

August 7, 1986

Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800  
Wichita, KS 67226

Re: Final Plat S/D 86-56 - WOODLAND ESTATES

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 7, 1986, 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, 1986.

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. 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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:dik

cc: Ritchie Associates, 8100 E. 22nd N., Bldg. 1400, Wichita, KS 67226

OFFICE COPY

DO NOT REMOVE

FINAL PLAT OF

# WOODLAND ESTATES

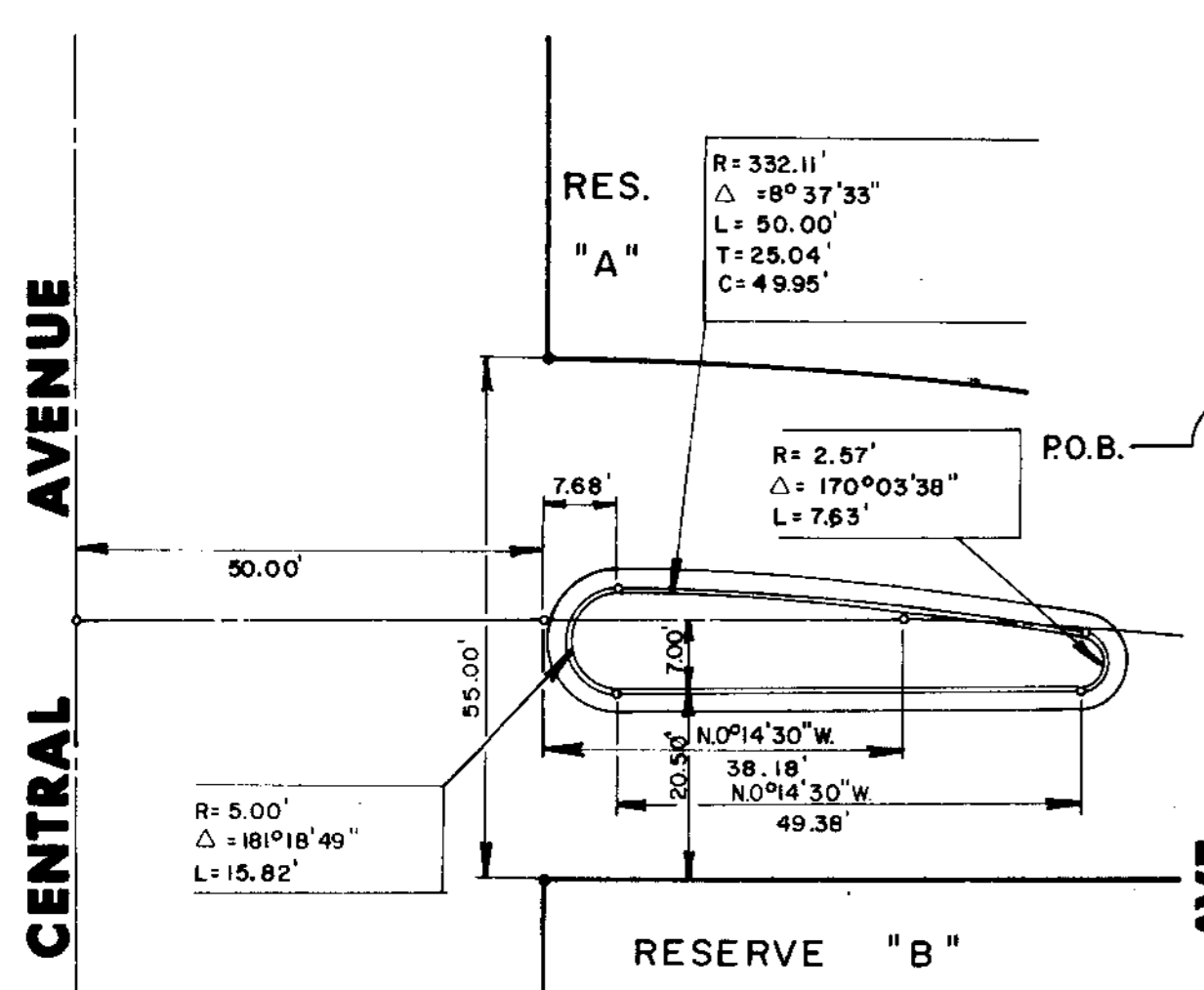
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Changes made after B.C.C. i so minor redistribution was not thought necessary. FEN 9/18/86

VICKRIDGE SECOND ADDITION

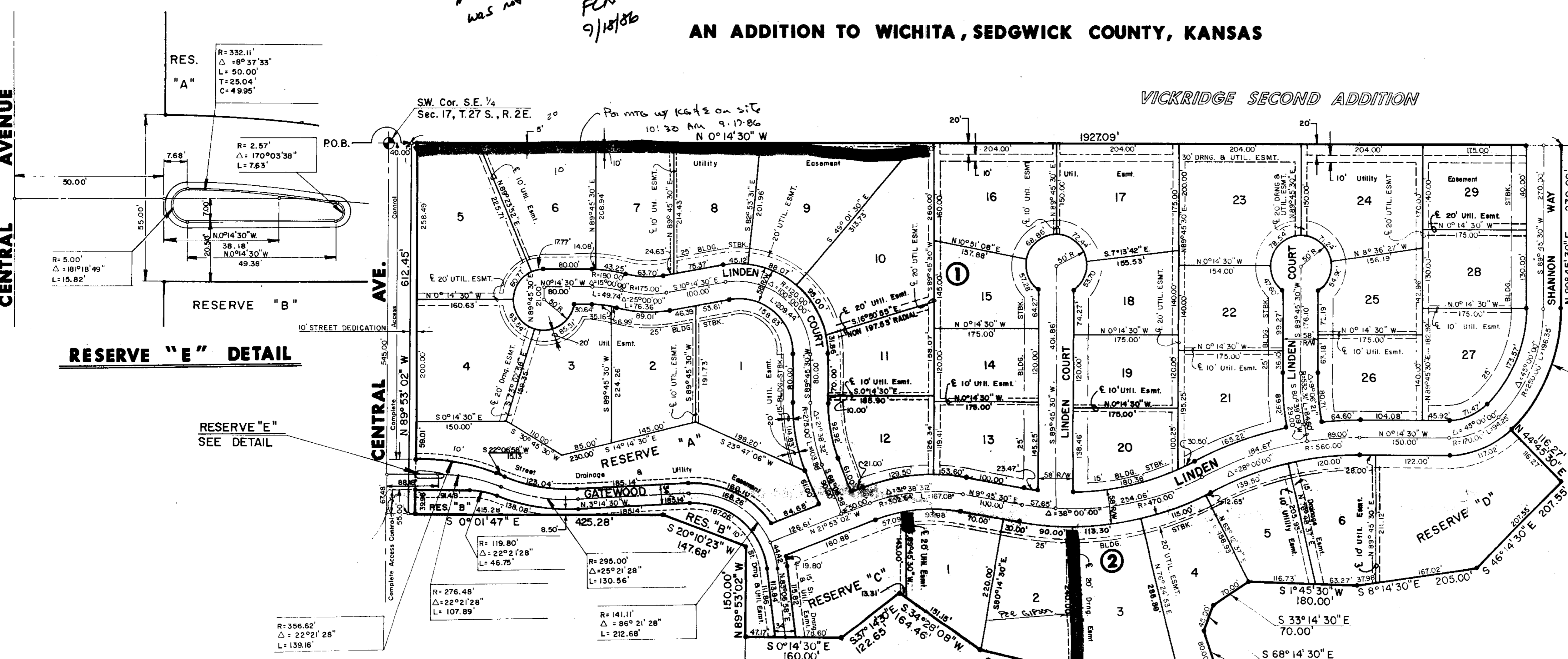
SCALE: 1" = 100'

Min. Pad For Lots 1-3 = 160.00 (City Datum) = 1347.40 (USGS)  
Lots 4-6 = 163.00 (City Datum) = 1350.4 (USGS)



## RESERVE "E" DETAIL

RESERVE "E" SEE DETAIL



R=279.00'  
Δ=45°00'00"  
L=219.13'  
Chd.=213.54'  
Brg.=S 67°44'30" E

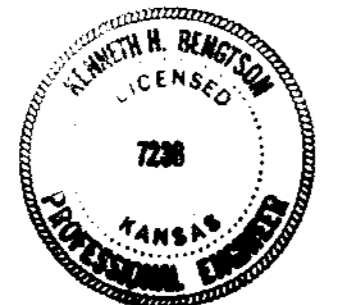
I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WOODLAND ESTATES" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at a point 40.00 feet North and on the West line of said Southeast Quarter; thence N 0° 14' 30" W, 1927.09 feet; thence N 89° 45' 30" E, 270.00 feet to a point on a curve to the right having a central angle of 45° 00' 00", a radius of 279.00 feet, and a long chord of 213.54 feet bearing S 67° 44' 30" E; thence along said curve a distance of 219.13 feet; thence N 44° 45' 30" E, 116.27 feet; thence S 46° 14' 30" E, 207.55 feet; thence S 8° 14' 30" E, 205.00 feet; thence S 1° 45' 30" W, 180.00 feet; thence S 33° 14' 30" E, 70.00 feet; thence S 68° 14' 30" E, 45.00 feet; thence N 71° 45' 30" E, 80.00 feet; thence S 17° 00' 00" E, 95.00 feet; thence S 21° 45' 30" W, 81.02 feet; thence S 1° 45' 30" W, 72.87 feet; thence S 12° 34' 49" W, 162.76 feet; thence S 34° 28' 08" W, 164.46 feet; thence S 37° 14' 30" E, 122.65 feet; thence S 0° 14' 30" E, 160.00 feet; thence N 89° 53' 02" W, 150.00 feet; thence S 20° 10' 23" W, 147.68 feet; thence S 0° 01' 47" E, 425.28 feet to a point 40.00 feet North of the South line of said Southeast Quarter; thence N 89° 53' 02" W, 612.45 feet, parallel with the South line of said Southeast Quarter to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 20th day of August, 1986.

Kenneth H. Bengtson  
Kenneth H. Bengtson, P.E.  
Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road, Building #800



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and reserves, the same to be known as "WOODLAND ESTATES" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of street, drainage and public utilities as indicated on the accompanying plat are hereby granted. Reserves "A", "B" & "C" are being platted for construction and maintenance of public utilities, drainage, landscaping, walks, open space and entry monuments. Reserve "E" is platted for landscaping. Reserve "D" is being platted for construction and maintenance of public utilities, drainage, landscaping and irrigation. The Reserves shall be owned and maintained by the Homeowners Association. Minimum pad elevation on Lots 1 through 6 inclusive, Block 2 shall be as indicated on the face of the plat. All abutters right of access to or from the North line of Central Avenue over and across the South lines of Lots 4 and 5 Block 1, Reserve A, and Reserve B of "Woodland Estates" are hereby granted to the City of Wichita.

RITCHIE ASSOCIATES, INC., a Kansas Corporation  
By: *Jack D. Ritchie*  
Jack D. Ritchie, President

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY)

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1986, before me a Notary Public in and for said State and County, came Ritchie Associates, Inc., by Jack D. Ritchie, President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

\_\_\_\_\_, Notary Public  
My Appointment Expires: \_\_\_\_\_

This plat of "WOODLAND ESTATES" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 7th day of August, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

*David Bayouth* Vice-Chairman  
David Bayouth

*Michael E. Lindebak* Secretary  
Michael E. Lindebak

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 2nd day of September, 1986.

*Tony Casado* Mayor  
Tony Casado

*Donald C. Bisick* City Clerk  
Donald C. Bisick

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

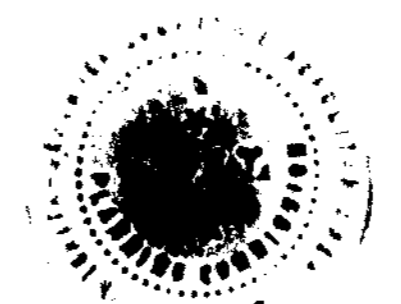
Don Wright, County Clerk

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

Pat Kettler, Register of Deeds

Ed Resa, Deputy



- K. 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.
- L. 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.
- M. The final plat shall indicate on the face of the plat the minimum building pad elevations required for Lots 1 thru 6, Block 2. The minimum building pad shall be noted in both Mean Sea Level and City Datum.
- N. On the final plat tracing, the 10-foot wide K.G.&E. easements shall be relabeled as "10-foot utility easements".
- O. On the final plat tracing, a 15-foot wide "street, drainage and utility easement" shall be platted within Reserves A and B adjacent to the narrow public street right-of-way (Gatewood). These easements were included as part of the approved preliminary plat.
- P. On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the plattor's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what minimum building pad is required and what drainage guarantees are needed?
- 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 Board of City Commissioners.

S/D No.: 86-56      Name: WOODLAND ESTATES

1st Preliminary Approved: 6/19/86  
Revised Preliminary Approved: 7/17/86  
Scheduled S/D Meeting: 7/31/86

DESCRIPTION

General Location: North side of Central, in an area west of Longford.  
Owner: Ritchie Associates, 8100 E. 22nd N., Bldg. 1400, Wichita, KS 67226  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,  
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 32.0 ± Acres
  2. Number of Lots:
    - Residential: 35
    - Office:
    - Commercial:
    - Industrial:
    - Total: 35
  3. Minimum Lot Area: 18,000 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA"
- 

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. Since Gatewood (collector street) is being platted with no lots fronting directly on it, and further, in order to preserve as many of the existing trees as possible, the paving width for Gatewood shall be 31 feet from back of curb to back of curb. The normal paving width is 37 feet.
- E. As per the sidewalk plan for this property, the applicant shall guarantee the construction of a sidewalk within Reserves A and C. The amount of sidewalk within the reserves to be guaranteed is approximately 725 feet in length.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Prior to release of this plat for recording, the structures which encroaches into the street rights-of-way and utility easements being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting 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.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.