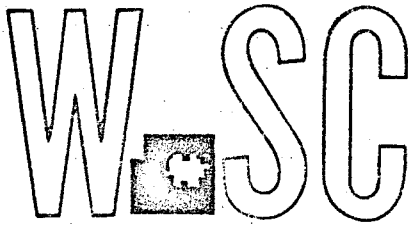
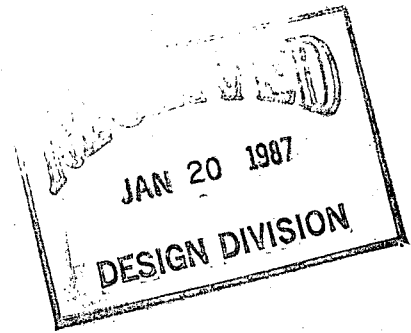


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



January 15, 1987

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

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

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 15, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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.

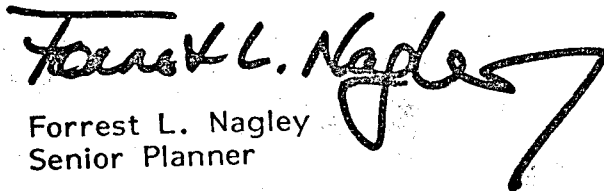
WICHITA—SEDGWICK COUNTY

Preliminary Plat S/D 86-119 - WILLOWBEND EIGHTH ADDITION
Page 2

- I. On the final plat, reference to the platting of the "wall easement" shall be made in the plat's text.
- J. On the final plat, Ironwood Court shall be labeled as the street name adjacent to Lots 1 through 4, Block 1 and Lots 5 through 7, Block 1.
- K. Since platted building setbacks and utility easements and existing street right-of-way are being vacated by this replat, reference to K.S.A. 12-512(b) shall be made on the final plat. This reference should be made in the engineer's text.
- L. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- M. 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.
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- O. The final plat shall indicate a 10-foot wide utility easement adjacent to the north and south lines of Reserve A.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

Xcc: Golf Courses of America, 4110 N. Tara Circle, Wichita, KS 67226
XMike Lindebak, City Engineer

Pre-Sub 1-15-87

1. Golf Courses of America. Location of utility easements. No water problem.
2. Autumn Chase Addition. Preliminary Plot. Item B, mains to be extended. Prop. utility layout has water main paralleling the sanitary sewer and having less than the minimum required clearances. This will be worked out during design stage. No water problem. (Name of Plat very close to Autumn Ridge)
3. Killingers Second Addition. Final Plot. No water problem.
4. Toben Fourth Addition. Final Plot. Due to proposed location of fire hydrants, minimum size main to be 8". Main should extend at least to the beginning of the turnaround and at end of Cul-de-Sac. Location of fire hydrants to be verified prior to design of water line.
5. Willowbend Eighth Addition. Preliminary Plot. Item B, mains to be extended. (Plans to be submitted prior to construction this time.) No water problem. Depth of existing main too shallow.
6. Wayne Tjaden. Dedicate street R/W. No water problem.
7. Other matters.

AFFIDAVIT

STATE OF KANSAS)
) ss:
 SEDGWICK COUNTY)

COMES NOW Michael E. Lindebak, City Engineer for the City of Wichita, Kansas of lawful age, and being first duly sworn, on oath states:

I have examined the FEMA letter of Map Revision (LOMR) affecting FIRM Panel 200328 - 0015 B and FIRM Panel 200328 - 0015 and have found the following platted minimum pad elevations can be as follows:

MINIMUM PADS			
Lot	Block	Elevation	
		City Datum	U.S.G.S.
6	1	180.1	1367.5
7	1	180.1	1367.5
8	1	180.1	1367.5
9	1	180.1	1367.5
10	1	180.1	1367.5
11	1	180.5	1367.9
12	1	180.7	1368.1
13	1	180.9	1368.3
14	1	181.1	1368.5
15	1	181.1	1368.5
16	1	181.3	1368.7
17	1	181.3	1368.7
18	1	181.5	1368.9
19	1	181.5	1368.9
20	1	181.8	1369.1
21	1	181.8	1369.1
22	1	182.0	1369.4
23	1	182.0	1369.4
24	1	182.0	1369.4
25	1	182.0	1369.4

FURTHER AFIANT SAITH NOT.

Michael E. Lindebak, P.E.

Personally appeared before me a Notary Public in and for the County and State aforesaid, Michael E. Lindebak, P.E., City Engineer of the City of Wichita, Kansas, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

SUBSCRIBED AND SWORN to before me this _____ day of _____, 1993.

 Notary Public

My Appointment Expires: _____

CERTIFICATE OF CORRECTIONS

for

Willowbend Seventh, an addition to
Wichita, Sedgwick County, Kansas

I, Kenneth H. Bengtson, P.E. do hereby certify that FEMA has granted a Letter of Map Revision (LOMR) revising FIRM Panel 200328 0015 B and FIRM Panel 200328 0015, The Flood Profiles, and The Floodway Data Tables. The channel improvements and LOMR justify amending the plated minimum pad elevations.

Submitted by:

MID-KANSAS ENGINEERING CONSULTANTS, INC.

Kenneth H. Bengtson, P.E., President

Date: _____

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

*Sub Div Agenda
1-15-87*

- 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 plat'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. On the final plat, reference to the platting of the "wall easement" shall be made in the plat's text.
- J. On the final plat, Ironwood Court shall be labeled as the street name adjacent to Lots 1 through 4, Block 1 and Lots 5 through 7, Block 1.
- K. Since platted building setbacks and utility easements and existing street right-of-way are being vacated by this replat, reference to K.S.A. 12-512(b) shall be made on the final plat. This reference should be made in the engineer's text.
- L. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- M. 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.
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

February 3, 1987

Carl Gipson
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67226

Reference: Willowbend 8th

Dear Carl:

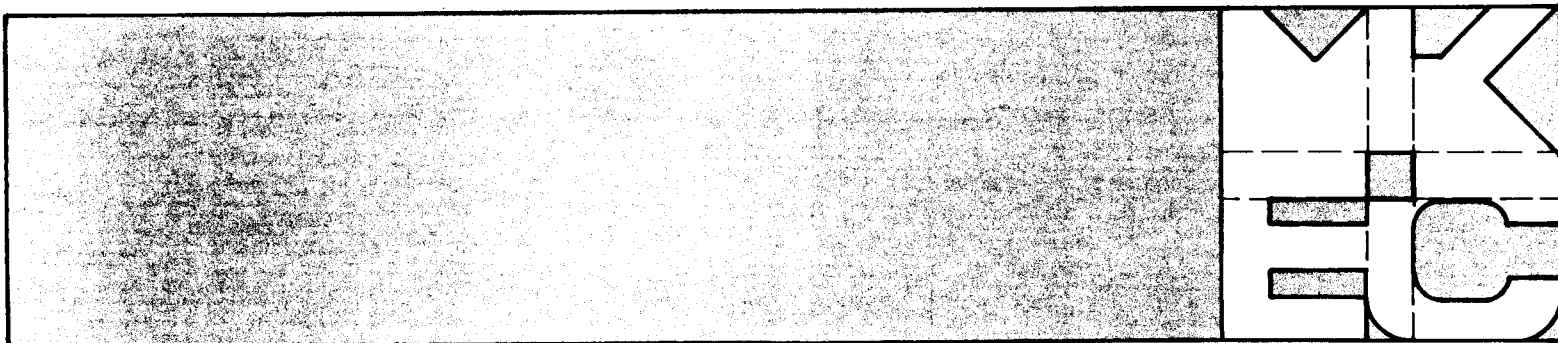
Accompanying this letter were sending construction drawings showing revisions made on the approved storm and sanitary sewer plans in Willowbend 2nd. These changes were made to accomodate the re-alignment of Ironwood Street in Willowbend 8th (A replat of part of Willowbend 2nd Addition).

These revised drawings will be included in the As-Built plans which will be furnished soon.

Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Dean S. Sellers
Dean S. Sellers, P.E.
DSS/dh



1. Phillip E. Hesse. Vacation of platted drainage & utility easement. No water problem.
2. Gene Mills. Vacation of platted minimum building pad elevation. No water problem if streets and parking grades are not lowered.
3. Abel F. and Lois M. Bond. Vacation of utility easement. No water problem.
4. I-C Investments. Vacation of platted access control. No water problem unless fire hydrant relocation is necessary. Developer to pay any F.H. relocation costs.
5. Ormo Second Addition. Preliminary Plat. Area now served along Central. No water problem.
6. Mediterranean Plaza Commercial Addition. Preliminary Plat. Item C, mains to be extended. Existing 8" main to be relocated, cost to be paid by Developer. Main to be extended along Funsteman to be tied to main in 32nd St. North.
7. Woodland Estates 3rd Addition. Final Plat. Main extension guaranteed by petition for Woodland Estates and Addition.
8. Willowbend Eighth Addition. Final plat. Item B, existing main to be abandoned and new main constructed. Plans to be approved before construction.
9. Schraft 4th Addition. Final Plat. Item B, mains to be extended to serve Lots 1-5, all other lots are served.
10. Northborough 4th Addition. Final Plat. Plat now served. No water problem.
11. Mt. Pleasant Acres. Final plat. No city water available. No water problem (County)
12. Portdale Addition. Preliminary Plat. Area now served. No water problem. Services to be relocated at Developers expense.
13. Powell 11th Addition. Final plat. Area now served. No water problem.
14. Dugan Industrial Third Addition. Preliminary Plat. Nearest City water at Pawnee and Lane or Hoover and 31st. No water problem. Item D, wells.
15. Amorodo Estates Third Addition. Final Plat. Item B, mains to be extended. No water problem.
16. Dept. of Transportation Second Addition. Final Plat. Site is isolated. No city water available to site at this time. Nearest city water at Hydraulic and McFarland. No water problem. Item D, wells.
17. Wayne Tjaden. Dedicate Street E/W. Existing water main on East side of Madison. No water problem.
18. Lakepoint Company. Grant utility easement. No water problem. Purpose of 20' easement?
19. Larry and Valerie Spikes. Grant utility easement. No water problem.
20. Filing Fees.

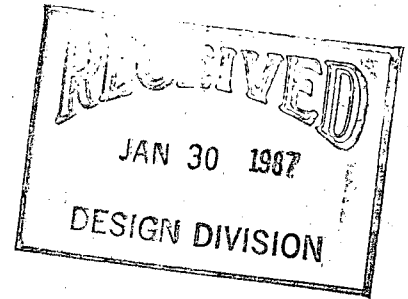
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

January 29, 1987



Mid-Kansas Engineering Consultants, P.A.
3550 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 Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 29, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 86-119 - WILLOWBEND EIGHTH ADDITION
Page 2

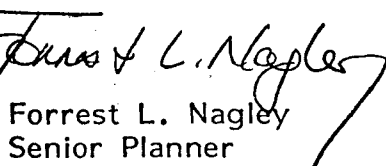
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. Since the legal description for this plat references a tie point to the northeast corner 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 5, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Golf Courses of America, 4110 N. Tara Circle, Wichita, KS 67226
*Mike Lindebak, City Engineer

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

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

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 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.
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- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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

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 - Residential: 16
 - Office:
 - Commercial:
 - Industrial:
 - Total: 16
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- 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.