bill Morris
Tim Kane *7th floor* *4th*

Tax Key # D-38851 LEGAL DESCRIPTION LOT 1 WESTWOOD VILLAGE 2ND ADDITION

CITY (268-7200)

COUNTY (268-7371)

TAXES (268-7200)

Sq. Ft. _____

GENERAL 143.96 SPECIAL 7,171.68

Lot Size _____

ASS'D. VALUE - LAND 100% 3,400

Age _____

IMP. 0 30%

Tax notice sent to: _____

(CITY 268-4526, COUNTY 268-7505 BREAKDOWN OF SPECIALS)

	TOTAL	PAYS OUT	CURRENT YR. PMT.
Storm Sewer	<u>22,134</u>	<u>2001</u>	<u>1,581</u>
Sub-main Sewer			
Lateral Sewer	<u>5,830.74</u>	<u>96</u>	<u>647.86</u>
Water	<u>10,092.50</u>	<u>98</u>	<u>917.50</u>
Front Paving	<u>35,548.81</u>	<u>98</u>	<u>3,231.71</u>
Side Paving			
Other			
TOTAL	<u>73,606.05</u>		<u>6,378.07</u>

$6,378.07 \div 12 = \$531.51$ Per month $\div 18 = 29.52$

LOAN COMPANY _____

LOAN # _____

TYPE _____

P & I _____

ESC. BAL. _____

ORIG. DATE _____

TAXES _____

LOAN ASSUM? _____

ORIG. BAL. _____

MTG. INS. _____

WHAT INT. RATE? _____

INT. RATE _____

HAZ. INS. _____

LOAN TRANSFER FEE _____

LOAN BAL. _____

TOTAL PMT. _____

BUYER NEED TO QUALIFY _____

IS LOAN SOLD _____

IF SO, TO WHOM _____

SCHOOLS (833-4260) Wichita Public School Systems

ELEMENTARY _____

JR. HIGH _____

SR. HIGH _____

CATHOLIC DIOCESE (263-6263) ~~263-6263~~ 269-3900

PARISH _____

AGREEMENT

BY AND BETWEEN

THE CITY OF WICHITA, KANSAS'
Party of the First Party

and
State Bank of Colwich
Party of the Second Part

WHEREAS, Party of the First-Part has constructed certain municipal improvements in the area of Westwood Village 2nd Addition, within the City Limits of the City of Wichita; and

WHEREAS, Party of the Second Part is the landowner of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted and/or replatted; and

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NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

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2. The Parties agree to make a reassessment for said project in the following manner:

That Lots 1 through 18, inclusive, Westwood Village 4th Addition shall each pay 1/18 of the costs apportioned to Lot 1, Westwood Village 2nd Addition.

3. The Party of the Second Part is the owner of the property described in section one above and said Party of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a01(b) with respect to the reassessment herein described.

4. The Party of the Second Part further waives his right to appeal the special assessments for the above-mentioned projects (including this described reassessment) and agrees that no suit to set aside said assessment

shall be brought by him nor shall he in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefor.

5. The Party of the Second Part further agrees that he will indemnify the Party of the First Part against any and all costs, expenses, claims and judgments for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the 21st of February, 1989.

THE CITY OF WICHITA, KANSAS

Approved as to form:

Don R. Powell
Director of Law

BY S. Kamen
Mayor
Party of the First Part

Attest:

John Moor
City Clerk

State Bank of Colwich, Frank A. Suellentrop, E.V.P.

Frank A. Suellentrop
Party of the Second Part

STATE OF KANSAS) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this 19th day of January, 19 89, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Frank A. Suellentrop, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Donna L. Barrager
Notary Public Donna L. Barrager

My appointment Expires:

September 29, 1992

DONNA L. BARRAGER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 9-29-92