

Bcx 78-6

PLAT NO. S/D 77-90 MAP NO. 4949

NAME WESTLINK VILLAGE 16TH ADDITION

LOCATION: East side of Tyler Road, in an area
north of 17th Street.

ENGINEER K.O. Taylor

OWNER Oxlow Investments, Inc.

APPLICATION FILED 7-18-77

SKETCH PLAT FILED 7-18-77

PRELIMINARY FILED 8-1-77

revised prelim. filed 10-10-77

S/D ACTION 8-11-77 *approved*

s/d action on revised prelim. 10-20-77 approved

FINAL FILED 11-18-77

S/D ACTION 12-1-77 *refer index*

S/D 12/29-77 - approved

MAPC ACTION 1-5-78 *Approved*

BCC ACTION 8-29-78 *Approved*

RECORDED Sept 19 1978

REMARKS _____

5-4-78 s/d consideration of zoning with: Appone

M.A.P.C. Approved 7-5-78

B.C.C./B.C.C. Approved 8-29-78

S/D (Revised Plan) approve 10-20-77

S/D (final) approve 12-29-77

S/D 77-90 - WESTLINK VILLAGE 16TH
ADDITION - East side of Tyler Rd.,
in an area north of 17th Street,
by K. O. Taylor.

S/D (Revised Plan) approve. 10-20-77

S/D (final) approve 12-29-77

S/D 77-90 - WESTLINK VILLAGE 16TH
ADDITION - East side of Tyler Rd.,
in an area north of 17th Street,
by K. O. Taylor.

Map No. 4949
Sec. No. _____
Twp. No. 27
Range 1W

Subdivision Report and Progress
S/D No.: 77-90

Name: WESTLINK VILLAGE 16TH ADDITION

General Location: East side of Tyler Road, in an area north of 17th Street

Owner: Oxbow Investments, Inc. Phone: 722-6220
Address: 9103 W. Central, 67212
Subdivider: Howard Murray Phone: 722-6220
Address: 9103 W. Central, 67212
Engineer/Surveyor: K.O. Taylor Phone: 264-0341
Address: 1542 S. St. Francis, 67211

Application Received 7-18-77
Conf. with Applicant _____
Sketch Plat Received 7-18-77
Present Zoning R-1 & AA (County)
Proposed Zoning AA (City)
Letter of Intent _____

PREL. PLAT RECEIVED 8-1-77
S/D Comm. Action 8-11-77 approve
Revised Plat - 10-20-77 - approve
Dept. Report on Prel. _____

TRACING PROGRESS:

Received _____
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 11-18-77/12-18-77 Rev. Plat
S/D Comm. Action 12-1-77 refer and def
12-29-77 approve
Dept. Report on Final 12-6-77
M.A.P.C. ACTION 1-5-78 Approved
Dept. Report on Final _____
Letter on Irons Received _____
Title/Taxes Rec'd & Reviewed _____
Final Review _____
Referral to B.C.C. _____
B.C.C. ACTION 8-29-78 Approved
Recorded 9-19-78

Comments:

7-21-77 sketch plate sent to: McKelvey
Mitchell
Sellers
replies requested by 7-27-77

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

WESTLINK VILLAGE 16TH ADDITION ADDITION was

filed for record on Sept 19, 1978

Bernice J. McCall
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-302 (2)

C. L. Riley
Supt. of Schools USD 266
304 West Central
Maize, Kansas 67101

T9-328

77-90

MURRAY

BUILDERS DEVELOPERS REALTORS

9103-05 WEST CENTRAL

PH. 316 722-6220

WICHITA, KANSAS 67212

Analysis of Country Acres Fifth Addition compared to Westlink Village 16th Addition

AS IS:

Country Acres Fifth Addition

249 Lots

14,182	Lineal feet of paving	=	56.956	Lineal feet per lot
14,616	Lineal feet of sanitary sewer	=	58.699	Lineal feet per lot
14,182	Lineal feet of water lines	=	56.956	Lineal feet per lot

PROPOSED:

Westlink Village 16th Addition

269 Lots

14,424	Lineal feet of paving	=	53.621	Lineal feet per lot
14,508	Lineal feet of sanitary sewer	=	53.933	Lineal feet per lot
14,424	Lineal feet of water lines	=	53.621	Lineal feet per lot

SAVINGS PER LOT:

3.335	Lineal feet of paving per lot @ \$50.00 per foot	=	\$ 166.75
4.766	Lineal feet of sewer per lot @ \$20.00 per foot	=	95.32
3.335	Lineal feet of water lines @ \$15.00 per foot	=	<u>50.03</u>

TOTAL SAVINGS PER LOT \$ 312.10

Analysis of Country Acres Fifth compared to Westlink Village 16th Addition
Page 2

SAVINGS ON UTILITIES & PAVING:

	Cash	15 year Bond
269 Lots @ \$312.10 =	\$ 83,954.90	\$ 114,508.80

The additional 20 lots reduces to cost per lot by \$281.00:

	Cash	30 year loan
269 Lots @ \$281.00 =	\$ 75,589.00	\$ 223,873.45

TOTAL SAVINGS:

	Cash	Bonds & Loan
Utilities	\$ 83,954.90	\$ 114,508.80
Loan	<u>75,589.00</u>	<u>223,873.45</u>
TOTAL	\$ 159,543.90	\$ 338,382.25

In addition to the savings above, 20 additional homes will generate a minimum of \$720,000 in general real estate taxes over the next 30 years, based on current assessments and valuations.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 77-90 Name Westlink Village 16th Addition
Application & Sketch Filed: 7-18-77
Preliminary Plat Filed: 8-1-77 Approved by S/D: 10-20-77
Final Plat Filed: 12-19-77 Approved by S/D: 12-29-77
Approved by Metropolitan Area Planning Commission: 1-5-78

DESCRIPTION

General Location: East side of Tyler Road, in an area north of 17th Street.

Surveyor or Engineer: K. O. Taylor
Owner: Oxbow Investments, Inc.
Address: 9103 W. Central

- | | | |
|--|----------------------------|-----------------------|
| 1. Gross Acreage of Plat <u>74.1</u> | 6. Access Control | |
| 2. Number of Lots: | St. <u>Tyler Road</u> | No. Openings <u>0</u> |
| Residential <u>269</u> | St. _____ | No. Openings _____ |
| Commercial _____ | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving <u>required</u> | Water <u>required</u> |
| Total Number of Lots: <u>269</u> | Sidewalk <u>required</u> | Drainage <u>req'd</u> |
| 3. Minimum Lot Area: <u>0.18</u> Acres | Sewer <u>required</u> | Other <u>none</u> |
| 4. Existing Zoning " <u>AA</u> " | | |
| 5. Special Problems Discussed _____ | | |

Valid petitions have been submitted guaranteeing paving of all streets, installation of sanitary sewer and water to serve all lots and installation of storm water sewer. A certificate has been submitted certifying the petitions and an acknowledgement acknowledging that sidewalks are required adjacent to all streets.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant shall submit a covenant stating that 4 off-street parking spaces will be provided on each lot adjacent to a 58-foot street and that parking will be permitted on only one side of said streets.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Barrier seconded, and it carried unanimously.

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions and instruct the City Clerk to file the certificate of acknowledgement and covenant with the Register of Deeds, the filing and publication costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE

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

I, OXBOW INVESTMENTS INC, owner of
(give name of proposed plat, if appropriate) WESTLINK
VILLAGE SIXTEENTH 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. ALL STREETS WITHIN THE ADDITION
2. SEWER TO SERVE ALL LOTS
3. STORM SEWER
4. WATER TO SERVE ALL LOTS.
5. N/A
6. N/A
7. N/A

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

Signed this 30th day of AUG., 1978.

Howard T. Murray
AGENT

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

Be it remembered that on this 30th day of August
19 78, before me, a notary public in and for said County and State,
came Howard T. Murray, 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.

Paul M. Outbank
Notary Public

My Commission Expires:
August 30, 1981

ACKNOWLEDGEMENT

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

I, Oxbow Investments, Inc., owner of
(give name of proposed plat, if appropriate) _____

All lots in Westlink Village 16th. Addition, Wichita, Sedgwick County,
Kansas

do hereby acknowledge that in accordance with the sidewalk policy of the City of Wichita, construction of sidewalks is required on the following streets within the addition:

1. Install side walk on the west side of Woodchuck entire length of the street.
2. Install side walks on both side of the street, entire length of the street on the following streets
3.
 - a. Robin
 - b. Turquoise
4.
 - c. Evergreen
 - d. Recz
5.
 - e. Socora
 - f. Floyd
6.
 - g. Topaz
 - h. Redbarn
7.
 - i. 17th Street
 - j. 19th Street

This is to place on notice all owners of lots and subsequent owners thereof within said addition that as a result of the above cited policy, said owners and subsequent owners thereof are responsible for seeing that sidewalks are installed or guaranteed by cash or other acceptable financial means as a precondition of the issuance of a building permit for all development occurring on lots or portions there of within Westlink Village 16th Addition,
Wichita, Sedgwick County, Kansas Addition.

Signed this 8th day of January, 19 78.

Oxbow Investments Inc.
Earl M. Sayler
President



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

Be it remembered that on this 8th day of January, 19 78, before me, a notary public in and for said County and State, came Earl M. Sayler, 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.

NOTARY PUBLIC
PEREGRINE C. TOLLER
SEDGWICK COUNTY, KANSAS
MY APPT. EXP. 12-31-78

Percey B. Tolleson
Notary Public

My Commission Expires:
12-31-78

REC 318 INE 550 h
FILED FOR RECORD BY
JUL 31 1978
3 96439
BETTE F. MCCART
REGISTER OF DEEDS

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, constitute all of the owners of all of the lots, parcels or pieces in the following described real property, to-wit:

WESTLINK VILLAGE SIXTEENTH ADDITION,
WICHITA, SEDGWICK COUNTY, KANSAS

We do hereby impose the following protective restrictions and covenants upon the above described real property in order that they may be put on record in the Office of the Register of Deeds of Sedgwick County, Kansas, and in order that all covenants hereinafter made covering any portion of the above described real property shall be subject thereto, to-wit:

1. No trailer house may be parked or used for living quarters anywhere upon said real property.
2. No garage or basement may be converted into apartments or living quarters.
3. No basement house shall be constructed upon any lot, piece or parcel which is a part of the above described real property.
4. All residences in the above described real property shall be equipped with a mechanical garbage disposal unit, if the same are available. This restriction may be waived in the event such units are not available because of war or act of a public enemy or an act of God.
5. No previously constructed building or dwelling may be moved on to said lots, pieces or parcels of the aforesaid real property.
6. The exterior of all structures shall be finished with brick or stone; or a combination of brick and wood type exterior finish material; or a combination of stone and wood type exterior finish materials, or other material of a comparable cost and quality.
7. No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat; in any event no building shall be located on any lot nearer than 25 feet to the front lot line or nearer than 15 feet to any side street line. No dwelling shall be located on any interior lot line nearer than 20 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot, to encroach upon another lot.
 - a. Provided that there shall be in any event, a minimum distance of 12 feet between residences regardless of the size of the building site or of the minimum setback lines otherwise contained herein and provided further, that nothing herein shall be construed so as to permit any portion of a building on a building site to encroach upon another building site.

8. The livable floor area of each residence constructed upon any lot, piece or parcel of the above described real property shall be as follows, to-wit:

A minimum of 1160 square feet.

Provided, however, that the owners of real property named herein shall have the power from time to time, by recorded amendment to these Restrictions, to increase the minimum number of square feet of livable floor area required in residences to be constructed on any lot, piece or parcel of the above described real property which they may own and upon which the construction of a residence has not been commenced or for which buildings plans for such residence construction have not been approved by the said Architectural Control Committee. Further provided that such change shall affect not less than one complete block.

9. No livestock, chickens, fowls or other animals, except the usual and ordinary number of family pets, shall be kept by the occupants of any dwelling constructed upon any piece, lot or parcel of the above described real property.

10. No noxious or offensive activity shall be carried on upon said real property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

11. Easements for the installation and maintenance of utilities and drainage facilities are dedicated as shown on the recorded plat and no building of any type or character shall be permitted upon said easements.

12. These restrictive covenants shall run with the land and be binding upon all persons using, occupying or owning such real property and their respective heirs, successors and assigns thereto until the 1st day of July, 2008, at which time said restrictive covenants shall be automatically extended for successive periods of 10 years each unless by a vote of a majority in number of the then owners of the land in said addition, as shown by the records in the office of the Register of Deeds in Sedgwick County, Kansas, it is agreed to change said restrictions or covenants in whole or in part.

13. If any person shall violate or attempt to violate any of the restrictive covenants herein set out it shall be lawful for any other person or persons holding any lot, piece or parcel of said real property to prosecute in any court of competent jurisdiction, any proceedings at law or in equity against the person or persons so violating or attempting to violate any such restrictive covenant, either for the purposes of preventing him or them from so doing, or to recover damages for such violation.

14. Invalidation of any one of said restrictive covenants by the judgment of any court of competent jurisdiction shall in no way affect any of the other provisions, which other provisions shall remain in full force and effect.

15. All residences or structures upon this real property must be constructed by a contractor licensed by the City of Wichita.

16. No front yards shall be surrounded or bounded by fence of any kind.

17. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line which may be upon any part or upon the edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill.

18. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three cars, and provided further, that lots may be used for public utility purposes as required by the best judgment of the City of Wichita.

19. None of the land herein shall be used for or in connection with the exploration or production of petroleum products, gas, oil or other minerals.

20. All residences constructed herein shall be connected to the City of Wichita water system and the City of Wichita sewage system prior to occupancy.

21. No trade, business or profession shall be legally carried on upon any portion of the said real property except as hereinbefore set out.

22. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

23. The Architectural Control Committee is composed of two, to-wit:

Earl Saylor
Howard T. Murray

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Either the members of the committee, or its designated representative shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore it to any of its powers and duties.

24. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenant shall be deemed to have been fully complied with.

25. No dwelling shall be erected or placed on any lot having a width of less than sixty (60) feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 7000 square feet.

26. It is further provided that all of the owners of real property within any one block of the real property affected by these restrictive covenants shall have the right to amend or change these restrictive covenants in regard to the property within such block, by means of a properly drawn, executed and acknowledged instrument. It is intended that such change or amendment in the restrictive covenants shall affect only real property within the block in which the signers thereof own real property, and that such instrument shall clearly express the unanimous intent of the owners of all of the real property within such block to change or amend such restrictive covenants, and further, that the property to be affected by such change or amendment shall be specifically described in such instrument. Such instrument shall be recorded in the office of the Register of Deeds of Sedgwick County, Kansas.

27. In the event that there shall be a change in the zoning finally approved, passed and adopted by the appropriate governing body of the City of Wichita which affects any city lots within Westlink Village Sixteenth Addition, Wichita, Sedgwick County, Kansas, these restrictive covenants shall be deemed to have been automatically changed to conform to the zoning as changed. Provided, however, that if such change shall cause the use of any lot to be in violation of the new zoning that these restrictive covenants shall be deemed to recognize such use to be a nonconforming use and the zoning ordinance and the appropriate regulations in regard to such nonconforming use shall apply to such lots so affected.

IN WITNESS WHEREOF, we have hereunto set out hands on the 26th day of July, 1978.

OX BOW INVESTMENT, INC.

By Earl M. Saylor
Earl M. Saylor

ATTEST:

B. J. Watkins
Secretary
B. J. Watkins

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 26th day of July 1978, before me, the undersigned, a Notary Public in and for said County and State, came Earl M. Saylor, known to be the President of Ox Box Investment, Inc., a Kansas Corporation, who is personally known to me to be the same person who executed the foregoing instrument of writing and such person duly acknowledged the execution of the same for and on behalf of and as the act and deed of said corporation.

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

BERNARD R.
STATE NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
10-4-80

Bernard R. Clark
Notary Public
Bernard R. Clark

My Comm./Appt. Expires:

IRM 323 111110
STATE OF KANSAS
SEDGWICK COUNTY }
FILED FOR RECORD AT
...
AUG 30 1978
NO. 4 01636
BETTE F. McCART
REGISTER OF DEEDS
Pat
Handwritten signature

AMENDMENT TO RESTRICTIVE COVENANTS

THIS AMENDMENT TO RESTRICTIVE COVENANTS is hereby made on this 23rd day of August, 1978, by the undersigned, who constitute all of the owners of all of the lots, parcels or pieces of real property in the following described real property:

WESTLINK VILLAGE SIXTEENTH ADDITION,
WICHITA, SEDGWICK COUNTY, KANSAS.

WHEREAS, on the 31st day of July, 1978, at Film 318, Page 550, Document No. 396438, Restrictive Covenants affecting the above referred to Westlink Village Sixteenth Addition, Wichita, Sedgwick County, Kansas, were recorded in the office of the Register of Deeds of Sedgwick County, Kansas, and

WHEREAS, it is the desire of the owners of such real property that said Restrictive Covenants be amended as follows, to wit:

There is hereby added by amendment to such Restrictive Covenants Paragraph No. 28, to read as follows:

- 28. "It is further provided that all of the residence houses located on the hereinafter named streets shall have adequate and proper provisions for a minimum of four (4) off street parking spaces for motor vehicles, the said streets being: Robin, Turquoise, Evergreen, Reca, Socora, Floyd, Topaz and Redbarn Streets. It is further provided that parking shall be restricted to one side only on the aforesaid streets."

This amendment shall affect only that part of the said Restrictive Covenants which are specifically amended by this instrument, and the Restrictive Covenants as filed, together with this amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands on this 23rd day of August, 1978.

OX BOW INVESTMENT, INC.

Earl M. Saylor
Earl M. Saylor, President

ATTEST:

B. J. Watkins
Secretary

DM 323 AUG 14 1978

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

BE IT REMEMBERED, that on this 23rd day of August, 1978, before me, the undersigned, a Notary Public in and for said county and state, came EARL M. SAYLER, known to be the President of Ox Bow Investment, Inc., a Kansas corporation, who is personally known to me to be the same person who executed the foregoing instrument of writing and such person duly acknowledged the execution of the same for and on behalf of and as the act and deed of said corporation.

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

Perry C. Poles
Notary Public

My Comm. PERRY C. POLES
NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY APPT. EXP. 12-10-77

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE August 14, 1978

TO Jack H. Galbraith, Chief Planner

FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Westlink Village 16th Addition

The plattors of Westlink Village 16th Addition have submitted valid petitions for water benefit districts to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petitions and resolutions will be placed on the City Commission Agenda for approval on or about August 29, 1978.



Bill H. Otten, Chief Engineer
WATER ENGINEERING DIVISION

BH0:sd

May 5, 1978

K. O. Taylor
1542 S. St. Francis
Wichita, Kansas 67211

Re: S/D 77-90 Westlink Village 16th Addition paving widths

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Planning Commission on May 4, 1978, your request for determination of street paving widths in Westlink Village 16th Addition was considered. The action of the Committee was to approve the following pavement widths measured back-of-curb to back-of-curb:

Robin)	
Turquoise)	
Evergreen)	
Reca)	29 feet
Socora)	
Floyd)	
Topaz)	
Redbarn)	
17th Street)	35 feet
19th Street)	
Woodchuck)	37 feet

The 29-foot streets will be designed with parking on the west side.

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

Sincerely,

Louise Olivarez
Junior Planner

LO:et

cc:
Dean Sellers, Assistant City Engineer
Howard Murray, 9103 W. Central, Wichita, Kansas 67212
Grey Dresie, Attorney at Law, 433 N. Broadway, Wichita, Kansas 67202

LAW OFFICES
DRESIE, JORGENSEN, WOOD & EUSON
433 NORTH BROADWAY
WICHITA, KANSAS 67202

GREY DRESIE
J. PAUL JORGENSEN (1912-1987)
JOHN F. JORGENSEN
DAVID J. WOOD
RICHARD A. EUSON

316-267-8324

MT. HOPE, KANSAS 67108
P. O. BOX 282
13161 667-2402

April 12, 1978

Mr. Jack Galbraith
Chief Planner
Metropolitan Area Planning Commission
City Building
455 N. Main Street
Wichita, Kansas 67202

Re: Westlink Village Sixteenth Addition

Dear Jack:

Attached hereto is a street plan prepared by K. O. Taylor, Engineer. Mr. Taylor thought that this had been worked out with you prior to this time.

I am sure that my client, Mr. Howard T. Murray, will be grateful for anything you can do to expedite this matter.

Very truly yours,

DRESIE, JORGENSEN, WOOD & EUSON, P.A.

By: 

GD/js

Enclosure

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE


CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

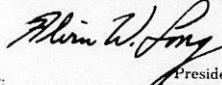
IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AM 7-8371



Authorized Signatory



CHICAGO TITLE INSURANCE COMPANY


President.

ATTEST:


Secretary.

CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE A

Number
260610

Effective Date
February 3, 1978 @ 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: Unknown
Proposed Insured: (Amended 10-17-70)

City of Wichita

Loan Policy to be issued: ALTA Form 1970 Amount:
Proposed Insured: (Amended 10-17-70)

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

Oxbow Investment, Inc.

3. The land referred to in this Commitment is described as follows:

COUNTRY ACRES FIFTH ADDITION AND A REPLAT OF LOTS 3 through 7, Block A, Lots 1 through 21, Block B, and Block C, Ox-Bow Addition, An Addition to Sedgwick County, Kansas, also described as the South 1/2 of the Northwest 1/4 of Section 9, Township 27 South, Range 1 West of the 6th Principal Meridian, in Sedgwick County, County, EXCEPT Lots 1 and 2, Block A and Lots 22 and 23, Block B as platted in Ox-Bow Addition to Sedgwick County, Kansas, and EXCEPT Beginning 461.62 feet North of the Southwest Corner of the said Northwest 1/4, thence East 340 feet, thence North 610 feet, thence West 340 feet, thence South 610 feet to the place of beginning, now being platted as WESTLINK VILLAGE SIXTEENTH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

"When sending instruments for
filing please include the above
referenced commitment number"

Form 3616 - K.C. Division

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): (SEE ATTACHED SHEET EXHIBIT "A").
9. Easements as shown on the recorded Plat.
10. Restrictive Covenants dated November 4, 1957, filed February 15, 1958, in Book Misc. 413, Page 532. (covers only that part of captioned property formerly platted as Ox Bow Addition).
11. Mortgage June 24, 1976, executed by Oxbow Investment, Inc., to Fidelity Savings Association of Kansas, filed June 29, 1976, on Film 197, Page 1013, in the original amount of \$175,500.00.

ENDORSEMENT

Attached to and forming a part of
Commitment No. 260610

Issued by
CHICAGO TITLE INSURANCE COMPANY

Item 8 of Schedule B is hereby amended to read:

1977 Taxes, paid.

This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

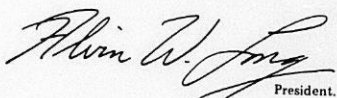
DATED:

2-14-78


CHICAGO TITLE INSURANCE COMPANY


Authorized Signatory




President.

ATTEST:


Secretary.

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

January 5, 1977

Mr. K. O. Taylor
1542 S. St. Francis
Wichita, Kansas 67211

Re: S/D 77-90 - Revised Final Plat of Westlink
Village 16th Addition

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on January 5, 1978, 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 December 30, 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 Department.
- 2-15-78 - Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 2-15-78 - 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.
- 2-15-78 - Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Oxbow Inv., Inc., Attn: Howard Murray, 9103 W. Central, 67212
Dean Sellers, Assistant City Engineer

December 30, 1977

K. O. Taylor
1542 S. St. Francis
Wichita, Kansas 67211

Re: S/D 77-90 Revised Final Plat of Westlink Village Sixteenth Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 29, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- 1-21-78 ✓
- 8-14-78 ✓
- 7-2-78 ✓
- 1- ✓
- A. ✓ Street names as marked on the engineer's copy of the plat shall be shown on the final tracing.
 - B. The applicant shall obtain a letter from the Flood Control Office and from the City Engineer indicating a drainage plan for subject property has been approved and that any guarantees for drainage improvements, i.e., storm sewers, open drainage channels, etc., have been submitted.
 - The applicant shall guarantee the extension of sanitary sewer to serve each lot.
 - The applicant shall guarantee the extension of City water to serve each lot.
 - Approval of the plat is subject to the annexation of subject property.
 - The applicant shall guarantee the paving of all streets except for Tyler Road.
 - G. ✓ Sidewalks will be required on both sides of all streets except for Tyler Road.

K. O. Taylor
Re: S/D 77-90
December 30, 1977
Page Two

- 2-16-78 H. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- I. Nineteenth Street and Woodchuck shall be designated as collector streets.
 - J. Easements as shown on the engineer's marked copy of the plat shall be shown on the final tracing.
 - 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, January 5, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:et

cc:

Oxbow Investments, Inc., Attn: Howard Murray, 9103 West Central,
Wichita, Kansas 67212
Dean Sellers, Assistant City Engineer

REVISED FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-90 Name Westlink Village 16th Addition
Date Application Rec'd. 7-18-77 Preliminary Approval 10-20-77
Scheduled S/D Meeting 12-29-77

DESCRIPTION

General Location the east side of Tyler Road in an area north of 17th Street

Owner Oxbow Investments, Inc.
Surveyor/Engineer K. O. Taylor Phone 264-0341
Address 1542 S. St. Francis

- | | | |
|---|--------------------------------------|--|
| 1. Gross Acreage of Plat | <u>74.1</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u>70</u> R/W <u>2320</u> ft. |
| Residential | <u>269</u> | b. <u>64</u> R/W <u>10,320</u> ft. |
| Commercial | | c. <u>35</u> R/W <u>1315</u> ft. |
| Industrial | | d. _____ R/W _____ ft. |
| Other | | e. _____ R/W _____ ft. |
| Total Number of Lots | <u>269</u> | TOTAL <u>13,955</u> ft. |
| 3. Minimum Lot Frontage | <u>73</u> ft. | 8. Sidewalk adjacent to all streets? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no |
| 4. Minimum Lot Area | <u>7957</u> sq. ft. | |
| 5. Existing Zoning | <u>R-1 & AA (County)</u> | |
| 6. Proposed Zoning | <u>AA (City)</u> | |
| 9. Public Water Supply <input checked="" type="checkbox"/> (Yes-No), Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers <input checked="" type="checkbox"/> (Yes-No), Name <u>City of Wichita</u> (Yes-No) | | |
| 11. Health Department Approval (where applicable) _____ | | |
| 12. City of Wichita _____: <u>Three-Mile Area</u> | | |
| | <u>Annexation will be requested.</u> | |

STAFF COMMENTS:

NOTE: This is a revised final plat which now proposes standard 64-foot and 70-foot street rights-of-way and the number of lots has been reduced from 280 to 269. This revised plat now has lots fronting on Giles Lane, a collector, whereas before the lots were siding into the collector which was a better arrangement. The southernmost east-west street will also act as a collector because of its uninterrupted 1/2 mile length. This street should be redesigned so as to not provide a "race-way" for traffic. It is noted that the plat, as now designed, will yield 20 more lots than the existing plat, Country Acres 5th Addition, but will require 1,500 feet more of street to be constructed at an approximate additional cost of \$75,000. It would appear that the applicant should consider further redesign of the plat.

- A. The applicant shall contact Tim Cain of the Department of Public Works relative to the appropriate street names to be indicated on the plat.
- B. The applicant shall obtain a letter from the Flood Control Office and from the City Engineer indicating a drainage plan for subject property has been approved and that any guarantees for drainage improvements, i.e., storm sewers, open drainage channels, etc., have been submitted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the extension of City water to serve each lot.
- E. Approval of the plat is subject to the annexation of subject property.
- F. The applicant shall guarantee the paving of all streets except for Tyler Road.

- G. Sidewalks will be required on both sides of all streets except for Tyler Road.
- H. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- I. Westport and Giles Lane shall be designated as collector streets.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

December 6, 1977

K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 77-90 Final plat of Westlink Village Sixteenth Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 1, 1977, the above captioned plat was considered. The action of the Committee was to defer the plat until such time as the proposed revisions of the street standards have been approved. Subsequent to the consideration of the plat, the Committee held an informal discussion of the proposed new street standards, and based on the objections raised by the City and County Fire Departments and others to the 56 foot right-of-way 27 foot street pavement standards, which the plat is being designed for, it appears that approval of this street standard is very unsure at this time.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:et
cc: Oxbow Investments & Howard Murray, 9103 W. Central, Wichita,
Kansas 67212

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-90 Name Westlink Village 16th Addition
Date Application Rec'd. 7-13-77 Preliminary Approval 8/11/77
Scheduled S/D Meeting 12/1/77

DESCRIPTION

General Location the east side of Tyler Road in an area north of 17th Street

Owner Oxbow Investments, Inc.
Surveyor/Engineer K. O. Taylor
Address 1542 S. St. Francis Phone 264-0341

1. Gross Acreage of Plat 74.1
2. Number of Lots:
 - Residential 280
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total Number of Lots 280
3. Minimum Lot Frontage 75 ft.
4. Minimum Lot Area 7500 square ft.
5. Existing Zoning R-1 & AA (County)
6. Proposed Zoning AA (City)
7. Lineal Feet of New Streets:
 - a. 70' R/W 2320 ft.
 - b. 64' R/W 2584 ft.
 - c. 54' R/W 8550 ft.
 - d. 32' R/W 1315 ft.
 - e. _____ R/W _____ ft.
 - TOTAL 14,769 ft.
8. Sidewalk adjacent to all streets? yes no no
9. Public Water Supply yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) no (Yes-No)
12. City of Wichita _____ : Three-Mile Area _____
Annexation will be requested

STAFF COMMENTS:

- A. The Subdivision Committee in its approval of the preliminary made the following requirements:

"No final plat shall be prepared or submitted utilizing a street right-of-way standard other than that now permitted by the Subdivision Regulations unless or until revisions to the street right-of-way standards have been approved by the Planning Commission and governing bodies."

Although the street right-of-way standards are now under review, it should be noted that approval of the new standards will include restrictions such as covenants requiring a certain number of off street parking spaces per dwelling unit, maximum length of the street, maximum number of lots per block, etc. Therefore, these restrictions need to be made a part of the approval conditions of this plat when they have been decided upon. It is recommended that approval of the plat be deferred until the street standards revisions have been approved by the Planning Commission and governing bodies.

- B. If the Subdivision Committee wishes to consider this final plat, the following additional conditions of approval established on the preliminary plat shall apply:

1. The applicant shall obtain a letter from the Flood Control Office and from the City Engineer indicating a drainage plan for subject property has been approved and that any guarantees for drainage improvements, i.e. storm sewers, open drainage channels, etc., have been submitted.
2. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
3. The applicant shall guarantee the extension of City water to

serve each lot.

4. The applicant shall guarantee the paving of all streets except for Tyler Road.

5. Sidewalks will be required on both sides of all streets except for Tyler Road.

6. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

7. The right-of-way for Giles Lane shall be increased to 35 feet as it is a proposed collector.

C. Requirements for a final plat of the MAPC Subdivision Regulations.

October 25, 1977

Mr. R. O. Taylor
1542 South St. Francis
Wichita, Kansas

Re: S/D 77-90 - ^{REVISED} Preliminary plat
of Westlink Village 16th
Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 20, 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. No final plat shall be prepared or submitted utilizing a street right-of-way standard other than that now permitted by the Subdivision Regulations unless or until revisions to the street right-of-way standards have been approved by the Planning Commission and governing bodies.
- B. *cl* No final plat shall be prepared or submitted until a drainage plan has been approved by the Department of Public Works. The two short streets extending to the North and South lines of the plat to provide for future street extensions shall be increased to 64 feet in width and shall be off-set so as not to promote continuous North-South traffic through this entire subdivision.
- A* A 25-foot front yard setback and a 15-foot side yard setback shall be indicated on each corner lot.
- E* The applicant and/or his engineer shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on the plat.
- F. The applicant shall guarantee the extension of sanitary

sewer to serve each lot.

- G. The applicant shall guarantee the extension of City water to serve each lot.
- H. The applicant shall guarantee the paving of all streets except for Tyler Road.
- I. Sidewalks will be required on both sides of all streets.
- J. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- K. Utility easements as shown on the engineer's "marked copy" shall be shown on the final plat.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Regarding condition "B" above, the Department of Public Works has emphasized that drainage is a serious problem to resolve in this area and, therefore, that would seem to be the item that needs attention in reaching a satisfactory solution prior to the preparation of a final plat.

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

Louise Olivarez
Junior Planner

LO:et
Enclosure
cc:

Oxbow Investments, Inc. & Howard Murray, 9103 W. Central, Wichita,
Kansas 67212
Dean Sellers, Assistant City Engineer

REVISED PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-90 Name WESTLINK VILLAGE 16th ADDITION
Date Application Rec'd. 7-18-77 Preliminary Approval 8-11-77
Scheduled S/D Meeting 10-20-77

DESCRIPTION

General Location East side of Tyler Road in an area north of 17th Street

Owner Howard Murray
Surveyor/Engineer K. O. Taylor
Address 1542 S. St. Francis Phone 264-0341

1. Gross Acreage of Plat 74.1
2. Number of Lots:
 - Residential 280
 - Commercial _____
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 75 ft.
4. Minimum Lot Area 7500 sq. ft.
5. Existing Zoning R-1 FAA
6. Proposed Zoning AA
7. Lineal Feet of New Streets:
 - a. 70' R/W 2320 ft.
 - b. 64' R/W 2584 ft.
 - c. 54' R/W 8550 ft.
 - d. 32' R/W 1315 ft.
 - e. _____ R/W _____ ft.
 - TOTAL 14,769 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply (Yes-No), Name _____
10. Public Sanitary Sewers (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita _____ : Three-Mile Area (ANNEXATION REQUESTED)

STAFF COMMENTS:

- A. This revised preliminary plat now has rearranged the blocks and streets in a north-south direction but the number of lots remains the same.
- B. The plat still reflects 54-foot street rights-of-way which is not a width that is under consideration. The revised street right-of-way standard being considered which would be applicable to this plat is a 56-foot right-of-way consisting of 27 feet of street paving from back of curb to back of curb and a 14.5 foot parking strip either side of the pavement. This street standard would be used only in areas where there are no through streets and the streets would be no longer than 3 blocks long, with the maximum block length to be no more than 12 lots; and there is provided 4 off-street parking spaces on each lot.
- C. No final plat shall be prepared or submitted utilizing a street right-of-way standard other than that now permitted by the Subdivision Regulations unless or until revisions to the street right-of-way standards have been approved by the Planning Commission and Governing Bodies.
- D. The two short streets extending to the north and south lines of the plat to provide for future street extensions shall be increased to 64 feet in width and, assuming a final plat will be submitted with approved reduced street rights-of-way as discussed in "B" above, should be off-set so as not to become through streets.
- E. A 25-foot front yard setback and a 15-foot side yard setback shall be indicated on each corner lot.

- F. The applicant and/or his engineer shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on the plat.
- G. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- H. The applicant shall guarantee the extension of City water to serve each lot.
- I. The applicant shall guarantee the paving of all streets except for Tyler Road.
- J. Sidewalks will be required on both sides of all streets.
- K. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SCCD-Cons-5

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Westlink Village 16th Add.

MAILED TO:

Location East side of Tyler Rd & 1/2 Mile
North of 13th St. North

K.O. Taylor
Name

Date 8-12-77

Firm

264-0341
Phone

Prepared by Larry L. Henry, District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas 67209
Phone: 942-8422

Requested by Wichita-Sedgwick County Metropolitan
Area Planning Commission

A. SOIL TYPE: 65% Milan loam 1 to 3% slopes Class III-1
35% Blanket silt loam, 0 to 1% slopes Class I-1

B. SITUATION: This area has moderate water erosion and could have severe
wind erosion problems if cover is not maintained at all times.

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
- Brome grass, 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
- Brome grass, 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: 316-942-8422.
- 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 _____

August 12, 1977

Kenneth G. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 77-90 - Preliminary plat
of WESTLINK VILLAGE 16TH
ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 11, 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 shall by letter request annexation of subject property. Approval of the plat is subject to the annexation.
- B. The 54-foot street right-of-way shall be increased to 64 feet.
- C. The west 265 feet of the northernmost east-west street is needed for street right-of-way. The applicant should attempt to obtain this by separate instrument.
- D. A 25-foot front yard setback and a 15-foot side yard setback shall be indicated on each corner lot.
- E. The applicant and/or his engineer shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on the plat.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- G. The applicant shall guarantee the extension of City water to serve each lot.
- H. The applicant shall guarantee the paving of all streets except for Tyler Road.

S/D 77-90
August 12, 1977
Page 2

- I. The applicant shall guarantee the construction of sidewalks adjacent to all streets.
- J. The applicant shall be advised that the sidewalk construction will be a requirement of building permits when the sidewalks have been required as a condition of plat approval.
- K. Prior to submission of a final plat, the applicant and his engineer shall meet with the Planning Department and the Engineering and Traffic Engineering Divisions of the Department of Public Works relative to street rights-of-way and street paving width standards to be utilized on this plat. It should be noted that the revision of street paving width standards is being considered.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. *Utility Easements shown on marked copy*
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:rmc
Encl.

cc: Oxbow Investments, Inc., c/o Howard Murray, 9103 W. Central,
67212
Dean Sellers, Assistant City Engineer
Joe Freeman, ~~County Building, Planning & Inspection~~
Assistant County Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-90 Name WESTLINK VILLAGE 16th ADDITION
Date Application Rec'd. 7/18/77 Preliminary Approval _____
Scheduled S/D Meeting 8/11/77

DESCRIPTION

General Location East side of Tyler Road, 1/2 mile north of 13th Street.

Owner Oxbow Investments Incorporated
Surveyor/Engineer Kenneth O. Taylor
Address 1542 South St. Francis Phone 264-0341

- | | |
|---|-----------------------------------|
| 1. Gross Acreage of Plat <u>74.1</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>2320</u> ft. |
| Residential <u>280</u> | b. <u>30</u> R/W <u>1315</u> ft. |
| Commercial _____ | c. <u>54</u> R/W <u>11190</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>280</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>80</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7225</u> sq. ft. | streets? <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning _____ | |
| 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>Three-Mile Area</u> <u>x</u> | |

STAFF COMMENTS:

- NOTE: Consideration should be given to either not vacate the existing plat, or requiring the redesign of the submitted plat to provide for a development that will be in character with the existing subdivisions of the area rather than the grid system as proposed.
- A. The applicant shall by letter request annexation of subject property. Approval of the plat is subject to the annexation.
- B. The 54-foot street right-of-way shall be increased to 64 feet.
- C. The west 265 feet of the northernmost east-west street is needed for street right-of-way. The applicant should attempt to obtain this by separate instrument.
- D. A 25-foot frontyard setback and a 15-foot sideyard setback shall be indicated on each corner lot.
- E. The applicant and/or his engineer shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on the plat.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- G. The applicant shall guarantee the extension of City water to serve each lot.
- H. The applicant shall guarantee the paving of all streets except for Tyler Road.
- I. The applicant shall guarantee the construction of sidewalks adjacent to all streets.
- J. The applicant shall be advised that the sidewalk construction will be a requirement of building permits when the sidewalks have been

required as a condition of plat approval.

- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Form 021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST 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		

DESCRIPTION AMOUNT

Name _____

Address _____

Type _____ Due Date _____

Comments: _____

Date _____ BY _____

August 1, 1977

K. O. Taylor, Engineer
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 77-90 - Sketch Plat of
Westlink Village 16th Addition

Dear Mr. Taylor:

We have reviewed the above referred to sketch plat, and this is to advise you that the preparation and submission of a preliminary plat is hereby authorized subject to the following conditions and comments:

- A. The applicant shall guarantee the extension of city sanitary sewer to serve subject property. Note: Our office has been advised by the City Engineer, that because of the depth of existing sanitary sewer mains in the area, sewer service may not be possible to some of the lots. The applicant and/or his engineer shall contact the Engineering Division of the Department of Public Works regarding this matter, prior to submission of the preliminary plat.
- B. The applicant shall request by letter, the annexation of subject property. Approval of the plat shall be subject to the annexation of the property.
- C. The second east-west street from the north line of the plat shall be adjusted so as to directly align with Oxbow Lane east of Giles Lane.
- D. A 25 foot front yard setback and a 15 foot side yard setback shall be indicated on each corner lot.
- E. "Complete access control" to Tyler Road shall be indicated on the lots adjacent to said street.
- F. The applicant shall guarantee the extension of city water to serve each lot.

Page Two
K. O. Taylor, Engineer
August 1, 1977

- G. The applicant shall guarantee the paving of all the interior streets indicated on the plat and also Giles Lane.
- H. The applicant and/or his engineer shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on the plat.
- I. Installation of sidewalks adjacent to all streets will be a requirement of the plat approval.
- J. Requirements for a preliminary plat of the Metropolitan Area Planning Commission Subdivision Regulations. (See Article 5, Part 3)

In addition to the above conditions, the applicants' engineer should check with the Flood Control Office relative to the need for storm sewers to serve the proposed plat. We were unable to discuss this plat with the Flood Control Office prior to the writing of this letter, and are not, therefore, certain if the same problem exists with being unable to provide required storm sewers on this plat as on the plat to the east of this property.

Enclosed is a marked "Engineer's Copy" of the sketch plat for your records. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:el
Enclosure

cc: Howard Murray, 9103 W. Central, 67212
M. S. Mitchell, Maintenance-Flood Control

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

TO Bill McKinley, Assistant Traffic Engineer
M. S. Mitchell, Maintenance-Flood Control
Dean Sellers, Assistant City Engineer
FROM Louise Olivarez, Planning Analyst

SUBJECT Sketch plat of S/D 77-90 Westlink Village 16th Addition

DATE 7-21-77

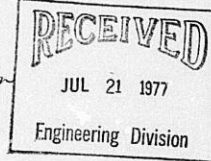


The above referenced sketch plat was recently submitted to our office. I would appreciate your review of this plat with any comments you may have returned to me no later than *Wednesday July 27, 1977*

Louise Olivarez
Louise Olivarez
Planning Analyst

LO:rme
Attachment

1. Elevations are not city datum
2. San. Sewer may not be deep enough to serve NE portion of plat.

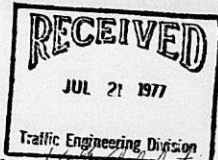


WICHITA-SEDGWICK COUNTY

DATE 7-21-77

METROPOLITAN AREA PLANNING DEPARTMENT

TO Bill McKinley, Assistant Traffic Engineer
M. S. Mitchell, Maintenance-Flood Control
FROM Dean Sellers, Assistant City Engineer
Louise Olivarez, Planning Analyst



SUBJECT Sketch plat of S/D 77-90 *Westlink Village Addition*

The above referenced sketch plat was recently submitted to our office. I would appreciate your review of this plat with any comments you may have returned to me no later than *Wednesday July 27, 1977.*

Louise Olivarez
Louise Olivarez
Planning Analyst

LO:rme
Attachment

Map No.: 4949
Section No.: 9
Twp. No.: 27
Range: 1W

S/D No. 77-90

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Westlink Village ¹⁶⁷⁴ ~~1674~~ Add
General Location: East Side Tyler Road between 13th & 21st St
in an area with 15th Street
Name of Property Owner: Oxbow Investments, Inc
Address: 910 3 West Central 12 Phone: 722-6220
Name of Subdivider: Harold Murray
Address: 910 3 West Central 12 Phone: 722-6220
Name of Agent/Surveyor: H.O. Taylor
Address: 1542 S. St. Francis 11 Phone: 264-0341
Date of Application: 7-13-77

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 74.1
- Number of Lots:
 - Residential 280
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 280
- Minimum Lot Frontage 80 ft.
- Minimum Lot Area 7225 ft.
- Existing Zoning R1 and AA County
- Proposed Zoning A-A (City)
- Lineal Feet of New Streets:
 - a. 70 R/W 2320 ft.
 - b. 30 R/W 1315 ft.
 - c. 54 R/W 1190 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 14825 ft.
- Sidewalk adjacent to all streets? yes no
- Public Water Supply Yes (Yes-No), Name City of Wichita
- Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- Health Department Approval (where applicable) No (Yes-No)
- City of Wichita Three-Mile Area

Annexation will be requested

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: Harold Murray

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

Received by L.O.
Date 7-18-77
Fee Submitted none
(Sketch)