

August 6, 1987

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

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

Dear Gentlemen:

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

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

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

Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner

DL:dik

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

From DP-165 (K.W. #1) #16

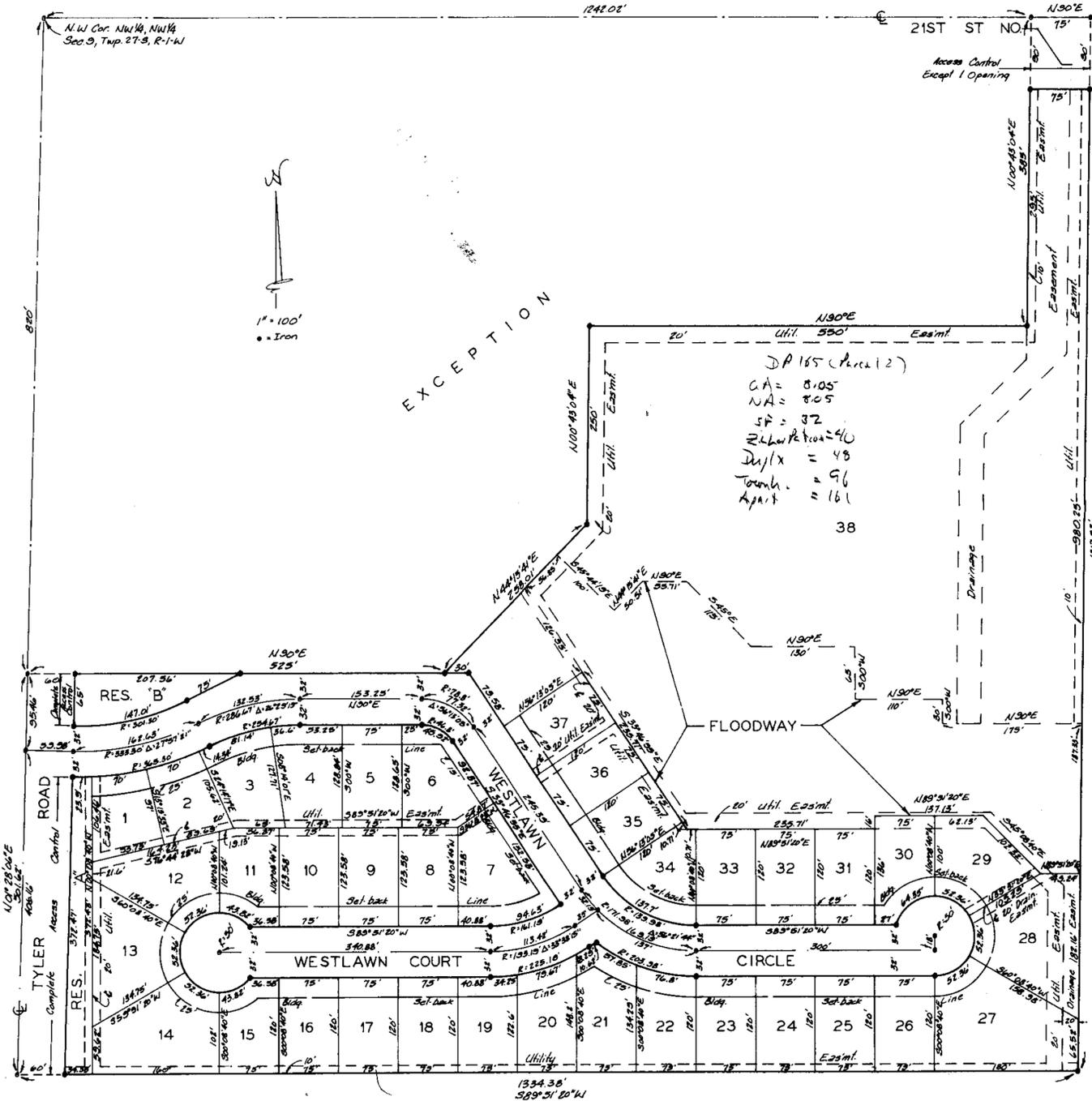
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DO NOT REMOVE

FINAL PLAT  
WESTWIND 4TH ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 7-30-07 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 7-31-07

WICHITA, KANSAS



DP 165 (Parcel 12)  
CA = 8.05  
NA = 8.05  
SF = 32  
R.L.W. & R.T. = 40  
Dy/x = 48  
Trough = 96  
Appt = 161  
38

DP 165 (Parcel 11)  
CA = 12.65  
NA = 12.65  
SF = 50.4  
R.L.W. = 63.4

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

Date \_\_\_\_\_ Baughman Company, P.A.  
\_\_\_\_\_  
Surveyor

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

Westwind Associate II  
\_\_\_\_\_  
Leonard E. Marrotte General Partner

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

My Appt. Exp. \_\_\_\_\_ Notary Public

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

\_\_\_\_\_  
John Terry Moore Chairman  
\_\_\_\_\_  
Marvin S. Krout Secretary

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

\_\_\_\_\_  
Robert G. Knight Mayor  
\_\_\_\_\_  
Dale E. Resa Deputy City Clerk

Entered on transfer record this  
\_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_.

\_\_\_\_\_  
Don Wright County Clerk

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

\_\_\_\_\_  
Pat Kettler Register of Deeds  
\_\_\_\_\_  
Ed Resa Deputy

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

First National Bank of Attila, Kansas  
\_\_\_\_\_  
Clay Phillips President

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

\_\_\_\_\_  
Notary Public  
My Appt. Exp. \_\_\_\_\_

5-18  
Xed

**SUBDIVISION REPORT**

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

**Page 2**

- J. If the platting of this property requires the establishment of a minimum building pad elevation, it shall be noted in both mean sea level and City Datum.
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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

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

DESCRIPTION

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

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

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

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

**STAFF COMMENTS:**

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

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