SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4421

December 10, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-117 - GOLDEN HILLS 5TH ADDITION

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

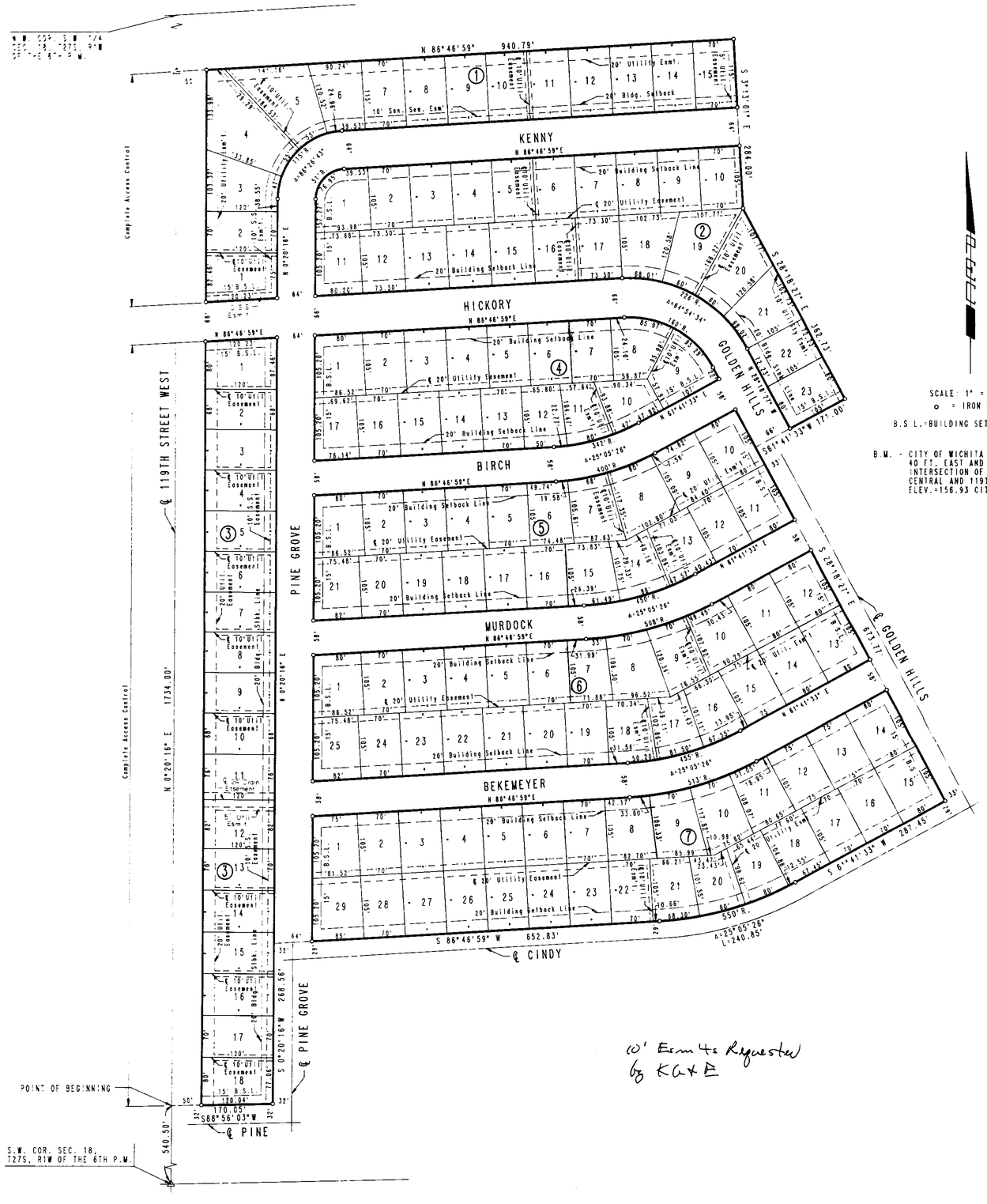
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cc: Sunrise Enterprises, Ltd., Attn: H. William Solt, P.O. Box 131, Goddard, KS 67052

FILE COPY

GOLDEN HILLS 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



FINAL PLAT

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

OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

J. R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1987, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF GOLDEN HILLS 5TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS AND STREETS, THE SAME BEING A TRACT OF LAND IN THE SW 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH PM DESCRIBED AS: BEGINNING AT A POINT IN THE WEST LINE AND 540.50 FEET NORTH OF THE SW CORNER OF SAID SECTION 18; THENCE BEARING N0°20'16"E ALONG THE WEST LINE OF SAID SECTION 18 A DISTANCE OF 1734.00 FEET; THENCE BEARING N86°46'59"E A DISTANCE OF 940.79 FEET TO THE NW CORNER OF LOT 1, BLOCK 1, GOLDEN HILLS 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S3°13'01"E ALONG THE WEST LINE OF SAID LOT 1 EXTENDED TO THE SW CORNER OF LOT 1, BLOCK 3 IN GOLDEN HILLS 2ND ADDITION; THENCE BEARING S28°18'27"E ALONG THE WEST LINE OF LOTS 2, 3, 4, 5 & 6 IN BLOCK 3 A DISTANCE OF 362.73 TO THE SW CORNER OF SAID LOT 6 AND TO A POINT IN THE NORTH LINE OF BIRCH STREET, AS PLATTED IN SAID ADDITION; THENCE BEARING S61°41'33"W ALONG SAID NORTH LINE A DISTANCE OF 171.00 FEET TO A POINT IN THE WEST LINE OF GOLDEN HILLS STREET, AS PLATTED IN SAID ADDITION; THENCE ALONG SAID WEST LINE BEARING S28°18'27"E A DISTANCE OF 673.77 FEET TO A POINT IN THE NORTH LINE OF CINDY STREET, AS PLATTED IN GOLDEN HILLS 4TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S61°41'33"W ALONG THE NORTH LINE OF CINDY STREET A DISTANCE OF 287.45 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET; THENCE ALONG SAID CURVE ALONG THE NORTH LINE OF CINDY STREET THROUGH A CENTRAL ANGLE OF 25°05'26" AN ARC DISTANCE OF 240.85 FEET; THENCE BEARING S86°46'59"W ALONG THE NORTH LINE OF CINDY STREET A DISTANCE OF 652.83 FEET TO A POINT IN THE WEST LINE OF PINE GROVE STREET; THENCE BEARING S0°20'16"W ALONG SAID WEST LINE A DISTANCE OF 268.56 FEET TO THE NORTH LINE OF PINE STREET; THENCE BEARING S88°56'03"W ALONG SAID NORTH LINE A DISTANCE OF 170.05 FEET TO THE POINT OF BEGINNING. CONTAINING 37.36 ACRES MORE OR LESS.

R.W. LINN, P.E. LIC. #3684, R.L.S. #934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS AND STREETS, THE SAME TO BE KNOWN AS GOLDEN HILLS 5TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 119TH STREET WEST OVER AND ACROSS THE WEST LINE OF BLOCK 1 AND 3 ARE HEREBY GRANTED TO THE CITY OF WICHITA.

OWNER: SUNRISE ENTERPRISES, LTD.

BY _____
H. WILLIAM SOLT, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME H. WILLIAM SOLT, PRESIDENT OF SUNRISE ENTERPRISES, LTD., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE FIRSTIER MORTGAGE COMPANY, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF GOLDEN HILLS 5TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF THE FIRSTIER MORTGAGE COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID FIRSTIER MORTGAGE BANKER. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1987.

_____, CHAIRMAN
ELTON PARSONS

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____, MAYOR
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1988.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1988.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

M. 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.

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

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

P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Q. The representative from City Engineering should be prepared to advise of plans to pave adjacent 119th Street.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

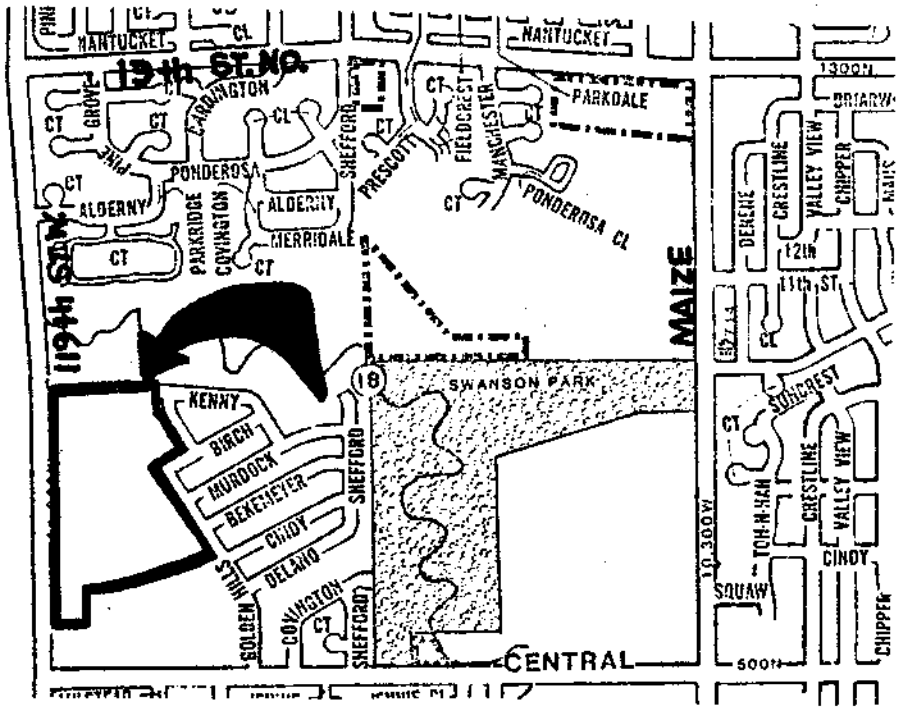
AGENDA ITEM #____

DECEMBER 3, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 4/25/85)

CASE NUMBER:	S/D 87-117 - GOLDEN HILLS 5TH ADDITION
OWNER/APPLICANT:	Sunrise Enterprises, Ltd.
SURVEYOR/ENGINEER:	Professional Engineering Consultants, P.A.
LOCATION:	On the east side of 119th Street West, in an area north of Pine Street.
SITE SIZE:	37.4± Acres
NUMBER OF LOTS:	
Residential:	148
Office:	
Commercial:	
Industrial:	
Total:	148
MINIMUM LOT AREA:	7,350 Sq. Ft.
CURRENT ZONING:	"AA"
PROPOSED ZONING:	"AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents the fifth final plat for an overall preliminary plat approved on 4/25/85. This final plat represents the last of the subdivisions composing the overall preliminary plat.

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

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

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.

F. The applicant shall guarantee sidewalks on both sides of Hickory/Golden Hills. This street is a collector street.

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

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. Upon recording of this plat, Hickory/Golden Hills shall become a designated residential collector street.

J. It should be noted that the plattor is proposing to plat a 20-foot front yard setback on these residentially zoned lots. The platting of this reduced building setback, however, is in character with the Golden Hills plat in this area.

K. 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.

L. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.