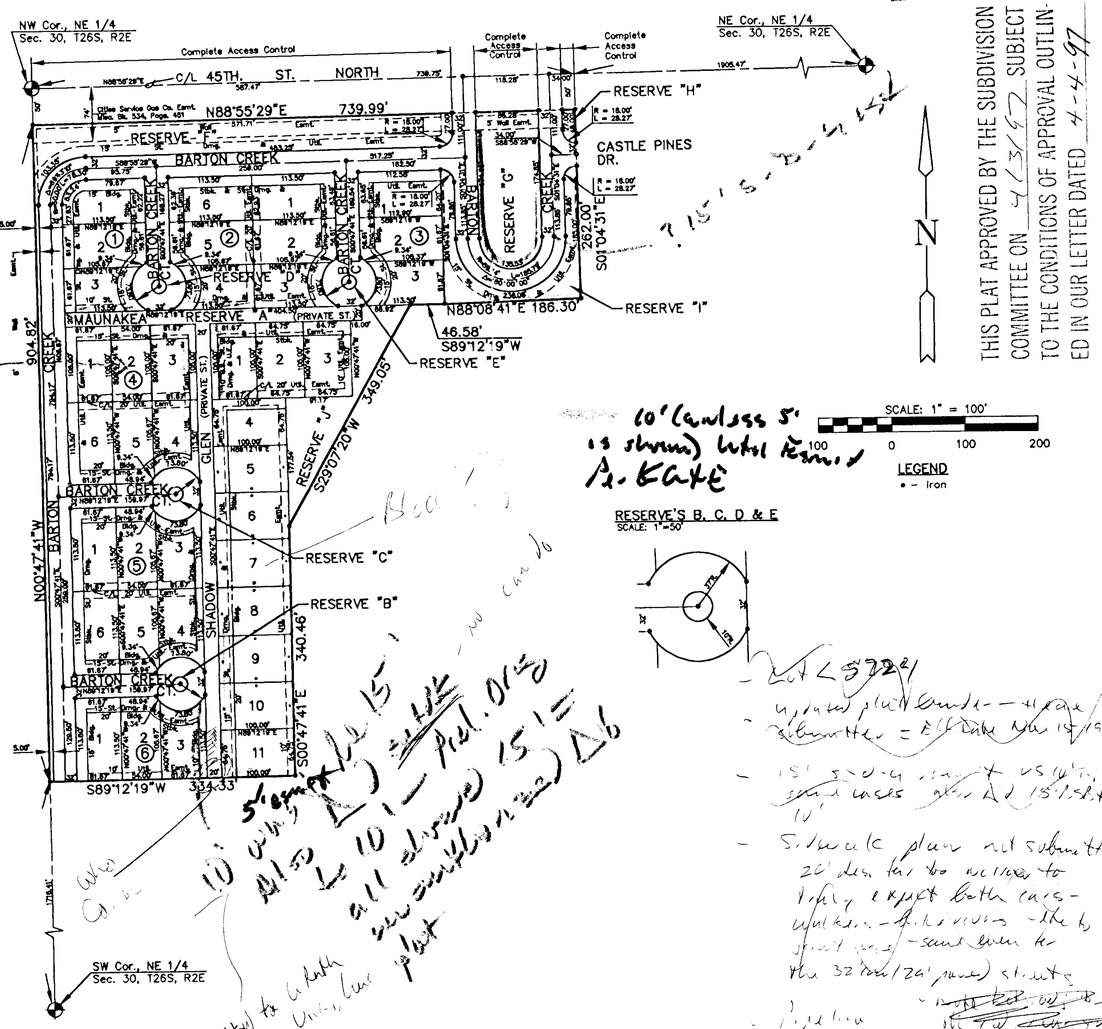
FINAL PLAT OF
WILLOWBEND NORTH ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE



RESERVE'S B, C, D & E
SCALE: 1"=50'

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/3/97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4-4-97

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of WILLOWBEND NORTH ADDITION, an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets, and reserves the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter, Section 30, Township 26 South, Range 2 East of the 6TH. P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point on the West line of said Northeast Quarter, said point lying 50 feet South of the North line of said Northeast Quarter; thence N 88° 55' 29" E, 739.99 feet parallel with said North line; thence S 01° 04' 31" E, 262.00 feet; thence S 88° 08' 41" W, 186.30 feet; thence S 89° 12' 19" W, 46.58 feet; thence S 29° 07' 20" W, 349.05 feet; thence S 00° 47' 41" E, 340.46 feet parallel with said West line of said Northeast Quarter; thence S 89° 12' 19" W, 334.33 feet to a point lying on said West line; thence N 00° 47' 41" W, 904.82 feet along said West line 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 _____, 1997.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and reserves the same to be known as "WILLOWBEND NORTH ADDITION", an addition to 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 to the public.

Reserve A is platted for private streets, driveways, emergency vehicle access, utilities, drainage, open space, landscaping, irrigation, and walkways. Reserves B, C, D, and E are platted for open space, landscaping, lighting, irrigation, median, and monuments. Reserves F, G, and H are platted for open space, landscaping, irrigation, and entry monuments. Reserves I and J are platted for open space, landscaping, lighting, irrigation, and monuments. The reserves shall be owned and maintained by the homeowners association.

All abutters right of access to or from 45th Street North over and across the North line of WILLOWBEND NORTH ADDITION, are hereby granted to the governing body.

The wall easement is platted for the construction and maintenance of a private wall, utilities may cross the wall easement.

J.M.C., INC.

_____
Jerry D. Michaelis, President

STATE OF KANSAS)
)ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Jerry D. Michaelis, President, J.M.C., Inc., 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
Notary Public

My appointment expires: _____

We, Prairie State Bank, holders of a mortgage on the above described property, do hereby consent to the plat of "WILLOWBEND NORTH ADDITION".

Prairie State Bank

_____

STATE OF KANSAS)
)ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
Notary Public

My appointment expires: _____

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

Dated this _____ day of _____, 1997.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
Susan Osborne-Howes

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1997.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1997.

_____, County Clerk
James Alford

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 _____, 1997.

_____, Register of Deeds
Larry Consolver

_____, Deputy
Michael D. Hurtt

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

April 14, 1997

FILE COPY

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, Ks 67206

Re: S/D 97-20 - WILLOWBEND NORTH (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 1997, 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 April 4, 1997.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:lfb

cc: BuildTech 2000, 3500 N. Rock Road, #400, Wichita, KS 67226
Mike Lindebak, City Engineer

SEDGWICK COUNTY

FILE COPY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

April 4, 1997

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, Ks 67206

Re: S/D 97-20 - WILLOWBEND NORTH (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 3, 1997, 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 guarantee the extension of sanitary sewer to serve the lots being platted. As noted by City Engineering, off-site easements shall be provided for such improvements.

B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also include needed extensions of a water line in 45th Street North from Rock Road to the west line of this plat.

C. The applicant shall guarantee any drainage improvements required by the platting of this property. As noted by City Engineering, off-site drainage easements shall be provided.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard.

For all the Reserves being platted for drives (private streets) improvements shall be guaranteed (petitions cannot be used in this case) for construction/paving to a public street standard. As indicated by the Subdivision Regulations, a standard does exist for a 21-foot back of curb to back of curb street that provides two moving lanes and no on street parking. The applicant shall meet with City Engineering to discuss the use of this standard for these Reserves and will as required, provide an appropriate guarantee. Sidewalk shall also be guaranteed along one-side of the outer, public, non-cul-de-sac street(s).

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. The size of Lot 2, Block 4, is only 5,724 square feet. Several other lots also appear to be questionable as to their size meeting the 6,000 square feet required by this site's zoning. The applicant shall supply Planning with a list of all lot sizes. If any lots are under 6,000 square feet, the final plat tracing shall either be appropriately revised, or the applicant will need to first obtain a BZA for any such proposed lot.

H. The final plat tracing shall be submitted at a larger scale (e.g., "1 inch to 50 feet", etc.). At the present scale, dimensions, letters, and so forth are in many cases unclear and will become illegible when micro-filmed.

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. This covenant shall also provide for the lot/homeowners association to maintain the "parking strip" located between the plat's north property line and the driving surface for 45th Street North.

J. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Company Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot or private (20-foot) streets.

M. For the street stub shown going into the eastern portion of this planned development, the suffix "dr" shall be deleted.

N. On the final plat tracing Lots 1 through 11, adjacent to the golf course appear to be a separate block, and should apparently be shown with a Block 7 indication.

O. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid, for all of the involved site. The plat binder presently indicates nearly $10,000 in outstanding property taxes.

P. On the final plat tracing, the MAPC signature block shall be amended to indicate John C. Frye as chairman.

Q. On the final plat tracing, the terminus of Barton Creek at the south line of this plat shall be shown by either a dashed line or left open. Solid lines are used to indicate a private street.

R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

S. 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.

T. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

U. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

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

W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

X. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

Y. As requested by the applicant, the final plat tracing may include an area of Reserve adjacent to 45th Street North and east of the present final plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 10, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: BuildTech 2000, 3500 N. Rock Road, #400, Wichita, KS 67226
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-10

April 10, 1997

STAFF REPORT

(Final Plat, Approved 4/3/97, Preliminary Plat Approved 3/6/97)

CASE NUMBER: S/D 97-20 - WILLOWBEND NORTH

OWNER/APPLICANT: BuildTech 2000, 3500 N. Rock Road, #400, Wichita, KS 67226; 636-1800

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206; 684-9600

LOCATION: South of 37th Street North and West of Rock Road

SITE SIZE: 9.8 +/- Acres

NUMBER OF LOTS

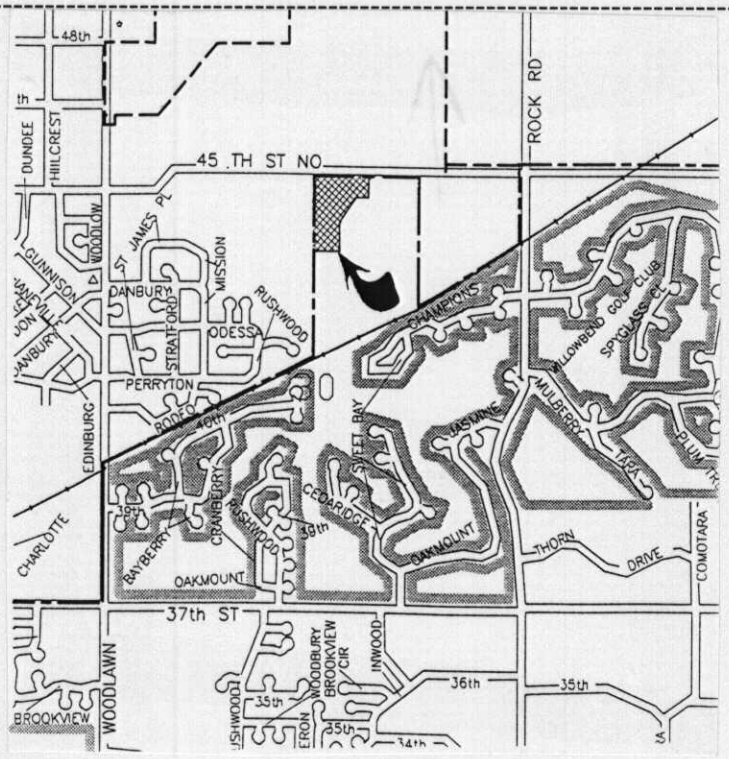
Residential:	38
Office:	
Commercial:	
Industrial:	—
Total:	38

MINIMUM LOT AREA: 6000 square feet

CURRENT ZONING: "SF-6"

PROPOSED ZONING: "SF-6"

VICINITY MAP:



STAFF COMMENTS:

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B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also include needed extensions of a water line in 45th Street North from Rock Road to the west line of this plat.

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67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

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Y. As requested by the applicant, the final plat tracing may include an area of Reserve adjacent to 45th Street North and east of the present final plat.

Note: Board member, Larry Ross, was in opposition to the motion because he felt further work should be done on the sidewalk plan, and the easements should be 15-feet versus 10-feet.