Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
M .OPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-119 Name: WILLOWBEND EIGHTH ADDITION

Preliminary Approved: 1/15/87
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: On the east and west sides of Ironwood, in an area south of Champions.
Owner: Golf Courses of America, 4110 N. Tara Circle, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 5.26
2. Number of Lots:
   - Residential: 16
   - Office:
   - Commercial:
   - Industrial:
   - Total: 16
3. Minimum Lot Area: 8,150 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

A. The applicant shall guarantee the sanitary sewer lateral extensions and abandonments required by this replat.

B. The applicant shall guarantee the municipal water line extension and abandonment required by this replat.

C. The applicant shall guarantee the paving of the proposed interior streets.

D. The applicant shall guarantee the extension and relocation of the storm water sewer required by this replat.

E. As was required on the original Willowbend Second Addition, the paving petition for Ironwood shall provide for the construction of a sidewalk on one side of this street.

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

G. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

H. 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.

I. 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.

J. Since the legal description for this plat references a tie point to the northeast corner of Lot 1, Block 4, Willowbend Second Addition, the final plat tracing shall label this lot corner on the face of this plat.

K. On the final plat tracing, the name of the Deputy City Clerk shall be corrected to read Dale E. Rea.

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

M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

February 5, 1987

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 86-119 - WILLOWBEND EIGHTH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 5, 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 January 29, 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 Board of City Commissioners 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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

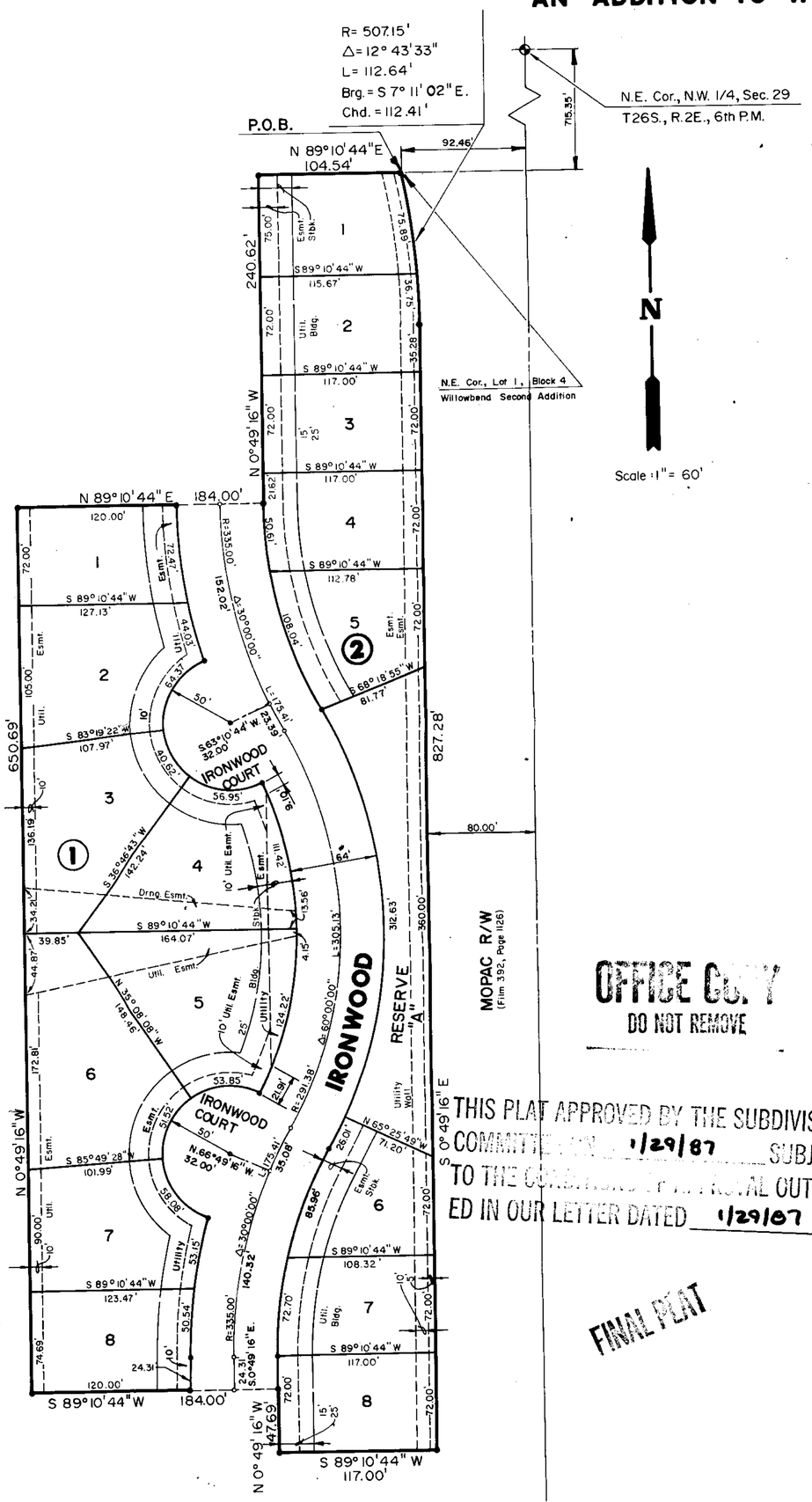
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cc: Golf Courses of America, 4110 N. Tara Circle, Wichita, KS 67226

FINAL PLAT OF

WILLOWBEND EIGHTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/29/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1/29/87

FINAL PLAT

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WILLOWBEND EIGHTH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, a reserve, and a Street, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lots 67 through 75, inclusive, Block 3, Lots 1 through 13, inclusive, Block 4, and a portion of Ironwood street as platted in Willowbend Second Addition, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 4, 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 to the Southeast corner of Lot 13, Block 4; thence S 89° 10' 44" W, 117.00 feet along the South line of said Lot 13, Block 4, to the Southwest corner of said Lot 13, Block 4; thence N 00° 49' 16" W, 47.69 feet along the West line of Lot 14, Block 4, of the said addition to the intersection of said West line and the South line of Lot 75, Block 3, extended; thence S 89° 10' 44" W, 184.00 feet along said South line to the Southwest corner of said Lot 75, Block 3; thence N 00° 49' 16" W, 650.69 feet along the West lines of Lots 67 through 75, inclusive, Block 3 to the Northwest corner of Lot 67, Block 3; thence N 89° 10' 44" E, 184.00 feet along the North line of said Lot 67, Block 3 extended to the West line of Lot 4, Block 4, of said addition; thence N 00° 49' 16" W, 240.62 feet along the West lines of Lots 1 through 4, inclusive, Block 4, to the Northwest corner of Lot 1, Block 4; thence N 89° 10' 44" E, 104.54 along the North line of said Lot 1, Block 4, 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.

_____
Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer'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 ADDITION", an addition to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Reserve A is 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 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 ADDITION" 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
John Terry Moore

_____, 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
Tony Casado

_____, Deputy City Clerk
Dale E. Rey

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