

- J. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement and that street right-of-way may be dedicated across the easement.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- L. In order to assist title insurance companies in determining building setback requirements, building setbacks shall be platted rather than referencing the provisions of the unrecorded Community Unit Plan. With this in mind, the final plat tracing shall indicate the platting of the following building setbacks:
 - 1. A 20-foot building setback from Wilderness Court on Lots 1 thru 7, Block 1.
 - 2. A 25-foot building setback from Wilderness on Lots 1 and 7, Block 1 and Lots 1 thru 3, Block 2.
- M. Reference in the platting text regarding building setbacks shall be omitted on the final plat tracing.
- N. On the final plat tracing, the Metropolitan Area Planning Commission signature block shall reference DAVID BAYOUTH as Vice-Chairman.
- O. Since the legal description for this plat references a tie point to the southeast corner of Lot 1, Block 2, Wilderness Second Addition, the final plat tracing shall label this lot corner on the face of this plat.
- P. On the final plat tracing, Wilderness Circle shall be relabeled Wilderness.
- Q. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- T. 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 with the platting of this property?

S/D No.: 86-63 Name: WILDERNESS 3RD ADDITION

Preliminary Approved: 5/12/83
Scheduled S/D Meeting: 7/3/86

DESCRIPTION

General Location: South of 29th Street North, in an area west of Webb Road.
Owner: Slawson Investment Corporation, 8100 E. 22nd Street N. #1900,
Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, 3500 N. Rock Road #800,
Wichita, KS 67226

1. Gross Acreage of Plat: 5.74 Acres
2. Number of Lots:
 - Residential: 10
 - Office:
 - Commercial:
 - Industrial:
 - Total: 10
3. Minimum Lot Area: 0.34 Acres
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

NOTE: This final plat represents the third final plat for an overall preliminary plat approved by the Subdivision Committee on May 12, 1983. This plat proposes the final platting of Lots 33 thru 35 and Lots 62 thru 68 of the overall preliminary. This property is subject to the provisions of the Tallgrass Community Unit Plan (DP-96).

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the proposed interior streets.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- G. Since Reserve A is being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, the authority to maintain the drainage reserve in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- 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 submit a copy of the instrument which establishes the kaneb easement on this property.

OFFICE COPY
DO NOT REMOVE

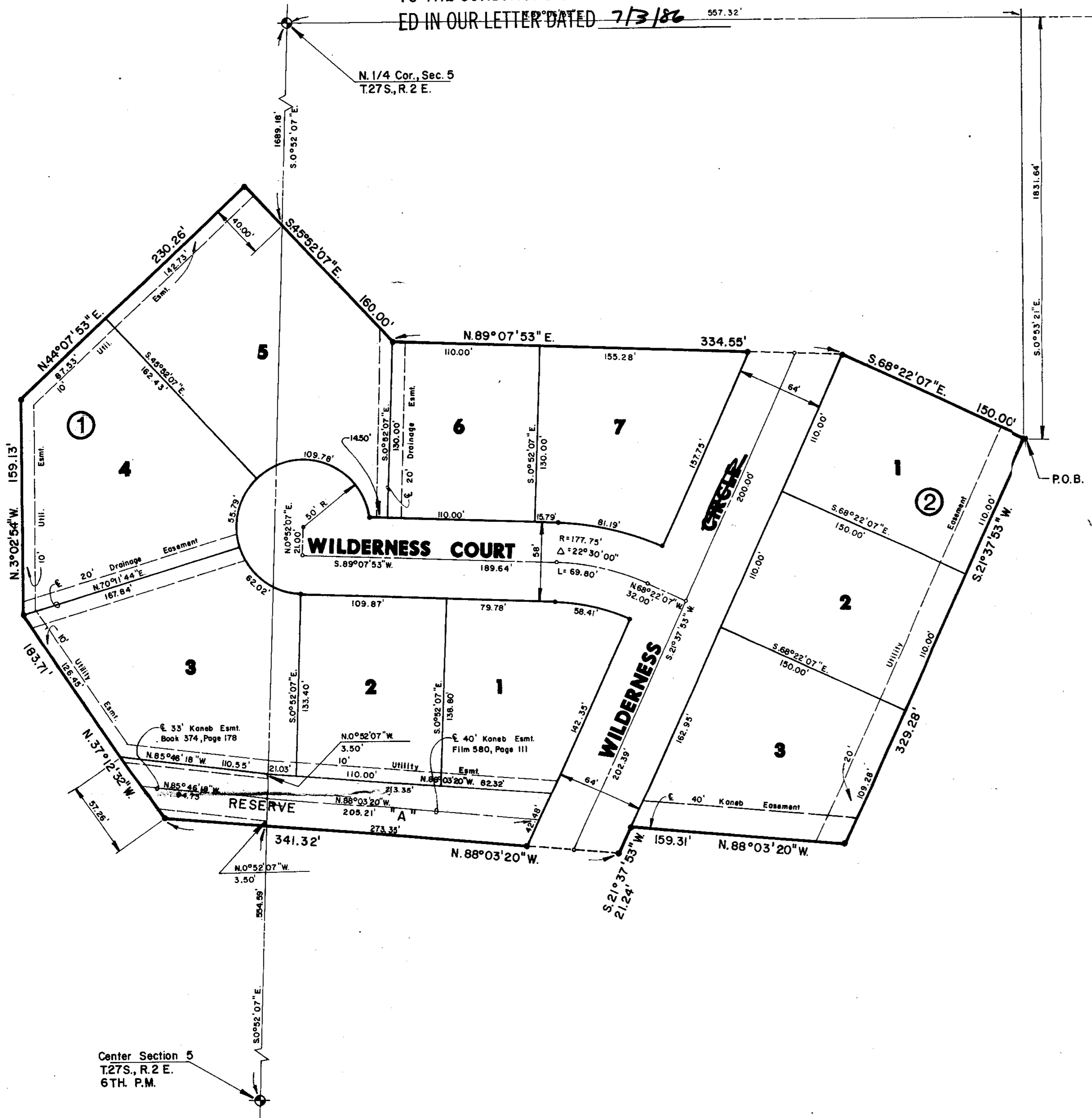
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FINAL PLAT

FINAL PLAT OF

WILDERNESS THIRD ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/3/86 SUBJECT **AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS** TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/3/86 557.32'



I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WILDERNESS THIRD" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, a Reserve, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter and the Northwest Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Block 2, Wilderness Second Addition, an addition to Wichita, Sedgwick County, Kansas, said point being N 89° 06' 38" E, 557.32 feet along the North line of said Northeast Quarter and S 0° 53' 22" E, 1831.64 feet from the Northwest corner of said Northeast Quarter; thence S 21° 37' 53" W, 329.28 feet; thence N 88° 03' 20" W, 159.31 feet; thence S 21° 37' 53" W, 21.24 feet; thence N 88° 03' 20" W, 341.32 feet; thence N 37° 12' 32" W, 183.71 feet; thence N 3° 02' 54" W, 159.13 feet; thence N 44° 07' 53" E, 230.26 feet to the Southwesterly corner of Reserve G, Wilderness, an addition to Wichita, Sedgwick County, Kansas; thence S 45° 52' 07" E, 160.00 feet along the Southwesterly line of said Reserve G; thence N 89° 07' 53" E, 334.55 feet along the South line of said Wilderness Addition to the Southwest corner of said Lot 1, Block 2, Wilderness Second Addition; thence S 68° 22' 07" E, 150.00 feet along the South line of said Lot 1, Block 2 to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1986.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and a reserve, the same to be known as "WILDERNESS THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage are hereby granted as indicated. The reserve is being platted for construction and maintenance of public utilities, landscaping, irrigation, cart paths, recreation buffer zones, open space, and drainage. The Reserve shall be owned and maintained by the Homeowners Association. The building setbacks shall be in accordance with the Tallgrass Community Unit Plan (D.P. - 96) on file in the City of Wichita, Sedgwick County Metropolitan Area Planning Department Office.

SLAWSON INVESTMENT CORPORATION

By: Larry A. Chambers, Vice President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came Slawson Investment Corporation, by Larry A. Chambers, Vice President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

We, Mellon Bank, N.A., Pittsburgh, Pennsylvania, mortgagee on the above described property, do hereby consent to the plat of "WILDERNESS THIRD".
MELLON BANK, N.A., Pittsburgh, Pennsylvania

By: _____

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came Mellon Bank, N.A., Pittsburgh, Pennsylvania, by _____, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

This plat of "WILDERNESS THIRD" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

David Bayouth Vice Chairman

Michael E. Lindbak Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1986.

Tony Casado Mayor

Donald C. Bstick City Clerk

Entered on transfer record this _____ day of _____, 1986.

Don Wright County Clerk

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1986.

Pat Kettler Register of Deeds

Ed Rosa Deputy

Center Section 5
T.27S., R.2 E.
6TH. P.M.

July 10, 1986

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

Re: Final Plat S/D 86-63 - WILDERNESS 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 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 July 3, 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 platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dik

cc: Slawson Investment Corporation, 8100 E. 22nd Street N., #1900
Wichita, KS 67226