

November 13, 1986

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

Re: Final Plat S/D 86-89 - WILLOWBEND FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 13, 1986, 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 November 6, 1986.

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 platlor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Golf Courses of America, 2929 N. Rock Road, Suite G,
Wichita, KS 67226

WILLOWBEND FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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 FOURTH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Street, and Reserves, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying in the Northeast Quarter, Section 30, Township 26 South, Range 2 East of the 6th P.M., more particularly described as follows:

Commencing from the Southeast corner of said Northeast Quarter; thence N 0° 48' 47" W, 116.94 feet; thence S 89° 11' 13" W, 61.31 feet to the point of beginning; thence N 81° 51' 38" W, 550.00 feet; thence N 18° 08' 22" E, 160.00 feet; thence S 81° 51' 38" E, 72.22 feet; thence N 08° 08' 22" E, 30.00 feet; thence S 81° 51' 38" E, 58.76 feet; thence N 08° 08' 22" E, 68.12 feet; thence N 53° 08' 22" E, 350.00 feet; thence N 89° 11' 13" E, 75.00 feet; thence S 00° 48' 47" E, 375.00 feet to a point on a curve to the right; thence 145.00 feet along said curve having a central angle of 08° 57' 09", a radius of 928.00 feet, and a long chord of 144.85 feet, bearing S 03° 39' 47" W to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1986.

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 Engineers Certificate, have caused the same to be surveyed and platted into Lots, a Block, Reserves and a street, the same to be known as "WILLOWBEND FOURTH ADDITION", an addition to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Reserves are platted for the construction and maintenance of public utilities, drainage, ~~landscaping and open space~~. Reserves "A" and "B" are also platted for entrance monuments. Reserve "C" is also platted for private street and emergency vehicle access. Reserve "D" is also platted as a private drive to serve Lots 7, 8, 9, and 10, Block 1. The Reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of private streets, 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. All abutters rights of access to and from Rock Road over and across the East line of Lots 9 and 10 and Reserves "A" and "B" are hereby granted to the City of Wichita, Kansas.

GOLF COURSES OF AMERICA, INC.

By: Frank A. Mills, President

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1986, 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 FOURTH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1986.

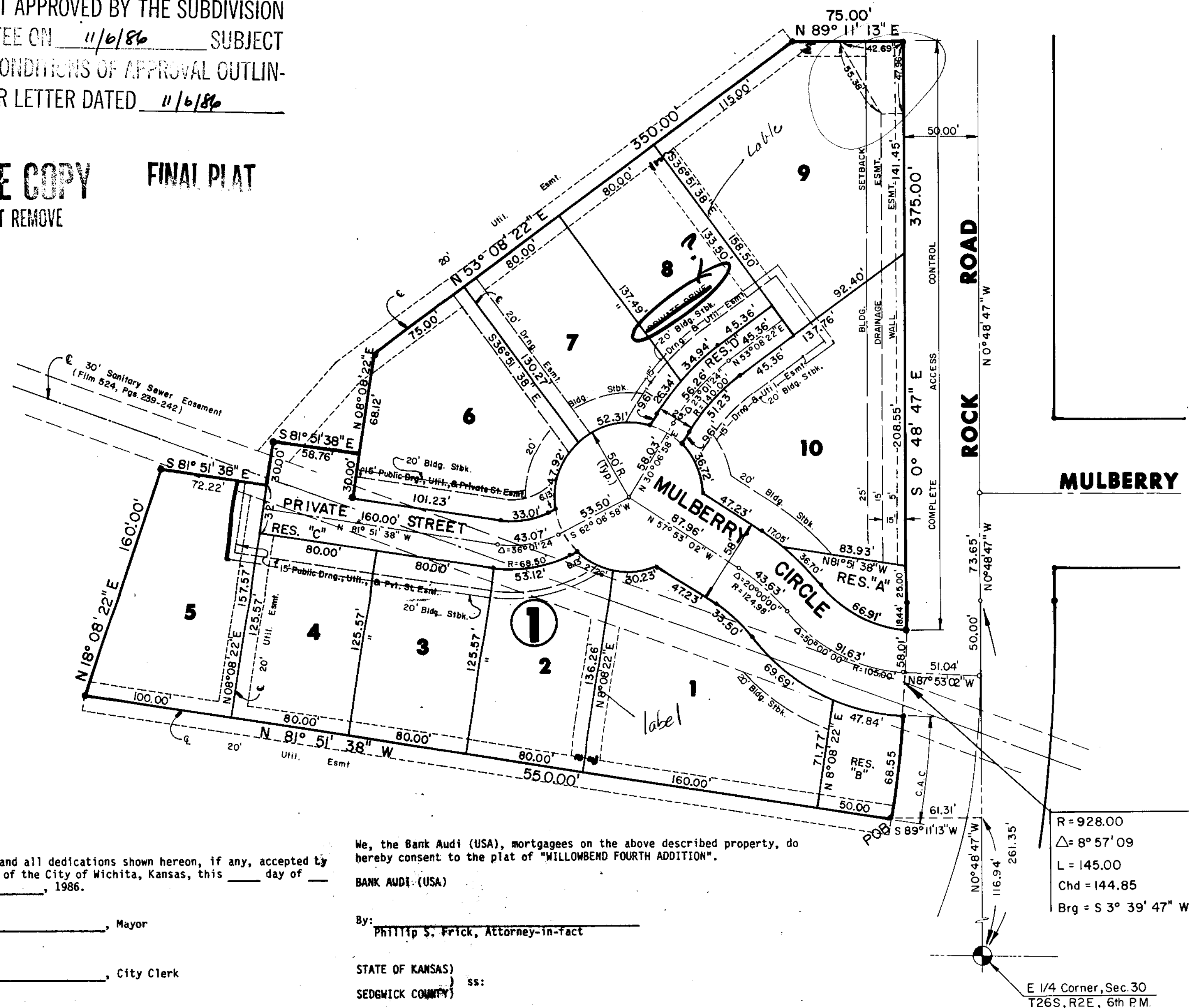
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Michael E. Lindebak

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/6/86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 11/6/86

OFFICE COPY
DO NOT REMOVE
FINAL PLAT



This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1986.

_____, Mayor
Tony Casado

_____, City Clerk
Donald C. Giesick

Entered on transfer record this _____ day of _____, 1986.

_____, 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 _____, 1986.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

We, the Bank Audi (USA), mortgagees on the above described property, do hereby consent to the plat of "WILLOWBEND FOURTH ADDITION".

BANK AUDI (USA)

By: Phillip S. Frick, Attorney-in-fact

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came Phillip S. Frick, Attorney-in-fact on behalf of Bank Audi (USA), 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 FOURTH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Michael E. Lindebak

Scale 1" = 50'

SUBDIVISION REPORT

Final Plat S/D 86-89 - WILLOWBEND FOURTH ADDITION

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- J. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- K. Regarding Reserve D, which is being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserve, to establish future reversionary rights of the reserve to the lot benefitting from the reserve.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this subdivision.
- M. On the final plat tracing, the recording information for the instrument which dedicated adjacent Rock Road shall be referenced.
- N. On the final plat tracing, the centerline of Rock Road shall be labeled.
- O. The applicant shall obtain, by separate instrument, the off-site utility easements needed to the north and south of this plat.
- P. The applicant shall obtain, by separate instrument, the off-site drainage easement needed to the north of this plat.
- Q. On the final plat tracing, the centerlines of the 20-foot wide utility easements, centered on the lot line common to Lots 8 and 9 and Lots 1 and 2, shall be labeled.
- R. On the final plat tracing, a 20-foot wide building setback shall be platted on Lot 5 from the westerly side of Reserve C.
- S. On the final plat tracing, the easement being platted in the northeast corner of Lot 9 shall be labeled.
- T. On the final plat tracing, the phrase "private drive" shall be removed from Lot 8 or an arrow provided to direct the phrase to Reserve D.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- X. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-89 Name: WILLOWBEND FOURTH ADDITION

Preliminary Approved: 10/23/86
Scheduled S/D Meeting: 11/6/86

DESCRIPTION

General Location: West side of Rock Road, in an area north of 37th Street North.

Owner: Golf Courses of America, 2929 N. Rock Road, Suite G,
Wichita, KS 67226

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

1. Gross Acreage of Plat: 3.97
 2. Number of Lots:
 - Residential: 10
 - Office:
 - Commercial:
 - Industrial:
 - Total: 10
 3. Minimum Lot Area: 9,840 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- 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 pavement of the proposed public street.
- D. The applicant shall guarantee the storm sewers required by the platting of this property.
- E. The applicant shall guarantee the pavement of the private street (Reserve C) to the 29-foot public street standard, including an appropriately sized turnaround.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the wording in the platlor's text shall not reference that Reserves C and D are platted for landscaping and open spaces. These reserves are being platted as a private street and as a private drive. The following wording is suggested, "Reserves are platted for the construction and maintenance of public utilities and drainage. Reserves A and B are also platted for entrance monuments, landscaping and open space".
- 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. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.