June 11, 1987

Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: Final Plat S/D 87-50 - GOLDEN HILLS 4TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 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 June 5, 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner
DL:bb

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

GOLDEN HILLS 4TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

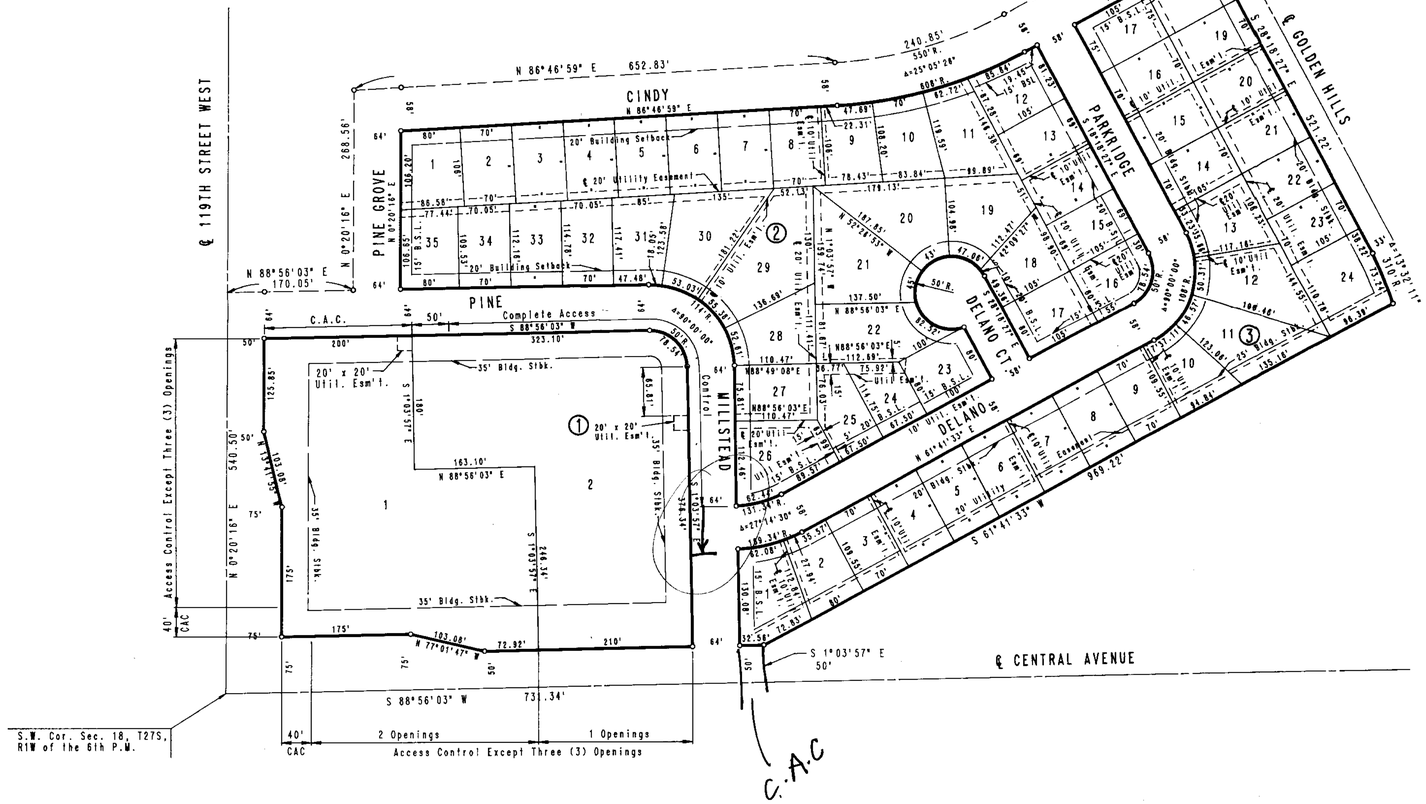
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FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/4/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/5/87

SCALE: 1" = 100'

BENCH MARK: RR SPIKE IN WINGWALL PILE 3000' NORTH OF ℄ CENTRAL AVENUE AND 119TH ST. WEST ELEV.=1332.98 M.S.L.= 145.58 CITY DATUM



STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1987, I HAVE CAUSED TO BE SURVEYED AND PLATTED, GOLDEN HILLS 4TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS AND STREETS, THE SAME BEING DESCRIBED AS: BEGINNING AT THE S.W. CORNER OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE BEARING N0°20'16"E ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 540.50 FEET; THENCE BEARING N88°56'03"E PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 170.05 FEET; THENCE BEARING N0°20'16"E A DISTANCE OF 268.56 FEET; THENCE BEARING N86°46'59"E A DISTANCE OF 652.83 TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°05'26" AN ARC DISTANCE OF 240.85 FEET; THENCE BEARING N61°41'33"E A DISTANCE OF 287.45 TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF GOLDEN HILLS STREET AS PLATTED IN GOLDEN HILLS ADDITION AND GOLDEN HILLS 2ND ADDITION; THENCE BEARING S28°18'27"E ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 521.22 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 310.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°32'11" AN ARC DISTANCE OF 73.24 FEET TO A POINT IN THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 1, GOLDEN HILLS 3RD ADDITION; THENCE BEARING S61°41'33"W ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 969.22 FEET; THENCE BEARING S1°03'57"E A DISTANCE OF 50.00 FEET TO A POINT IN THE SOUTH LINE OF SECTION 18; THENCE BEARING S88°56'03"W ALONG SAID SOUTH LINE A DISTANCE OF 731.34 FEET TO THE POINT OF BEGINNING.

_____
RICHARD W. LINN, P.E. LIC. #3684

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 4TH ADDITION, TO 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 ABBUTERS' RIGHTS OF ACCESS TO AND FROM CENTRAL AVENUE, 119TH STREET WEST, PINE AND WILSTEAD STREETS, OVER AND ACROSS THE SOUTH AND WEST LINES OF LOT 1, BLOCK 1, AND SOUTH, NORTH AND EAST LINES OF LOT 2, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER, THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO CENTRAL AVENUE AT TWO (2) LOCATIONS AND TO 119TH STREET WEST AT TWO (2) LOCATIONS AND THAT LOT 2, BLOCK 1 SHALL HAVE ACCESS TO CENTRAL AVENUE AT ONE (1) LOCATION, SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. COMPLETE ACCESS CONTROL ON PINE AND WILSTEAD STREETS SHALL BE AS SHOWN.

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 AFORESAID 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 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 TED PRICHARD REVOCABLE TRUST AND THE BERNECE PRICHARD REVOCABLE TRUST, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF GOLDEN HILLS 3RD ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

_____
TED PRICHARD, CO-TRUSTEE OF THE TED PRICHARD REVOCABLE TRUST AND CO-TRUSTEE OF THE BERNECE PRICHARD REVOCABLE TRUST.

_____
KEN W. PRICHARD, CO-TRUSTEE OF THE TED PRICHARD REVOCABLE TRUST AND CO-TRUSTEE OF THE BERNECE PRICHARD REVOCABLE TRUST.

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 TED PRICHARD AND KEN W. PRICHARD AS CO-TRUSTEES OF BOTH THE TED PRICHARD REVOCABLE TRUST AND THE BERNECE PRICHARD REVOCABLE TRUST, TO ME PERSONALLY KNOWN TO THE SAME PERSONS 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 TRUST. 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: _____

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
JOHN TERRY MOORE

_____, 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 _____, 1987.

_____, MAYOR
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1987.

_____, 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 _____, 1987.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

K. On the final plat tracing, the building setback being platted on Lot 2, Block 1, shall be dimensioned from the south line of the lot. The building setback being platted on the north 125 feet of Lot 1, Block 1, shall be dimensioned from the west line of that lot.

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

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

N. When the associated zone change was approved by the Planning Commission, staff was instructed to establish access controls to Pine and Millstead Street from the commercial and office zoned property. The access control proposed to Pine Street from Lots 1 and 2, Block 1 is acceptable as depicted on the final plat. For Millstead Street, however, the final plat tracing shall extend the area of "complete access control" 58 feet further south, so as to avoid the construction of a driveway directly west of Delano Street's intersection with Millstead.

O. Any relocation, lowering or encasement of the pipeline in the pipeline easement along the southerly line of Block 3, that is made necessary by this development, will not be at the expense of the City.

P. 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.

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

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

S. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage guarantees are required to be guaranteed with this plat.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
MET POLITAN AREA
PLANNING COMMISSION

S/D No.: 87-50 Name: GOLDEN HILLS 4TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: Northeast corner of 119th and Central.
Owner: Sunrise Enterprises, Ltd., P.O. Box 131, Goddard, KS 67052
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 24.0±
2. Number of Lots:
   - Residential: 59
   - Office: 1
   - Commercial: 1
   - Industrial:
   - Total: - 61
3. Minimum Lot Area: 6,575 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA", "BB" and "LC" (Z-2831)

STAFF COMMENTS:

NOTE: This plat represents the fourth final plat for a portion of an overall preliminary plat approved by the Subdivision Committee on April 25, 1985.

The applicant's associated zone case (Z-2831) requesting "AA" (single-family) to "BB" (office) and "LC" (light commercial) zoning has been approved subject to platting. Lot 1 will be zoned "LC" and Lot 2 will be zoned "BB".

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 the paving of the proposed interior streets.

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

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

F. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on the westerly side of Golden Hills, adjacent to Lots 18 through 24, Block 3. This sidewalk is required since Golden Hills is classified as a collector street.

G. The Pine/Millstead Street paving petition shall provide for the construction of a sidewalk on the south and west sides of these streets. These sidewalks are required because of the approved commercial and office zoning.

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

I. 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.

J. The final plat tracing shall indicate the platting of "complete access control" to Central Avenue across the south line of Lot 1, Block 3. The platting of this access control shall be referenced in the plattor's text.