

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

WOODBIDGE 6TH ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/25/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6/28/92

N.W. CORNER
SEC. 7, T27S, R1W
OF THE 6TH P.M.

E 21ST STREET NORTH

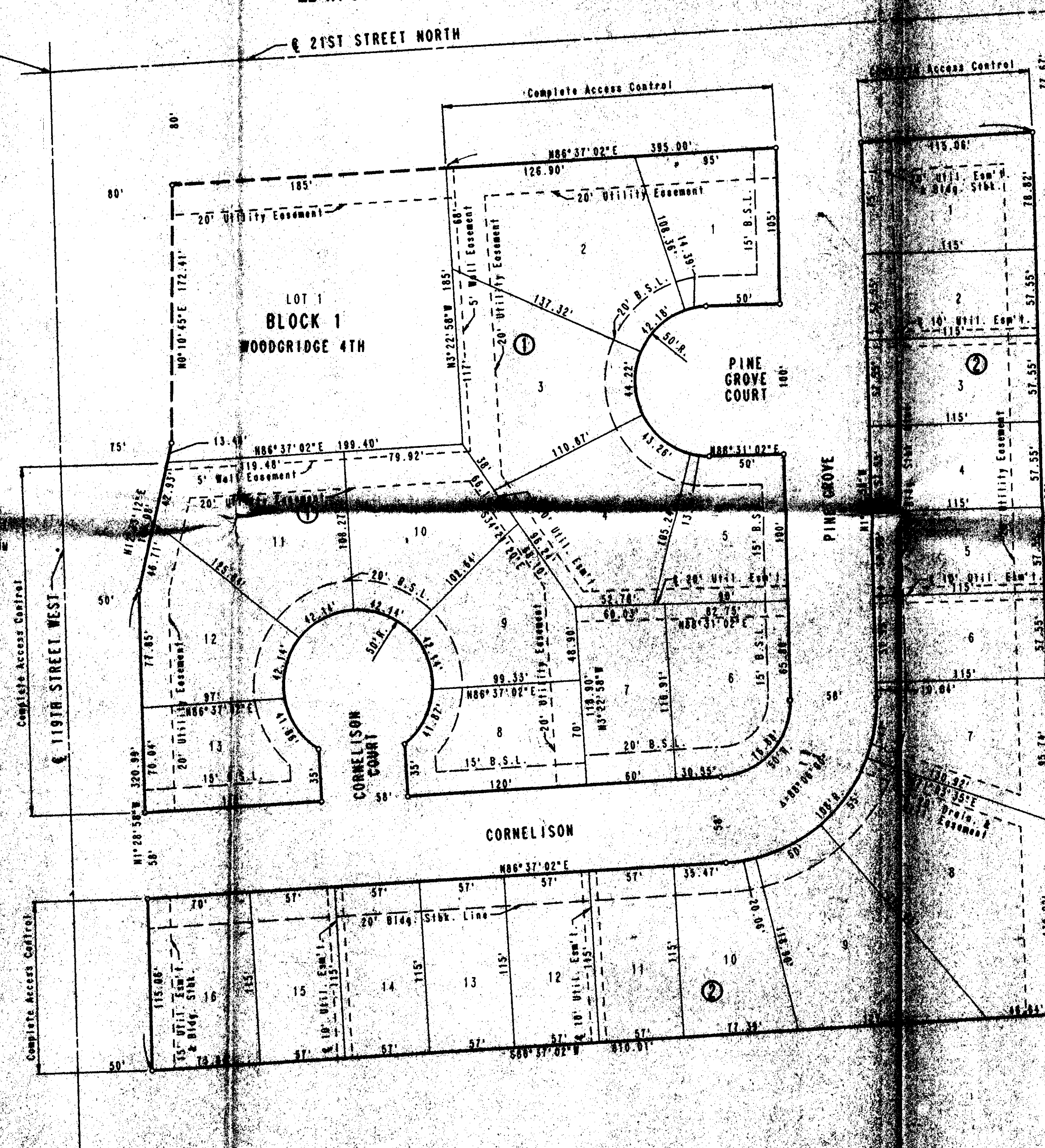


SCALE: 1"=50'

o = IRON SET

B.S.L. = BUILDING SETBACK LINE

BENCH MARK: CITY OF WICHITA B.M. DISC.
78 FT. CORNER OF WICHITA L.I.N.
EAST OF N 119TH ST. WEST
ELEV. = 1172.00 CITY DATUM
ELEV. = 1359.40 M.S.L.



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 25 DAY OF JUNE, 1992, I HAVE CAUSED TO BE SURVEYED AND PLATTED WOODBIDGE 6TH ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS, BLOCKS, AND STREETS THE SAME DESCRIBED AS A REPLAT OF LOTS 2, 3, AND 4, BLOCK 1, WOODBRIDGE 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS AND STREETS, THE SAME TO BE KNOWN AS WOODBRIDGE 6TH ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ADJUTERS' RIGHTS OF ACCESS TO AND FROM 119TH STREET WEST AND 21ST STREET NORTH OVER AND ACROSS THE WEST AND NORTH LINES OF BLOCKS 1 AND 2 ARE HEREBY GRANTED TO THE CITY OF WICHITA. ALL PORTIONS OF WOODBRIDGE 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

THE WALL EASEMENT, AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

BY LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 25 DAY OF JUNE, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LARRY A. CHAMBERS, PRESIDENT OF SLANSON INVESTMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE FIRST NATIONAL BANK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF WOODBRIDGE 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 25 DAY OF JUNE, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF THE FIRST NATIONAL BANK IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 25 DAY OF JUNE, 1992.

_____, CHAIRMAN
CHRISTOPHER J. GOEBEL

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS DAY OF _____, 1992.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1992.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1992.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

Professional Engineering Consultants

July 6, 1992

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Please call if you have any questions.

Sincerely,

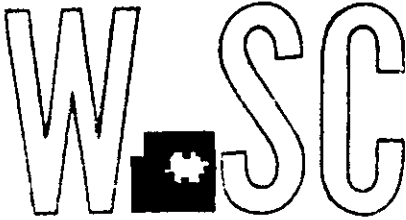
A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a large initial "D" and a stylized "L".

Don Losew
Senior Planner

DL:rh

cc: Slawson Investment Corp., c/o Larry Chambers, 104 S. Broadway
- Suite 200, Wichita, KS 67202
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

July 6, 1992

Professional Engineering Consultants
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 92-17 WOODBRIDGE 6TH ADDITION ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on July 2, 1992, 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 June 26, 1992.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

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signatures on this plat, to be printed beneath the notary's signature.

- M. As indicated by City Engineering, based on this site's drainage plan a cross lot drainage agreement or other drainage improvements may be required. The applicant shall meet with Engineering to determine any such requirements. These requirements shall be satisfied before the plat is scheduled for City Council. Any cross lot drainage agreements will need to be approved by Engineering and submitted to Planning for recording with the plat tracing.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **2-5**

July 2, 1992

STAFF REPORT

(Final Plat Approved 6/25/92, Preliminary Plat Approved 5/14/92)

CASE NUMBER: S/D 92-17 - WOODBRIDGE 6TH ADDITION

OWNER/APPLICANT: Slawson Investment Corp. c/o Larry Chambers,
104 S. Broadway, Suite 200, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, & Gary
Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southeast Corner of 119th Street West and 21st
Street North

SITE SIZE: 7.34 Acres

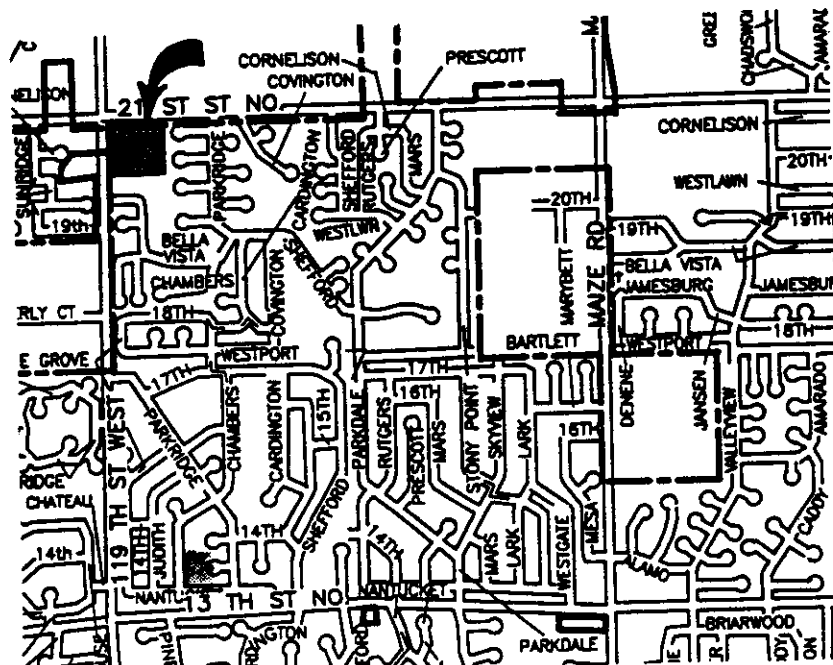
NUMBER OF LOTS
Residential: 29
Office:
Commercial:
Industrial:
Total: 29

MINIMUM LOT AREA: 6,555 sq. ft.

CURRENT ZONING: "LC" light-commercial, DP-160

PROPOSED ZONING: "AA" one-family

VICINITY MAP:



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STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the applicant shall obtain either an amendment or adjustment to CUP DP-160 to reflect the development plans now being indicated by this plat.
- B. The applicant shall also obtain a zone change, to an appropriate residential zoning classification for the area of this plat. This zone change was reviewed by the MAPC and is scheduled for City Council review on June 30, 1992.
- C. The applicant shall abandon any applicable existing petitions on file for this property.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- E. The applicant shall guarantee the extension of City water to serve the lots being platted.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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.
- I. As indicated by the platting binder, property taxes are past due for several years. Before this plat will be released for recording, proof shall be provided that all applicable property taxes have been paid.
- J. The applicant shall install or guarantee the installations of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the