

PLAT NO. S/D 77-26 MAP NO. 5850
NAME WOODLAWN PLACE 3rd ADDITION
LOCATION: East of Edgemoor, between 22nd St. North
and Mainsgate.
ENGINEER Reiss & Goodness Engineers
OWNER Fidelity Development, Inc.
APPLICATION FILED 2-28-77
SKETCH PLAT FILED _____
PRELIMINARY FILED 2-28-77
S/D ACTION 3-10-77 approve
FINAL FILED 3-28-77
S/D ACTION 4-7-77 approved
MAPC ACTION 4-14-77 Approved
ECC ACTION 7-19-77 Approved
RECORDED August 7, 1977
REMARKS _____

S/D 77-26 - WOODLAWN PLACE 3RD
ADDITION - East side of Edgemoor,
between 22nd St. North & Mainsgate
by Reiss & Goodness Engineers.

*Noted
3-2-77*

ACTION

	DATE
S/D COMMITTEE (Belin) <u>approve</u>	<u>3-10-77</u>
S/D (Finne) <u>approve</u>	<u>4-7-77</u>
M.A.P.C. <u>Approved</u>	<u>4-14-77</u>
B.C.C. RECEIVED <u>Approved</u>	<u>7-14-77</u>

Map No. 5850
Sec. No. 1
Twp. No. 27
Range 1E

Subdivision Report and Progress

S/D No.: 77-26

Name: WOODLAWN PLACE 3RD ADDITION

General Location: East side of Edgemoor, between 22nd St. North & Mainsgate

Owner: Fidelity Development Inc
Address: 229 So. Market, 67202 Phone: 265-2261
Subdivider: Same as Owner
Address: _____ Phone: _____
Engineer/Surveyor: Reiss and Goodness Engineers
Address: 2160 West 21st St. Wichita, Ks. 67203 Phone: 832-0231

Application Received 2-28-77
Conf. with Applicant _____
Sketch Plat Received _____
Present Zoning R-5
Proposed Zoning AA
Letter of Intent _____

FINAL PLAT RECEIVED 3-29-77
S/D Comm. Action 4-7-77 Approve

PREL. PLAT RECEIVED 2-28-77
S/D Comm. Action 3-10-77 Approve

Dept. Report on Final _____
M.A.P.C. ACTION 4-14-77 Approved
Dept. Report on Final _____
Letter on Irons Received _____
Title/Taxes Rec'd & Reviewed 6-30-77
Final Review _____
Referral to B.C.C. _____

Dept. Report on Prel. _____

B.C.C. ACTION 7-19-77 Approved

TRACING PROGRESS:
Received 6-9-77
Released _____
Received _____
Released _____

Recorded August 9, 1977

Comments:

7-25-77 called Kenniff to pick up plat for recording

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

*S/D 77-26
no zone case
8-12-77*

WOODLAWN PLACE 3RD ADDN ADDITION was

filed for record on 8-9-77

Robert J. McCarty
Register Of Deeds

T9-328

T9-302 (2)

Sidewalk card made up July 15, 1977

Form 10-021

PAYMENT NOTICE

City of Wichita
PAY AT TREASURER'S OFFICE - SECOND FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer	\$236.00	

DESCRIPTION	AMOUNT
-------------	--------

Name *David - Grodner - Publicly Corp*

Address *229 E Market*

Type	Due Date
------	----------

Comments:

Date	By
------	----

August 30, 1979

Donald C. Gisick, City Clerk
Louise Olivarez, Senior Planner

Release of irrevocable letters of credit for
Woodlawn Place 3rd Addition

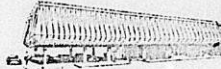
On July 19, 1977, the Board of City Commissioners approved the plat of Woodlawn Place 3rd Addition and received and filed five associated letters of credit. Two of the letters were released in October, 1977 (\$47,000 for sanitary sewers; \$230,000 for streets) and the other three may now be released (\$30,000 for drainage; \$50,100 for water; \$26,000 for sidewalks). These letters of credit were submitted by Fidelity Development, Inc. and were issued by Fidelity Investment Company.

Attached is a letter from Ivan Salyer requesting the return of these letters of credit. If you have any questions about this matter, please call.

Louise Olivarez
Senior Planner

cc: Ivan Salyer, President, Fidelity Inv. Company, 229 S.
Market, 67202

FIDELITY INVESTMENT COMPANY
AN AFFILIATE OF FIDELITY SAVINGS



Incorporated 1905
229 SOUTH MARKET ■ WICHITA, KANSAS 67202 ■ (316) 265-2261
Branch Office — 3100 Gage, Topeka, Kansas 66614, (913) 273-2687

August 22, 1979

RECEIVED

AUG 23 1979

METROPOLITAN PLANNING
ROUTE 13

Mr. Jack Galbraith
Chief Planner
Metropolitan Area Planning Dept.
455 North Main
Wichita, Kansas 67202

Re: Woodlawn Place Third Addition

Dear Jack:

According to our records, more than 35% of the lots of Woodlawn Place 3rd Addition have been sold and building permits taken out on these lots. It is our understanding that Letters of Credit can be released if such is the case.

We, therefore, request that you cancel and return the following letters of credit:

1. Letter of Credit #107 dated June 17, 1977 in the amount of \$50,100.00.
2. Letter of Credit #108 dated June 17, 1977 in the amount of \$26,000.00.
3. Letter of Credit #110 dated July 5, 1977 in the amount of \$30,000.00.

Yours very truly,

Ivan P. Salyer
President

H. MARVIN BASTIAN
Chairman of the Board
IVAN P. SALYER IPS:sm
President
FRED MUENCHRATH
Senior Vice President
FRANK L. SCOTT
Vice President
DONALD L. DAY
Comptroller and Treasurer
HUGH M. McCCLURE
Secretary



FHA, GI, CONVENTIONAL, COMMERCIAL, FARM LOANS AND PROPERTY MANAGEMENT

B.C.C.

8-30-77

street Lat 35 Min 5 55 23

Lat 36 Min 5 55 23

streets
Aysbury Circle
Croyden Circle
Kentford Circle
Edgemore Drive
Lancon

suburbs
Aysbury
Croyden
Kentford
Lancon

9-19-78 Water lines are in

B.C.C. accepted petitions for

8-30-77

October 27, 1977

Donald C. Gisick, City Clerk

Curtis L. Newby, Junior Planner

S/D 77-26 Woodlawn Place Third Addition

The above referred to plat was approved by the Board of City Commissioners on July 19, 1977. Also accepted at that time were two irrevocable letters of credit, one in the amount of \$47,000 for construction of sanitary sewer lines, Credit #106, and the second in the amount of \$230,000 for construction of streets, Credit #109.

On August 30, 1977, we forwarded several petitions to you which replaced the above referenced letters of credit. It is our understanding that these petitions were subsequently approved by the Board of City Commissioners and, therefore, the two letters of credit being held in your office may now be released to the applicant, Fidelity Investment Company. See copy of their letter requesting release attached herewith.

If you have any questions concerning this matter, please call.

Curtis L. Newby
Junior Planner

Robert A. Lakin
Director of Planning

CLN:et
cc: Fidelity Investment Company

FIDELITY INVESTMENT COMPANY
AN AFFILIATE OF FIDELITY SAVINGS



Incorporated 1905
229 SOUTH MARKET ■ WICHITA, KANSAS 67202 ■ (316) 265-2261
Branch Office — 3100 Gage, Topeka, Kansas 66614, (913) 273-2687

October 14, 1977

Mr. Jack Galbraith
Chief Planner
Metropolitan Area Planning Dept.
455 North Main
Wichita, Kansas

Re: Irrevocable Letters of Credit
Woodlawn Place Third Addition

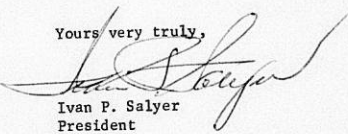
Dear Jack:

The Fidelity Development Company has petitioned the streets and sanitary sewer lines in connection with captioned subdivision.

We, therefore, request that you cancel and return the following letters of credit:

1. Letter of Credit #106 dated June 17, 1977 in the amount of \$47,000.
2. Letter of Credit #109 dated June 17, 1977 in the amount of \$230,000.

Yours very truly,


Ivan P. Salyer
President

H. MARVIN BASTIAN
Chairman of the Board
IVAN P. SALYER IPS:sm
President
FRED MUENCHRATH
Senior Vice President
DAVID B. OSBURN
Vice President
DONALD L. DAY
Controller and Treasurer
HUGH M. McCLURE
Secretary
FRANK L. SCOTT
Asst. Vice President, Topeka Division
RICHARD B. STRIBLING
Asst. Secretary



FHA, GI, CONVENTIONAL, COMMERCIAL, FARM LOANS AND PROPERTY MANAGEMENT



August 30, 1977

Donald C. Gisick, City Clerk

Curtis L. Newby, Junior Planner

Woodlawn Place Third Addition - petition guarantees

On August 23, 1977, the Board of City Commissioners considered and approved petitions for street paving, sidewalks, water lines and sanitary sewer lines in the Woodlawn Place Third Addition. These petitions replace the original letters of credit submitted when the plat was approved by the governing body July 19, 1977.

Attached herewith is the "certificate" for said petitions. The certificate should be recorded with the Register of Deeds with the recording fee being billed to the applicant, Fidelity Development, Inc., 229 South Market. If you have any questions concerning this matter, please call.

Curtis L. Newby
Junior Planner

CLN:rne
Attachment

FIDELITY INVESTMENT COMPANY
AN AFFILIATE OF FIDELITY SAVINGS



Incorporated 1905
229 SOUTH MARKET ■ WICHITA, KANSAS 67202 ■ (316) 267-2881
Branch Office — 3100 Gage, Topeka, Kansas 66614, (913) 273-2687

August 26, 1977



Newby

Mr. Curtis L. Newby
Junior Planner
Metropolitan Area Planning Dept.
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Re: S/D 77-26 - Woodlawn Place 3rd Addition
Petition Guarantees

Dear Mr. Newby:

Attached you will find the Certificate you requested which is to be substituted for the guarantees for the improvements in connection with captioned property.

Yours very truly,

Ivan P. Salyer
President

IPS:sm
Enclosure

H. MARVIN BASTIAN
Chairman of the Board
IVAN P. SALYER
President
FRED MUENCHRATH
Senior Vice President
DAVID B. OSBURN
Vice President
DONALD L. DAY
Controller and Treasurer
HUGH M. McCLURE
Secretary
CLARENCE J. GAMM
Asst. Vice President
RON VAN AALST
Asst. Vice President, Topeka District
RICHARD B. STRIBLING
Asst. Secretary
FRANK L. SCOTT
Asst. Secretary, Topeka Division



FHA, GI CONVENTIONAL, COMMERCIAL, FARM LOANS AND PROPERTY MANAGEMENT

CERTIFICATE

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

I, Fidelity Development, Inc., owner of
(give name of proposed plat, if appropriate) Woodlawn Place
Third Addition

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

1. Petition for residential streets in Woodlawn Place Third Addition.
2. Petition for Edgemoor Drive and sidewalk.
3. Sidewalks within Woodlawn Third Addition.
4. Waterlines within Woodlawn Third Addition.
5. Sanitary sewer lines petition within Woodlawn Third Addition.
- 6.
- 7.

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

Signed this 25th day of August, 19 77.

FIDELITY DEVELOPMENT, INC.

Ivan P. Salyer, President

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

Be it remembered that on this 25th day of August,
19 77, before me, a notary public in and for said County and State,
came Ivan P. Salyer, 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.

Shirley R. McCain
Notary Public Shirley R. McCain

My Commission Expires:
October 17, 1981



August 24, 1977

Fidelity Development, Inc.
229 South Market
Wichita, Kansas 67202

Re: S/D 77-26 - WOODLAWN PLACE
3RD ADDITION - petition
guarantees.

Gentlemen:

Recently you submitted petitions to replace the letters of credit guarantees for improvements on the above referred to plat. Attached herewith is a certificate which should have been furnished to you along with the petitions. We would appreciate your signing and returning this petition certificate as soon as possible so that it can be recorded with the petitions when they have been accepted by the City Commission.

At such time as the petitions and the certificate have been approved and filed of record, we will be able to release your original letters of credit. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Attachment

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 77-26 Name WOODLAWN PLACE 3RD ADDITION
 Application & Sketch Filed: 2-28-77
 Preliminary Plat Filed: 2-28-77 Approved by S/D: 3-10-77
 Final Plat Filed: 3-29-77 Approved by S/D: 4-7-77
 Approved by Metropolitan Area Planning Commission: 4-14-77

DESCRIPTION

General Location: East side of Edgemoor, between 22nd and Mainsgate.

Surveyor or Engineer: Reiss & Goodness
 Owner: Fidelity Development, Inc.
 Address: 229 S. Market, 67202

1. Gross Acreage of Plat <u>20</u>	6. Access Control <u>not reqd.</u>
2. Number of Lots:	St. _____ No. Openings _____
Residential <u>63</u>	St. _____ No. Openings _____
Commercial _____	St. _____ No. Openings _____
Industrial _____	7. Req'd Improvements
Other _____	St. Paving <u>reqd.</u> Water <u>reqd.</u>
Total Number of Lots: <u>63</u>	Sidewalk <u>reqd.</u> Drainage <u>reqd.</u>
3. Minimum Lot Area: <u>0.17</u> Acres	Sewer <u>reqd.</u> Other <u>none</u>
4. Existing Zoning <u>AA</u>	
5. Special Problems Discussed <u>none</u>	

Irrevocable letters of credit have been submitted guaranteeing construction of streets, and drainage-\$230,000, sidewalks-\$26,000, sanitary sewer-\$47,000, and water-\$50,100.

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Bell seconded and it carried unanimously. Greider and Savina were absent. Porter resigned.

ACTION: Receive and file the irrevocable letters of credit and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO., INC., hereby certifies we have examined the records in the Office of the Register of Deeds of Sedgwick County, Kansas, with reference to the following described property, viz:

Beginning at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence South 485.44 feet on the West line of the 3rd Addition to Crestview Heights to the North line of Lamson Street; thence Westerly on the Northerly line of Prairie Village Subdivision to a point 60.08 feet West of the Northwest corner of Lot 1, Block 1 of said Prairie Village Addition; thence North 1,235.76 feet to the South line of Mainsgate Road and the West line of Edgemoor Drive as platted in Woodlawn Place Addition; thence East along the South line of said Mainsgate Road to the Northwest corner of Lot 1, Block 2, of said Woodlawn Place Addition; thence South along the West line of said Lot 1, Block 2, to the North line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 1; thence West 55.41 feet to the point of beginning 18.53 acres more or less. The South line of Mainsgate is assumed to be N 90° 00' E.

And from such examination find that the owner of the above described Land is: Fidelity Development, Inc.

We further certify that we have examined the Tax Rolls in the Office of the County Treasurer of Sedgwick County, Kansas, with reference to the above described property and from such examination find: Taxes for the year 1976 and prior years paid.

Dated this 27th day of April, 1977.

No. xxxxx

GUARANTEE TITLE CO., INC.

By *Donald R. Kaul*
Vice-Pres.

RESTRICTIVE COVENANTS

The undersigned, being the sole owner of the property hereinafter described does hereby declare and establish the following covenants, conditions, and restrictions and uses which the following described property may be put, and hereby specifies that such declaration shall constitute covenants to run with the land and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations on all future owners of said land, these covenants being designed for the purpose of keeping the said land desirable, uniform, and suitable in architectural design and are hereby imposed upon the following described land, to-wit:

Lots 1 through 60 inclusive, Block One,
Lots 1 through 4 inclusive, Block Two,
Woodlawn Place Third Addition, Wichita
Sedgwick County, Kansas,

1. The subject property shall be used and occupied for residential purposes only.
2. There shall not be any external television or radio antennas erected, and no owner shall erect any structures, either permanent or temporary, upon any of the common areas. No automobile, truck, motorcycle, motorbike, boat, housetrailer, motor home, boat trailer or trailer of any kind or any other vehicle of any type or description may be stored upon any of the common areas, driveways, street areas, or lawns except in enclosed garages.
3. Motor scooters, mini-trail bikes, or similar vehicles shall be operated for transportation only and no joy riding on the street or lot premises or common areas shall be allowed.
4. Each dwelling shall have a two car attached garage.

Those garage doors which are allowed to face on a street shall be kept closed at all times when not necessary for the purpose of ingress and egress, or maintenance.

5. No trailer, basement, house, tent, shack, garage, barn, or other outbuilding erected on a lot covered by these covenants shall at any time be used for human habitation temporarily or permanently, nor shall any structure of a temporary character be used for human habitation. No used, second hand, or previously erected house or building of any kind shall be moved or placed, either in sections or as a whole, upon said land.

6. No out-building or fences shall be made or erected without the approval of the Architectural Control Committee.

7. No animals or poultry of any kind, other than pets belonging to the household of the premises, shall be kept or maintained on any part of the real property subject to these covenants. Provided that the ordinance of the City of Wichita governing the care and number of pets or dogs should apply and be used to regulate pets or animals.

8. No signs, advertisements, billboard advertising structures of any kind may be erected or maintained on any of the building sites herein restricted, provided, however, that permission is hereby granted for the creation and maintenance of not more than one signboard on each lot as sold and conveyed, which signboard shall be not more than five (5) feet square in size and may be used for the sole and exclusive purpose of advertising for sale or lease, the lot upon which it is erected and improvements thereon, if any.

9. Oil Drilling, oil development, operations, refining, mining operations of any kind or quarrying shall not be permitted upon or in any of the lots subject to these covenants, or in any common area to all lots, nor shall oil wells, tanks, tunnels,

minerals, excavations or shafts be permitted upon or in any of the lots covered by these covenants, or in any area common to all lots.

10. No dwelling, outbuilding, landscaping, fencing, or improvement shall be erected, placed, altered, or permitted to remain on any premises in said development until the building or other improvements, plans, specifications and any plats showing the location of such improvements on the particular building site have been submitted to and approved in writing as to the external design and as to the location of improvements with respect to topography, drainage and finished ground elevation by a committee composed of H. Marvin Bastian, Ivan Salyer, Bill Suter, Fred Muenchrath, and David Osburn.

Any three (3) members shall constitute a quorum with full authority to act as herein stated. Such committee shall consider and pass upon such matters, and the decisions of such committee, or of a majority of the members thereof, shall be binding upon all parties. The Architectural Control Committee shall have the power to regulate the distance between improvements on adjoining lots and also to control the minimum size of the structure to be erected on any building site except that no dwelling shall be erected with less than the minimum requirements set out as follows:

<u>TYPE OF DWELLING</u>	<u>SQUARE FOOTAGE</u>
One Story	1200
Tri-Level	1200 on first and second levels
Bi-Level	1200 on first and second levels
Two Story	1000 on ground level.

The above minimum sizes shall not include attached garages.

Provided, however, that if the Architectural Control Committee does not approve or reject the designation and location within thirty (30) days as above set out, that the owner or his agent shall notify one of the Architectural Control Committee members of his intention to commence construction on the plans submitted by delivering such notice to such member at least forty-eight (48) hours before such construction is commenced.

Provided further that neither said Committee nor the undersigned shall be liable in damages to anyone who so submitted plans for approval, for failure to approve the same. In event said committee shall fail to approve or disapprove such design and location within thirty days (30) after said plans and specifications have been submitted to said committee, this covenant will be deemed to have been fully complied with.

It is expressly understood and agreed, that the several restrictive covenants contained herein shall attach to and run with the land, and it shall be lawful not only for undersigned, his heirs and assigns, but also for the owner or owners of any lot or lots adjoining or in the neighborhood of the premises hereby granted, deriving title from or through grantor, to institute and prosecute any proceedings at law or in equity against the person or persons violating or threatening to violate the same.

The foregoing restrictions, covenants, and conditions shall be binding upon the above described property for a period of forty (40) years from the date of execution and may be extended thereafter, in whole or in part, by the owners of a majority of the lots above described. Amendments, modifications, or terminations of said restrictions, covenants, and conditions, may be made at any time by the owners of two thirds (2/3rds) of the lots above described.

Executed this 24th day of June, 1977.

FIDELITY DEVELOPMENT INC.

BY Ivan P. Salyer
President, Ivan P. Salyer



H. M. McClure
Secretary, H. M. McClure

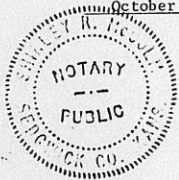
STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

That on this 24th day of June, 1977, before me, a Notary Public, in and for the County and State aforesaid, came Ivan Salyer, President of FIDELITY DEVELOPMENT, INC., to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same, for and on behalf, and as the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed by official seal, the day and year last above written.

Shirley R. McColm
Shirley R. McColm - Notary Public

My commission expires: October 17, 1981



IRREVOCABLE LETTER OF CREDIT

Fidelity Investment Company

(Name of bank)

Date: July 5, 1977

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your demand ~~XXXXXX~~ on us for a sum not exceeding \$ 30,000.00 for the account of Fidelity Development, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before March 10, 1979
(Insert date two years from MAPC approval of plat)

1. Drainage channel improvements along Edgemoor adjacent to said addition.
- 2.
- 3.

in Woodlawn Place Third Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

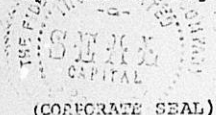
All ~~XXXXXX~~ ^{demands} drawn hereunder must be marked: ~~XXXXXX~~ ^{Demand} under Fidelity Investment Company, Credit No. 109, dated July 5, 1977.

~~(XXXXXXXXXXXX)~~

The amount of any ~~XXXXXX~~ ^{demand} drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentation of any such ~~XXXXXX~~ ^{demands} shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of ~~XXXXXX~~ ^{demands} under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before March 10, 1979.



(CORPORATE SEAL)

Very truly yours,

Fidelity Investment Company
(XXXXXXXXXXXX)

[Signature]
By: _____
(Authorized signature)

IRREVOCABLE LETTER OF CREDIT

Fidelity Investment Company
(Name of bank)

Date: June 17, 1977

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your demands ~~draws~~ on us for a sum not exceeding \$ 26,000.00 for the account of Fidelity Development, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before March 10, 1979
(Insert date two years from MAPC approval of plat)

1. Construction of sidewalks.
- 2.
- 3.

in Woodlawn Place Third Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All ~~draws~~ ^{demands} drawn hereunder must be marked: "^{Demand} ~~Draw~~ under Fidelity Investment Company, Credit No. 108, dated June 17, 1977.
(~~Name of bank~~)

The amount of any ~~draw~~ ^{demand} drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such ~~draw~~ ^{demand} shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of ~~draws~~ ^{demands} under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before March 10, 1979.

Very truly yours,

(CORPORATE SEAL)

FIDELITY INVESTMENT COMPANY
(~~Name of bank~~)

BY: [Signature]
(Authorized signature)

John E. Salvo, President

IRREVOCABLE LETTER OF CREDIT

Fidelity Investment Company
(Name of Bank)

Date: June 17, 1977

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your demand ~~draw~~ on us for a sum not exceeding \$ 230,000.00 for the account of Fidelity Development, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before March 10, 1979
(Insert date two years from MAPC approval of plat)

1. Construction of streets.
- 2.
- 3.

in Woodlawn Place Third Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All ~~draws~~ demands drawn hereunder must be marked: "Demand ~~Drawn~~ under Fidelity Investment Company, Credit No. 109, dated June 17, 1977
(Name of Bank)

The amount of any ~~draw~~ demand drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such ~~draw~~ demand shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of ~~draws~~ demands under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before March 10, 1979.

Very truly yours,

FIDELITY INVESTMENT COMPANY
(Name of Bank)

By: [Signature]
(Authorized signature)
Tuan P. Salyer, President

(CORPORATE SEAL)

IRREVOCABLE LETTER OF CREDIT

Fidelity Investment Company
(Name of bank)

Date: June 17, 1977

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your ~~drafts~~ ^{demand} ~~drafts~~ on us for a sum not exceeding \$ 50,100.00 for the

account of Fidelity Development, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before March 10, 1979

(Insert date two years from MAPC approval of plat)

1. Construction of water lines.
- 2.
- 3.

in Woodlawn Place Third Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All ~~drafts~~ ^{demand} drawn hereunder must be marked: Demand under Fidelity

Investment Company, Credit No. 107, dated June 17, 1977
(~~Name of bank~~)

The amount of any ~~draft~~ ^{demand} drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such ~~draft~~ ^{demand} shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of ~~drafts~~ ^{demand} under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before March 10, 1979.

Very truly yours,

FIDELITY INVESTMENT COMPANY
(~~Name of bank~~)

By: [Signature]
(Authorized signature)
Ivan P. Salvo, President

(CORPORATE SEAL)

IRREVOCABLE LETTER OF CREDIT

Fidelity Investment Company
(~~Bank of America~~)

Date: June 17, 1977

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your ^{demand} ~~draft~~ sight on us for a sum not exceeding \$ 47,000.00 for the account of Fidelity Development, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before March 10, 1979
(Insert date two years from MAPC approval of plat)

1. Construction of sanitary sewer lines in Woodlawn Place Third Addition.
- 2.
- 3.

in Woodlawn Place Third Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All ^{demands} ~~drafts~~ drawn hereunder must be marked: "Demand under Fidelity Investment Company, Credit No. 106, dated June 17, 1977.
(~~Bank of America~~)

The amount of any ^{demand} ~~draft~~ drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such ^{demand} ~~draft~~ shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of ^{demand} ~~drafts~~ under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before March 10, 1979.

Very truly yours,

(CORPORATE SEAL)

FIDELITY INVESTMENT COMPANY
(~~Bank of America~~)

By: [Signature]
(Authorized signature)
John P. Selzer, President



KANSAS GAS AND ELECTRIC COMPANY

June 24, 1977



Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas 67201

Dear Mr. Newby:

K&E The Electric Company would like to delete the requested 10 foot easement in Block 2, Woodlawn Place 3rd Addition, running parallel to and adjacent to the north line of the Continental Pipeline Company easement.

Sincerely yours,

Robert L. Blevins
Senior Estimator

RLB:pw

cc: Kenny Hill
Reiss & Goodness Company
2160 West 21st
Wichita, Kansas 67204

April 14, 1977

Reiss and Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

Re: S/D 77-26 - Final plat of
WOODLAWN PLACE THIRD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 14, 1977, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 12, 1977.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.

6972. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

6. 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.

de Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:bh

Reiss and Goodness, Engineers
April 14, 1977

cc: Fidelity Development, Inc., 229 S. Market, 67202
Dean Sellers, Assistant City Engineer

April 12, 1977

Reiss and Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

Re: S/D 77-26 - Final plat of
WOODLAWN PLACE 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 7, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- \$ 30,000 letter of credit*
- A. The applicant shall guarantee the drainage channel improvements along Edgemoor. The Engineering Division of the Department of Public Works shall be contacted regarding this matter. Any relocation of the Continental pipeline necessitated by these drainage improvements shall be at the sole expense of the applicant.
- \$ 230,000 letter of credit submitted*
- B. The applicant shall guarantee the paving of all streets being platted.
- \$ 26,000 letter of credit submitted*
- C. The applicant shall guarantee the construction of sidewalks adjacent to the east side of Edgemoor and both sides of all interior streets. The applicant shall be advised that sidewalk construction will be a requirement included in the building permits.
- \$ 47,000 letter of credit submitted*
- D. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- \$ 50,100 submitting letter of credit*
- E. The applicant shall guarantee the extension of city water to serve all lots.
- Note: see letter from KG&F 6-28-77 re easmt in Block 2*
- F. The applicant shall show 10-foot utility easements adjacent to the drainage easement and adjacent to the 8-foot sewer easement at the SE corner of the property; also between Lots 3 and 4, 11 and 12, 17 and 18, 25 and 26, 32 and 33, 40 and 41, 48 and 49, 55 and 56, 58 and 59 in Block 1 and between lots 2 and 3 in Block 2.

S/D 77-26
April 12, 1977
Page 2

- G. The Continental Pipeline easement which crosses lot 60 shall be labeled on the final tracing.
- H. A number of the lot frontages on the cul-de-sacs are much less than required by the Subdivision Regulations. The applicant's engineer shall adjust the side lot line locations so as to create more frontage for the cul-de-sac lots. Even with adjustments, a waiver of the lot frontage requirement will be necessary and is hereby recommended.
- I. An adjustment shall be made in the alignment of Lamson Street so that a full 60 feet of street right-of-way will exist at the southeast corner of this plat.
- J. The applicant's engineer shall contact K.G. & E. relative to the location of a 10-foot utility easement on the south side of Block 2. *6-16-77 Blavins said they can cross the pipeline easement to reach the houses from the utility eas't. on south line of the lots*
- K. 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. 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, April 14, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Fidelity Development, Inc., 229 S. Market, 67202
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-26 Name WOODLAWN PLACE 3RD ADDITION
Date Application Rec'd. 2-28-77 Preliminary Approval 3-10-77
Scheduled S/D Meeting 4-7-77

DESCRIPTION

General Location East side of Edgemoor, between 22nd Street North
and Mainsgate.
Owner Fidelity Development, Inc.
Surveyor/Engineer Reiss and Goodness
Address 2160 West 21st Street Phone 832-0231

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>20</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>1,800</u> ft. |
| Residential <u>63</u> | b. <u>64</u> R/W <u>1,430</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>63</u> | TOTAL <u>3,230</u> ft. |
| 3. Minimum Lot Frontage <u>38.10</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7,500</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant shall guarantee the drainage channel improvements along Edgemoor. The Engineering Division of the Department of Public Works shall be contacted regarding this matter.
- B. The applicant shall guarantee the paving of all streets being platted.
- C. The applicant shall guarantee the construction of sidewalks adjacent to the east side of Edgemoor and both sides of all interior streets. The applicant shall be advised that sidewalk construction will be a requirement included in the building permits.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- E. The applicant shall guarantee the extension of city water to serve all lots.
- F. The applicant shall show 10-foot utility easements adjacent to the drainage easement and adjacent to the 8-foot sewer easement at the SE corner of the property; also between Lots 3 & 4, 11 & 12, 17 & 18, 25 & 26, 32 & 33, 40 & 41, 48 & 49, 55 & 56, 58 & 59 in Block 1 and between lots 2 & 3 in Block 2.
- G. The Continental Pipeline Easement which crosses Lot 60 shall be labeled on the final tracing.
- H. A number of the lot frontages on the cul-de-sacs are much less than required by the subdivision regulations. The applicant's engineer shall adjust the side lot line locations so as to create more frontage for the cul-de-sac lots.

I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

March 16, 1977

Reiss and Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

Re: S/D 77-26 - Preliminary plat
of WOODLAWN PLACE 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 10, 1977, 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 and/or his engineer shall contact the Public Works Department and the Fire Department relative to some of the street names indicated on the plat.
- B. The applicant shall guarantee the drainage channel improvements along Edgemoor. The Engineering Division of the Department of Public Works shall be contacted regarding this matter.
- C. The applicant shall guarantee the paving of all streets.
- D. The applicant shall guarantee the construction of sidewalks adjacent to all streets.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- F. The applicant shall guarantee the extension of city water to serve all lots.
- G. All utilities shall be installed underground.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D 77-26
March 16, 1977
Page 2

Enclosed herewith is the "marked" copy of the preliminary plat
for your information and files.

If you should have any questions concerning this matter, please
call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rne
Encl.

cc: Fidelity Development, Inc., 229 S. Market, 67202
Dean Sellers, Assistant City Engineer

SOCD-Cons-5 (11/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND



Property Name Woodlawn Place 3rd Add.
Location East of Edgemoor Bet. 22nd St.
North and Maingate Rd.
Date 3-11-77

MAILED TO:
Kenny Hill
Name
Bliss & Goodness
Firm
832-0231
Phone

Prepared by Larry L. Henry, District Conservationist
USDA-Soil Conservation Service,
4100 Maple, Wichita, Kansas 67209
Phone: 943 9471

Requested by: Wichita-Sedgwick County Metropolitan
Area Planning Commission

A. SOIL TYPE: Fernum loam - 1 to 3 % slopes Class II

B. SITUATION: Water erosion problems will exist if proper precautions
are not taken during construction.

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is
As Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to
the above named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed
for construction; protect the rest to preserve their esthetic and
erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute
mat material.
- 4. Disturbing as small an area as possible, install streets, curbs,
water mains, electric and telephone cables, storm drains, and
sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the
Sedgwick County Conservation District standards and specifications.

* CONTINUED *

- ✓ 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet
Tall fescue, 3 pounds per 1,000 square feet
Bromegrass, 3 pounds per 1,000 square feet

SPECIAL RATES: _____

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet
Bromegrass, 2 pounds per 1,000 square feet

SPECIAL RATES: _____

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- ✓ 7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- ✓ 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- ✓ 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- ✓ 10. Discharge water from outlet structures at non-erosive velocities.
- ✓ 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-943-9471.
- ✓ 12. Divert foreign runoff water around area during construction.
- ✓ 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
- 14. OTHER _____

DISTRIBUTION: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Dept. Staff
File Copy: Sedgwick County Conservation District

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-26 Name WOODLAWN PLACE 3RD ADDITION
Date Application Rec'd. 2-28-77 Preliminary Approval
Scheduled S/D Meeting 3-10-77

DESCRIPTION

General Location East side of Edgemoor, between 22nd Street North
and Mainsgate.
Owner Fidelity Development, Inc.
Surveyor/Engineer Reiss and Goodness
Address 2160 West 21st Street Phone 832-0231

- | | |
|---|-----------------------------------|
| 1. Gross Acreage of Plat <u>20</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>1,800</u> ft. |
| Residential <u>63</u> | b. <u>64</u> R/W <u>1,430</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>63</u> | TOTAL <u>3,230</u> ft. |
| 3. Minimum Lot Frontage <u>75</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7,500 sq.</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>R-5</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Subject property is a portion of an overall approved preliminary plat called Woodlawn Place Addition. This portion of the original preliminary plat was proposed for townhouses as approved on an associated C.U.P., DP-52. An administrative approval has been made on the C.U.P. to permit the single family residential development now proposed.
- B. The applicant shall guarantee the paving of all streets.
- C. The applicant shall guarantee the construction of sidewalks adjacent to all streets.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- E. The applicant shall guarantee the extension of city water to serve all lots.
- F. All utilities shall be installed underground.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5850
Section No.: 1
Twp. No.: 27
Range: 1-E

S/D No. 77-26

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: WOODLAWN PLACE 3rd ADDITION

General Location: Between 22nd Street North and Mainsgate, East of Edgemoor

Name of Property Owner: Fidelity Development Inc.

Address: 229 So. Market 67202 Phone: 265-2261

Name of Subdivider: Same as Owner Address: _____ Phone: _____

Name of Agent/Surveyor: Reiss and Goodness Engineers

Address: 2160 West 21st Street, Wichita, Kansas 67203 Phone: 832-0231

Date of Application: February 28, 1977

SUBDIVISION INFORMATION:

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>20 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>1,800</u> ft. |
| Residential <u>63</u> | b. <u>64</u> R/W <u>1,430</u> ft. |
| Commercial <u>0</u> | c. _____ R/W _____ ft. |
| Industrial <u>0</u> | d. _____ R/W _____ ft. |
| Other <u>0</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>63</u> | TOTAL <u>3,230</u> ft. |
| 3. Minimum Lot Frontage <u>75</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes X</u> no |
| 4. Minimum Lot Area <u>7500</u> sq. ft. | |
| 5. Existing Zoning <u>R-5</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>(Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>(Yes-No)</u> , Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> Three-Mile Area | |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Fidelity Development Inc.
[Signature]

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by [Signature]
Date 2/28/77
Fee Submitted \$ 236