

Pre-Sub June 19, 1984

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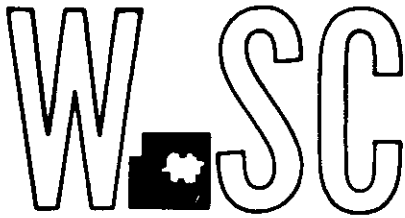
1. Miklos and Gabriella Lorik. Vacation of sewer and utility easement. No water problem.
2. Lagaly Addition. Final Plat. Item B, wells. No water problem.
3. Simon Industrial Park. Final Plat. Item B. Water to be extended from Park City. No Wichita Water available. No water problem.
4. Hadijski Second Addition. Final Plat. Existing 20" AC Water along Harry St. not shown on sketch plat. No water problem.
5. Brammer Addition. Final Plat. Plat now served. No water problem.
6. Andrew Walter Second Addition. Final Plat. Plat now served. No water problem.
7. Teal Cove 3rd Addition. Preliminary plat. Item B, mains to be extended. No water problem.
8. Woodland Estates. Preliminary plat. Item B, mains to be extended. Existing mains in Central. No water problem.
9. Northborough 3rd Addition. Preliminary Plat. Item B, mains to be extended. No water problem.
10. Golf Park West Addition. Final Plat. Item B, mains to be extended.
11. Westwind Addition. Preliminary Plat. Item A, mains to be extended. Nearest water at 17th and Woodchuck. No water problem.
12. Wolke Addition. Final Plat. Item C, wells, no city water available. No water problem.

Pre-Sub June 19, 1986

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13. Coleman Acres. Final Plat. Item A, mains to be extended. Existing 12" main in Sheridan; existing 8" main in Gou from 15th St, ending 6" NNL of #1921 N.Gou. No water problem.
14. Ralph Hamilton. Grant additional Utility Easement. No water problem.
15. Ernest Doyon and Glen Rupe. Street R/W Dedication. No water problem.
16. Community Psychiatric Centers. Grant Utility Easement. Easement is for water line. No water problems.
17. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

June 20, 1986



Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-59 - WESTWIND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 19, 1986, 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:

- 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 the improvements needed for the 21st Street North median, that are caused by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The Woodchuck street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- 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 a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a

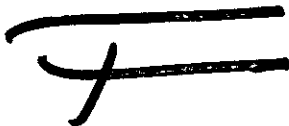
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58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

- I. The applicant shall obtain, by separate instrument, the off-site street dedication needed for the east half of Woodchuck Street.
- J. Since this property is adjacent to the Wichita City Limits, and the applicant proposes to plat lots which do not meet the 1 acre minimum lot area requirement of the R-1 county zoning district, approval of this preliminary plat is subject to annexation of this property into the City of Wichita. Annexation of the property must occur prior to this plat going to the City Commission.
- K. The final plat tracing shall indicate the platting of "access control except for one opening" to 21st Street North across the north line of Lot 1.
- L. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- 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 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).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Westwind Associates II, 727 N. Waco, Wichita, KS 67203
~~Mike~~ Lindebak, City Engineer
Jim Weber, County Engineer's Office

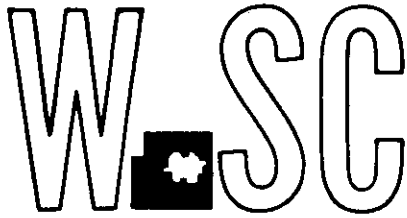
Pre Sub 12-4-80

12-4-80

1. Ferdinand Rogers. Location of plotted utility easement. No water problem.
2. Goodwin Development Co. Location of access control. No water problem.
3. Southglens Addition. Final Plat. Existing main in 30th St S. Existing main to be extended as required for development.
4. Amorado Estates Third Addition. Preliminary Plat. Item B, main to be extended. 12" main in Chaparral to be extended to Prairie Rd. and extended in North along the plat. Otherwise no water problem.
5. Triale 15" Grove Addition. Final Plat. Petition was filed for Harvest Chapel Addition to extend main in 55th to Seneca. Suggest main in Seneca to be extended to serve the plat.
6. Penstemon Fourth Addition. Final Plat. Item B, main to be extended. Main in Greenbriar Court should be tied off Greenbriar and also at Oxford to provide second feed to another independent source.
7. Goodland Estates 3rd Addition. Preliminary Plat. Main to be extended in Shannon Joy Court. No water problem.
8. Frank & Johnny's Addition. Preliminary Plat. Area now served by existing mains in 37th St N and East. No water problem.
9. World Impact Addition. Final Plat. No water problem. Any additional main required shall be extended observing required separation of water lines and sanitary sewers.

10. Dastlund 2nd Addition. Item A, main to be extended. Main to be extended from Goodluck (when available) and in 21st along the plat. Main in Goodluck to be extended as part of Dastlund 14th plat. DOST Assoc. designing a water line in 19th ending between Boyd & Trace. Miller Heights Addition. Final Plat. Item B, outside the city water service application, etc. required. No water problem.
11. Monterey Addition. Final Plat. Plat now served. ~~Item B~~ No water problem.
12. Kelly Addition. Final Plat. Existing main in Central may be used to serve this property because of the access control to Arapaho.
13. Spawson Investment Corporation. Grant utility easement. No water problem.
14. W.A. Michaelis, Jr. et al. Grant utility easement. No water problem.
15. Keith Anderson. Grant utility easement. No water problem.
16. Abbott and Troy McComb. Grant utility easement. No water problem.
17. Other Matters.

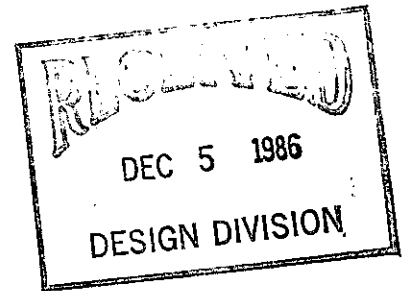
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 5, 1986



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

Re: Final Plat S/D 86-59 - WESTWIND 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 4, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- C
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- 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 the improvements needed for the 21st Street North median, that are caused by this plat. The extent of medial improvements will be less, if "complete access control" is dedicated to 21st Street North across the north line of Lot 1. If "complete access control" is dedicated, the plattor's text shall be amended on the final plat tracing.
 - D. The applicant shall guarantee the storm water sewers required by the platting of this property.
 - E. The applicant shall guarantee the paving of the proposed interior streets.
 - F. The Woodchuck street paving petition shall provide for the construction of sidewalks on each side of this collector street.
 - 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 a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. 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.
- I. The applicant shall obtain, by separate instrument, the off-site street dedication needed for the east half of Woodchuck Street.
- J. 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.
- K. Prior to this plat being submitted for scheduling before the City Commission, the applicant shall submit a revised drainage plan to City and County Engineering for review and approval. Drainage from this plat potentially impacts on both City and County drainage facilities.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. 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, December 11, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Westwind Associates II, 727 N. Waco, Wichita, KS 67203
Mike Lindebak, City Engineer
Jim Weber, County Engineering

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-59 Name: WESTWIND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/19/86

DESCRIPTION

General Location: West side of Woodchuck, in an area south of 21st Street.
Owner: Westwind Associates II, 727 N. Waco, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 330 Laura, Wichita, KS 67211

1. Gross Acreage of Plat: 16.9 Acres
 2. Number of Lots:
 - Residential: 52
 - Office:
 - Commercial:
 - Industrial:
 - Total: 52
 3. Minimum Lot Area: 6,600 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "AA" After Annexation.
-

STAFF COMMENTS:

NOTE: The applicant's agent has advised that Lot 1 is being platted for the future site of a church.

- 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 the pavement of the 21st Street North median, adjacent to the north line of the plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The Woodchuck street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- 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 a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. 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.
- I. The applicant shall obtain, by separate instrument, the off-site street dedication needed for the east half of Woodchuck Street.
- J. Since this property is adjacent to the Wichita City Limits, and the applicant proposes to plat lots which do not meet the 1 acre minimum lot area requirement of the R-1 county zoning district, approval of this preliminary plat is subject to annexation of this property into the City of Wichita. Annexation of the property must occur prior to this plat going to the City Commission.
- K. The final plat tracing shall indicate the platting of "complete access control" to 21st Street North across the north line of Lot 1.
- L. 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.

- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-59 Name: WESTWIND 2ND ADDITION

Preliminary Approved: 6/19/86
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: West side of Woodchuck, in an area south of 21st Street.
Owner: Westwind Associates II, 727 N. Waco, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 330 Laura, Wichita, KS 67211

1. Gross Acreage of Plat: 16.9 Acres
 2. Number of Lots:
 - Residential: 52
 - Office:
 - Commercial:
 - Industrial:
 - Total: 52
 3. Minimum Lot Area: 6,600 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

NOTE: The applicant's agent has advised that Lot 1 is being platted for the future site of a church. The name of this plat has been changed to Westwind 2nd Addition, as there is already a Westwind Addition.

- 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 the improvements needed for the 21st Street North median, that are caused by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The Woodchuck street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- 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 a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. 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.
- I. The applicant shall obtain, by separate instrument, the off-site street dedication needed for the east half of Woodchuck Street.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

File

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING

DATE December 4, 1987

TO Forrest Nagley, Senior Planner

FROM Vicky Huang, Subdivision Engineer

SUBJECT Westwind 2nd Addition

Attached is a covenant that we received from the developer restricting development on this addition until off-site drainage right-of-way becomes available. This is satisfactory in lieu of the off-site drainage easement required by the approved drainage plan.

Should you have any questions, please call me at 4236.

Vicky Huang
Vicky Huang, P.E.
Subdivision Engineer

VH:cp

Attachment

EXECUTED the day and year first above written.

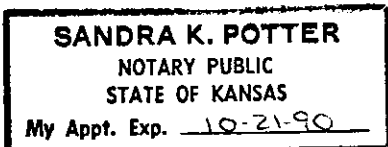
WESTWIND ASSOCIATES II

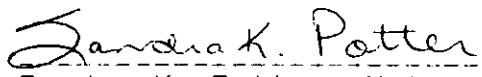

Leonard E. Marotte, General Partner

STATE OF KANSAS)
SEDGWICH COUNTY) SS:

BE IT REMEMBERED, that on this 25th day of November, 1987, before me, the undersigned, a Notary Public, in and for the County and State aforesaid; came Leonard E. Marotte, General Partner of Westwind Associates II, 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 saem.

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




Sandra K. Potter, Notary Public

COVENANT

This declaration made this 25th day of November 1987 by Westwind Associates II, a Kansas General Partnership hereinafter called Declarant whereas Declarant is the owner of the following described property:

The NE 1/4 of the NW 1/4 of Sec. 9, twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas except that part described as beginning at the N.W. Corner of the NE 1/4, NW 1/4 of said Sec. 9; thence bearing N. 90 00'00" E. along the North line of said NW 1/4 a distance of 716.14 feet; thence bearing S. 00 20'39" W. a distance of 1316.11 feet to a point on the South line of the NE 1/4 of said NW 1/4; thence bearing S.89 51'29" W. a distance 724.80 feet to the S.W. Corner of the NE 1/4 of said N.W. 1/4; thence bearing N.00 43'13"E. a distance of 1318.00 feet to the point of beginning and as platted, Lots 1 through 52 inclusive, Westwind 2nd Addition, Wichita, Kansas

And whereas Declarant is in the process of platting such as a Westwind 2nd Addition.

Now therefore, Declarant hereby declares and covenants

1. That Declarant shall not do any development or construction on such property until it satisfies the offsite drainage requirement as required by the City of Wichita Engineer's office. If and when the property to the East (N1/2 NE1/4, Section 9, Twp 27 S R1 W) is platted with the street providing drainage as required by the Westwind 2nd Addition plat, then this covenant shall be void and no further force or effect.
2. This covenant shall be binding on the owner its heirs or successors or assigns and is a covenant running with land and is binding on all successors in title to the lots to be platted in Westwind 2nd Addition.

To
Vicky
~~Westwind 2nd~~
File

COVENANT

This declaration made this 29th day of January, 1988, by Alta Vista Development Company, a Kansas General Partnership hereinafter called Declarant whereas Declarant is the owner of the following described property:

The NE 1/4 of the NW 1/4 of Sec. 9, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, except that part described as beginning at the N.W. Corner of the NE 1/4, NW 1/4 of said Sec. 9; thence bearing N 90°00'00" E, along the North line of said NW 1/4 a distance of 716.14 feet; thence bearing S 00°20'39" W, a distance of 1316.11 feet to a point on the South line of the NE 1/4 of said NW 1/4; thence bearing S 89°51'28" W, a distance of 724.80 feet to the S.W. Corner of the NE 1/4 of said NW 1/4; thence bearing N 00°43'13" E, a distance of 1318.00 feet to the point of beginning and as platted: Lots 1 through 52 inclusive, Westwind 2nd Addition, Wichita, Kansas

And whereas Declarant is in the process of platting Westwind 2nd Addition.

Now therefore, Declarant hereby declares and covenants

1. That Declarant shall not do any development or construction on such property until the property to the east (N 1/2 NE 1/4 Sec. 9, Twp. 27-S, R-1-W) is platted which shall provide both the appropriate right-of-way for streets and for drainage as required by the Westwind 2nd Addition platting requirements by the Wichita City Engineers office. At such time as the appropriate plat is recorded, thereby dedicating the necessary right-of-way, this covenant shall be void and no further in force or effect.
2. This covenant shall be binding on the owner its heirs or successors or assigns and is a covenant running with land and is binding on all successors in title to the lots to be platted in Westwind 2nd Addition.

EXECUTED the day and year first above written.

ALTA VISTA DEVELOPMENT COMPANY

Leonard E. Marotte

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

BE IT REMEMBERED, that on this 29th day of January, 1988, 1988, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Leonard E. Marotte, General Partner of Alta Vista Development Company, 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 TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Mildred E. Franz
Notary Public

My Commission Expires February 3, 1991

MILDRED E. FRANZ
NOTARY PUBLIC
STATE OF KANSAS