Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-59 Name: WESTWIND 2ND ADDITION

Preliminary Approved: 6/19/86
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: West side of Woodchuck, in an area south of 21st Street.
Owner: Westwind Associates II, 727 N. Waco, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 330 Laura, Wichita, KS 67211

1. Gross Acreage of Plat: 16.9 Acres
2. Number of Lots:
   - Residential: 52
   - Office:
   - Commercial:
   - Industrial:
   - Total: 52
3. Minimum Lot Area: 6,600 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

NOTE: The applicant's agent has advised that Lot 1 is being platted for the future site of a church. The name of this plat has been changed to Westwind 2nd Addition, as there is already a Westwind Addition.

A. The applicant shall guarantee the extension of City water to serve the lots being platted.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. The applicant shall guarantee the improvements needed for the 21st Street North median, that are caused by this plat.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. The applicant shall guarantee the paving of the proposed interior streets.

F. The Woodchuck street paving petition shall provide for the construction of sidewalks on each side of this collector street.

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. The applicant shall obtain, by separate instrument, the off-site street dedication needed for the east half of Woodchuck Street.

J. 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.

K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

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

M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

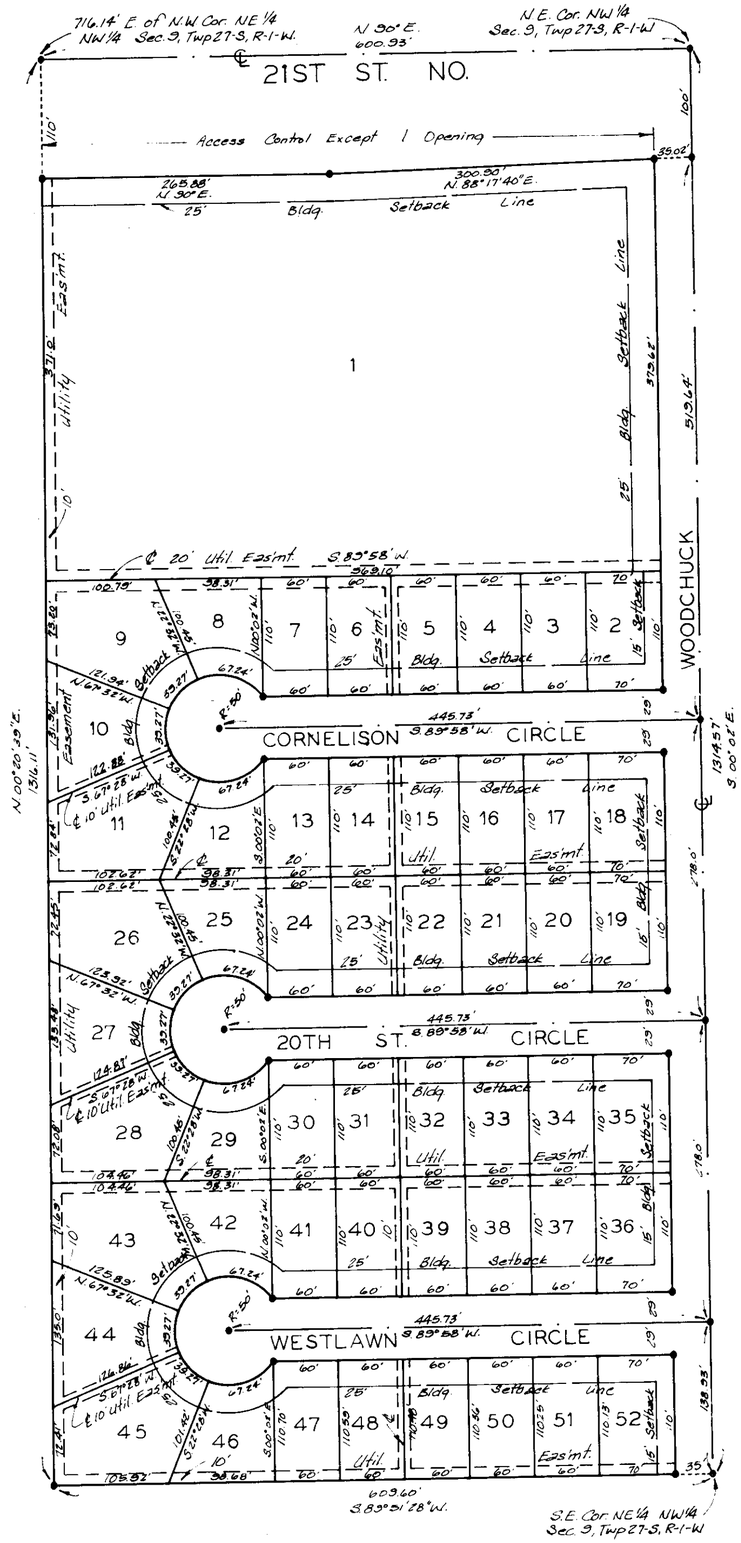
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/4/86 SUBJECT TO THE [illegible] APPROVAL OUTLINED IN [illegible] DATED 12/5/86

OFFICE COPY
DO NOT REMOVE

WESTWIND 2ND ADDITION

WICHITA, KANSAS



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WESTWIND 2ND ADDITION" Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the NE 1/4 of the NW 1/4 of Sec. 9, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas except that part described as beginning at the N.W. Corner of the NE 1/4, NW 1/4 of said Sec. 9; thence bearing N. 90°00'00"E along the North line of said NW 1/4 a distance of 716.14 feet; thence bearing S.00°20'39"W. a distance of 1316.11 feet to a point on the South line of the NE 1/4 of said NW 1/4; thence bearing S.89°51'28"W. a distance 724.80 feet to the S.W. Corner of the NE 1/4 of said NW. 1/4; thence bearing N.00°43'13"E. a distance of 1318.00 feet to the point 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 and streets to be known as "WESTWIND 2ND ADDITION" Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. 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 1 are hereby granted to the City of Wichita, provided however, that Lot 1, shall have access to 21st St. No. at one point as shall be determined by the City Engineer of Wichita, Kansas.

WESTWIND ASSOCIATES II, a Kansas General Partnership

_____ General Partner
Leonard E. Marotte

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198___ by Leonard E. Marotte, General Partner of Westwind Associates II, a Kansas General Partnership, on behalf of the partnership.

_____ Notary Public

My Appt. Exp. _____

N

1" = 100'

• = iron

This plat of "WESTWIND 2ND ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this day of 198

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
John Terry Moore

_____ Secetary
Michael E. Lindebak

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

_____ Mayor
Tony Casado

_____ City Clerk
Donald C. Gisick

Entered on transfer record this _____ day of _____ 198___

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198___, at _____ o'clock ___M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "WESTWIND 2ND ADDITION" Wichita, Kansas.

Boulevard State Bank

_____, _____
Timothy McGuigan

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198___ by Timothy McGuigan, _____ of Boulevard State Bank, on behalf of the corporation.

_____ Notary Public

My Appt. Exp. _____

December 11, 1986

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

Re: Final Plat S/D 86-59 - WESTWIND 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 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 December 5, 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 plattor.

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:dlk

cc: Westwind Associates II, 727 N. Waco, Wichita, KS 67203