

Baughman Company, P.A.
April 27, 1984
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This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 3, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: 125, Inc., c/o Marvin Neidens - 6725 Shade, 67211
Mike Lindebak, City Engineer

April 27, 1984

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 84-45 - Final plat of Woodland Heights Second Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit a sidewalk certificate which states that a sidewalk will be constructed on the north side of Shade in conjunction with the development of this property (multi-family zoning).
- B. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1. *100% extension*
- C. The applicant shall submit the standard avigational easement and restrictive noise covenant for this property.
- D. The final plat tracing shall indicate the utility easement necessary for extending sanitary sewer to serve Lot 1. *Along Shade Street*
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

WOODLAND HEIGHTS 2ND ADDITION

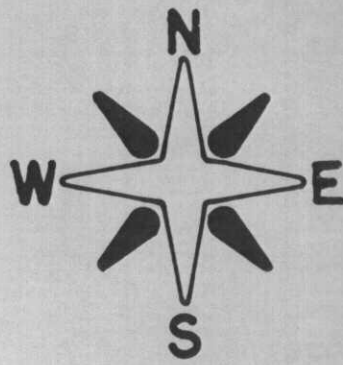
WICHITA, KANSAS

State of Kansas } S.S. We, Baughman Company, P.A.,
Sedgwick County } Surveyors in aforesaid county and state, do hereby
certify that we have surveyed and plotted "WOOD-
LAND HEIGHTS 2ND ADDITION", Wichita, Kansas,
and that the accompanying plat is a true and
correct exhibit of the property surveyed, described
as a replat of Blocks 2 and 3 of Farmington
Square 2nd Addition, Wichita, Kansas, including
all streets lying north of Shade and south of
the drainage dedication. Said streets and all
easements not being vacated by virtue of K.S.A. 12-512(b).

Date _____ Baughman Company, P.A.

John E. Lundblade Surveyor

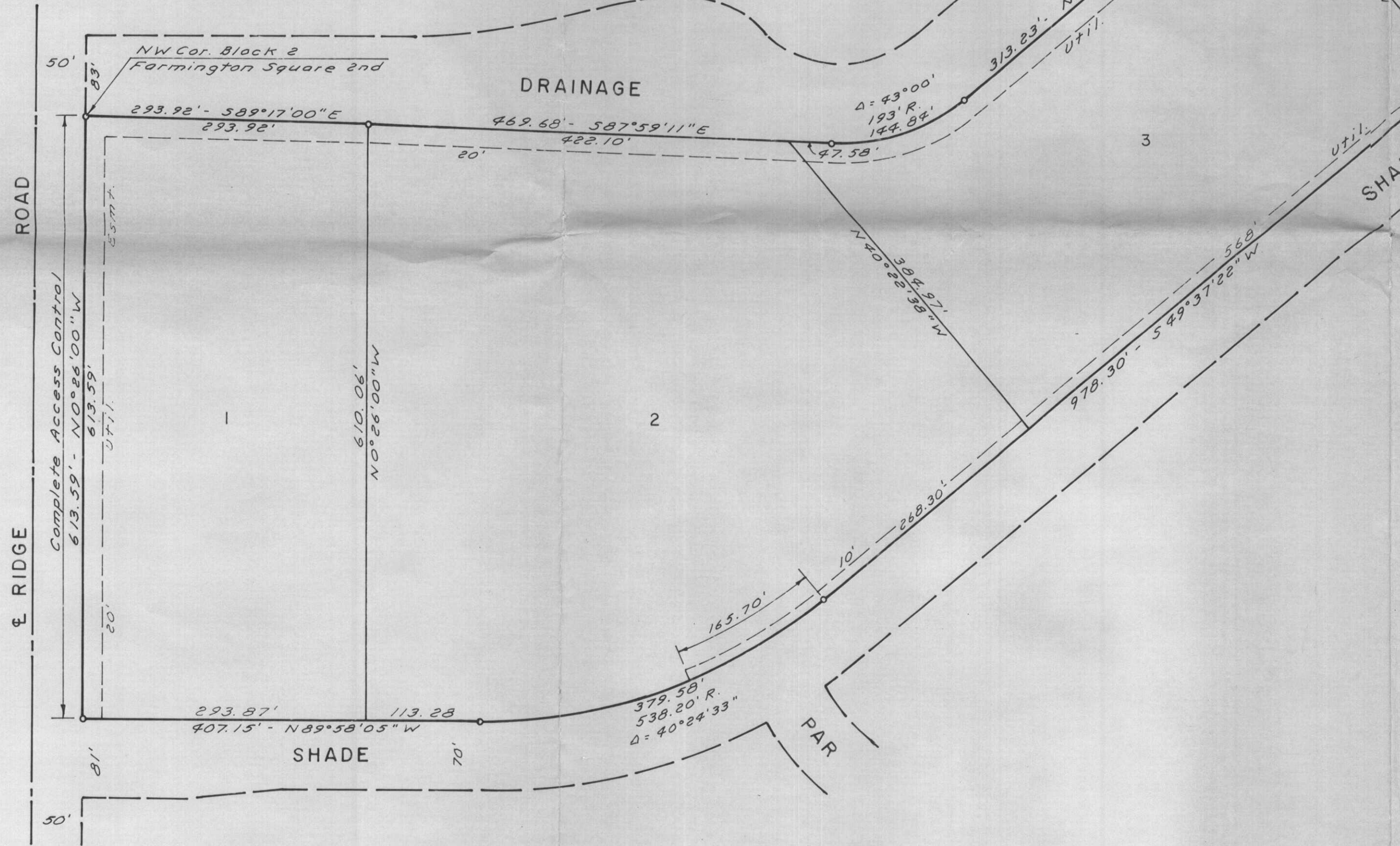
Note: Building setbacks
to conform to Assoc-
iated Community
Unit Plan DP-59



Scale: 1"=100'
o Iron

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

This plat appl. by the
S/O Comm. on 4-26-84
Suly. to letter dated
4-27-84



Know all men by these presents, that we,
the undersigned, have caused the land described
in the surveyors certificate to be platted into
lots to be known as "WOODLAND HEIGHTS 2ND
ADDITION", Wichita, Kansas. The easements are
hereby granted as indicated for the construction
and maintenance of public utilities. The drainage
easement is hereby granted for drainage purposes.
All abutters rights of access to Ridge Road are
hereby granted to the City of Wichita, Kansas.
Building setbacks shall conform to the Assoc-
iated Community Unit Plan DP-59, on file in the
office of the Wichita-Sedgwick County Metro-
politan Area Planning Department.

125, Inc., a Corporation

Marvin L. Niedens President

We, Mid-Kansas Federal Savings and Loan
Association, holder of a mortgage on the above
described property, do hereby consent to this
plat of "WOODLAND HEIGHTS 2ND ADDITION".

Mid-Kansas Federal Savings and Loan Assoc.

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this _____ day
of _____, 1984, by _____,
of Mid-Kansas Federal
Savings and Loan Association, on behalf
of the Association.

Notary Public
My Commission Expires _____

State of Kansas } S.S. The foregoing instrument was
Sedgwick County } acknowledged before me this _____ day of _____,
1984, by Marvin L. Niedens, President of 125, Inc.,
a Corporation, on behalf of the Corporation.

Notary Public
My Commission Expires _____

This plat of "WOODLAND HEIGHTS 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 _____, 1984.

Wichita-Sedgwick County Metropolitan
Area Planning Commission

Robert K. Chisholm Chairman

Robert A. Lakin Secretary

This plat approved and all dedications
shown hereon accepted by the Board of City
Commissioners, Wichita, Kansas, this _____ day
of _____, 1984.

Margalee Wright Mayor

Donald C. Glisick City Clerk

This plat approved and all dedications
shown hereon accepted by the Board of County
Commissioners, Sedgwick County, Kansas, this _____ day
of _____, 1984.

Jack Spratt Chairman

Donald E. Bragg Commissioner

Tom Scott Commissioner

Dorothy K. White County Clerk

Entered on transfer record this _____
day of _____, 1984.

Dorothy K. White County Clerk

State of Kansas } S.S. This is to certify that
Sedgwick County } this plat has been filed for record in the
Office of the Register of Deeds this _____
day of _____, 1984, at _____ o'clock, _____ M.,
and is duly recorded.

Bette F. McCart Register of Deeds

Pat Kettler Deputy

Final
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-45

Name: Woodland Heights 2nd Addition

Preliminary Approved:

Scheduled S/D Meeting: 4-26-84

DESCRIPTION

General Location: North side of Shade in an area east of Ridge Road.

Owner: 125, Inc., c/o Marvin L. Niedens.

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 18.71 acres
 2. Number of Lots:
 - Residential: 4
 - Office:
 - Commercial:
 - Industrial:
 - Total: 4
 3. Minimum Lot Area: 152,000 Sq. ft.
 4. Existing Zoning: A
 5. Proposed Zoning: R-5 w/C.U.P. Z-2575)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case requesting "A" to "R-5" for this property has been approved subject to platting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan and state whether any additional public or private drainage easements or cross-lot drainage agreements are needed.
- B. The applicant shall submit a sidewalk certificate which states that a sidewalk will be constructed on the north side of Shade in conjunction with the development of this property (multi-family zoning).
- C. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- D. The applicant shall submit the standard avigational easement and restrictive noise covenant for 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. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.