

July 10, 1986

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

Re: Final Plat S/D 86-40 - GOLF PARK WEST ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 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 June 20, 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 plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dik

cc: Gary Carson, Carson & Company, 3015 S. Hydraulic, Wichita, KS 67216

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6-19-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6-20-86

GOLF PARK WEST

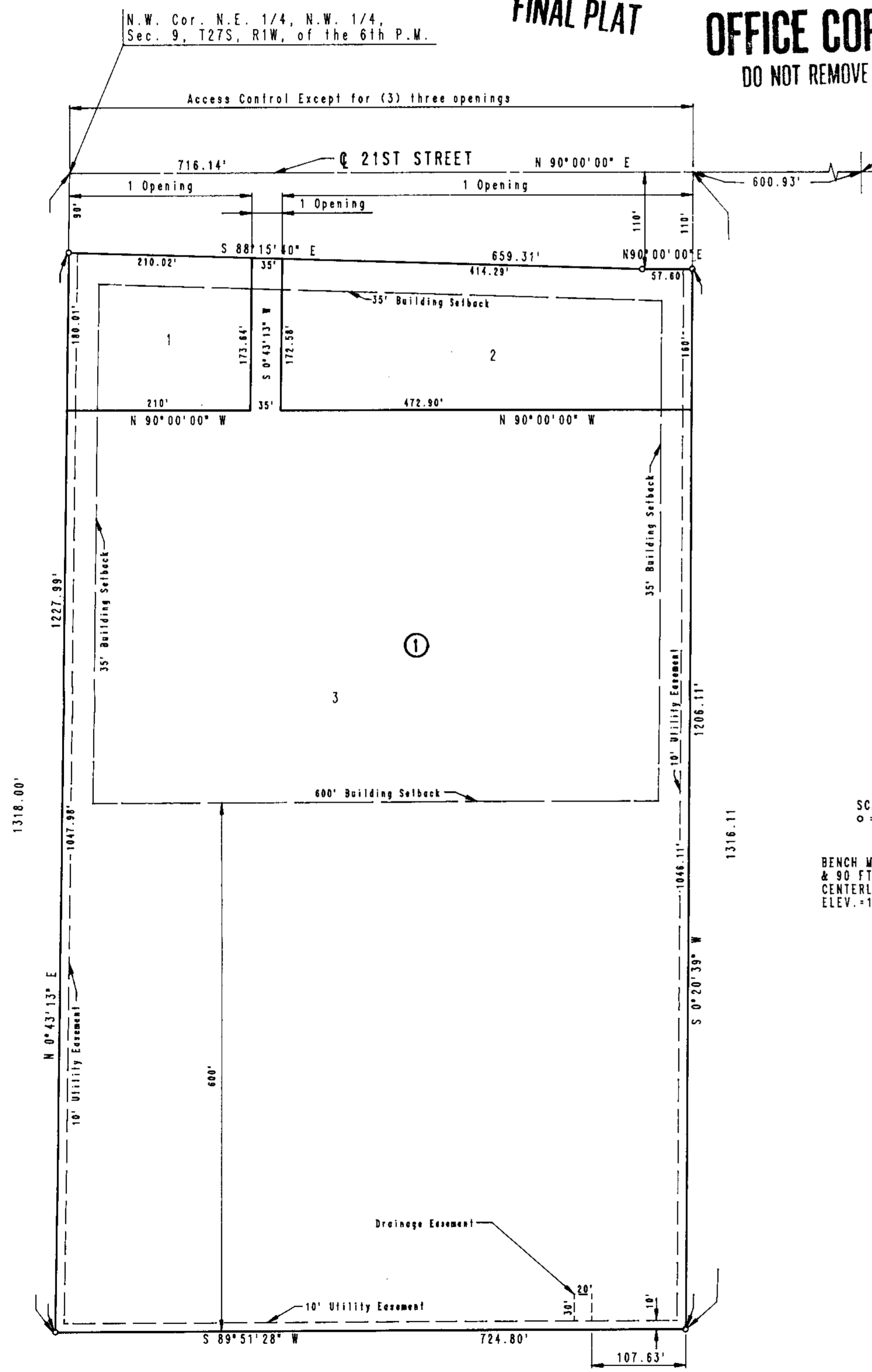
SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

N.E. Cor., N.W. 1/4,
Sec. 9, T27S, R1W, of the 6th P.M.

N.W. Cor. N.E. 1/4, N.W. 1/4,
Sec. 9, T27S, R1W, of the 6th P.M.



SCALE: 1" = 100'
O = IRON SET

BENCH MARK DISC 38 FT. WEST & 90 FT. SOUTH INTERSECTION CENTERLINES TYLER RD. & 21ST ST. ELEV. +1357.349 M.S.L.

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 _____, 1986 I HAVE CAUSED TO BE SURVEYED AND PLATTED GOLF PARK WEST TO SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND A STREET THE SAME BEING DESCRIBED AS: A TRACT OF LAND IN THE NE 1/4, NW 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH PM AND BEGINNING AT THE NW CORNER OF THE NE 1/4, NW 1/4 OF SAID SECTION 9; THENCE BEARING N90°00'00"E ALONG THE NORTH LINE OF SAID NW 1/4 A DISTANCE OF 716.14 FEET; THENCE BEARING S0°20'39"W A DISTANCE OF 1316.11 FEET TO A POINT IN THE SOUTH LINE OF THE NE 1/4 OF SAID NW 1/4; THENCE BEARING S89°51'28"W A DISTANCE OF 724.80 FEET TO THE SW CORNER OF THE NE 1/4 OF SAID NW 1/4; THENCE BEARING N0°43'13"E A DISTANCE OF 1316.00 TO THE POINT OF BEGINNING.

R. W. LINN P.E. NO. 3684

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNER OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND A STREET, THE SAME TO BE KNOWN AS GOLF PARK WEST TO SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET OVER AND ACROSS THE NORTH LINES OF LOTS 1, 2 AND 3 ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER, THAT LOTS 1, 2 AND 3 SHALL HAVE ACCESS TO 21ST STREET AT (1) ONE LOCATION EACH, SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE GOVERNING BODY. OWNER: CARSON AND COMPANY, INC. **ENGINEER.**

BY _____
GARRY O. CARSON

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GARRY O. CARSON, PRESIDENT OF CARSON AND COMPANY, INC., 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 COMPANY, 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, CENTRAL BANK AND TRUST, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF GOLF PARK WEST TO SEDGWICK COUNTY, KANSAS.

STATE OF _____)
)SS
COUNTY OF _____)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF CENTRAL BANK & TRUST, 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 BANK, 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 _____, 1986.

_____, VICE CHAIRMAN
~~WILLIAM J. BOEDER~~
DAVID HOYOUTH
_____, SECRETARY
MICHAEL E. LINDEBAK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1986.

_____, MAYOR
TONY CASADO
_____, CITY CLERK
DONALD C. GISICK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DATED THIS _____ DAY OF _____, 1986.

_____, CHAIRMAN
BERNARD A. HENTZEN
_____, COMMISSIONER
DONALD E. GRAGG
_____, COMMISSIONER
TOM SCOTT

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1986.
_____, 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 _____, 1986.

_____, REGISTER OF DEEDS
PAT KETTLER
_____, DEPUTY
ED RESA

- K. The applicant shall obtain any off-site easements required by the drainage for this property.
- 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 County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required and are any off-site drainage easements needed?

S/D No.: 86-40 Name: GOLF PARK WEST ADDITION

Preliminary Approved: 5/8/86
Scheduled S/D Meeting: 6/19/86

DESCRIPTION

General Location: One-fourth mile east of Tyler on the south side of 21st Street.

Owner: Carson & Company, Attn: Gary Carson, 3015 S. Hydraulic, Wichita, KS 67216

Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 20.1 Acres
 2. Number of Lots:
 - Residential:
 - Office: 2
 - Commercial: 1
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 37,380 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "BB" & "C" (SCZ-0555)
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STAFF COMMENTS:

- NOTE: The applicant's associated zone case (SCZ-0555), requesting "R-1" (Suburban Residential) to "BB" (Office District) for proposed Lot 3 and "C" (Commercial) for proposed Lots 1 and 2, has been approved subject to approval of an associated Conditional Use Case (CU-289) and subject to platting. The Conditional Use Case requesting a permit for a miniature golf course and driving range has been approved by the County Commission subject to platting.
- 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 the pavement of the 21st Street North median, adjacent to the north line of the plat.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. Approval of this preliminary plat is subject to the vacation, by separate instrument, of the stub section of Socora Street right-of-way which abuts the south line of this plat. This associated vacation case shall accompany this plat to the Board of City Commissioners.
 - G. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being submitted for scheduling for City Commission approval.
 - H. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as M.A.P.C. Vice-Chairman.
 - I. On the final plat tracing, the wording in the plattor's text shall be amended to reference that the access points to 21st Street shall be designated by "the appropriate engineer."
 - J. If sanitary sewer cannot be extended to serve this property prior to development, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be required and what standards are to be met for approval of temporary on-site sewerage facilities.