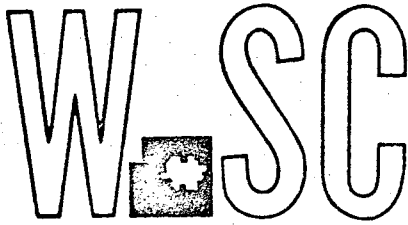


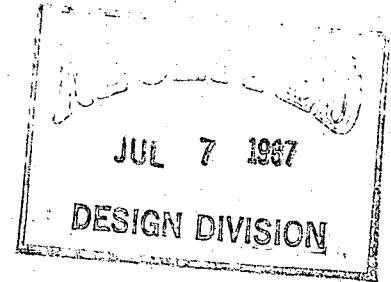
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

July 2, 1987



Mid Kansas Engineering  
3500 N. Rock Road Bld. #800  
Wichita, Kansas 67226

Re: S/D 87-60 Willowbend 5th Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 2, 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 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. These may be provided for in the associated street paving petitions.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. 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

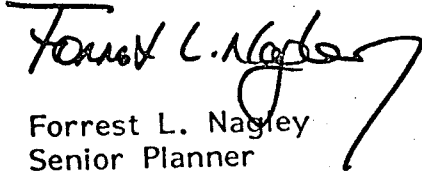
- H. Prior to submitting a final plat, the applicant shall submit, to City and Traffic Engineering, proposed paving layout plans for the Champions Circle/Rock Road intersection and the numerous Champions Courts containing street reserves. The Traffic Engineer recommends that the western most cul-de-sac be eliminated and that the proposed public street to the west continue from the last cul-de-sac designated as Champions Court.
- I. On the final plat, the recording information for the existing 16.5-foot "Bell Telephone Easement" shall be referenced on the face of the plat.
- J. The applicant shall obtain, by separate instrument, the off-site drainage easements required by the drainage plan for this plat.
- K. 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.
- L. On the final plat, the platator's text shall reference the platting of the wall easements, proposed by this subdivision.
- M. The final plat shall label the centerline of the utility easements.
- N. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1). This waiver is required for lots 2 and 3, Block 2, lots 15, 16, 17, Block 2 and lot 10, Block 1.
- O. The Utility Advisory Committee members should note that the proposed Reserves are not being established as blanket utility easements as has been common practice in the past.
- P. On the final plat, dimensions shall be provided for the perimeter of the 5-foot wall easement within Reserve A.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- R. The applicant shall obtain, by separate instrument, the off-site utility easement needed to the southwest of the plat.
- S. If the platting of this property requires the establishment of minimum building pad elevations, the elevations shall be referenced in mean sea level as well as City datum.
- T. The applicant shall meet with K.G. and E regarding the need for a 10-foot wide utility easement parallel to the northerly line of the plat.
- U. The applicant is advised that the platting of a wall easement on top of Bell Telephone's easement may not be acceptable to the Telephone Company.

WICHITA - SEDGWICK COUNTY

- V. 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.
- W. 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.
- X. 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

cc: Golf Courses of America, 4110 N. Tara Circle, Wichita, Ks. 67226  
~~X~~ Mike Lindebak, City Engineer  
Bill G. Yung, 4912 E. 29th Street N., Wichita, Ks. 67220

Vickey

DRAINAGE EASEMENT

THIS EASEMENT made this 19th day of August, 1987, by and between Golf Courses of America, a Kansas ~~general partnership~~ <sup>Corporation</sup>, of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a Perpetual right of way and easement for the purpose of constructing storm sewer pipes and a drainage system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A 20.00 foot strip of land lying in the Northeast Quarter, Section 30, Township 26 South, Range 2 East, of the 6th P.M., more particularly described on the following line:

Commencing at the Southeast corner of Lot 6, Block 2, Willowbend Fifth Addition, an addition to Wichita, Sedgwick County, Kansas; thence Easterly along the South line of Lot 5, Block 2, of said addition, 5.00 feet; thence S 00° 48' 47" E, 10.00 feet to the point of beginning; thence S 89° 11' 13" W, 85.77 feet to the point of termination, said point being on the Southeast line of Lot 7, Block 2, of said addition.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their drainage system.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

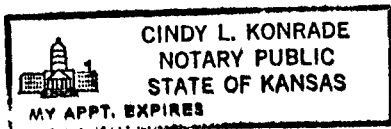
GOLF COURSES OF AMERICA, <sup>Form</sup> INC.

By: Frank A. Mills  
Frank A. Mills, President

STATE OF KANSAS  
ss:  
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Frank A. Mills, President of Golf Courses of America, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita this 19th day of August, 1987.



Cindy L. Konrade  
Notary Public

My Appointment Expires: 9-5-90

S/D No.: 87-60 Name: WILLOWBEND 5TH ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 7/2/87

DESCRIPTION

General Location: In an area west of Rock Road and south of 45th street north.  
Owner: Golf Courses of America  
Surveyor/Engineer: Mid Kansas Engineering

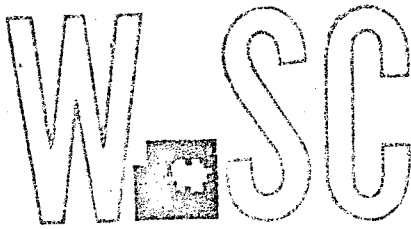
1. Gross Acreage of Plat: 12.61
  2. Number of Lots:
    - Residential: 30
    - Office:
    - Commercial:
    - Industrial:
    - Total: 30
  3. Minimum Lot Area: 9000 sq. ft.
  4. Existing Zoning: AA
  5. Proposed Zoning: AA
- 

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 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. 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 platlor'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. Prior to submitting a final plat, the applicant shall submit, to City and Traffic Engineering, proposed paving layout plans for the Champions Circle/Rock Road intersection and the numerous Champions Courts containing street reserves. The Traffic Engineer recommends that the western most cul-de-sac be eliminated and that the proposed public street to the west continue from the last cul-de-sac designated as Champions Court.
- J. On the final plat, the recording information for the existing 16.5-foot "Bell Telephone Easement" shall be referenced on the face of the plat.
- K. The applicant shall obtain, by separate instrument, the off-site drainage easements required by the drainage plan for this plat.

- L. 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.
- M. On the final plat, the platator's text shall reference the platting of the wall easements, proposed by this subdivision.
- N. The final plat shall label the centerline of the utility easements.
- O. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1). This waiver is required for lots 2 and 3, Block 2, lots 15, 16, 17, Block 2 and lot 10, Block 1.
- P. The Utility Advisory Committee members should note that the proposed Reserves are not being established as blanket utility easements as has been common practice in the past.
- Q. On the final plat, dimensions shall be provided for the perimeter of the 5-foot wall easement within Reserve A.
- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- S. 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.
- T. 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.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- V. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- W. The representative from Southwestern Bell Telephone should be prepared to comment on the acceptability of utilizing the northerly five(5) feet, of its easement adjacent to the railroad tracks, for a "wall easement."

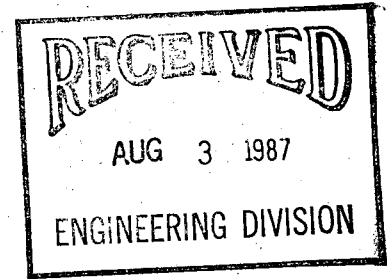
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1682  
(316) 266-4561

July 31, 1987



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

Re: Final Plat S/D 87-60 - WILLOWBEND 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 30, 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 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. These may be provided for in the associated street paving petitions.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. The applicant shall obtain, by separate instrument, the off-site drainage easements required by the drainage plan for this plat.

- H. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1). This waiver is required for Lots 2 and 3, Block 2, Lots 15, 16, 17, Block 2 and Lot 10, Block 1.
- I. The applicant shall obtain, by separate instrument, the off-site utility easement needed to the southwest of the plat.
- J. The minimum building pad elevations shall be expressed in mean sea level as well as City Datum. If the pad elevations are altered from those shown on the final plat, City Engineering shall review and approve the new elevations.
- K. On the final plat tracing, the 5-foot wall easement within Reserve B shall be labeled.
- L. Because the applicant has changed the proposed location of future sanitary sewer, the applicant's agent shall be sure that the final plat tracing indicates all required utility easements for the change in sanitary sewer location.
- M. The final plat tracing shall indicate the utility easements requested by K.G.&E., which are marked on the engineer's copy of the final plat.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Q. Recording of the plat within 30 days after approval by the City Council.

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.

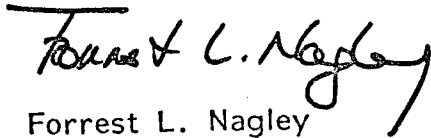
The enclosed "marked" copy of the final plat is for your information and files.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-60 - WILLOWBEND 5TH ADDITION  
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 6, 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  
~~M~~Mike Lindebak, City Engineer

S/D No.: 87-60      Name: WILLOWBEND 5TH ADDITION

Preliminary Approved: 7/2/87  
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: In an area west of Rock Road and south of 45th Street North.  
Owner: Golf Courses of America, 4110 N. Tara Circle, Wichita, KS 67226  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, 3500 N. Rock Road #800,  
Wichita, KS 67226

1. Gross Acreage of Plat: 12.61 Acres
2. Number of Lots:
  - Residential: 30
  - Office:
  - Commercial:
  - Industrial:
  - Total: 30
3. Minimum Lot Area: 9,000 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 paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat. These may be provided for in the associated street paving petitions.
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- G. The applicant shall obtain, by separate instrument, the off-site drainage easements required by the drainage plan for this plat.
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- K. On the final plat tracing, the 5-foot wall easement within Reserve B shall be labeled.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.