

~~Vicki
Chris
Younkew~~

June 16, 1988

Michael E. Lindebak, P.E.
City Engineer
7th Floor - City Hall
455 North Main
Wichita, KS 67202

Dear Mr. Lindebak:

Wilderness 4th Addition

Attached are the Letters of Credit and Affidavits for the following projects:

1. Lateral 48, Main 22, W.I.S.
Project No. 468 76 245 81805
2. Water Distribution System
Project No. 448 76 245 88283
3. Paving Wilderness Circle and Wilderness Court
Project No. 472 76 245 81769

We request that the City proceed with the construction of these projects at the earliest possible date. We also request that a 10-day start be utilized in the contracts for the sanitary sewer and water line projects and that these two projects (sewer and water) be grouped into one project for bid and construction purposes.

We also request that the City enter into a two-party contract with Professional Engineering Consultants, P.A., to perform the design engineering services. PEC provided the engineering services in connection with the platting of Wilderness 4th Addition.

If additional information is necessary, please contact me.

Very truly yours,

by: *Larry A. Chambers*
Larry A. Chambers, President

LAC:lg
Enclosures

cc: Dick Linn, PEC
Ron Pletcher, PEC
Terry Smythe

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

We, SLAWSON INVESTMENT CORPORATION, owner of
(give name of proposed plat, if appropriate) _____
Wilderness 4th Addition

do hereby certify that petitions for the following improvements have
been submitted to the City Council of the City of Wichita, Kansas:

1. Sanitary Sewer
2. Water
3. Streets & Storm Sewers
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for improvements,
lots or portions thereof within Wilderness 4th
Addition may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 12th day of January, 19 88.

SLAWSON INVESTMENT CORPORATION

Larry A. Chambers
Larry A. Chambers, Vice President

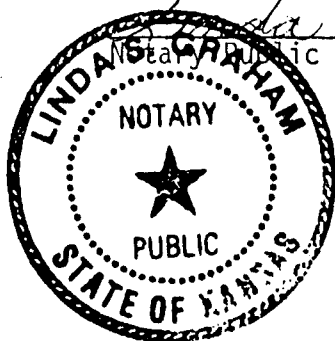
City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 12th day of January,
19 88, before me, a notary public in and for said County and State,
came Larry A. Chambers, Vice President, to me personally known to be
the same person who executed the foregoing instrument of writing and duly
acknowledged the execution of same.

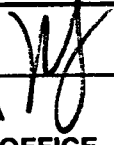
In Testimony Whereof, I have hereunto set my hand and affixed
my notarial seal the day and year above written.

Linda S. Graham
Notary Public Linda S. Graham

My Commission Expires:
2/9/90



TRANSMITTAL

| | |
|---|--|
| TO: <u>Controllers Office</u> _____ _____ _____ | FROM: <u>Mike Lindebak</u>  CITY OF WICHITA CITY ENGINEER'S OFFICE 455 N. MAIN, 7TH FLOOR WICHITA, KANSAS 67202 TELEPHONE: <u>2158</u> or (316) 268-4501 |
| ATTENTION: <u>Addison DeAllie</u> | |

PROJECT TITLE: See below.

| | |
|------------------------|--------------|
| PROJECT NUMBER: | DATE: |
|------------------------|--------------|

THE FOLLOWING ITEMS ARE BEING TRANSMITTED TO YOU:

Plans, prints or tracings Specifications Certificate of Insurance Petition

Change order Correspondence Agreement form

Other Letters of Credit.

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

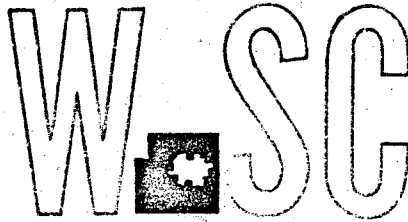
Other _____

COMMENTS: See attachment.

- 472 76 245 81769 000 000 001 - Paving Wilderness Circle and Wilderness Court (Letter of Credit No. 2573 - \$59,500.00) (Key Nos. C-47626 through C-47650)
- 468 76 245 81805 000 000 001 - Lateral 48, Main 22, War Industries Sewer (Letter of Credit No. 2572 - \$35,000.00) (Key Nos. C-47627 through C-47648)
- 448 76 245 88283 000 000 001 - Water Distribution System to serve a part of Wilderness 4th Addition (Letter of Credit No. 2571) (Key Nos. C-47626 through C-47650)
- 472 76 245 81810 000 000 001 - Paving Ridgepoint Circle and Ridgepoint Court (Letter of Credit No. 3409 - \$33,250.00) (Key Nos. AT-1638 through AT-1652 and D-42936 and D-42937)
- 468 76 245 81854 000 000 001 - Lateral 271 Southwest Interceptor Sewer (Letter of Credit No. 3407 - \$20,300.00) (Key Nos. AT-1638 through AT-1652 and D-42936 through D-42938)
- 468 76 245 81855 000 000 001 - Storm Water Sewer No. 366 (Letter of Credit No. 3410 - \$47,250.00) (Key Nos. AT-1638 through AT-1652; D-42931 through D-42940; D-41380 through D-41385)
- 448 76 245 88313 000 000 001 - Water Distribution System to serve Autumn Ridge 2nd Addition (Letter of Credit No. 3408 - \$10,850.00) (Key Nos. AT-1638 through AT-1652 and D-42936 through D-42938)

7014J

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 20, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-112 - WILDERNESS 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 19, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- 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 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.

WICHITA — SEDGWICK COUNTY

Final Plat S/D 87-112 - WILDERNESS 4TH ADDITION

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- G. 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.
- H. The applicant shall submit a copy of the instrument which establishes the KANEB easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. On the final plat tracing, the recording information for the pipeline easement shall be referenced.
- K. On the final plat tracing, the required minimum building pad elevation shall be expressed in both mean sea level and city datum. The minimum building pad shall not only be stated in the plat's text, but also noted on the face of the plat.
- L. On the final plat tracing, the rear lot line utility easement on Lots 8 through 16 shall be expanded in order to avoid the 40-foot gap between the 10-foot easement on the western tier of lots and the 10-foot easement on the eastern tier of lots. This extra wide utility easement is needed to provide room for utilities without removing the existing hedgerow. The language in the plat's text regarding one lot's right to cross another lot with utility connections shall be deleted from the final plat tracing.
- M. 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 structure constructed on subject property.
- N. The final plat shall indicate the utility easements requested by K.G.&E.
- O. 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.
- P. 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.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-112 - WILDERNESS 4TH ADDITION
Page 3

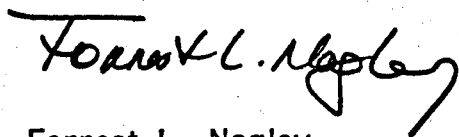
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. 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.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 23, 1987 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: Larry Chambers, Slawson Investment Corporation, 8100 E. 22nd St.
N.,

Bldg. 1900, Wichita, KS 67226
/ Mike Lindebak, City Engineer

Date: 11-04-1987

Time: 11:19:59

Interactive Coordinate Geometry
P.E.C. Version 4.01

Directory: wildy.proj
Project Number: 36-87000

* WILDERNESS 4TH. AREA 11-4-87

abr 16 0

80 13 18 16 17 27 46 47 41 110 145 144 179 180 68 79

From Pt. = 13 to Pt. = 18 Distance = 341.323 Ft.

From Pt. = 13 to Pt. = 18 Bearing = 88 - 3 - 20.0000 Quad. = 2

From Pt. = 18 to Pt. = 16 Distance = 21.240 Ft.

From Pt. = 18 to Pt. = 16 Bearing = 21 - 37 - 53.0000 Quad. = 1

From Pt. = 16 to Pt. = 17 Distance = 159.310 Ft.

From Pt. = 16 to Pt. = 17 Bearing = 88 - 3 - 20.0000 Quad. = 2

From Pt. = 17 to Pt. = 27 Distance = 255.723 Ft.

From Pt. = 17 to Pt. = 27 Bearing = 21 - 37 - 51.3105 Quad. = 3

From Pt. = 27 to Pt. = 46 Distance = 515.651 Ft.

From Pt. = 27 to Pt. = 46 Bearing = 0 - 52 - 6.9998 Quad. = 2

From Pt. = 46 to Pt. = 47 Distance = 127.279 Ft.

From Pt. = 46 to Pt. = 47 Bearing = 44 - 7 - 53.0002 Quad. = 3

From Pt. = 47 to Pt. = 41 Distance = 224.000 Ft.

From Pt. = 47 to Pt. = 41 Bearing = 89 - 7 - 53.0002 Quad. = 3

From Pt. = 41 to Pt. = 110 Distance = 488.625 Ft.

From Pt. = 41 to Pt. = 110 Bearing = 69 - 7 - 53.0000 Quad. = 3

From Pt. = 110 to Pt. = 145 Distance = 187.099 Ft.

From Pt. = 110 to Pt. = 145 Bearing = 31 - 19 - 35.0452 Quad. = 4

From Pt. = 145 to Pt. = 144 Distance = 110.000 Ft.

From Pt. = 145 to Pt. = 144 Bearing = 5 - 1 - 5.8505 Quad. = 1

From Pt. = 144 to Pt. = 179 Distance = 284.232 Ft.

From Pt. = 144 to Pt. = 179 Bearing = 31 20 - 10.0000 Quad. = 1

| | | |
|-----------------------------|-----------------------------|--------------------------|
| From Pt. = 179 to Pt. = 180 | Distance = | 141.969 Ft. |
| From Pt. = 179 to Pt. = 180 | Bearing = 89 - 5 - 37.0248 | Quad. = 1 |
| From Pt. = 180 to Pt. = 68 | Distance = | 61.453 Ft. |
| From Pt. = 180 to Pt. = 68 | Bearing = 0 - 52 - 6.9998 | Quad. = 4 |
| From Pt. = 68 to Pt. = 79 | Distance = | 119.648 Ft. <i>chord</i> |
| From Pt. = 68 to Pt. = 79 | Bearing = 15 - 50 - 48.0002 | Quad. = 1 |
| From Pt. = 79 to Pt. = 80 | Distance = | 151.679 Ft. |
| From Pt. = 79 to Pt. = 80 | Bearing = 57 - 26 - 16.9999 | Quad. = 4 |
| From Pt. = 80 to Pt. = 13 | Distance = | 344.888 Ft. |
| From Pt. = 80 to Pt. = 13 | Bearing = 44 - 7 - 53.0002 | Quad. = 1 |

Total Area = 604023.561 Sq.Ft. 13.866 Acres
 spl 68 79 208

| | | |
|-------------------------------|----------------|-------------|
| Segment from Pt. 68 to Pt. 79 | Radius = | 208.000 Ft. |
| Chord Length = | 119.648 Ft. | |
| Arc Length = | 121.362 Ft. | |
| Segment Area = | 704.065 Sq.Ft. | 0.016 Acres |

Total Area = 604727.626 Sq.Ft. 13.883 Acres
 eo111-04-1987 11:23:36

NOVEMBER 19, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 5/12/83)

CASE NUMBER: S/D 87-112 - WILDERNESS 4TH ADDITION

OWNER/APPLICANT: Slawson Investment Corporation

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: In an area south of 29th Street North and west of Webb.

SITE SIZE: 13.9± Acres

NUMBER OF LOTS:

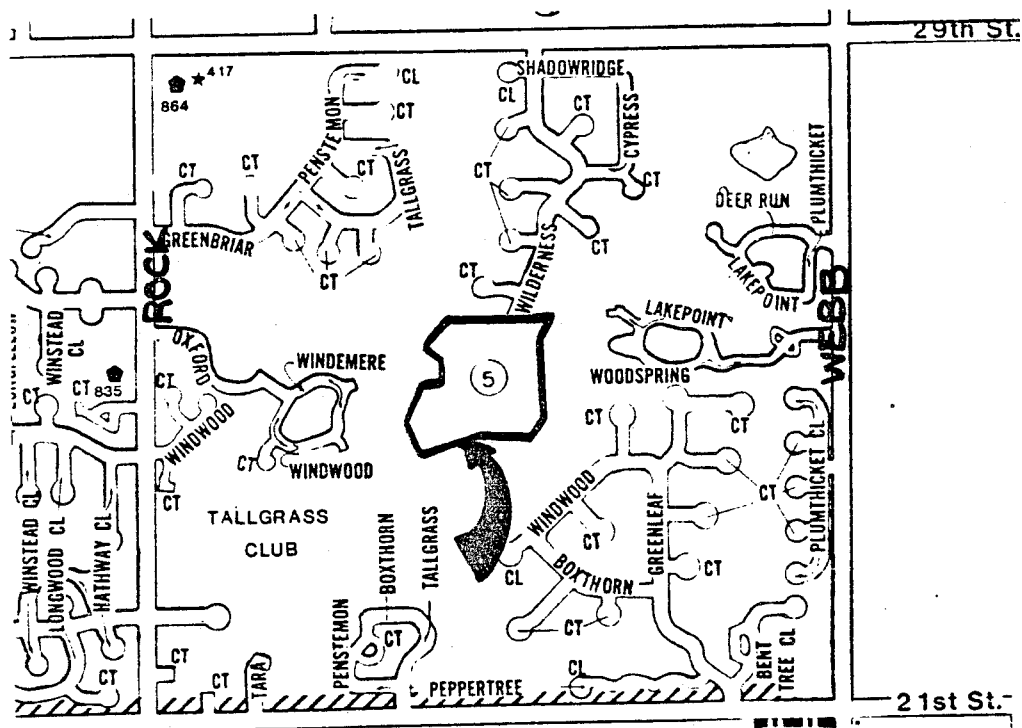
| | |
|--------------|----|
| Residential: | 25 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 25 |

MINIMUM LOT AREA: 12,170 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (DP-96)

VICINITY MAP:



WILDERNESS 4TH ADDITION

Page 2

STAFF COMMENTS:

NOTE: This final plat represents the fourth final plat for an overall preliminary plat approved by the Subdivision Committee on May 12, 1983. This property is subject to the provisions of the Tallgrass Community Unit Plan (DP-96).

- 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 paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- 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 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.
- G. 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.
- H. The applicant shall submit a copy of the instrument which establishes the KANEB easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
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WILDERNESS 4TH ADDITION

Page 3

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- 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. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

| | | |
|-------------|---------------|---------------|
| Pt.No. = 1 | 5000.000000 N | 5000.000000 E |
| Pt.No. = 2 | 4440.633500 N | 4935.660300 E |
| Pt.No. = 3 | 6868.383600 N | 4956.010400 E |
| Pt.No. = 4 | 2311.377979 N | 5640.762935 E |
| Pt.No. = 5 | 2311.269004 N | 5940.764617 E |
| Pt.No. = 6 | 2876.564447 N | 5304.904501 E |
| Pt.No. = 7 | 2871.171314 N | 5464.142753 E |
| Pt.No. = 8 | 2856.789925 N | 5297.093410 E |
| Pt.No. = 9 | 2859.099624 N | 5229.142661 E |
| Pt.No. = 10 | 2865.783507 N | 5032.357389 E |
| Pt.No. = 13 | 2868.380490 N | 4956.010294 E |
| Pt.No. = 16 | 2876.543408 N | 5304.966758 E |
| Pt.No. = 17 | 2871.137949 N | 5464.185026 E |
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| Pt.No. = 19 | 2859.165604 N | 5229.202898 E |
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| Pt.No. = 22 | 2608.629926 N | 5860.821063 E |
| Pt.No. = 23 | 2599.299682 N | 5245.421721 E |
| Pt.No. = 24 | 2264.338177 N | 5250.500169 E |
| Pt.No. = 25 | 2598.329471 N | 5181.439076 E |
| Pt.No. = 26 | 2263.367967 N | 5186.507522 E |
| Pt.No. = 27 | 2633.423334 N | 5369.918729 E |
| Pt.No. = 28 | 2564.303704 N | 5245.952305 E |
| Pt.No. = 29 | 2566.198646 N | 5370.937941 E |
| Pt.No. = 30 | 2349.328410 N | 5249.211607 E |
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| Pt.No. = 33 | 2463.344984 N | 5183.475614 E |
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| Pt.No. = 36 | 2573.332344 N | 5181.808064 E |
| Pt.No. = 37 | 2571.437401 N | 5056.822428 E |
| Pt.No. = 38 | 2225.438741 N | 5219.036256 E |
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| Pt.No. = 40 | 2025.461724 N | 5222.118164 E |
| Pt.No. = 41 | 2023.081676 N | 5065.136206 E |
| Pt.No. = 42 | 2146.486239 N | 5063.265234 E |
| Pt.No. = 43 | 2151.246335 N | 5377.229151 E |
| Pt.No. = 44 | 2204.202282 N | 5264.352278 E |
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| Pt.No. = 50 | 2777.120205 N | 5268.863001 E |
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| Pt.No. = 57 | 2487.106041 N | 4868.079164 E |
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| Pt.No. = 59 | 2110.663287 N | 4873.786520 E |
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| Pt.No. = 64 | 2199.709067 N | 4742.421531 E |
| Pt.No. = 65 | 2078.237097 N | 4788.730931 E |
| Pt.No. = 66 | 2132.432283 N | 4768.069814 E |
| Pt.No. = 67 | 2200.800554 N | 4814.413258 E |
| Pt.No. = 68 | 2424.101893 N | 4811.027722 E |
| Pt.No. = 69 | 2572.086749 N | 4869.712673 E |
| Pt.No. = 70 | 2686.751291 N | 4980.952419 E |
| Pt.No. = 71 | 2740.181191 N | 5104.607449 E |
| Pt.No. = 72 | 2670.150586 N | 5055.325810 E |
| Pt.No. = 73 | 2737.178228 N | 5074.794419 E |
| Pt.No. = 74 | 2695.892028 N | 4990.512596 E |
| Pt.No. = 75 | 2865.163682 N | 5050.761663 E |
| Pt.No. = 76 | 2804.595808 N | 4894.130842 E |
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| Pt.No. = 78 | 2719.092352 N | 4811.181349 E |
| Pt.No. = 79 | 2539.202989 N | 4843.699328 E |
| Pt.No. = 80 | 2120.000000 N | 4715.000000 E |

Pt. No. = 52 2224.981146 N
Pt. No. = 53 2201.479807 N
Pt. No. = 54 2199.709067 N
Pt. No. = 55 2078.237077 N
Pt. No. = 56 2132.432263 N
Pt. No. = 57 2200.900554 N
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Pt. No. = 62 2670.150536 N
Pt. No. = 63 2737.178220 N
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Pt. No. = 65 2865.163682 N
Pt. No. = 66 2804.595908 N
Pt. No. = 67 2618.565521 N
Pt. No. = 68 2719.072352 N
Pt. No. = 69 2539.202989 N
Pt. No. = 70 2620.838554 N
Pt. No. = 71 2203.953739 N
Pt. No. = 72 2343.582943 N
Pt. No. = 73 2345.856875 N
Pt. No. = 74 2553.233342 N
Pt. No. = 75 2469.676609 N
Pt. No. = 76 2007.918158 N
Pt. No. = 77 2126.767035 N
Pt. No. = 78 2072.873704 N
Pt. No. = 79 1932.733739 N
Pt. No. = 80 2055.082397 N
Pt. No. = 81 2101.802385 N
Pt. No. = 82 2126.859428 N
Pt. No. = 83 2455.378010 N
Pt. No. = 84 2545.395267 N
Pt. No. = 85 2477.687068 N
Pt. No. = 86 2416.037701 N
Pt. No. = 87 2367.733905 N
Pt. No. = 88 2329.561297 N
Pt. No. = 89 2191.402096 N
Pt. No. = 90 2127.214929 N
Pt. No. = 91 2077.872357 N
Pt. No. = 92 1926.099848 N
Pt. No. = 93 1865.956185 N
Pt. No. = 94 2342.703690 N
Pt. No. = 95 2340.429758 N
Pt. No. = 96 2357.940779 N
Pt. No. = 97 2306.065563 N
Pt. No. = 98 2150.467642 N
Pt. No. = 99 2106.176074 N
Pt. No. = 100 1849.020593 N
Pt. No. = 101 2055.410642 N
Pt. No. = 102 1989.206620 N
Pt. No. = 103 1778.485665 N
Pt. No. = 104 1983.454213 N
Pt. No. = 105 2317.005779 N
Pt. No. = 106 2851.339578 N
Pt. No. = 107 2860.849912 N
Pt. No. = 108 2670.008648 N
Pt. No. = 109 2860.707372 N
Pt. No. = 110 2708.945333 N
Pt. No. = 111 2684.589653 N
Pt. No. = 112 2635.656114 N
Pt. No. = 113 2620.332386 N
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