

STATE OF KANSAS } 33
SEDGWICK COUNTY }
FILED FOR RECORD AT
1:00 P.M.

CERTIFICATE OF CORRECTIONS TO DESCRIPTION

WOODBIDGE 3RD. ADD.

JUN 2 1987

Wichita, Kansas

NO. 8 85679

PAT KETTLER
REGISTER OF DEEDS

Ed Peral
Deputy

STATE OF KANSAS }
COUNTY OF SEDGWICK }

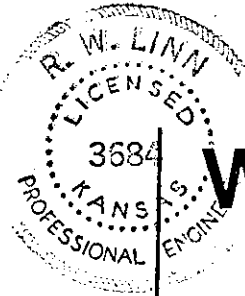
We, Professional Engineering Consultants, P.A., engineers in aforesaid county and state do hereby certify that a certain distance error exists on the plat drawing of Woodbridge 3rd Addition to Wichita, Sedgwick County, Kansas. The west line of Lot 43, Block 1 should be changed from 145.08 feet to 155.08 feet and the east line of Lot 51, Block 1, should be changed from 69.54 feet to 79.54 feet.

The accompanying drawing is a true and correct exhibit of the correction as noted.

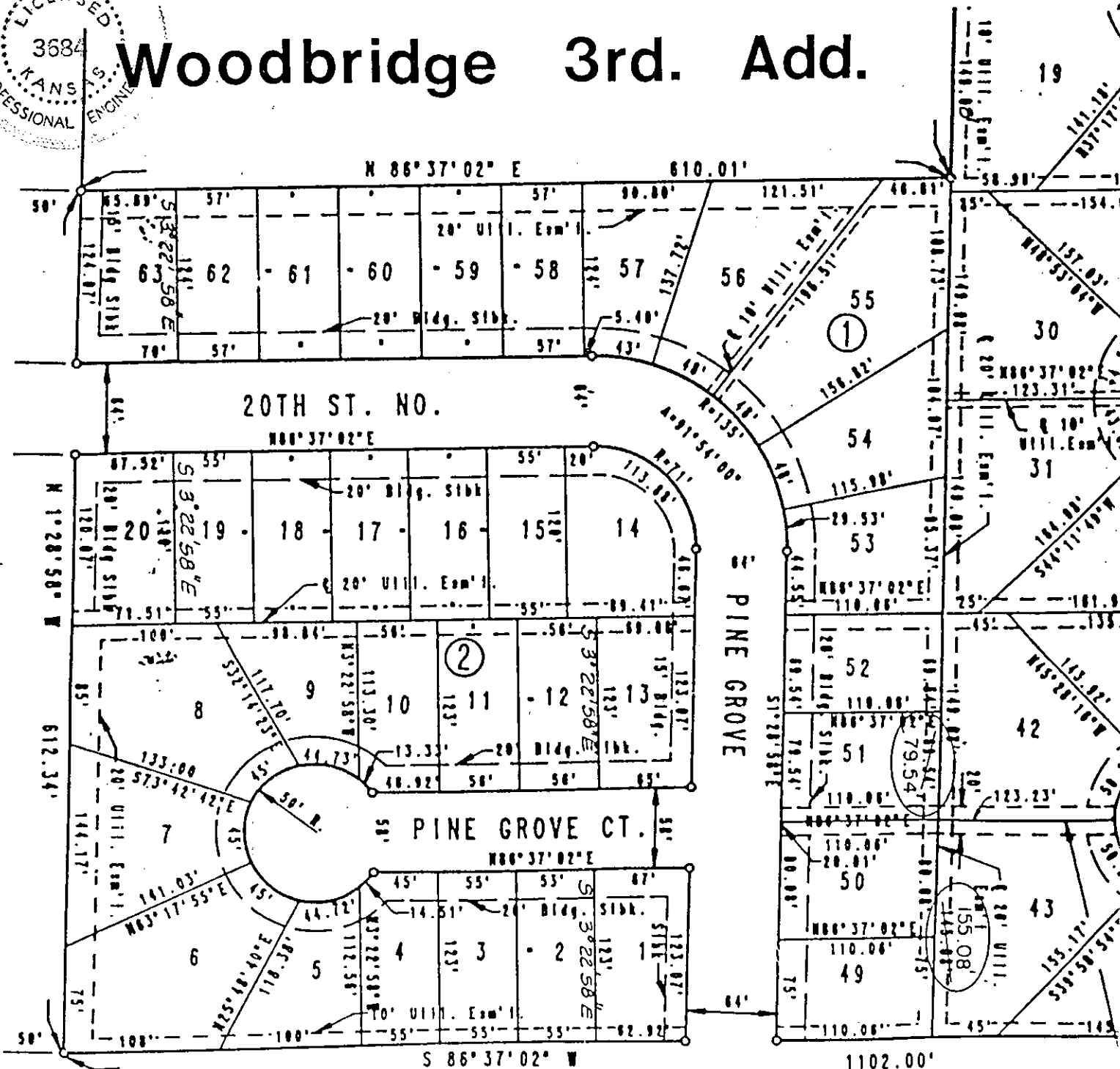
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Date June 1, 1987

By R. W. Linn
R.W. Linn, P.E. Lic. No. 3684



Woodbridge 3rd. Add.



copy

AFFIDAVIT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

Michael E. Lindebak, P.E., City Engineer for the City of Wichita, Kansas, being first duly sworn, on oath states:

I have examined the final plat of Woodbridge 3rd, an Addition to Wichita, Sedgwick County, Kansas, and have found that a certain distance error exists on the plat drawing showing the west line of Lot 43 and the east line of Lot 51 in Block 1 of said plat. The west line of Lot 43 should be changed from 145.08 feet to 155.08 feet and the east line of Lot 51 should be changed from 69.54 feet to 79.54 feet.

FURTHER AFFIANT SAITH NOT.

Michael E. Lindebak

Michael E. Lindebak, P.E.

Dated this 1st day of June, 1987

(SEAL)

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

Be it remembered that on this 1st day of June, 1987, before me, a Notary Public in and for said State and County, came Michael E. Lindebak, City Engineer for the City of Wichita, Kansas, 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.

Marsha K. Morrow
Notary Public

My appointment expires May 10 1989



S/D No.: 86-8 Name: WOODBRIDGE 3RD ADDITION

Preliminary Approved: 2/13/86
Scheduled S/D Meeting: 3/13/86

DESCRIPTION

General Location: On the west side of Parkridge, in an area south of 21st Street.

Owner: Inland Investment Company, Inc., 10300 W. Central, Wichita, KS 67212
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 20.7 Acres
 2. Number of Lots:
 - Residential: 83
 - Office:
 - Commercial:
 - Industrial:
 - Total: 83
 3. Minimum Lot Area: 6,600 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- 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 interior streets.
- D. The applicant shall guarantee construction of storm sewers required by the platting of this property.
- E. The applicant shall abandon existing water, sewer and paving petitions within that portion of Echo Hills Second Addition being replatted as Woodbridge Third Addition and pay any costs incurred by those projects.
- F. The applicant shall amend paving petitions for Parkridge and Parkridge Courts that were within Woodbridge Second.
- G. The applicant shall amend the water petition for Woodbridge Second.
- 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 vacate, by separate instrument, that part of Echo Hills 2nd Addition, at the southeast corner of 21st Street and 119th Street, which is not included within the perimeter of this replat.
- J. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).
- K. If reserves are indicated on the final plat tracing, then the platlor's text shall state the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. If reserves are indicated on the final plat tracing, 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.
- M. If reserves for drainage are platted, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- 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 Board of City Commissioners.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the drainage dedications acceptable or should these drainage areas be platted as reserves?

S/D No.: 86-8 Name: WOODBRIDGE 3RD ADDITION

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

DESCRIPTION

General Location: At 21st Street North and 119th Street West.
Owner: Inland Investment Company, Inc., 10300 W. Central, Wichita, KS 67212
Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 36.8 Acres
 2. Number of Lots:
 - Residential: 153
 - Office:
 - Commercial:
 - Industrial:
 - Total: 153
 3. Minimum Lot Area: 6,050 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- 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 interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- G. 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.
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- I. It is noted that the applicant desires to plat a 20-foot front yard building setback on all the residential lots within this plat. If this setback is not platted, the zoning text will require that a 25-foot setback be observed.
- J. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).
- K. In order to provide for the assignment of address numbers, an alternate street name shall be selected for Bella Vista Court adjacent to Lots 1 through 20, Block 2. Chambers Circle is recommended.
- L. The final plat shall label the centerline of the utility easements.

- M. It is recommended that the developer of this property consider guaranteeing the installation of a sidewalk on one side of 20th Street/Pine Grove/Bella Vista. The construction of a sidewalk on one side of this street would connect the future arterial sidewalk on 119th Street West with the collector sidewalk system to be constructed for Parkridge. The sidewalk may be included within the paving petition for 20th Street/Pine Grove/Bella Vista.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, what drainage improvements need to be guaranteed with this plat.
- Q. The representative from City Engineering should be prepared to comment on the effect this replat has on the existing paving petition for Parkridge. If a new petition is required, it shall provide for sidewalks on each side of this collector street.