

August 6, 1987

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

Re: Final Plat S/D 87-46 - WESTWIND 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 6, 1987, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 31, 1987.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

- ✓ 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ✓ 2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
- ✓ 3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Westwind Partnership III, Attn: Leonard E. Marotte,
940 N. Tyler Road, Wichita, KS 67212

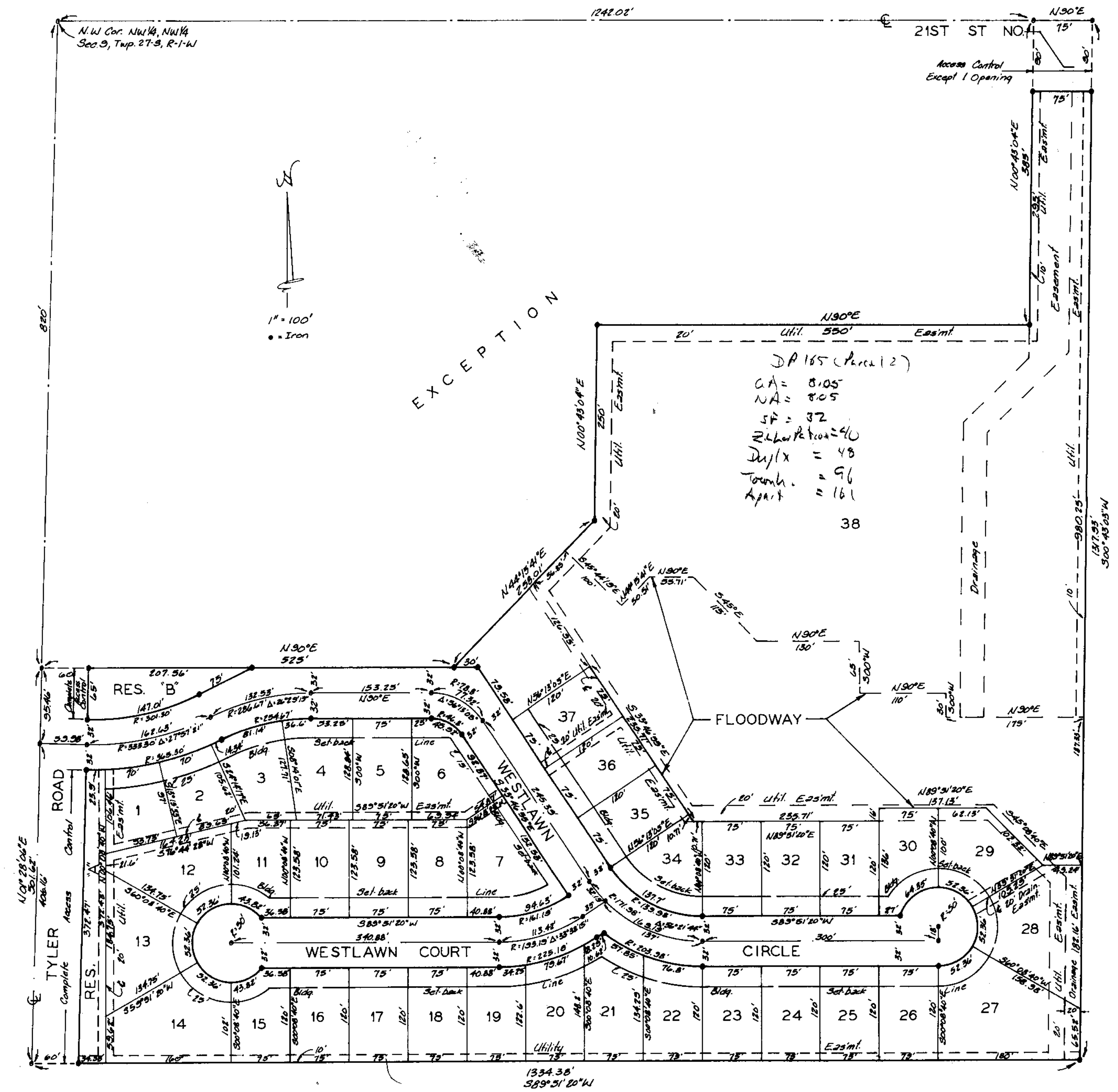
From DP 165 (K.W. #1) File

OFFICE COPY
DO NOT REMOVE

FINAL PLAT
WESTWIND 4TH ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7-30-87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 7-31-87

WICHITA, KANSAS



DP 165 (Parcel 11)

CA = 12.65
NA = 12.65
SF = 50.4
R/L/W = 63.4

37/37 1/161

State of Kansas } S.S. We, Baughman Company, P.A., Surveyors
Sedgewick County } in aforesaid county and state do hereby certify that we
have surveyed and platted "WESTWIND 4TH ADDITION,"
Wichita, Kansas, and that the accompanying plat is a
true and correct exhibit of the property surveyed, de-
scribed as the NW 1/4 of the NW 1/4 of Sec. 9, Twp. 27-S,
R-1-W of the 6th P.M., Sedgewick County, Kansas, except
that part described as beginning at the NW Corner there-
of; thence south along the west line of said NW 1/4, 820
feet; thence east parallel with the north line of said NW 1/4,
525 feet; thence northeasterly 258.01 feet more or less
to a point 635 feet south of the north line of said NW 1/4,
and 625 feet west of the east line of the NW 1/4, of said
NW 1/4; thence north parallel with the east line of the NW 1/4
of said NW 1/4, 250 feet; thence east parallel with the north
line of said NW 1/4, 550 feet; thence north parallel with
the east line of the NW 1/4 of said NW 1/4, 385 feet to a
point on the north line of said NW 1/4; thence west 1242.02
feet to the place of beginning.

Date _____ Baughman Company, P.A.

Surveyor

Know all men by these presents that
we, the undersigned, have caused the land described in
the surveyors certificate to be platted into Lots, streets
and Reserves to be known as "WESTWIND 4TH ADDITION,"
Wichita, Kansas. The utility easements are hereby granted
as indicated for the construction and maintenance of all
public utilities. The drainage easements are hereby
granted for drainage purposes. The streets are hereby
dedicated to and for the use of the public. All abutters
rights of access to or from 21st St. No. over and across
the north line of Lot 38 and to or from Tyler Road over
and across the west line of Reserves A and B are hereby
granted to the City of Wichita, provided however that
Lot 38, shall have access to 21st St. No. at 1 point as
shall be determined by the City Engineer of Wichita,
Kansas. Reserves A and B are hereby reserved for open
space, landscaping, entrance features and are hereby
granted for the construction and maintenance of all public
utilities, and shall be the responsibility of the Home
Owners Association for the Addition. The floodway easement
is hereby reserved for drainage and surface water detention
purposes. The floodway easement shall be the responsibility
of the owners of Lot 38 until such time as the appropriate
governing body elects to assume responsibility for main-
tenance and improvement of the drainage. [The floodway
easement may be used for landscaping, water features,
paths and recreational facilities.]

Westwind Associate II

General Partner
Leonard E. Marrotte

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgewick County } before me this _____ day of _____, 198____, by
Leonard E. Marrotte, General Partner of Westwind Associate
II, on behalf of the Association.

Notary Public
My Appt. Exp. _____

This plat of "WESTWIND 4TH ADDITION,"
Wichita, Kansas, has been submitted to and approved by
the Wichita-Sedgewick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this _____ day of _____, 198____.
Wichita-Sedgewick County Metropolitan Area Planning Commission.

John Terry Moore Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of
Wichita, Kansas, this _____ day of _____, 198____.

Robert G. Knight Mayor

Dale E. Res Deputy City Clerk

Entered on transfer record this
_____ day of _____, 198____.

Don Wright County Clerk

State of Kansas } S.S. This is to certify that this plat has
Sedgewick County } been filed for record in the office of the Register of
Deeds this _____ day of _____, 198____, at
_____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

We, the undersigned, holders of a
mortgage on the above described property do hereby
consent to the plat of "WESTWIND 4TH ADDITION,"
Wichita, Kansas.

First National Bank of Atchica, Kansas

Clay Phillips President

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgewick County } before me this _____ day of _____, 198____, by
Clay Phillips, President of the First National Bank of Atchica,
Kansas, on behalf of the Bank.

Notary Public
My Appt. Exp. _____

5-18
X-84

SUBDIVISION REPORT

Final Plat S/D 87-46 - WESTWIND 4TH ADDITION

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- J. If the platting of this property requires the establishment of a minimum building pad elevation, it shall be noted in both mean sea level and City Datum.
- K. 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.
- L. 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 mail box locations can be determined.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 87-46 Name: WESTWIND 4TH ADDITION

Preliminary Approved: 6/4/87
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: East side of Tyler Road, in an area south of 21st Street North.

Owner: Westwind Partnership III, 940 N. Tyler Road, Wichita, KS 67212

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 22.54
 2. Number of Lots:
 - Residential: 38
 - Office:
 - Commercial:
 - Industrial:
 - Total: 38
 3. Minimum Lot Area: 7,946 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "A" with DP-165 (Z-2820)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2820) requesting "AA" (single-family) to "A" (duplex) zoning has been approved subject to platting. This property is subject to the provisions of the Westwind II Residential Community Unit Plan (DP-165) Lots 1 through 37 correspond to CUP Parcel 1 and proposed the development of single-family homes. Lot 38 corresponds to CUP Parcel 2. Development of this lot has been approved for up to 96 dwelling units if townhouses are constructed or up to 161 dwelling units if apartments are built.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall submit square footage figures so assessments for lots created by this plat can be redefined.
- F. The Westlawn Circle paving petition shall provide for the construction of a sidewalk on the north side of this street from Tyler Road back east to the west line of Lot 37. This sidewalk will connect the lot being platted for apartments or townhomes to the future arterial sidewalk.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since this plat involves the platting of a floodway, the plat's text on the final plat tracing shall reference the standard floodway language. Specifically, it shall state that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on within said floodway without the permission of the City Engineer.
- I. 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.