

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.

- 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.

$$\text{ParKridge} : (183,883.01) \left(\frac{4900}{282,200} \right) = 3192.87$$

$$\text{Water} \# 88067 \quad 1454.38$$

~~4647.25~~

I phoned info to
SMY FRK JSC

A G R E E M E N T

This Agreement, made and entered into on this _____ day of _____, 1985.

By and Between

The City of Wichita, Kansas
a Municipal Corporation,
("City")

and

Slawson Residential Development Company
("SRDC")

Witnesseth:

Whereas SRDC presently owns and is the developer of a residential lot now platted as Lot 17, Block 1, Woodbridge 2nd Addition to Wichita, Sedgwick County, Kansas; and

Whereas, there are presently outstanding against the above-described platted lot, the following listed special assessments:

<u>Tax Key</u>	<u>Project</u>	<u>Description</u>	<u>Outstanding Balance - 1/87</u>
D-40366	J 20295	Submain Sewer	557.60
D-40366	L 39230	Storm Sewer	999.04
D-40366	M 30805	Water	183.37
D-40366	M 39403	Water	219.10
D-40366	K 39608	Lateral Sewer	1,560.60
D-40366	M 39643	Water Dist.	2,230.20
Total			\$5,749.91

Whereas, there will be two additional projects to be spread in the next year consisting of:

<u>Tax Key</u>	<u>Project Description</u>	<u>Projected Principal</u>
D-40366	Front Street Paving	3,392.67
D-40366	Storm Sewer	1,144.50
Total		\$4,337.37

and

Whereas, SRDC is willing to establish an irrevocable fully-funded Guarantee Interest Contract ("GIC") or other acceptable guarantee account, in favor of the CITY for the purposes of paying for the outstanding special assessments on said lot; and

Whereas, the SRDC is willing to pay at this time the projected principal amount associated with the public projects that are yet to be spread; and

Whereas, the CITY is willing to accept an irrevocable fully-funded account or other acceptable guarantee account in favor of the CITY which is sufficient in amount to fully amortize any special assessment taxes over their remaining term that are currently outstanding on said lot; and allow SRDC to pay early the projected principal amount on the public projects to be spread.

cont'd

Now, Therefore, for mutual consideration set forth herein, the parties hereto agree as follows:

1. The CITY hereby agrees to accept an irrevocable fully-funded account or other acceptable guarantee account in favor of the CITY which is sufficient in amount to fully amortize any special assessment taxes over their remaining term that are currently outstanding on said lot. The specials outstanding on said residential lot amount to \$5,749.91.
2. The CITY hereby agrees to accept early payment of the principal amount for the public projects yet to be spread in the amount of \$4,337.37.
3. All special assessment amounts previously stated are subject to final review and adjustment by the City Clerk and the City Engineer of the City of Wichita.

In witness whereof, this Agreement is executed by the parties hereto on this ____ day of _____, 1986.

CITY OF WICHITA, KANSAS

BY: _____
Tony Casado, Mayor

ATTEST:

Donald C. Gisick, City Clerk

SLAWSON RESIDENTIAL DEVELOPMENT
COMPANY

BY: _____
Larry A. Chambers,
Executive Vice President

ATTEST:

Approved as to Form:

Director of Law, City of Wichita

SLAWSON RESIDENTIAL DEVELOPMENT CO LOT 17 BLOCK 1

10300 N. CENTRAL WICHITA KS 67212

PROJECT J0225	FIRST YR 1982	END YR 1986	CODE 67-26	(J) SUBMAIN SEWER	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	SERIES 000	TOTAL PRINCIPAL
YEAR	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	413.89
PRIN	12.57	13.91	15.36	16.76	18.73	20.68	22.84	25.22	27.85	30.76	33.96	37.51	41.42	45.74	50.51	55.76	61.51	67.76	74.51	81.76
INT	43.17	41.85	40.40	38.80	37.03	35.08	32.92	30.54	27.91	25.00	21.80	18.25	14.34	10.02	5.25					
PYMT	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76	55.76

12125 SWS

PROJECT L0230	FIRST YR 1986	END YR 2000	CODE 67-28	(L) STORM SEWER	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	SERIES 705	TOTAL PRINCIPAL
YEAR	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	659.45
PRIN	26.72	28.53	30.46	32.52	34.72	37.07	39.58	42.26	45.12	48.18	51.44	54.92	58.64	62.61	66.85	
INT	55.00	42.83	40.90	38.84	36.64	34.29	31.78	29.10	26.24	23.18	19.92	16.44	12.72	8.75	4.51	
PYMT	81.72	71.36	71.36	71.36	71.36	71.36	71.36	71.36	71.36	71.36	71.36	71.36	71.36	71.36	71.36	

48 SWS

PROJECT M0900	FIRST YR 1983	END YR 1997	CODE 67-29	(M) WATER	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	SERIES 000	TOTAL PRINCIPAL
YEAR	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	123.73	
PRIN	3.77	4.16	4.59	5.07	5.60	6.18	6.83	7.54	8.33	9.20	10.16	11.22	12.39	13.68	15.11		
INT	12.90	12.51	12.08	11.60	11.07	10.49	9.84	9.13	8.34	7.47	6.51	5.45	4.28	2.99	1.56		
PYMT	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67		

PROJECT M39405	FIRST YR 1986	END YR 2000	CODE 67-29-1	(M) WATER	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	SERIES 707	TOTAL PRINCIPAL
YEAR	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	138.17
PRIN	5.22	5.69	6.11	6.57	7.05	7.59	8.16	8.77	9.43	10.14	10.90	11.72	12.59	13.54	14.55	
INT	12.95	9.97	9.54	9.05	8.59	8.06	7.49	6.88	6.22	5.51	4.75	3.93	3.06	2.11	1.10	
PYMT	18.24	15.65	15.65	15.65	15.65	15.65	15.65	15.65	15.65	15.65	15.65	15.65	15.65	15.65	15.65	

Later 1 → K39 1017.99 A - Parkridge

448-88067 WATER → 27798-813 145.50 SWS 1, 144.50 (Spring 8Z)

pending water → M

LOCATION: 2138 N PARKRIDGE

D - 40351

CITY OF MICHIGAN KANSAS - SPECIAL ASSESSMENTS FOR PARCEL

WOODBRIDGE 2ND. ADD.

BLOCK 1

LOT 2

SURBORN RESIDENTIAL DEVELOPMENT CO
10300 W. CENTRAL
MICHIGAN KS 67212

PROJECT J02075	FIRST YR 1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	TOTAL PRINCIPAL
YEAR	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	270.55
PRIN	8.23	9.09	10.04	11.09	12.24	13.52	14.93	16.49	18.21	20.11	22.20	24.52	27.08	29.90	33.02	
INT	29.22	27.36	26.41	25.36	24.21	22.93	21.52	19.96	18.24	16.34	14.25	11.93	9.37	6.55	3.43	
PYMT	36.45	36.45	36.45	36.45	36.45	36.45	36.45	36.45	36.45	36.45	36.45	36.45	36.45	36.45	36.45	

INTEREST RATE	10.43 %															
SERIES	000															

56.71.50 ✓

PROJECT K39608	FIRST YR 1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	TOTAL PRINCIPAL
YEAR	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	1.017.99
PRIN	43.23	45.89	48.72	51.71	54.89	58.27	61.85	65.66	69.69	73.98	78.53	83.36	88.49	93.93	99.70	
INT	109.56	59.95	57.12	54.13	50.95	47.57	43.99	40.18	36.15	31.86	27.31	22.48	17.35	11.91	6.14	
PYMT	152.79	105.84	105.84	105.84	105.84	105.84	105.84	105.84	105.84	105.84	105.84	105.84	105.84	105.84	105.84	

INTEREST RATE	6.15 %															
SERIES	710															

16521.55 ✓

PROJECT L39250	FIRST YR 1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	TOTAL PRINCIPAL
YEAR	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	431.07
PRIN	17.46	18.64	19.90	21.25	22.69	24.22	25.86	27.61	29.48	31.48	33.61	35.89	38.32	40.91	43.68	
INT	36.47	28.00	26.74	25.39	23.95	22.42	20.78	19.03	17.16	15.16	13.03	10.75	8.32	5.73	2.96	
PYMT	53.93	46.64	46.64	46.64	46.64	46.64	46.64	46.64	46.64	46.64	46.64	46.64	46.64	46.64	46.64	

INTEREST RATE	6.77 %															
SERIES	705															

152.71 ✓

PROJECT M30805	FIRST YR 1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	TOTAL PRINCIPAL
YEAR	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	80.83
PRIN	2.47	2.72	3.01	3.32	3.67	4.05	4.47	4.94	5.45	6.02	6.65	7.34	8.11	8.95	9.89	
INT	8.43	8.18	7.89	7.58	7.23	6.85	6.43	5.96	5.45	4.88	4.25	3.56	2.79	1.95	1.01	
PYMT	10.90	10.90	10.90	10.90	10.90	10.90	10.90	10.90	10.90	10.90	10.90	10.90	10.90	10.90	10.90	

INTEREST RATE	10.43 %															
SERIES	000															

117.90 ✓

PROJECT M39403	FIRST YR 1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	TOTAL PRINCIPAL
YEAR	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	90.32
PRIN	3.46	3.72	4.00	4.30	4.62	4.96	5.34	5.74	6.17	6.63	7.13	7.66	8.24	8.85	9.52	
INT	8.46	6.51	6.23	5.93	5.61	5.27	4.89	4.49	4.06	3.60	3.10	2.57	1.99	1.38	0.71	
PYMT	11.92	10.23	10.23	10.23	10.23	10.23	10.23	10.23	10.23	10.23	10.23	10.23	10.23	10.23	10.23	

INTEREST RATE	7.49 %															
SERIES	707															

143.22 ✓

CLAYSON RESIDENTIAL DEVELOPMENT CO LOT 10
 10300 W. CENTRAL
 WICHITA KS 67212

WOODBRIDGE 2ND. ADD.

BLOCK 1

PROJECT N35643 FIRST YR 1987 END YR 2001 CODE 67-29-2 (NO WATER) INTEREST RATE 6.15 % SERIES 710 TOTAL PRINCIPAL 1,454.38

YEAR	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
PRIN	61.78	65.58	69.61	73.89	78.43	83.26	88.38	93.81	99.58	105.71	112.21	119.11	126.43	134.21	142.46
INT	156.82	85.64	81.61	77.33	72.79	67.96	62.84	57.41	51.64	45.51	39.01	32.11	24.79	17.01	8.76
PYMT	218.60	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22

67-21 26.44.30.79 3,101.88 ✓
 67-28 4.246 1,144.50
4,315.78 ✓
 Total 5,202.51 ✓

BLISSON RESIDENTIAL DEVELOPMENT DC LOT 13 BLOCK 1
 1000 H. CENTRAL
 WICHITA KS 67212

PROJECT 20000 (D) SUBMAIN SEWER

YEAR	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	TOTAL PRINCIPAL
PRIN	7.17	14.06	11.13	12.57	13.58	14.99	16.56	18.26	20.19	22.29	24.62	27.19	30.02	33.15	36.61	40.42	44.50	48.94	53.76	58.97	1414.20
INT	31.29	30.34	29.29	28.13	26.84	25.43	23.86	22.14	20.23	18.13	15.80	13.23	10.46	7.27	3.81						
TOTL	38.46	44.40	40.42	40.70	40.42	40.42	40.42	40.42	40.42	40.42	40.42	40.42	40.42	40.42	40.42	40.42	40.42	40.42	40.42	40.42	1414.20

PROJECT 10000 (K) LATERAL SEWER

YEAR	1987	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	TOTAL PRINCIPAL
PRIN	43.03	45.87	48.72	51.71	54.89	58.27	61.85	65.66	69.69	73.98	78.53	83.36	88.47	93.93	1417.55
INT	107.36	99.75	91.12	81.15	70.95	60.57	49.99	39.15	28.06	16.73	5.27				
TOTL	150.39	145.62	139.84	132.86	125.84	118.84	111.84	104.84	97.84	90.84	83.84	76.84	69.84	62.84	1417.55

PROJECT 10000 (L) STORM SEWER

YEAR	1985	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	TOTAL PRINCIPAL
PRIN	19.34	20.87	22.56	24.46	26.66	29.26	32.26	35.69	39.57	43.91	48.74	53.96	59.59	65.64	419.02
INT	28.40	31.95	35.75	39.86	44.26	48.96	53.96	59.26	64.86	70.76	76.96	83.46	90.26	97.36	
TOTL	47.74	52.82	58.31	64.32	70.92	78.22	86.25	94.95	104.43	114.67	125.70	137.42	149.85	163.00	419.02

PROJECT 03000 (M) WATER

YEAR	1983	1984	1985	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	TOTAL PRINCIPAL
PRIN	2.73	3.01	3.33	4.04	4.48	4.95	5.46	6.03	6.66	7.36	8.12	8.97	9.91	10.94	12.08	13.33	14.68	16.14	132.84
INT	7.30	7.97	8.75	9.62	10.56	11.56	12.62	13.76	14.96	16.22	17.56	18.96	20.42	21.94	23.52	25.16	26.86	28.62	
TOTL	10.03	10.98	12.08	13.66	15.04	16.51	18.08	19.79	21.62	23.58	25.68	27.93	30.34	32.88	35.54	38.34	41.28	44.36	132.84

PROJECT 03000 (N) WATER

YEAR	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	TOTAL PRINCIPAL		
PRIN	3.84	4.15	4.44	4.77	5.13	5.51	5.93	6.37	6.85	7.36	7.91	8.51	9.15	9.83	10.57	11.35	12.16	13.01	158.90
INT	7.76	7.22	6.91	6.58	6.22	5.84	5.42	4.98	4.50	3.99	3.44	2.84	2.20	1.52	0.78				
TOTL	11.60	11.37	11.35	11.35	11.35	11.35	11.35	11.35	11.35	11.35	11.35	11.35	11.35	11.35	11.35	11.35	11.35	11.35	158.90

~~See 2nd page~~
 See 2nd page

CITY OF WICHITA KANSAS - SPECIAL ASSESSMENTS FOR PARCEL

D - 40364

LOCATION:

AS OF 12/31/88

SEWERAGE/SOLID WASTE DEVELOPMENT CO LOT 15
16300 W. CENTRAL
WICHITA KS 67212

BLOCK 1

WILKINSON 2ND. ADD.

PROJECT NAME: FIRST TR 1967 END TR 2001 CUME 67-29-2 (W) WATER INTEREST RATE 6.15 % SERIES 710 TOTAL PRINCIPAL 1,054.39

YEAR	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
PRINC	51.75	65.58	69.61	73.87	78.43	83.26	88.38	93.81	99.58	105.71	112.21	119.11	126.43	134.21	142.46
INT	156.58	85.64	81.61	77.33	72.79	67.96	62.84	57.41	51.64	45.51	39.01	32.11	24.79	17.01	8.76
PAY	218.33	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22	151.22

2335.38

5347.99

47.81 24.11 191.28
 67.13 1.214 1,144.50
 11,315.98