L. 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

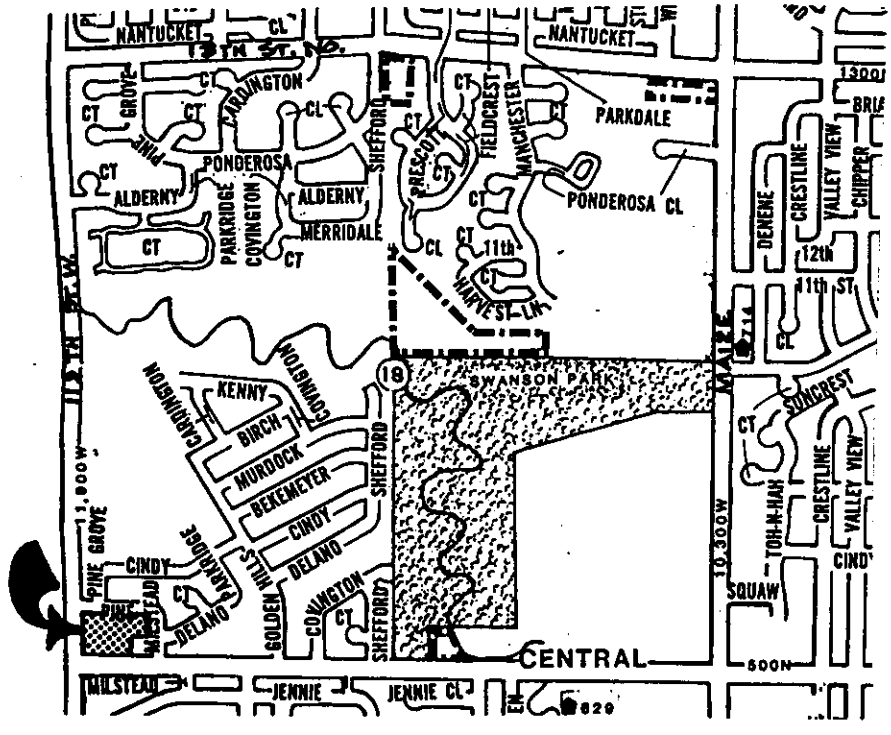
AGENDA ITEM NO. 2-7

August 3, 1989

STAFF REPORT
(Final Plat Approved 7/27/89)

CASE NUMBER:	S/D 89-47 - GOLDEN HILLS 6TH ADDITION
OWNER/APPLICANT:	Westland Enterprises, Inc., Attn: H. William Solt, Pres., 11711 Delano, Wichita, KS 67212
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	Northeast corner of 119th Street West and Central Avenue
SITE SIZE:	4.6 acres
NUMBER OF LOTS	
Residential:	7
Office:	
Commercial:	3
Industrial:	
Total:	10
MINIMUM LOT AREA:	8,760 sq. ft.
CURRENT ZONING:	"BB" Office and "LC" Light Commercial
PROPOSED ZONING:	"AA" One Family Dwelling and "LC" Light Commercial (Z-2959)

VICINITY MAP:



STAFF COMMENTS:

A. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2959).

B. 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. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

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

E. Prior to submitting the final plat tracing, the applicant shall meet with Traffic Engineering to determine the access control to be established from this plat to the intersection of Central and 119th Street West.

F. The final plat tracing shall label the centerline of Pine and Milstead.

G. The final plat indicates that Lots 1 and 2 and 1 and 10 shall share a joint access point; in such a case an access easement is required.

H. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

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

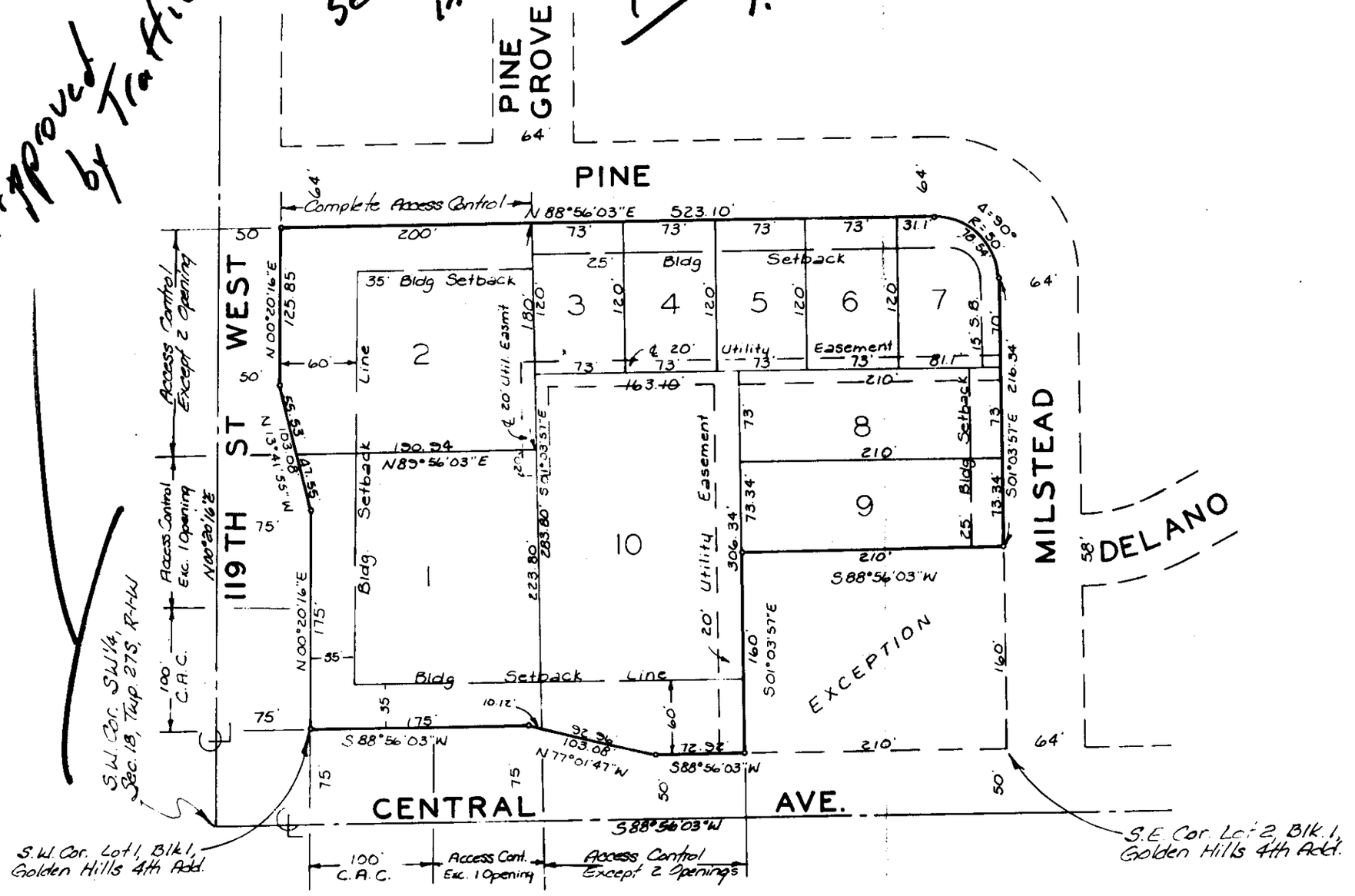
J. Recording of the plat within 30 days after approval by the City Council.

K. 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.

GOLDEN HILLS 6TH ADDITION

WICHITA, KANSAS

Approved by Traffic Engineering 8/3/89 see comment "E" in Letter dated 7/28/89 T.B.



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "GOLDEN HILLS 6TH ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as all of Lot 1 and Lot 2, except that part described as beginning at the S.E. Corner of said Lot 2; thence (with an assumed bearing) S 88°56'03"W, along the south line of said Lot 2, 210 feet to the southerly most S.W. Corner of said Lot 2; thence N 01°03'57"W, along the west line of said Lot 2, 160 feet; thence N 88°56'03"E, 210 feet to the east line of said Lot 2; thence S 01°03'57"E, along the east line of said Lot 2, 160 feet to the place of beginning, all in Block 1, Golden Hills 4th Addition, Wichita, Sedgwick County, Kansas.

Access Controls and Building Setback Lines being vacated by virtue of KSA 12-512 (b)

Baughman Company, P.A.

_____
Date

_____ Surveyor
Mark A Savoy

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 "GOLDEN HILLS 6TH ADDITION," Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Central Ave., over and across the south line of Lots 1 and 10 and to or from 119th St. West over and across the west line of Lots 1 and 2, and to or from Pine, over and across the north line of Lot 2, are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Central Ave. at 1 point over all except the west 100 feet of the south line thereof and that Lot 10 shall have access to Central Ave. at 2 points over the south line thereof and that Lot 1 shall have access to 119th St. West at 1 point over all except the south 100 feet of the west line thereof and that Lot 2 shall have access to 119th St. West at 2 points over the west line thereof, all as shall be determinded by the City Engineer of the City of Wichita, Kansas.

Westland Enterprises, Inc.

_____ President
H. William Solt

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of _____, 1989, by H. William Solt, President of Westland Enterprises, Inc., on behalf of the corporation.

_____ Notary Public

My App't Exp. _____

This plat of "GOLDEN HILLS 6TH ADDITION," Wichita, Kansas has been submitted to and approved by the Wichita - Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1989.
Wichita - Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Sue L. Crockett

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of Wichita, Kansas, this _____ day of _____ 1989.

_____ Mayor
Bob Knight

_____ City Clerk
John Moir

Entered on transfer record this _____ day of _____, 1989.

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ____ day of _____ 1989, at ____ o'clock, __M, and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "GOLDEN HILLS 6TH ADDITION," Wichita, Kansas.

State Bank of Colwich

_____ President
Frank Sullentrop

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of _____ 1989, by Frank Sullentrop, President of State Bank of Colwich, on behalf of the bank.

_____ Notary Public

My App't Exp. _____

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 28, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-47 - Golden Hills 6th Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 3, 1989, 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 28, 1989.

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 plattor.

3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Westland Enterprises, Inc., Attn: H. William Solt, President, 11711 Delano, Wichita, KS 67212
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

FILE COPY