SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1669
(316) 268-4661

December 10, 1987

Dobler Surveying & Engineering
702 E. 21st Street
Wichita, KS 67214

Re: Final Plat S/D 87-115 - WILLOWBEND EIGHTH ESTATES

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 10, 1987, 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 December 4, 1987.

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 the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

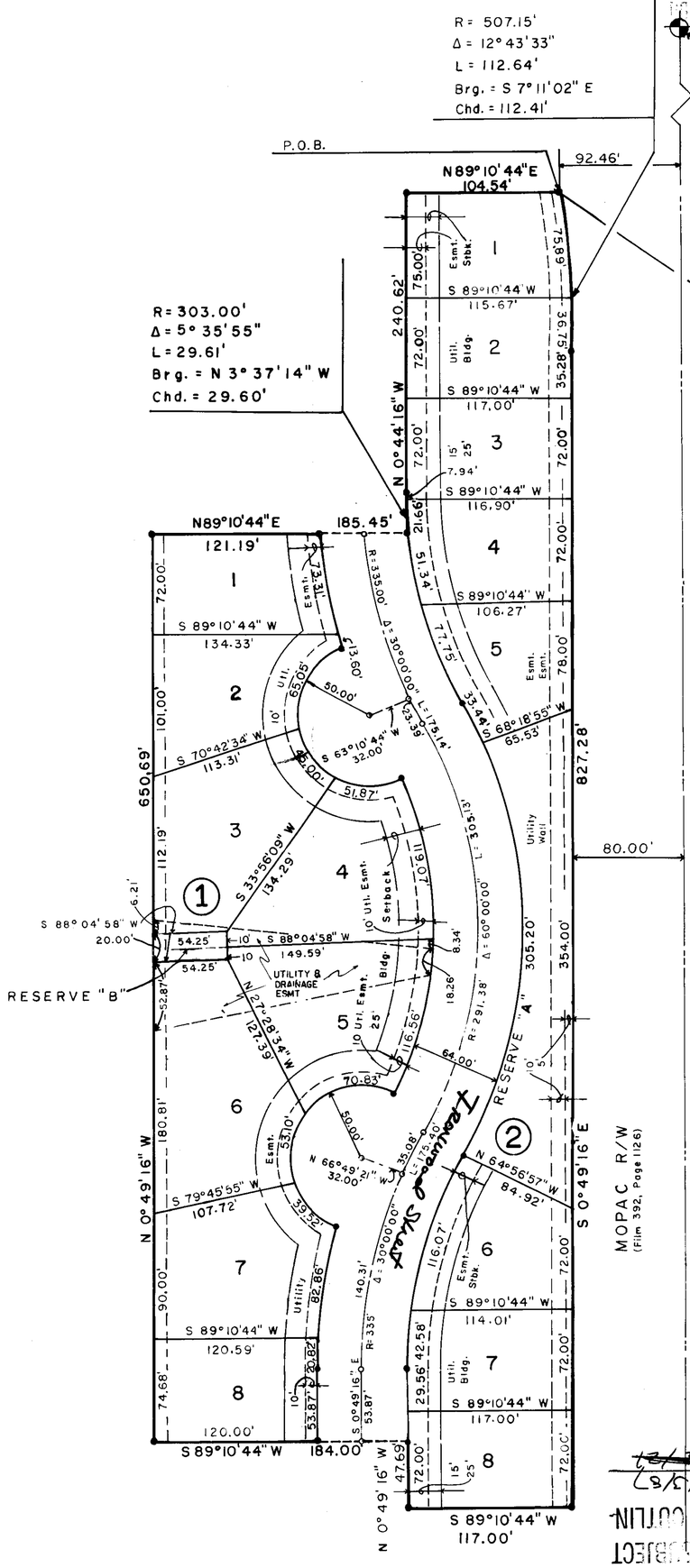
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cc: Golf Courses of America, Inc., 4110 N. Tara Circle,
Wichita, KS 67226

FILE COPY

FINAL PLAT
OFFICE COPY
DO NOT REMOVE

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



I, Lloyd J. Dobler, a Registered Land Surveyor in the State of Kansas, do hereby certify that I have been in responsible charge of the surveying and platting of "WILLOWBEND EIGHTH ESTATES" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves and a Street, the same being accurately set forth in the accompanying plat and described herein:

A replat of Willowbend Eighth Addition, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows: Beginning at the Northeast corner of Lot 1, Block 2, of said addition, said point lying on the East boundary of said addition and on a curve to the right; thence along the boundary of said addition and along said curve 112.64 feet, said curve having a central angle of 12° 43' 33", a radius of 507.15 feet, and a long chord of 112.41 feet, bearing S 07° 11' 02" E; thence continuing along said East line S 00° 49' 16" E, 827.28 feet to the Southeast corner of Lot 8, Block 2; thence S 89° 10' 44" W, 117.00 feet along the South line of Lot 8, Block 2; thence N 0° 49' 16" W, 47.69 feet along the West line of Lot 8, Block 2, of the said addition to the intersection of said West line and the South line of Lot 8, Block 1, extended; thence S 89° 10' 44" W, 184.00 feet along said South line to the Southwest corner of said Lot 8, Block 1; thence N 00° 49' 16" W, 650.69 feet along the West lines of Lots 8 through 1, inclusive, Block 1 to the Northwest corner of Lot 1, Block 1; thence N 89° 10' 44" E, 185.45 feet; thence along a curve to the right, 21.66 feet, said curve having a central angle of 5° 35' 55", a radius of 303.00 feet, and a long chord of 29.60 feet, bearing N 3° 37' 14" W; thence N 0° 44' 16" W, along the West line of Lots 3 through 1, Block 2 of said addition, 240.62 feet to the Northwest corner of Lot 1, Block 2, thence N 89°10' 44" E, 104.54 feet to the point of beginning.

All lots, blocks, streets, platted easements, and building setbacks within the above described property are vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____day of _____, 1987.

_____
Lloyd J. Dobler, RLS #541

Know all men by these present that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, a Reserve, and a Street, the same to be known as "WILLOWBEND EIGHTH ESTATES", an addition to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Reserves A and B are platted for the construction and maintenance of public utilities, drainage, and open spaces and shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. The wall easement is hereby platted for the purpose of construction and maintenance of a private wall.

GOLF COURSES OF AMERICA, INC.

_____
Frank A. Mills, President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____day of _____, 1987, before me a Notary Public in and for said State and County, came GOLF COURSES of AMERICA, Inc. by Frank A. Mills, 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 set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My appointment Expires:_____

We, the Michigan National Bank, a national banking association, do hereby consent to the plat of "WILLOWBEND EIGHTH ESTATES".

MICHIGAN NATIONAL BANK, a National banking association.

By: _____

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1987, before me a Notary Public in and for said State and County, came _____, Attorney-in-fact, on behalf of Michigan National Bank, a national banking association, 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 "WILLOWBEND EIGHTH ESTATES" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Elton Parsons

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this_____day of_____, 1987.

_____, Mayor
Robert G. Knight

_____, Deputy City Clerk
Dale E. Rea

Entered on transfer record this_____day of_____,1987.

_____, County Clerk
Don Wright

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_____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

FINAL PLAT
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THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/3/87 SUBJECT TO THE CONDITIONS OUTLINED IN OUR LETTER DATED 12/3/87

STAFF COMMENTS:

NOTE: This plat represents a replat of Willowbend Eighth Addition (S/D 86-119). The reason for the replat is to slightly alter street right-of-way and shift lot boundaries for the lots on the west side of Ironwood.

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

B. 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.

C. 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.

D. The final plat tracing shall correct the M.A.P.C signature block to reference ELTON PARSONS as the M.A.P.C. Chairman.

E. The final plat tracing shall correct the M.A.P.C. signature block to reference MARVIN S. KROUT as the M.A.P.C. Secretary.

F. Since this replat represents a minor replat of a recent subdivision, it is recommended that the Subdivision Committee waive the maximum plat area standard established in the Subdivision Regulations for consideration of final form only plats Sections 4-501 and 4-502.

G. On the final plat tracing, the interior street shall be labeled with the street name of Ironwood.

H. 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.

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 representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

DECEMBER 3, 1987

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-115 - WILLOWBEND EIGHTH ESTATES

OWNER/APPLICANT: Golf Courses of America, Inc.

SURVEYOR/ENGINEER: Dobler Surveying & Engineering

LOCATION: On the west and east sides of Ironwood, in an area south of 45th Street North

SITE SIZE: 5.3 Acres

NUMBER OF LOTS:

Residential:	16
Office:	
Commercial:	
Industrial:	
Total:	16

MINIMUM LOT AREA: 9,000 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:

