

October 16, 1986

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

Re: Final Plat S/D 86-79 - WOODLAND ESTATES 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 16, 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 October 10, 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: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226

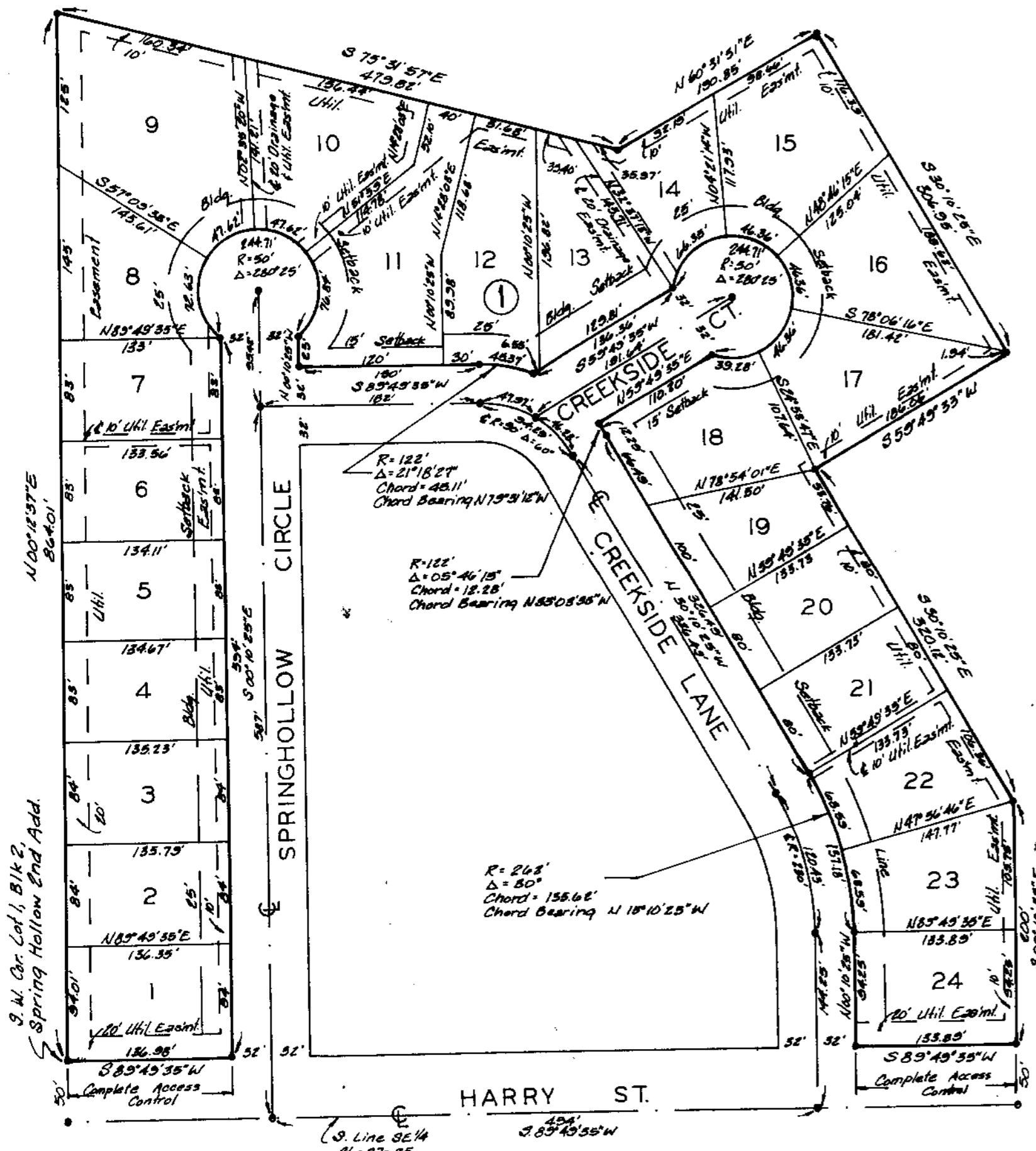
SPRING HOLLOW THIRD ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/9/86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/10/86

Minimum Pad Elevations
 Lots 4 thru 9, Blk. 1, 1310 M.S.L.
 Lots 10 thru 13, Blk. 1, 1305 M.S.L.
 Lots 14 thru 16, Blk. 1, 1304 M.S.L.

FINAL PLAT

OFFICE COPY
 DO NOT REMOVE



Minimum Bldg Pad

Y - Sea level

X - City datum

State of Kansas } S.S. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SPRING HOLLOW THIRD ADDITION" Sedgewick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19, Block 2, Spring Hollow Second an Addition to Sedgewick County, Kansas. Utility easements and building setback lines being vacated by virtue of K.S.A. 12-512(b). All being situated in the SE 1/4 of Sec. 26, Twp. 27-S, R-2-E of the 6th P.M., Sedgewick County, Kansas.

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 a Block to be known as "SPRING HOLLOW THIRD ADDITION" Sedgewick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. All abutters rights of access to or from Harry St. over and across the south line of Lot 1 and Lot 24, Block 1, are hereby granted to the appropriate governing body. Minimum building pad elevations for Lots 4 through 16, Block 1, shall be as indicated on the accompanying plat.

Cedar Lakes, Inc.
 _____ Vice President
 Luis A. Casado
 _____ Secretary
 John W. McKay Jr.
 _____ Treasurer

State of Kansas } S.S. The foregoing instrument acknowledged Sedgewick County } before me this _____ day of _____ 198__ by _____ of Cedar Lakes, Inc., on behalf of the corporation.

My Appt. Exp. _____
 _____ Notary Public

This plat of "SPRING HOLLOW THIRD ADDITION" Sedgewick County, 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

_____ Chairman
 David Bayouth
 _____ Secretary
 Michael E. Lindabak

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. Gistek

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgewick County, Kansas, this _____ day of _____ 198__.

_____ Chairman
 Bernard A. Hentzen
 _____ Commissioner
 Donald E. Graagg
 _____ Commissioner
 Tom Scott
 _____ County Clerk
 Don Wright

Entered on transfer record this _____ day of _____ 198__.

_____ County Clerk
 Don Wright

State of Kansas } S.S. 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

SUBDIVISION REPORT

Final Plat S/D 86-71 - SPRING HOLLOW 3RD ADDITION

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- 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. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

S/D No.: 86-71 Name: SPRING HOLLOW 3RD ADDITION

Preliminary Approved: 9/11/86
Scheduled S/D Meeting: 10/9/86

DESCRIPTION

General Location: North side of Harry Street, in an area west of 143rd Street East.

Owner: Cedar Lakes, Inc., 236 S. Topeka, Wichita, KS 67202

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

1. Gross Acreage of Plat: 7.216 Acres
 2. Number of Lots:
 - Residential: 24
 - Office:
 - Commercial:
 - Industrial:
 - Total: 24
 3. Minimum Lot Area: 12,818.882 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. When Spring Hollow 2nd Addition was completed, a revised outside-the-City water service application was obtained. Since an outside-the-City water service application, which contains revised language regarding annexation, is already on file for this property, the filing of another application is not required by this replat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the interior streets including adjacent Spring Hollow Drive and Creekside Lane.
- F. If the paving petitions for Creekside Court, Spring Hollow Drive and Creekside Lane, provide for the streets to be paved with a 29-foot wide, back-of-curb to back-of-curb, pavement; the applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot wide street pavement. 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. An off-street parking covenant shall also be submitted for Lots 1 thru 20, Block 1, Spring Hollow 2nd Addition, if Spring Hollow Drive and Creekside Lane paving petitions call for a 29-foot wide street pavement.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting text.
- I. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- J. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.