

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE July 1, 1986

TO John Dekker, Director of Law

FROM Mike Lindebak, City Engineer/Acting Director of Planning

SUBJECT Draft Agreement - Respreading
Special Assessments in Willow-
bend Additions

On June 12, 1986, Mr. Michael Urbom, Secretary-Treasurer of Golf Courses of America, Inc., forwarded a draft of an agreement between Golf Courses of America, Inc. and the City of Wichita pertaining to the above subject.

I have reviewed this draft agreement and have no problem with the concept as proposed.

Mr. Powell received a copy of this draft agreement along with Mr. Urbom's letter requesting my review as well as the Department of Law's review of the draft agreement regarding the respreading of special assessments.

Mike Lindebak
City Engineer/
Acting Director of Planning

gr

GOLF COURSES OF AMERICA, INC.
151 NORTH MAIN, SUITE 300
WICHITA, KANSAS 67202
(316) 269-4000

June 12, 1986

Mr. Mike Lindebak
City Engineer's Office
City Hall, 7th Floor
455 N. Main
Wichita, KS 67202

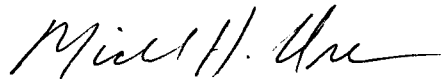
Dear Mr. Lindebak:

Attached is a rough draft of an agreement between Golf Courses of America, Inc., and the City of Wichita pertaining to the respread of special assessments in the Willowbend Additions. Tom Powell would like for you to review the agreement then pass it on to him with your comments.

Based on a previous conversation, I understand that we should be able to place this matter on the City Clerk's agenda for presentation to the City Commission no later than the last Tuesday in June. Golf Courses of America, Inc., would then be in a position to establish a GIC taking effect July 1, 1986 for the first addition.

Thank you for your time on this matter.

Sincerely,



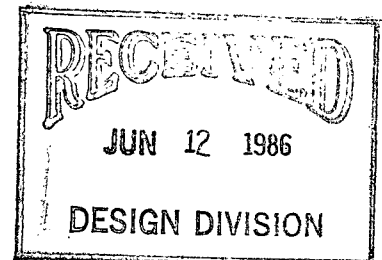
Michael H. Urbom
Secretary-Treasurer

MHU:clk

Attachment

cc: Tom Powell

4/13- Told Powell we had
no problems w/ agreement



ROUGH DRAFT

Agreement between the City of Wichita ("COW") and Golf Courses of America, Inc. ("GCA"), dated this ___ day of ___, 1986.

-SUMMARY-

GCA desires to respread all existing special assessment taxes from all residential lots now platted or to be platted in Willowbend Additions 1, 2, 3, and 4 to a specified Reserve in each Addition.

In consideration for COW authorizing said respread, GCA will establish irrevocable Guaranteed Interest Contracts ("GIC") or other acceptable account, in favor of COW for the sole purpose of making the required special assessment property tax payments on the specified Reserves of the Willowbend Additions as they become due. The amount of the GICs will be that required to fully amortize the existing special assessment taxes over their remaining terms.

-AGREEMENTS-

The City of Wichita hereby authorizes a respread of any existing special assessment taxes on residential lots in Willowbend 1st Addition to Reserve "B" of that addition subject to establishment of an irrevocable, fully funded account in favor of COW which is sufficient in amount to fully amortize the respread special assessment taxes over their remaining terms plus any special assessment taxes currently existing on Reserve "B" of Willowbend 1st Addition. Proof of said account to be furnished to the City Attorney and final authorization for the respread to be subject to the City Attorney's opinion that the account meets the requirements and intent of this agreement.

Subject to the above conditions, similar respreads of existing special assessment taxes are hereby authorized for Willowbend 2nd, 3rd and 4th Additions subsequent to their final plating.

Golf Courses of America, Inc., hereby agrees to establish an accounts acceptable to COW which are irrevocable, fully funded, in favor of COW and sufficient in amount to fully amortize the respread special assessment taxes over their remaining terms plus any special assessment taxes currently existing on the Reserves to which they are respread.

(City of Wichita
signatures)

Golf Courses of America, Inc.
By _____
Frank A. Mills, President

THE CITY OF WICHITA

WILL DEANER, Director of Law and City Attorney
THOMAS H. LOWELL, Senior Assistant City Attorney



DEPARTMENT OF LAW
OFFICE OF CITY ATTORNEY
CITY HALL - THIRTIETH FLOOR
151 NORTH MAIN, SUITE 300
WICHITA, KANSAS 67202
(316) 298-4091

May 14, 1986

Mr. Michael H. Urbom
Golf Courses of America, Inc.
151 North Main, Suite 300
Wichita, Kansas 67202

Re: Respread of Special Assessments Willowbend Golf Course and Residential Community

Dear Mr. Urbom:

In a letter dated May 5, 1986, you pose two questions concerning the respreading of special assessments for certain public improvement projects mentioned in your letter relating to the replatting of an area to be known as Willowbend Golf Course and Residential Community.

It is my understanding that the desire is to respread the specials so that the specials will be spread against the area of the Willowbend property that will be used as a golf course. It is desired that no specials will apply to the portion of Willowbend where residential lots are to be located.

The first question posed is whether a guaranty is required to respread the specials as outlined above. The answer to this question, without going into great detail, is that an acceptable guaranty would be required to respread the assessment to a smaller area of land than that over which the specials are presently spread. The second question posed is, if a guaranty is required, can it be limited to only those amounts being respread from the benefit district to only certain land in the benefit district. I.e., from all the land in the benefit district to just the land in the benefit district that will be used as a golf course. The answer to this question is that the guaranty may apply only to the portion of the specials being respread from the entire benefit district to the golf course area.

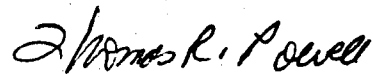
Handwritten signature

Handwritten mark

Mr. Michael H. Urbom
May 14, 1986
Page 2

Lastly, it should be understood that the opinions expressed herein are in no way binding upon what the City might ultimately do as to respreading the special assessments in the Willowbend area. Irregardless of the opinions expressed herein, the City could choose not to allow the respread of special assessments from an entire benefit district to some smaller area and, if such a respread were allowed, could choose to require a guaranty on the full amount of the special assessments spread against all of the land.

Very truly yours,



Thomas R. Powell
Senior Assistant City Attorney

TRP:cdh

AGREEMENT

THIS AGREEMENT, made and entered into on this 26th day of

August, 1986,

BY AND BETWEEN

THE CITY OF WICHITA, KANSAS,
a Municipal Corporation,
("CITY")

AND

GOLF COURSES OF AMERICA, INC.
("GCA")

WITNESSETH:

WHEREAS, GCA presently owns and is the developer of residential lots now platted or to be platted in Willowbend Additions 1, 2, 3, and 4; and

WHEREAS, Willowbend Additions 1, 2, 3 and 4 each contain reserves; and

WHEREAS, there are presently outstanding against the land platted or to be platted as Willowbend Additions the following listed special assessments:

<u>Tax Key</u>	<u>Project</u>	<u>Description</u>	<u>Total Bal 1-1-86</u>	<u>Prin. Bal.</u>
C0020901UP	E20240	RR Spur	\$ 59,636.39	\$ 35,163.42
C0020901UP	J40215	Submain Sewer	84,460.87	47,445.24
C0021100UP	E20240	RR Spur	111,263.46	65,604.47
C0021100UP	J40215	Submain Sewer	162,938.75	91,529.54
C0028000UP	J40215	Submain Sewer	140,644.14	79,005.79
C0028100UP	J40215	Submain Sewer	<u>188,106.23</u>	<u>105,667.25</u>
Total			\$747,049.84	\$424,415.71

and

WHEREAS, GCA desires to respread the cost of the special assessments against the lots contained in land platted or to be platted as Willowbend Additions 1, 2, 3 and 4 to the reserves contained in each addition; and

WHEREAS, GCA is willing to establish an irrevocable fully-funded Guarantee Interest Contract ("GIC") or other acceptable guarantee account, in favor of the CITY for purposes of paying for the special assessments that it desires to be respread from lots platted or to be platted as Willowbend Additions 1, 2, 3 and 4 to the reserve areas located in each addition; and

WHEREAS, the CITY is willing to respread the special assessments spread against said lots to the reserves provided that the payment of the respread specials are thereafter fully guaranteed.

NOW, THEREFORE, for the mutual consideration set forth herein, the parties hereto agree as follows:

1. The CITY hereby agrees to respread any existing special assessment taxes on residential lots located in Willowbend 1st Addition to reserve "B" of that addition subject to GCA establishing an irrevocable fully-funded account in favor of the CITY which is sufficient in amount to fully amortize any special assessment taxes over their remaining term that are currently outstanding against the residential lots located in Willowbend 1st Addition,

plus any special assessment taxes currently outstanding against land located in Reserve B of Willowbend 1st Addition. The specials outstanding on said residential lots amount to \$42,378.00. The specials assessments on Reserve B amount to \$66.00.

2. It is agreed by the parties that the actual respread of specials shall not occur until GCA has furnished the CITY with proof that an irrevocable fully-funded account in favor of the CITY has been established and that account has been accepted by the CITY as being of sufficient amount and having sufficient guarantees to fully cover the cost of amortizing the special assessment cost currently existing on residential lots in Willowbend 1st Addition and currently existing special assessments outstanding against Reserve "B".

3. The CITY upon GCA meeting conditions as are required to be met above as to Willowbend 1st Addition, agrees to respread existing special taxes that are spread against Willowbend 2nd, 3rd, and 4th Additions subsequent to final platting of said additions. The apportioned outstanding specials to be respread for each addition are as follows:

Addition 2	--	\$31,584.00
Addition 3	--	\$21,569.00
Addition 4	--	\$42,690.00

4. The CITY'S agreement to respread costs as set out herein shall expire on the 31st day of December, 1988, on any of the

Willowbend Additions that GCA has failed to fund by a fully-funded account on or before said date.

5. All special assessment amounts previously stated are subject to final review and adjustment by the City Clerk of the City of Wichita.

IN WITNESS WHEREOF, this Agreement is executed by the parties hereto on this 27th day of August, 1986.

CITY OF WICHITA, KANSAS

By Tony Casado
Tony Casado, Mayor

ATTEST:

Donald C. Sisick
Donald C. Sisick, City Clerk

GOLF COURSES OF AMERICA, INC.

By Frank A. Mills
Frank A. Mills, President

ATTEST:

Michael H. Urbom
Michael H. Urbom
Secretary-Treasurer

Approved as to Form:

John Dekker
John Dekker, Director of Law

31-Jul-86
(GCASPL)

GOLF COURSES OF AMERICA INC.
WILLOWBEND SPECIAL ASSESSMENTS ALLOCATIONS

	1ST ADDN	2ND ADDN	3RD ADDN	4TH ADDN	TOTAL
TAX KEY NR	C002090IUP	C0021100UP	C0028100UP	C0028000UP	
TOTAL SQ FT	4,131,217	5,801,322	6,697,391	5,007,536	21,637,466
RESIDENTIAL SQ FT	2,121,372	1,167,408	1,825,164	2,021,184	7,135,128
RESIDENTIAL PCTG	51.3%	20.1%	27.3%	40.4%	33.0%
TOTAL SPECIALS @ 1-1-86	\$82,609	\$157,134	\$79,006	\$105,667	\$424,416
RESIDENTIAL AMOUNT	\$42,378	\$31,584	\$21,569	\$42,690	\$138,221
RESERVES TO RECEIVE REASSIGNED SPECIALS	B	TBD	TBD	TBD	
RESERVE SQ FT	3,325				
RESERVE PCTG	0.080%				
RESERVE AMOUNT	\$66				
TOTAL AMOUNT	\$42,444	\$31,584	\$21,569	\$42,690	\$138,287

NOTES: TOTAL SQUARE FOOTAGES ARE PER THE ORIGINAL SPECIAL ASSESSMENT SPREADS TO THE 4 UNPLATTED TAX KEY NUMBERS WITH THE EXCEPTION OF THE SQUARE FOOTAGE LISTED UNDER KEY C002090IUP WHICH WAS COMPUTED AS FOLLOWS:

ORIGINAL ASSESSED SQ FOOTAGE

6,077,477

LESS HI TECH INDUSTRIAL PARK 2ND

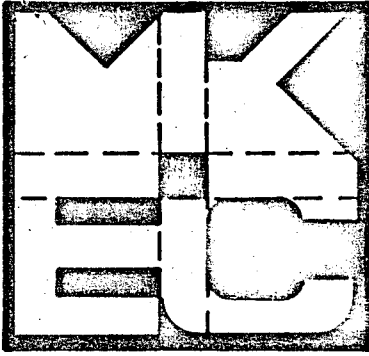
BLK 1, LOT 1
BLK 1, LOT 2
BLK 1, LOT 3
BLK 1, LOT 4
BLK 1, LOT 5
BLK 1, LOT 6
BLK 2, LOT 1
BLK 2, LOT 2

ACRES
5.88
5.79
7.62
5.43
4.12
3.32
6.07
6.45

1,946,260
4,131,217

ADJUSTED TOTAL SQ FT TO C002090IUP

RESIDENTIAL SQUARE FOOTAGES ARE PER MID-KANSAS ENGINEERING CORRESPONDENCE DATED 7-28-86 (ATTACHED).



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

PROJECT: Willowbend Lots Areas

PROJECT #: _____ DATE: 7/28/86

TO: Mr. Mike Urbom
Classic Real Estate, Inc.
151 N. Main, Suite 300
Wichita, KS 67201

At your request, we have planimetered the lot areas for each of the four (4) plats of Willowbend. The areas should be within approximately 3% of actual.

They are as follows:

Willowbend 1st -- 48.7 Ac.
Willowbend 2nd -- 26.8 "
Willowbend 3rd -- 41.9 "
Willowbend 4th -- 46.4 "

Reserve "B", Woodsprings 1st -- 3,325 Sq. Ft.
Willowbend

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

A handwritten signature in cursive script that reads "Kenneth H. Bengtson".

Kenneth H. Bengtson, P.E.

KHB/jlk

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE August 4, 1986

TO Tom Powell, Senior Assistant City Manager

FROM Mike Lindebak, City Engineer/Acting Director of Planning

SUBJECT Willowbend Addition Agreement on
Respreding Special Assessments

Golf Courses of America, Inc. has submitted a revised agreement and information pertaining to the respread of special assessments for Willowbend Addition. Contact with your office indicated that you may not have received your copy as noted on the transmittal letter; therefore, a copy is attached.

Twila Nelson has advised that she did receive a copy and will be reviewing the special assessment information to confirm that information is correct.

If the revised agreement is satisfactory, the agreement can be submitted for City Commission consideration following receipt of signed agreement forms and approval as to form by the Department of Law.

Please advise whether the revised agreement is satisfactory.



Mike Lindebak
City Engineer/
Acting Director of Planning

ML:cgr

Attachment

GOLF COURSES OF AMERICA, INC.
151 NORTH MAIN, SUITE 300
WICHITA, KANSAS 67202
(316) 269-4000

July 31, 1986

Mr. Mike Lindebak
City Engineer's Office
City Hall, 7th Floor
455 N. Main
Wichita, KS 67202

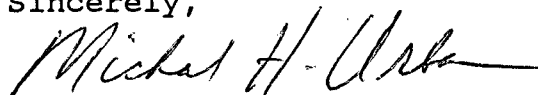
Re: Agreement for Specials Respread

Dear Mr. Lindebak:

Attached is a copy of the above agreement which has been completed as to amounts per your request. Since the amounts are best estimates pending final determinations by the City Clerk, I have added paragraph 5 to the agreement.

Please advise me when we will be on the Agenda. Thank you for your assistance in this matter.

Sincerely,



Michael H. Urbom
Secretary-Treasurer

MHU:clk

Enclosure

cc: Tom Powell
Twila Nelson



TRANSMITTAL

TO: Law Department

FROM: Mike Lindebak, City Engineer *ML*

CITY OF WICHITA
CITY ENGINEER'S OFFICE
455 N. MAIN, 7TH FLOOR
WICHITA, KANSAS 67202

TELEPHONE: 4266 or (316) 268-4501

ATTENTION: Tom Powell

PROJECT TITLE:

Willowbend Addition - Agreement for Respreding Special Assessments

PROJECT NUMBER:

DATE: August 21, 1986

THE FOLLOWING ITEMS ARE BEING TRANSMITTED TO YOU:

- Plans, prints or tracings Specifications Certificate of Insurance Petition
 Change order Correspondence Agreement form
 Other _____

THE ITEMS ARE BEING TRANSMITTED FOR THE FOLLOWING PURPOSE:

- For your approval and signature For your files (one copy) For your use
 For your review and resubmittal Returned for revisions To advise of approval
 Other _____

COMMENTS:

With the return of the signed agreements Mike Urban has advised there are typographical errors on page 2 of the agreement that he has requested to be corrected. The errors are highlighted with corrections noted on the attached copy of page 2. Since the agreement was prepared on the Law Department's word processing system it is requested that any corrections you deem appropriate be made in your office and the necessary revised pages inserted in the copies of the agreement.

Thank you for your assistance.

8-25-86 Called Mike Urban to advise him item was scheduled on City Commission/City Clerk's agenda for Tue. - no need for anyone to attend unless we find out differently & then we will advise him *MLC*

and

WHEREAS, GCA desires to respread the cost of the special assessments against the lots contained in land platted or to be platted as Willowbend Additions 1, 2, 3 and 4 to the reserves contained in each addition; and

WHEREAS, GCA is willing to establish an irrevocable fully-funded Guarantee Interest Contribution ^{Contract} ("GIC") or other acceptable guarantee account, in favor of the CITY for purposes ^{of} or paying for the special assessments that it desires to be respread from lots platted or to be platted as Willowbend Additions 1, 2, 3 and 4 to the reserve areas located in each addition; and

WHEREAS, the CITY is willing to respread the special assessments spread against said lots to the reserves provided that the payment of the respread specials are thereafter fully guaranteed.

NOW, THEREFORE, for the mutual consideration set forth herein, the parties hereto agree as follows:

1. The CITY hereby agrees to respread any existing special assessment taxes on residential lots located in Willowbend 1st Addition to reserve "B" of that addition subject to GCA establishing an irrevocable fully-funded account in favor ^{of} of the CITY which is sufficient in amount to fully amortize any special assessment taxes over their remaining term that are currently outstanding against the residential lots located in Willowbend 1st Addition,

CORRECTED COPY - Pg 2
-2-

October 10, 1986

*Willowbend 1st
Plat Folder*

Forrest Nagley, P.E.
455 N. Main, 7th Floor
Senior Planner
Wichita, KS 67202

Reference: Vacation of a portion of
Reserve "A" Willowbend 1st
Addition

Dear Mr. Nagley:

Following is a description of a portion of Reserve "A" that should be excluded from the vacation order such that the use for drainage will be retained.

Beginning at the Westerly corner of Lot 1, Block 5, Willowbend First Addition, an addition to Wichita, Sedgwick County, Kansas; thence S 89° 00' 07" W, 100.00 feet; thence N 6° 17' 53" W, 265.28 feet; thence N 52° 11' 13" E, 30.00 feet to a point on the West right-of-way line of Mulberry Street, as platted in said addition; thence along said right-of-way S 37° 48' 47" E, 145.73 feet to a point on a curve to the left; thence along said curve 105.06 feet, said curve having a central angle of 19° 20' 21", a radius of 311.27 feet, and a long chord of 104.57 feet, bearing S 47° 28' 57" E, to the Northwest corner of said Lot 1; thence S 32° 50' 52" W, 112.52 feet along the Northwesterly line of said Lot 1, to the point of beginning.

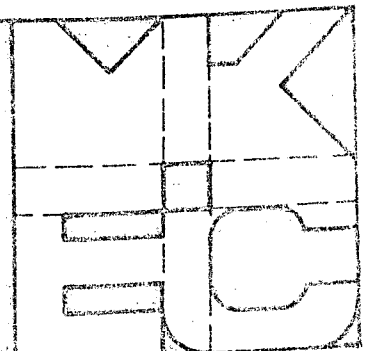
Very Truly Yours,

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Dean S. Sellers
Dean S. Sellers, P.E.

DSS/dm

cc: Carl Gipson



CERTIFICATE OF COMPLETION

Owner's Project No. 468-76-245-80001-000-000-131

Project Private Sanitary Sewer serving Willowbend 1st Addition (Lines 1, 1A and 1B serving Blocks 1 and 5)

Contractor L.A. Knebler Construction Company

Contract Date May 30, 1986

DEFINITION OF COMPLETION

The date of completion of a project is the date when the construction is completed, in accordance with the contract documents, so that the project can be utilized for the purpose for which it was intended.

To L.A. Knebler Construction Inc.
CONTRACTOR


Date of Completion 10-10-86

The work performed under this contract has been inspected by authorized representatives of the Owner, Contractor, and Engineer and the Project is hereby declared to be completed on the above date.

The date of Completion is the date upon which all guarantees and warranties begin.

The responsibilities between the Owner and the Contractor for maintenance shall be as set forth in the specifications.

Kenneth H. Bengtson
Kenneth H. Bengtson 10-10-86
CONSTRUCTION ENGINEER DATE


PROFESSIONAL ENGINEER SEAL

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE May 15, 1986

TO Forrest Nagley, Senior Planner

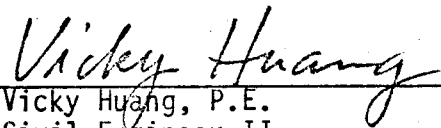
FROM Vicky Huang, Civil Engineer II

SUBJECT Willowbend 1st Addition

We have received the following petitions to satisfy the requirements of the subject addition: sanitary sewer, water, paving, storm water sewer and the drainage structure under the railroad tracks to the east.

Since the final plat tracing shows a widened reserve "E", Item X is not required.

Also, we have received a signed off-site drainage easement which satisfies Item Y. We will hold this document in the file until Willowbend 2nd Addition is platted. To simplify platting of the Willowbend 2nd Addition, this easement will not be recorded unless necessary.


Vicky Huang, P.E.
Civil Engineer II

VH:gf

April 29, 1986

Mike Lindebak, P.E.
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

Reference: Concrete Pipe Furnished for Mulberry

Dear Mike:

As a part of our inspection activities, we visited the Quartzite Stone Company on April 24, 1986.

We toured the plant facilities with Mr. Brett Niebur. We observed the production of several different pipe sections. The production facilities were well organized and the production personnel appeared very familiar with procedures required.

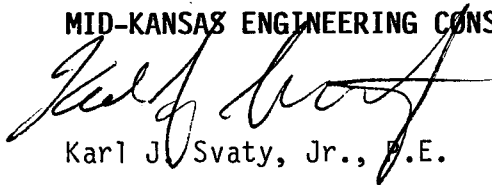
As a part of our tour we viewed their test equipment. Mr. Niebur stated that the equipment had just recently been calibrated and is used by KDOT for their verification procedures.

As a result of our plant visit and our continuing inspection activities, we believe that the quality of concrete pipe being supplied is in conformance with ASTM specifications.

If there are any questions, please call.

Sincerely,

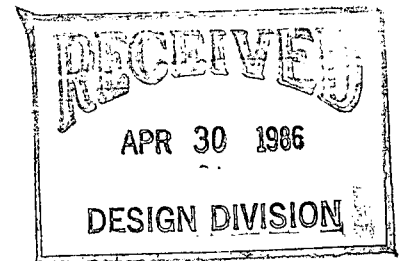
MID-KANSAS ENGINEERING CONSULTANTS, P.A.



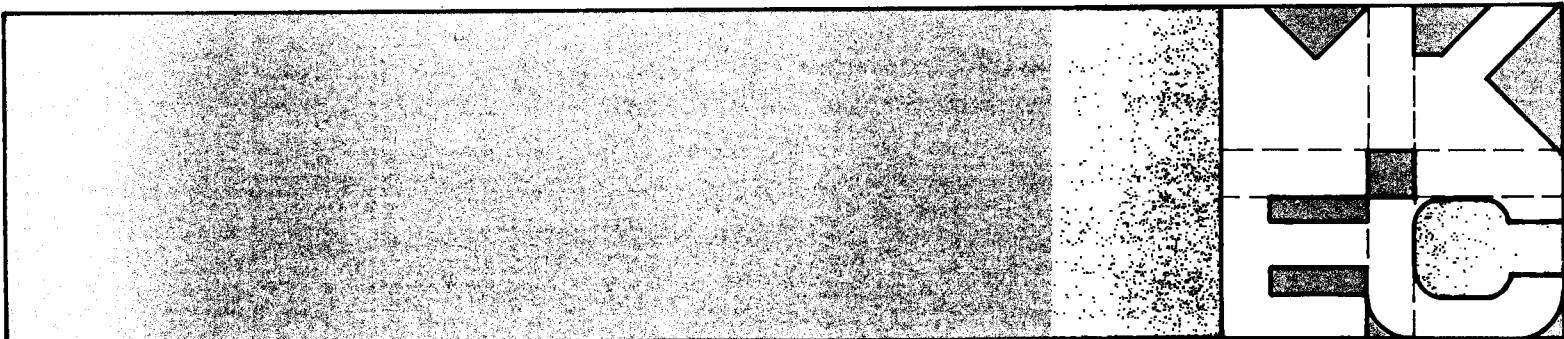
Karl J. Svaty, Jr., P.E.

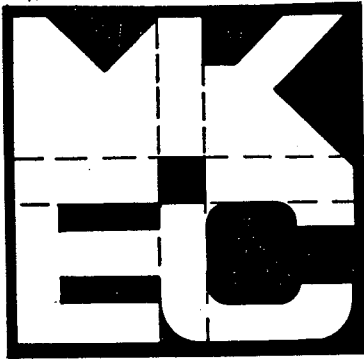
KJS:js

cc: Marty Dondlinger
Mid-States Construction



1-11-86





LETTER OF TRANSMITTAL

PROJECT: Mulberry Golf Course

PROJECT #: _____ DATE: 4/21/85

TO: Mike Lindebak
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

We are sending you the following items: Attached
 Under separate cover via _____
 Prints Specifications Legal Descriptions
 Tracings Petitions Correspondence Other

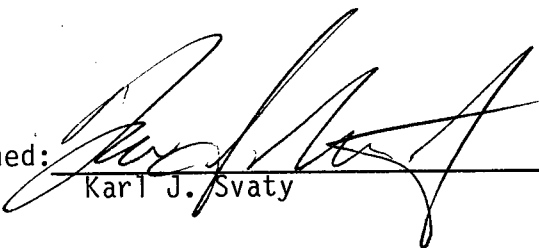
COMMENTS: Transmitted herewith are copies of the certification for the reinforced concrete pipe being used on Mulberry. These were completed by the pipe supplier, Quartzite Stone Company, Inc. and furnished by the contractor. We are adding an addendum to our plans that will require contractor to supply a specified number of joints for testing.

These are transmitted as checked below:

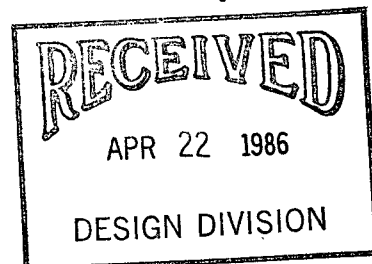
For Your Approval As Requested
 For Your Use For Your Files
 Approved as Noted For Review and Comment

REMARKS:

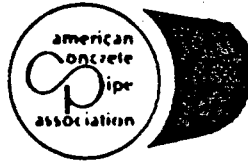
Copies To:

Signed: 
Karl J. Svaty

KJS:js



Handwritten initials



PHONE 913 524-4494

THE QUARTZITE STONE COMPANY, INC.

Established 1931

P.O. BOX 97

LINCOLN, KANSAS

67455-0097

April 11, 1986

Mr. Marty Dondlinger
Mid-States Construction Company
PO Box 17047
Wichita, Kansas 67217

Re: Mulberry East Addition
Phase I & II
Mid-Kansas Engineering

Dear Marty,

We certify the concrete pipe to be delivered on above project will meet
ASTM C-76 C-3 specifications.

If you have any questions, please call.

Sincerely,

QUARTZITE STONE COMPANY, INC.

David Abell (handwritten signature)

David Abell
Sales Manager

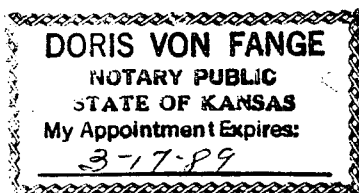
DA:dv

STATE of Kansas

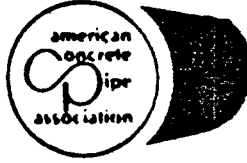
COUNTY OF Lincoln

On this 12th day of April, 1986, before me Doris Von Fange,
a Notary Public, personally appeared David Abell known to me to
be the person whose name is subscribed to the within instrument, and
acknowledged that he executed the same.

WITNESS my hand and official seal.



Doris Von Fange (handwritten signature)
Notary Public



PHONE 913 524-4494

THE QUARTZITE STONE COMPANY, INC.

Established 1931

P.O. BOX 97

LINCOLN, KANSAS

67455-0097

April 11, 1986

Mr. Marty Dondlinger
Mid-States Construction Company
PO Box 17047
Wichita, Kansas 67217

Re: Mulberry East Addition
Phase I & II
Mid-Kansas Engineering

Dear Marty,

We certify the concrete pipe to be delivered on above project will meet
ASTM C-76 C-3 specifications.

If you have any questions, please call.

Sincerely,

QUARTZITE STONE COMPANY, INC.

David Abell

David Abell
Sales Manager

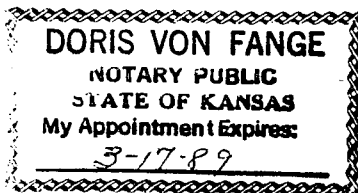
DA:dv

STATE of Kansas

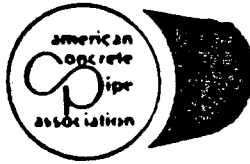
COUNTY OF Lincoln

On this 12th day of April, 19 86, before me Doris Von Fange,
a Notary Public, personally appeared David Abell known to me to
be the person whose name is subscribed to the within instrument, and
acknowledged that he executed the same.

WITNESS my hand and official seal.



Doris Von Fange
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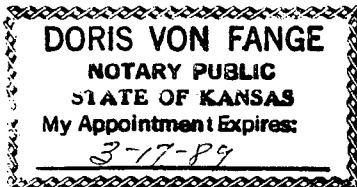
DA:dv

STATE of Kansas

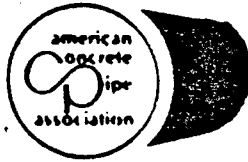
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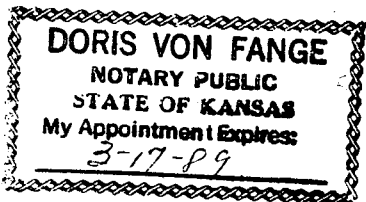
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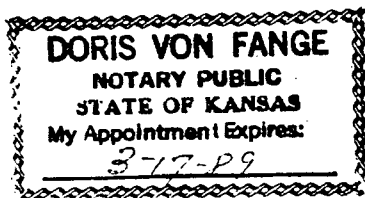
DA:dv

STATE of Kansas

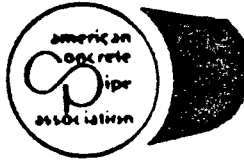
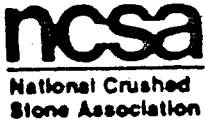
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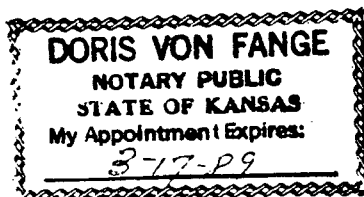
DA:dv

STATE of Kansas

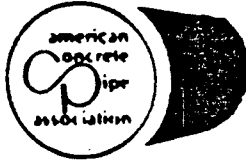
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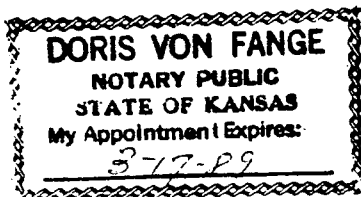
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GOLF COURSES OF AMERICA, INC.
151 NORTH MAIN, SUITE 300
WICHITA, KANSAS 67202
(316) 269-4000

April 18, 1986

To Whom it may Concern:

As you may be aware, Golf Courses of America, Inc., is presently constructing the Mulberry Golf Course and Residential Community, located just north of the intersection of 37th Street North and Rock Road. This will be a magnificent development and a very nice asset to the Comotara Development.

As one of your neighbors, we wish to keep you advised of our development progress at Mulberry. During the week of April 21, 1986, a portion of Rock Road between 37th and 45th Street (which is presently a gravel road) will be closed. This closing is necessary in order to pave Rock Road and to put in the necessary underground utilities. It is presently anticipated that the new paved Rock Road will be reopened by September 1, 1986.

Although this road closing may be an inconvenience to some, the end result will be a long term improvement to the entire area.

In the event you have any questions, please feel free to call.

Sincerely,



Frank A. Mills
President



THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE April 11, 1986

TO Chris Cherches, City Manager

FROM Mike Lindebak, City Engineer/Acting Director of Planning



SUBJECT Mulberry Golf Course Development

Attached is a letter from the Mulberry Golf Course developer's engineer requesting that Rock Road be closed between 37th to 45th Streets North.

Rock Road is a two-lane sand street in this area and has no businesses or residences fronting it in this mile.

In my conversations with the developer's engineer, I suggested that conditions of closure should include the developer: (1) signing a detour; (2) dedicating the right-of-way for relocated Rock Road since Rock Road will be realigned with the development of the golf course; and (3) that the developer petition for paving Rock Road, from 37th Street North to the railroad tracks. The paving has been the desire of the developer and a project has been included in the CIP for paving in 1986.

Please advise if you concur with these requirements or feel additional conditions should be placed on this request. I am available to answer any questions you may have regarding this matter.

ML:gr
Attachment



April 1, 1986

Mr. Michael E. Lindebak, P.E.
Acting Director of Planning
455 N. Main, 7th Floor
Wichita, KS 67202

Reference: Rock Road
37th to 45th

Dear Mr. Lindebak:

The construction sequence of various utilities serving the Mulberry Golf Course and grading work in connection with the realigned Rock Road north of 37th Street, would be greatly facilitated with the closing of Rock Road between 37th and 45th Streets North. We would like to know what steps need to take place to accomplish this.

It is our opinion that no measurable inconvenience would be created by the road closing, since no commercial, industrial, or private dwellings exist along the entire stretch. Also, the road is a rural sand road that would be tough to maintain with the heavy construction vehicles accessing the site.

Your assistance in this matter is appreciated.

Sincerely,

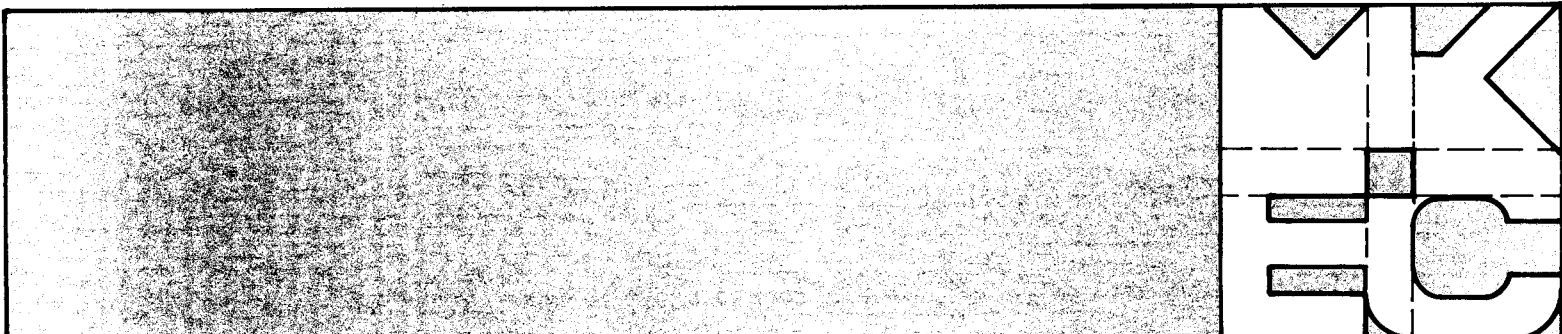
MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E.

KHB/jlk

cc: Don Ablah
Frank Mills
Johnny Stevens



THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE April 11, 1986

TO Chris Cherches, City Manager

FROM Mike Lindebak, City Engineer/Acting Director of Planning

SUBJECT Mulberry Golf Course Development

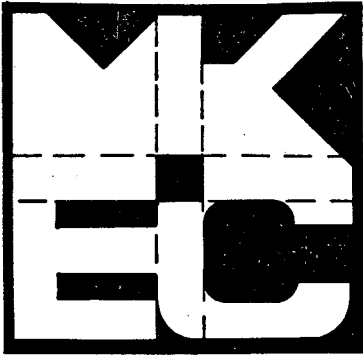
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**MID-KANSAS ENGINEERING
CONSULTANTS, P.A.**
3500 N. Rock Road #800
Wichita, KS 67226

PROJECT: Willowbend First Addition

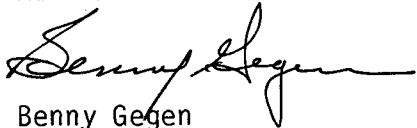
PROJECT #: _____ **DATE:** 5/14/86

TO: Mr. Carl Gipson
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

Submitted herewith are the following items signed as requested in connection with the platting of the above referenced plat:

1. Petitions
 - A. Water
 - B. Sanitary Sewer
 - C. Storm Water Sewer (2)
 - D. Paving & Sidewalk
2. Offsite Drainage Easement
3. Boundary Closure Computations

MID-KANSAS ENGINEERING CONSULTANTS, P.A.



Benny Gegen

BG/jlk

>>> <<<<
>>> JOB:

**

* AREA BEARINGS FOR BOUNDARY

* WILLOWBEND FIRST ADDITION

DESCRIBE/FIGURE/BEARINGS 49

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
720			10782.4712	3213.5968
N 89 11	13.000E	33.7100		
721			10782.9496	3247.3035
S 0 48	47.000E	232.6588		
732			10550.3142	3250.6049
N 41 22	20.920E	232.6588		
722			10724.9080	3404.3811
S 48 37	39.080E	80.3756		
723			10671.7836	3464.6972
S 41 22	20.920W	389.2755		
710			10379.6594	3207.4044
N 69 39	1.479E	389.2755		
724			10515.0293	3572.3855
S 20 20	58.521E	7.0882		
725			10508.3835	3574.8504
N 69 39	1.479E	553.9819		
713			10701.0291	4094.2573
S 52 11	13.000W	553.9819		
20			10361.3900	3656.6031
S 37 48	47.000E	79.3019		
422			10298.7403	3705.2221
N 37 4	45.693E	135.4850		
424			10406.8303	3786.9088
N 44 51	36.423E	61.7863		
425			10450.6264	3830.4915
S 78 18	0.110E	58.1947		
426			10438.8253	3887.4771
N 77 26	30.699E	85.6544		
427			10457.4491	3971.0823
S 84 48	42.891E	69.5360		
428			10451.1613	4040.3335
S 83 39	54.396E	77.3525		
429			10442.6262	4117.2137
S 7 21	7.940W	138.2778		

>>> <<<
>>> JOB:

74						10305.4854	4099.5185
S	29	3	49.178E	134.2650			
79						10188.1269	4164.7419
N	42	39	48.331E	168.4134			
215						10311.9693	4278.8741
S	47	20	11.669E	407.0000			
62						10036.1493	4578.1605
N	23	29	56.965W	407.0000			
92						10409.3952	4415.8751
N	23	29	56.965W	112.8209			
96						10512.8594	4370.8894
N	75	13	29.274E	280.6018			
442						10584.4205	4542.2127
S	41	31	3.211E	37.0791			
443						10556.6574	4666.7906
S	88	23	22.486E	82.9155			
444						10554.3272	4749.6733
S	81	45	35.350E	168.0167			
471						10530.2466	4915.9554
S	88	50	3.453E	70.8437			
472						10528.8053	4986.7845
N	55	9	56.547E	75.0000			
473						10571.6457	5048.3450
N	79	9	56.547E	85.0000			
474						10587.6231	5131.8299
N	88	0	35.002E	258.0495			
476						10596.9324	5399.7177
N	2	19	51.127E	28.7484			
379						10625.6570	5400.8869
N	56	6	46.922E	85.0002			
477						10673.0494	5471.4489
N	68	6	47.670E	148.9998			
230						10728.5926	5609.7092
S	68	6	47.331W	247.0000			
86						10636.5172	5380.5125
N	76	0	0.000E	247.0000			
461						10696.2719	5620.1756
N	76	0	0.000E	121.7273			
460						10725.7204	5738.2870
S	0	49	9.000E	1567.9996			
383						9157.8811	5760.7042

CIRCULAR CURVE 721 732 722 R
 CENTRAL ANGLE = 42 11 7.920
 CHORD BEARING = S 69 43 13.040E
 RADIUS = 232.6588

>>> <<<
>>> JOB:

LENGTH = 171.3012
 TANGENT = 89.7418
 CHORD = 167.4581
 EXTERNAL = 16.7078
 MIDDLE ORDINATE = 15.5884

CIRCULAR CURVE 723 710 724 R
 CENTRAL ANGLE = 28 16 40.559
 CHORD BEARING = S 34 29 18.801E
 RADIUS = 389.2765
 LENGTH = 192.1247
 TANGENT = 98.0610
 CHORD = 190.1807
 EXTERNAL = 12.1611
 MIDDLE ORDINATE = 11.7927

CIRCULAR CURVE 725 713 20 L
 CENTRAL ANGLE = 17 27 48.479
 CHORD BEARING = S 29 4 52.761E
 RADIUS = 553.9819
 LENGTH = 168.8509
 TANGENT = 85.0852
 CHORD = 168.1981
 EXTERNAL = 6.4960
 MIDDLE ORDINATE = 6.4207

CIRCULAR CURVE 215 62 92 R
 CENTRAL ANGLE = 23 50 14.704
 CHORD BEARING = N 54 34 55.683E
 RADIUS = 407.0000
 LENGTH = 169.3289
 TANGENT = 85.9072
 CHORD = 168.1103
 EXTERNAL = 8.9676
 MIDDLE ORDINATE = 8.7743

CIRCULAR CURVE 230 86 451 R
 CENTRAL ANGLE = 7 53 12.669
 CHORD BEARING = S 17 56 36.335E
 RADIUS = 247.0000
 LENGTH = 33.9999
 TANGENT = 17.0269
 CHORD = 33.9731
 EXTERNAL = 0.5862
 MIDDLE ORDINATE = 0.5848

>>> <<<
>>> JOB:

50

POINT	BEARING			DISTANCE	NORTH COORDINATE	EAST COORDINATE
-----	-----	-----	-----	-----	-----	-----
383	S	82	48	38.000W	9157.8811	5760.7042
384	S	82	48	38.671W	9099.7093	5299.5441
382	N	89	10	50.986E	9060.2879	4987.0206
355	S	0	49	9.015E	9064.7914	5301.9884
385	S	77	37	15.002W	8965.0325	5303.4148
386	N	64	52	45.006W	8792.1380	4515.6799
387	N	51	22	44.971W	8944.9683	4189.7307
388	S	65	37	14.987W	9121.6067	3968.6246
389	S	21	52	44.997E	8942.0503	3572.4119
390	S	30	49	52.699W	8457.6490	3766.9354
391	N	85	44	15.021W	8368.0128	3713.4351
392	N	0	44	15.000W	8402.9450	3244.7351
393	S	89	15	45.000W	8548.7640	3242.8581
39	N	71	30	34.000E	8526.6894	1528.0001
394	N	18	29	25.999W	9070.5988	3154.4649
395	N	71	30	34.000E	9547.6246	2994.9417
40	N	63	58	32.000W	9745.2081	3585.7799
330	N	26	1	28.000E	10018.5522	3025.9478
333	N	63	58	32.000W	10193.2029	3111.2229
41	N	89	11	13.000E	10644.2425	2187.4550

>>> <<<
>>> JOB:

334					10658.8300	3215.3515
	N	0	48	47.000W		
720					123.6537	
					10782.4712	3213.5968

CIRCULAR CURVE 384 332 355 R
 CENTRAL ANGLE = 6 22 12.314
 CHORD BEARING = S 4 0 15.172E
 RADIUS = 315.0000
 LENGTH = 35.0214
 TANGENT = 17.5288
 CHORD = 35.0033
 EXTERNAL = 0.4873
 MIDDLE ORDINATE = 0.4866

CIRCULAR CURVE 393 39 394 L
 CENTRAL ANGLE = 17 45 11.000
 CHORD BEARING = N 9 36 50.500W
 RADIUS = 1715.0000
 LENGTH = 531.3915
 TANGENT = 267.8421
 CHORD = 529.2683
 EXTERNAL = 20.7893
 MIDDLE ORDINATE = 20.5403

CIRCULAR CURVE 395 40 330 R
 CENTRAL ANGLE = 44 30 54.000
 CHORD BEARING = N 3 46 1.000E
 RADIUS = 623.0000
 LENGTH = 484.0295
 TANGENT = 254.9712
 CHORD = 471.9471
 EXTERNAL = 50.1562
 MIDDLE ORDINATE = 46.4191

CIRCULAR CURVE 333 41 334 L
 CENTRAL ANGLE = 26 50 15.000
 CHORD BEARING = N 12 36 20.500E
 RADIUS = 1028.0000
 LENGTH = 481.5180
 TANGENT = 245.2597
 CHORD = 477.1282
 EXTERNAL = 28.8521
 MIDDLE ORDINATE = 28.0644

*THIS CONCLUDES AREA BEARINGS FOR WILLOWBEND FIRST ADDTN. BOUNDARY

>>> <<<
>>> JOB:

*

END/OF/JOB

JOB 126 3 IS COMPLETED AT 02:39:03

LAST FIGURE NUMBER USED= 93 MAXIMUM ALLOWED= 99

LAST POINT NUMBER USED= 2,400 MAXIMUM ALLOWED= 2500

END/OF/RUN

END/OF/RUN - PROGRAM TERMINATED

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE May 15, 1986

TO Barbara Bonnani, Junior Planner

FROM Carl Gipson, Civil Engineer III

SUBJECT Willowbend First Addition
(Formerly Mulberry East Addition)

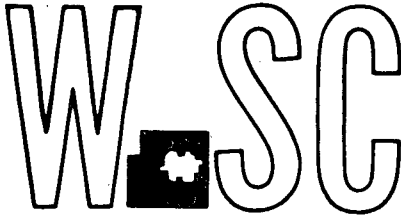
Item N in your February 14, 1986, letter concerns a temporary R/W easement required for the portion of Rock Road proposed to be vacated by this plat. The applicant has submitted a letter of credit to be used for the construction of Rock Road to present standard in the new alignment area in the event that paving of Rock Road falls through. In addition, the applicant has received approval to close Rock Road for construction. The need for continued public use of Rock Road is no longer necessary. Item N may be waived from the list of plating requirements.



Carl Gipson, P.E.
Civil Engineer III

/VH:ms
0004mpg10

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 14, 1986

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

Re: S/D 85-87 - Final Plat of Mulberry East Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 20, 1986, 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 the construction of the storm water sewers and storm drain system required by this plat. The applicant shall also guarantee the construction of the drainage structure needed under the railroad tracks to the east. The applicant is advised it is their responsibility to obtain all necessary permits from the railroad for construction of the drainage structures.
- E. The construction of a sidewalk on one side of the continuous street is required by Section 3(C)(2) of the City's Sidewalk Policy (Ordinance No. 36-327) and Article 8-103(B)(1)(b) of the Subdivision Regulations. The applicant shall guarantee the construction of a sidewalk on one side of Mulberry/Ironwood.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. It is recommended that the final plat tracing indicate the following street name changes:

C
O
P
Y

1. The cul-de-sac serving Lots 12-16, Block 3, as Ironwood Court.
 2. The cul-de-sac serving Lots 1-7, Block 1, as Tara Circle.
 3. The Drive suffix shall be deleted from the street name of Mulberry. The Drive suffix denotes a frontage road adjacent to a limited access highway.
 4. The north/south street segment serving Lots 25 and 26, Block 4 as Ironwood.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. 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.
- J. 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.
- K. The final plat tracing shall state in the plat's text who is to own and maintain the reserves.
- L. The applicant shall dedicate, by separate instrument, the right-of-way needed for the Rock Road realignment proposed by this plat.
- M. The legal description for the off-site Rock Road right-of-way dedication shall be approved by City Engineering.
- N. The applicant is advised that, since this plat proposes the realignment of a portion of Rock Road, a temporary right-of-way easement will need to be recorded with this plat which provides for continued public use of that portion of Rock Road proposed for vacation by this plat. The provisions of the temporary easement shall specify that the easement expires upon completion of the realigned roadway. This temporary right-of-way easement shall be drafted and submitted for review and approval by the City's Legal staff.

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 85-87 - Final Plat of Mulberry East Addition.
February 14, 1986
Page 3

- O. Since street right-of-way is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- P. The final plat tracing shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way depicted for Rock Road adjacent to the northerly portion of this plat. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated outright by this plat.
- Q. The final plat tracing shall reference, on the face of the plat, the minimum building pad elevation required for Lots 2 through 15 and Lots 19 through 21, Block 3.
- R. On the final plat tracing, the wording in the plat's text shall be amended to reference the platting of the 2-foot wide "wall easement" adjacent to the east line of the plat. The following wording is suggested: "The wall easement is hereby platted for the purpose of wall construction."
- S. On the final plat tracing, the discrepancy between lines 4, 43 and 48 of the engineer's text and the bearings or distances on the face of the plat shall be resolved.
- T. It is noted that this plat includes property required to be vacated by a separate instrument associated with the replat of Hi-Tech Industrial Park to the south. Prior to the plat of Mulberry East Addition being submitted for scheduling before the Board of City Commissioners, the vacation case to the south shall be completed. This associated vacation case has been scheduled for final public hearing before the City Commission on February 18, 1986.
- U. The applicant is advised that a temporary cul-de-sac easement exists on this property to terminate Comotara Street to the south of this plat. The final plat tracing shall indicate the perimeter of the temporary cul-de-sac easement with associated recording information. The final plat tracing shall also indicate and label Comotara Street where it touches the south line of Reserve A.
- V. A requirement of the Hi-Tech Industrial Park replat to the south is for the applicant to file a down-zoning request from "E" (light industrial) to "AA" (single-family) for the area subject to an associated separate vacation case. Prior to the plat of Mulberry East Addition being submitted for scheduling before the Board of City Commissioners, the down-zoning case shall be completed.
- W. The property within the perimeter of this plat is subject to a zone case (Z-2053), which requested "E" (light industrial) zoning. Since this property is now proposed for residential purposes, the applicant shall request that zone case Z-2053 be closed.

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 85-87 - Final Plat of Mulberry East Addition.
February 14, 1986
Page 4

- X. As requested by City Engineering, the final plat tracing shall indicate a drainage easement along Reserve E.
- Y. The applicant shall obtain, by separate instrument, the off-site drainage easement required by the drainage plan.
- Z. As requested by K.G.& E., the final plat tracing shall indicate 10-foot utility easements as indicated on the enclosed "marked" copy of the plat.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- BB. 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 20, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Barbara R. Bonanni
Junior Planner

BRB:mlh

Enclosure

cc: Woodlawn Development Company, c/o Donald J. Ablah, Atty., 151 N.
Main, Suite 300, Wichita, KS 67201
Mike Lindebak, City Engineer

EASEMENT

THIS EASEMENT made this 14th day of May, 1986, by and between Woodlawn Development Company 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, maintaining and repairing their DRAINAGE over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

That part of the West Half of Section 29, Township 26 South, Range 2 East, of the 6th P.M., laying North of Willowbend First Addition and South of the Mo Pac Railroad right-of-way.

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.

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

WOODLAWN DEVELOPMENT COMPANY
a partnership

By: *[Signature]*
Donald J. Ablah, Attorney-in-fact for
Woodlawn Development Company

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Donald J. Ablah, Attorney-in-fact for Woodlawn Development Company 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 14th day of May, 1986.



Katheryn S. Bauman
Notary Public

My Appointment Expires: 1-24-87

S/D No.: 85-87 Name: MULBERRY EAST ADDITION

Preliminary Approved: 11/7/85
Scheduled S/D Meeting: 2/13/86

DESCRIPTION

General Location: On the east side of Rock Road in an area north of 37th Street North.
Owner: Woodlawn Development Company, c/o Donald J. Ablah, 151 N. Main, Suite #300, Wichita, KS 67201
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 101.5 Acres
2. Number of Lots:
 - Residential: 101
 - Office:
 - Commercial:
 - Industrial:
 - Total: 101
3. Minimum Lot Area: 7,700 Sq. Ft.
4. Existing Zoning: "E" & "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 the construction of the storm water sewers and storm drain system required by this plat. The applicant shall also guarantee the construction of the drainage structure needed under the railroad tracks to the east. The applicant is advised it is their responsibility to obtain all necessary permits from the railroad for construction of the drainage structures.
- E. When the preliminary plat was reviewed by the Subdivision Committee, a requirement for construction of a sidewalk on one side of the long, continuous loop street, proposed to serve both Mulberry First and Second Additions, was discussed. The construction of a sidewalk on one side of the continuous street is required by Section 3(C)(2) of the City's Sidewalk Policy (Ordinance No. 36-327) and Article 8-103(B)(1)(b) of the Subdivision Regulations. During the preliminary plat discussion, the Subdivision Committee expressed concern about the merits of requiring a sidewalk to be constructed adjacent to street right-of-way and offered to the applicant the alternative of preparing a drawing which depicted how the planned golf cart path system would function as an acceptable substitute for the sidewalk system required adjacent to the long, continuous street. In order to avoid having to discuss, at great length, the sidewalk issue at the time of final plat review, staff and the applicant were instructed to work toward resolving the matter. In this regard, a condition of preliminary plat approval was for the applicant to submit, prior to or at the time of submitting a final plat, a drawing or plan which showed the golf cart path system. Since such a plan has not been discussed or submitted with the final plat, the applicant should be required to guarantee the construction of a sidewalk on one side of Mulberry/Ironwood.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. It is recommended that the final plat tracing indicate the following street name changes:
 1. The cul-de-sac serving Lots 12-16, Block 3, as Ironwood Court.
 2. The cul-de-sac serving Lots 1-7, Block 1, as Tara Circle.

3. The Drive suffix shall be deleted from the street name of Mulberry. The Drive suffix denotes a frontage road adjacent to a limited access highway.
 4. The north/south street segment serving Lots 25 and 26, Block 4 as Ironwood.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
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 - J. 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.
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 - O. Since street right-of-way is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
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- W. The property within the perimeter of this plat is subject to a zone case (Z-2053), which requested "E" (light industrial) zoning. Since this property is now proposed for residential purposes, the applicant shall request that zone case Z-2053 be closed.
- X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Y. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Z. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

IMPORTANT MESSAGE

FOR Carl

DATE 5-13 TIME 1:16 ~~P.M.~~ A.M.

WHILE YOU WERE AWAY


Ben

OF _____

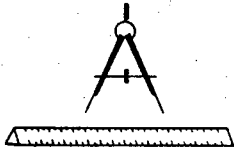
PHONE No. 682-1561

TELEPHONED	<input type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE _____

SIGNED _____


THE CITY OF WICHITA



CITY ENGINEER'S OFFICE
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

May 12 1986

Mr. Frank Mills, President
Golf Course of America, Inc.
Centre City Plaza, Suite 300
151 N. Main
Wichita, KS 67202

Dear Mr. Mills:

Several requirements of the platting of Mulberry East Addition, Mulberry East 2nd Addition and Mulberry East 3rd Addition concern the construction of public works improvements that must be guaranteed with the approval of this plat. As we have discussed, these guarantees may be in the form of petitions requesting that the City make these improvements and assess the cost of the improvement to the benefitted property.

It should be noted that if the improvements are completed through private contracts, that the petitions will be held by the City and then abandoned upon satisfactory completion of the improvements. Improvement districts that reach the 35 percent level of development prior to the satisfactory completion of a petitioned improvement would initiate the award of a public contract for the improvement.

If I may be of any further assistance, please contact me at 268-4236.

Sincerely,

A handwritten signature in cursive script that reads "Carl H. Gipson".

Carl Gipson, P.E.
Civil Engineer III

CG:gf

cc: Ken Bengtson, MKEC, 240 North Rock Road, Suite 130, Wichita, 67206



LETTER OF TRANSMITTAL

PROJECT: Mulberry East (Rock Road)

PROJECT #: _____ DATE: 4/09/86

MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

TO: Carl Gipson
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

We are sending the following items: Attached
 Under separate cover via _____
 Prints Specifications Legal Descriptions
 Tracings Petitions Correspondence Other

COMMENTS: Transmitted herewith: The fully executed dedication of Right-of-Way for Rock Road from 37th Street North to MoPac Railroad together with ownership certificate, computer run and sketch.

These are transmitted as checked below:

For Your Approval As Requested
 For Your Use For Your Files
 Approved as Noted For Review and Comment

REMARKS:

Copies:

Signed: *Dean Sellers*
Dean Sellers, P.E.

DS:js

>>> <<<
>>> JOB:

AREA/BEARINGS 2
AREA = 444489.01

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
100			7823.5048	3277.1960
	S 89 7 14.370W	75.0002		
315			7822.3538	3202.2046
	S 89 18 12.052W	75.0000		
105			7821.4419	3127.2102
	N 0 44 15.000W	175.0000		
104			7996.4274	3124.9577
	N 13 17 55.477E	103.0776		
103			8096.7409	3148.6684
	N 0 44 15.000W	450.7733		
311			8547.4768	3142.8663
	S 89 15 45.000W	1615.0000		
39			8526.6894	1528.0001
	N 71 30 34.000E	1615.0000		
300			9038.8840	3059.6273
	N 18 29 26.000W	502.9923		
301			9515.9098	2900.1041
	N 71 30 34.000E	723.0000		
40			9745.2081	3585.7799
	N 63 58 32.000W	723.0000		
304			10062.4276	2936.0871
	N 26 1 28.000E	194.3573		
305			10237.0784	3021.3622
	N 63 58 32.000W	928.0000		
41			10644.2426	2187.4550
	N 89 11 13.000E	928.0000		
308			10657.4110	3115.3616
	N 0 48 47.000W	1386.1437		
153			12043.4151	3095.6922
	N 61 30 25.000E	56.4617		
154			12070.3503	3145.3149
	N 61 30 25.000E	26.2209		
155			12082.8590	3168.3599
	N 61 31 26.000E	30.2361		
156			12097.2754	3194.9379
	S 0 48 47.000E	1438.5902		
309			10658.8300	3215.3515
	S 89 11 13.000W	1028.0000		
41			10644.2426	2187.4550

>>> <<<
>>> JOB:

307	S	63	58	32.000E	1028.0000	10193.2029	3111.2229
306	S	26	1	28.000W	194.3573	10018.5522	3025.9478
40	S	63	58	32.000E	623.0000	9745.2081	3585.7799
303	S	71	30	34.000W	623.0000	9547.6246	2994.9417
302	S	18	29	26.000E	502.9923	9070.5988	3154.4649
39	S	71	30	34.000W	1715.0000	8526.6894	1528.0001
312	N	89	15	45.000E	1715.0000	8548.7640	3242.8581
102	S	0	44	15.000E	450.6411	8098.1602	3248.6585
101	S	14	46	25.477E	103.0776	7998.4903	3274.9435
100	S	0	44	15.000E	175.0000	7823.5048	3277.1960

CIRCULAR CURVE 311 39 300 L
 CENTRAL ANGLE = 17 45 11.000
 CHORD BEARING = N 9 36 50.500W
 RADIUS = 1615.0000
 LENGTH = 500.4066
 TANGENT = 252.2245
 CHORD = 498.4072
 EXTERNAL = 19.5771
 MIDDLE ORDINATE = 19.3426

CIRCULAR CURVE 301 40 304 R
 CENTRAL ANGLE = 44 30 54.000
 CHORD BEARING = N 3 46 1.000E
 RADIUS = 723.0000
 LENGTH = 561.7228
 TANGENT = 295.8976
 CHORD = 547.7011
 EXTERNAL = 58.2070
 MIDDLE ORDINATE = 53.8701

CIRCULAR CURVE 305 41 308 L
 CENTRAL ANGLE = 26 50 15.000
 CHORD BEARING = N 12 36 20.500E
 RADIUS = 928.0000
 LENGTH = 434.6777

>>> <<<
>>> JOB:

TANGENT = 221.4017
CHORD = 430.7149
EXTERNAL = 26.0455
MIDDLE ORDINATE = 25.3344

CIRCULAR CURVE 309 41 307 R
CENTRAL ANGLE = 26 50 15.000
CHORD BEARING = S 12 36 20.500W
RADIUS = 1028.0000
LENGTH = 481.5180
TANGENT = 245.2597
CHORD = 477.1282
EXTERNAL = 28.8521
MIDDLE ORDINATE = 28.0644

CIRCULAR CURVE 306 40 303 L
CENTRAL ANGLE = 44 30 54.000
CHORD BEARING = S 3 46 1.000W
RADIUS = 623.0000
LENGTH = 484.0295
TANGENT = 254.9712
CHORD = 471.9471
EXTERNAL = 50.1562
MIDDLE ORDINATE = 46.4191

CIRCULAR CURVE 302 39 312 R
CENTRAL ANGLE = 17 45 11.000
CHORD BEARING = S 9 36 50.500E
RADIUS = 1715.0000
LENGTH = 531.3915
TANGENT = 267.8421
CHORD = 529.2683
EXTERNAL = 20.7893
MIDDLE ORDINATE = 20.5403

END/OF/RUN

JOB 911 85 IS COMPLETED AT 14:23:30

LAST FIGURE NUMBER USED= 2 MAXIMUM ALLOWED= 10

LAST POINT NUMBER USED= 331 MAXIMUM ALLOWED= 400

END/OF/RUN - PROGRAM TERMINATED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for an in consideration of the sum of One Dollar (\$ 1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, _____

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

**ROCK ROAD RIGHT-OF-WAY
37TH STREET NORTH TO SL MOPAC RIGHT-OF-WAY**

A tract of land lying in the West half of Section 29, Township 26 South, Range 2 East and the East half of Section 30, Township 26 South, Range 2 East of the 6th P.M., more particularly described as follows:

Commencing at the Southeast ^{15'} corner of said East half of of Section 30; thence N 00° 44' 15" W, 50.00 feet to the point of beginning; thence S 89° 18' 12" W a distance of 75.00 feet; thence N 0° 44' 15" W a distance of 175.00 feet parallel and 75.00 feet West of the East line of the Southeast Quarter of said Section 30; thence N 13° 17' 55" E a distance of 103.08 feet; thence N 0° 44' 15" W a distance of 450.77 feet parallel and 50.00 feet West of the East line of the Southeast Quarter of said Section 30 to a point on a curve to the left; thence along said curve 500.41 feet, said curve having a central angle of 17° 45' 11", a radius of 1615.00 feet and a long chord of 498.41 feet, bearing N 9° 36' 51" W; thence N 18° 29' 26" W a distance of 502.99 feet to a point on a curve to the right; thence along said curve 561.72 feet, said curve having a central angle of 44° 30' 54", a radius of 723.00 feet and a long chord of 547.70 feet, bearing N 3° 46' 1" E; thence N 26° 1' 28" E a distance of 194.36 feet to a point on a curve to the left; thence along said curve 434.68 feet, said curve having a central angle of 26° 50' 15", a radius of 928.00 feet and a long chord of 430.71 feet, bearing N 12° 36' 21" E to a point 50.00 feet West of the East line of the Northeast Quarter of said Section 30; thence N 0° 48' 47" W a distance of 1386.14 feet parallel and 50.00 feet West of the East line of the Northeast Quarter of said Section 30, said point also being the South line of the MOPAC Railroad Easement; thence along the South line of said MOPAC Easement the next 2 courses N 61° 30' 25" E, 82.68 feet; thence N 61° 31' 26" E, 30.24 feet to a point 50.00 feet East of the West line of the Northwest Quarter of said Section 29; thence S 0° 48' 47" E a distance of 1438.59 feet to a point on a curve to the right; thence along said curve 481.52 feet, said curve having a central angle of 26° 50' 15", a radius of 1028.00 feet and a long chord of 477.13 feet, bearing S 12° 36' 21" W; thence S 26° 1' 28" W a distance of 194.36 feet to a point on a curve to the left; thence along said curve 484.03 feet, said curve having a central angle of 44° 30' 54", a radius of 623.00 feet and a long chord of 471.95 feet, bearing S 3° 46' 1" W; thence S 18° 29' 26" E a distance of 502.99 feet to a point on a curve to the right; thence along said curve 531.39 feet, said curve having a central angle of 17° 45' 11", a radius of 1715.00 feet and a long chord of 529.27 feet, bearing S 9° 36' 51" E; thence S 0° 44' 15" E a distance of 450.64 feet parallel and 50.00 feet East of the West line of the Southwest Quarter of said Section 29; thence S 14° 46' 25" E a distance of 103.08 feet; thence S 0° 44' 15" E ^{a distance of 175'} parallel and 75.00 feet East of the West line of the Southwest Quarter of said Section 29; thence S 89° 7' 15" W a distance of 75.00 feet to the point of beginning, said point of beginning being on the West line of said Section 29.

1215.09
+ 223.65
1438.74

do _____ hereby dedicate the above described real estate to the public for

Street purposes.

Pre Sub - 2-13-80

①

1. Keith L. Anderson. Vacation of complete access control. No water problem unless new drive locations require fire hydrant relocation. Any fire hydrant relocation shall be at the request of the developer and at the expense of the developer.
2. Peake Company Inc. Vacation of a portion of building setback. No water problem.
3. Donald G. & Shery L. Abraham. Vacation of building setback. No water problem.
4. Harriett Morris. Vacation of Access control. No water problem.
5. Ernest H. Doyon. Vacation of utility easement. No water problem.
6. Valenta 3rd Addition. Final Plat. Property now served by main in Oliver, no water problem.
7. The Nett Park Addn. Final Plat. Item B, mains to be extended. Is there a method by which when the supply line in Main Rd. is extended that this area share in the assessment? Or, because of no benefit should they be left out entirely?
8. Gray's First Addition. Preliminary Plat. Item D, mains to be extended. Nearest water at Eisenhower at Mac Arthur Rd., Nearest supply line at Hoover and 37th St. South.
9. Westway Addn. Preliminary Plat. Existing mains in Pawnee and Seneca, no water problem. Interior line serves existing structure. Main tie-in on Elizabeth, north of Savannah was not shown.

10. Woodbridge 3rd Addn. Item B, mains to be extended. No water problem.
11. Mulberry East Addn. Final Plat. Item B, mains to be extended from 37th St. N. and Rock Rd.
12. Eastminster Addition. Final Plat. Item B, mains to be extended. No water problem.
13. U.S.D. 259. Dedicote St. E/W. No water problem.
14. Delmer and Marilyn Parr. Dedicote St. R/W. No water problem.
15. Delmer and Marilyn Parr. Grant access control. No water problem.
16. Delmer and Marilyn Parr. Grant utility easement. No water problem.
17. Other Platters.

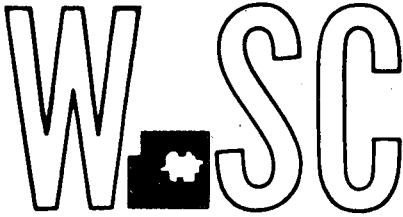
FROM NAGLEY DATE 10-14-85

- | ADMINISTRATION | ADVANCE PLANS | CURRENT PLANS | ENGINEERING | GRAPHICS |
|------------------------------------|------------------------------------|------------------------------------|--|----------------------------------|
| <input type="checkbox"/> Lakin | <input type="checkbox"/> Stockwell | <input type="checkbox"/> Galbraith | <input checked="" type="checkbox"/> Lindebak | <input type="checkbox"/> Pierce |
| <input type="checkbox"/> Walter | <input type="checkbox"/> Schwartz | <input type="checkbox"/> Lytle | <input type="checkbox"/> Cain | <input type="checkbox"/> Commer |
| <input type="checkbox"/> Doramus | <input type="checkbox"/> Leivo | <input type="checkbox"/> Young | <input type="checkbox"/> Ruiz | <input type="checkbox"/> Crook |
| <input type="checkbox"/> Eubanks | <input type="checkbox"/> Bechtel | <input type="checkbox"/> Chambers | <input type="checkbox"/> Henry | <input type="checkbox"/> Jones |
| <input type="checkbox"/> Hanson | <input type="checkbox"/> Clark | <input type="checkbox"/> Daniels | <input type="checkbox"/> Schneider | <input type="checkbox"/> Whitney |
| <input type="checkbox"/> Henderson | <input type="checkbox"/> Dudark | <input type="checkbox"/> Lahey | <input checked="" type="checkbox"/> _____ | |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Hart | <input type="checkbox"/> Nagley | <input checked="" type="checkbox"/> _____ | |
| <input type="checkbox"/> Scott | <input type="checkbox"/> Kelley | <input type="checkbox"/> Olivarez | <input type="checkbox"/> _____ | |
| | <input type="checkbox"/> Losew | <input type="checkbox"/> Shirkey | <input type="checkbox"/> _____ | |
| | <input type="checkbox"/> Shen | | | |
| | <input type="checkbox"/> Vinson | | | |

REMARKS Mulberry sketch plat
response
F

- Note & Return
- Handle
- All Staff
- Comment
- Signature
- Library
- Information
- Files
- Type

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 14, 1875

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

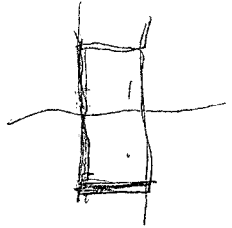
Re: Sketch plat of Mulberry Golf Course. Generally located on the east side of Rock Road in an area north of 37th Street North.

Gentlemen:

We have completed our review of the above-referenced sketch plat and would like to provide you with the following comments:

1. As with all urban scale plats, appropriate guarantees for extension of sanitary sewer, municipal water, storm sewers and street paving will be required. Ample sanitary sewer capacity exists to serve this property as this area has, in the past, been projected for development of industrial uses.
2. It is noted that the configuration of this plat will create the need to replat the industrially-zoned property to the south (Hi Tech Industrial Park). This replat will need to be accompanied by a separate vacation case to eliminate those parts of Hi Tech Industrial Park which are not to be included within the perimeter of the industrial replat. A down-zoning request from "E" (Light Industrial) to "AA" (Single family) will also be required for the property affected by the separate vacation case.
3. As you are aware, the property within the perimeter of this sketch plat is subject to a zone case (Z-2053) which requested "E" (Light Industrial) zoning. A requirement of this plat will be for the owner to request that this 1978 zone case, as it applies to the proposed residential plat, be closed. A legal description will be required which identifies the northernmost triangular tip of the proposed industrial replat to the south. This is necessary because this area does not currently have industrial zoning and the legal is needed in order to allow us to draft the zone change ordinance required for all of the replat to the south to be zoned for industrial purposes.

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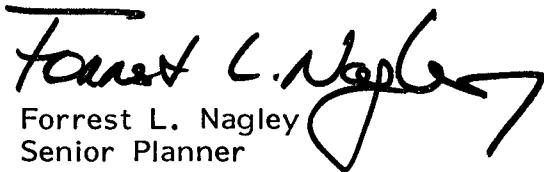
VA/

4. The configuration of your sketch plat, and the proposed perimeter of the industrial replat to the south, makes necessary the vacation of the northern portion of Comotara Street adjacent to the east line of Hi Tech Industrial Park. This vacation of right-of-way must also provide for the vacation of the temporary cul-de-sac dedicated to terminate this industrial street. A small portion of the west half of the right-of-way may be vacated by way of the required replat of Hi Tech Industrial Park, but the bulk of the west half of the right-of-way (including the temporary cul-de-sac) needs to be included as part of the separate vacation case required to accompany the industrial replat. The east half of the right-of-way for Comotara Street will need to be vacated by a second separate vacation case. This vacation application will need to be signed by the owner of North Point Industrial Park.
5. Prior to, or at the time of submitting a preliminary plat, a drainage concept should be submitted to the City Engineer for review and approval. This concept should specifically address drainage under the adjacent railroad tracks.
6. The platting of Reserves as part of this Addition will require provision to be made for the ownership and perpetual maintenance of the Reserves. Typically, the property owner either forms a lot owners' association prior to recording the plat or submits 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 these responsibilities.
7. The lot frontages around several of the culs-de-sac will need to be increased in order to provide adequate area at the curb line for construction of a driveway to serve the lot.
8. The area being set aside for development of the golf course will need to be platted.
9. This plat cannot be named Mulberry Addition as there is already a recorded plat by that name.

Mid-Kansas Engineering Consultants, P.A.
Re: Sketch plat of Mulberry Golf Course.
October 14, 1985
Page 3

With the above comments in mind, you are authorized to prepare a preliminary plat for this property. Should you or your client desire to discuss these comments, please feel free to call me.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN/mlh

cc: Woodlawn Development Company, 7701 East Kellogg, Suite 500, Wichita,
KS 67207
✓ Mike Lindebak, City Engineer

THE CITY OF WICHITA

OFFICE OF Sewer Maintenance Division

DATE October 16, 1985

TO Mike Lindebak, City Engineer/Acting Director of Planning

FROM D.R. Brewer, Jr., Superintendent of Sewer Maintenance Division

SUBJECT Proposed Sewer Crossing At
Mulberry Street and Fittings
Mid Kansas Engineering

In review of Mr. Bengtson's letter to you dated October 15, 1985 the following questions have been raised in reference to subject project.

6X4 Double Wye: Will the 4" connection to double wye accept SDR-35 by special gasket or will a transition section from Sch.40 to SDR-35 be required?

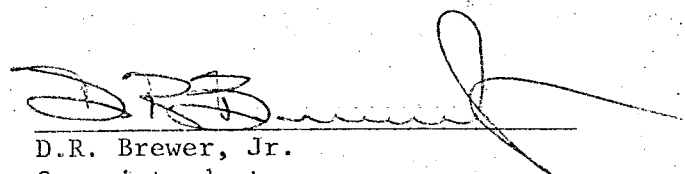
If transition section is required, what type connection (solvent weld or gasketed)?

Please be advised we will not permit the use of Mission or Fernco couplings for any of the above connections.

For future records exact measurements should be required for wye location and magnetic tape used at double wye and cleanout locations.

With this type of installation the developer will have to advise the builder of the sewer location so that kick-outs be made in proper direction.

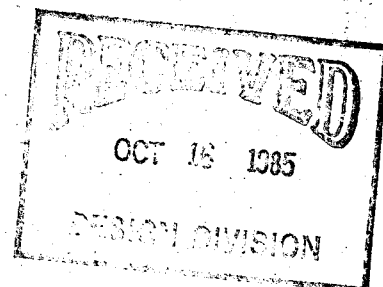
Lot corners should be located prior to installation of public sewer.



D.R. Brewer, Jr.
Superintendent
Sewer Maintenance Division

DRB:tg

cc: Ken Bengtson, P.E., Mid Kansas Engineering, 3500 N. Rock Rd.
Don Schneider, Design Chief Engineer ✓
File



September 27, 1985

Mr. Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants
3500 North Rock Road, No. 800
Wichita, Kansas 67226

Subject: Your letter of September 11, 1985 -
Mulberry Golf Course/K-96


Dear Ken:

As we discussed last week, I believe your letter overstated the action of the City Commission on September 10. The City Commission did not take specific action on the northern alignment of the Northeast Circumferential; however, their action to authorize right-of-way acquisition along the southern alternates does make it highly unlikely that any action will be taken on the northern route in the future.

As we stated in our September 6 meeting, it appeared you would be able to proceed full speed towards platting and designing Mulberry Golf Course but that again was subject to a risk in that discussion of a northern alignment may surface again in the future. This risk that is also shared by the City, and may be as low as a 1 - 2% chance that a northern alignment could be pushed by unknown parties.

To eliminate as much of that risk as possible, it is my desire to move to secure as much right-of-way for the southern alignment as possible between now and the completion of the Mulberry Golf Course Plat.

Yours truly,


Michael E. Lindebak, P.E.
City Engineer/
Acting Director of Planning

MEL:gr

cc: George Ablah
Johnny Stevens
Jack Galbraith, Chief Planner - Current Plans
Don Schneider, Design Engineer



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

SUBJECT: Mulberry Golf Course/K-96

PROJECT #:

DATE: 9/11/85

TO: Mr. Michael Lindebak
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

Per our meeting of Friday, September 6, 1985, we stated that we were proceeding at full speed towards the platting and design of Mulberry. We understand with the Commissioner's actions of Tuesday, September 10, 1985, that the realignment of K-96 to the south removes the need for any design considerations or delays because of the possibility of the circumferential coming through this site.

Also, per our conversation of September 6, we will submit an overall sketch plat for your review and comments, so as to improve communication and the critical path on this large project.

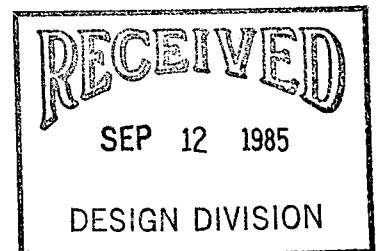
MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E.

KHB:js

cc: Jack Galbraith
Don Ablah
George Ablah
Johnny Stevens

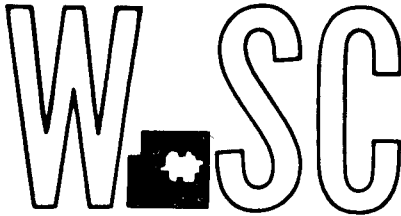


Pre-Sub 11.7.85

1. Tallgrass Co. Vacation of a portion of Lot 1, Block 2 Silverleaf Addition. No water problem.
2. Wichita Trust. Vacation of access control. No water problem.
3. Davidson and Fray Addition. Revised Final Plat. No water problem.
4. Gordon Norris Second Addition. Final Plat. No water problem.
5. Murdock Industrial Addition. Final Plat. Existing 8" water main along the west side of Nabash, not shown on sketch plat. No water main problem.
6. Town & Country Christian Church Addition. Final Plat. Church building now served by Bel Aire water line. If they (Bel Aire) will continue to serve the site, there will be no water problem. If after platting Bel Aire does not wish to serve the site, City of Wichita water main could be extended from Oliver or Woodlawn.
7. Deutsches Eck Addition. Preliminary Plat. Item C, wells. Nearest City Water is ~~at~~ too far away to be economically feasible.
8. Grundman Addition. Final Plat. Existing 8" water in Cranbrook will serve lots 1-4. Water main needs to be extended in Osie Circle to serve lots 5 and 6. X'sty. Petition passed Commission 6:29 (448-80-925-80082-074-000-1)
9. Cottonwood Village Sixth Addition. Final Plat. Item B, water to be extended. No water problem.
10. Tallgrass Commercial Third Addition. Revised Preliminary Plat. Item B, water to be extended. Relocation of fire hydrant and any change of location at developers expense ^{with} approved plans.

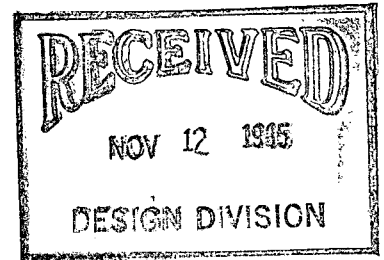
11. HI-Tech Industrial Park Second Addition. Final Plat. Item B, Water to be extended. Existing water main in Comtore extends north of proposed Cul-de-Sac. Main to be abandoned and fire hydrant relocation shall be done at developer's expense with approved plans.
12. Woodlawn Development Company. Vacation of plat, st. r/w, temp. Cul-de-Sac. Water mains as shown on map end at the north line of the North Point Industrial Park, on the east side of Comtore St.
13. Mulberry East Addition. Preliminary Plat. Item B, Water to be extended from 37th St. N. and Rock Road. Proposed 20" water main in Rock Road, 12" possible sizing in Mulberry Drive.
14. Mitko Hadijski. Lot split. No water problem.
15. City Land Inventory Case. 13th St. & Pennsylvania. No water problem.
16. City Land Inventory Case. 17th St. N. & Park Place. Water to serve the area shown would come from Park Place at the southerly end of the park area. Note: To serve that part of lots 59, 61, and 63, that is outside the dark line would require crossing both the enclosed area and the wide section of the park area, if they are not already served.
17. Wichita Cottage Group. Utility Esmt. No water problem.
18. Turnpike Inn, Inc. Additional St. R/W. No water problem, unless service to lot 1, Blk 1, is on 97th St.
19. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



November 8, 1985

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

Re: S/D 85-87 - Preliminary Plat of Mulberry East Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 8, 1985, 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 the construction of the storm water sewers and storm drain system required by this plat. The applicant shall also guarantee the construction of the drainage structure needed under the railroad tracks to the east. The applicant is advised it is their responsibility to obtain all necessary permits from the railroad for construction of the drainage structures.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. It is recommended that the final plat indicate the following street name changes:

Mulberry Court (adjacent to Block 5) to Tara Circle.

C
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Y

Mulberry Circle (adjacent to Lots 1-14, Block 4) to Penstemon.

Mulberry Circle (adjacent to Lots 15-24, Block 4) as Comotara.

The cul-de-sac serving Lots 12-16, Block 3, as Comotara Court.

The Drive suffix shall be deleted from the street name of Mulberry. The Drive suffix denotes a frontage road adjacent to a limited access highway.

The north/south street segment serving Lots 25 and 26, Block 4 as Comotara.

If the property owners have other names in mind, they should meet with the Fire Department and Planning staff representatives to discuss their proposals.

- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- 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.
- J. 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.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-87 - Preliminary Plat of Mulberry East Addition.

November 8, 1985

Page 3

- K. At the time of submitting a final plat, a site plan shall be submitted which indicates the location and proposed width of the driveways planned to serve Lots 3 and 5, Block 1, and Lot 19, Block 5. It is doubted that standard width residential driveways can be built to access these lots given their limited curb line frontage.
- L. Prior to, or at the time of submitting a final plat, the applicant shall submit a drawing which depicts the golf cart path system offered as a substitute for a public sidewalk on one side of the loop street (Mulberry) shown on the overall sketch plat for this property.
- M. The applicant shall dedicate, by separate instrument, the right-of-way needed for the Rock Road realignment proposed by this plat.
- N. The legal description for the off-site Rock Road right-of-way dedication shall be approved by City Engineering.
- O. The applicant is advised that, since this plat proposes the realignment of a portion of Rock Road, a temporary right-of-way easement will need to be recorded with this plat which provides for continued public use of that portion of Rock Road proposed for vacation by this plat. The provisions of the temporary easement shall specify that the easement expires upon completion of the realigned roadway. This temporary right-of-way easement shall be drafted and submitted for review and approval by the City's Legal staff.
- P. Since street right-of-way is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- Q. The final plat shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way depicted for Rock Road adjacent to the northerly portion of this plat. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated outright by this plat.
- R. It is noted that this plat includes property required to be vacated by a separate instrument associated with the replat of Hi-tech Industrial Park to the south. Prior to the plat of Mulberry East Addition being submitted for scheduling before the Board of City Commissioners, the vacation case to the south shall be completed.
- S. If the west half of Comotara Street right-of-way, which is being vacated by separate instrument, is going to revert to or be purchased by this plattor, the perimeter of the final plat shall be so adjusted.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-87 - Preliminary Plat of Mulberry East Addition.

November 8, 1985

Page 4

- T. A requirement of the Hi-Tech Industrial Park replat to the south is for the applicant to file a down-zoning request from "E" (light industrial) to "AA" (single family) for the area subject to an associated separate vacation case. Prior to the plat of Mulberry East Addition being submitted for scheduling before the Board of City Commissioners, the down-zoning case shall be completed.
- U. The property within the perimeter of this plat is subject to a zone case (Z-2053) which requested "E" (light industrial) zoning. Since this property is now proposed for residential purposes, the applicant shall request that zone case Z-2053 be closed.
- V. The final plat shall indicate the platting of "complete access control" to Rock Road, across the west line of Reserve "A".
- 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).
- Y. 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.

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:mlh

Enclosure

cc: Woodlawn Development Company, 7701 East Kellogg, Suite 500, Wichita,
KS 67207

✓ Mike Lindebak, City Engineer

S/D No.: 85-87 Name: MULBERRY EAST ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: On the east side of Rock Road in an area north of 37th Street North.

Owner: Woodlawn Development Company, 7701 E. Kellogg, Suite 500, Wichita, KS 67207

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 101.5 Acres
 2. Number of Lots:
 - Residential: 101
 - Office:
 - Commercial:
 - Industrial:
 - Total: 101
 3. Minimum Lot Area: 7,700 Sq. Ft.
 4. Existing Zoning: "E" & "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 any drainage improvements required by the platting of this property.
- 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 indicate the following street name changes:
 - Mulberry Court (adjacent to Block 5) to Tara Circle.
 - Mulberry Circle (adjacent to Lots 1-14, Block 4) to Penstemon.
 - Mulberry Circle (adjacent to Lots 15-24, Block 4) as Comotara.
 - The cul-de-sac serving Lots 12-16, Block 3, as Comotara Court.
 - The Drive suffix shall be deleted from the street name of Mulberry. The Drive suffix denotes a frontage road adjacent to a limited access highway.
 - The north/south street segment serving Lots 25 and 26, Block 4 as Comotara.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- 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.

J. 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.

K. At the time of submitting a final plat, a site plan shall be submitted which indicates the location and proposed width of the driveways planned to serve Lots 3 and 5, Block 1, and Lot 19, Block 5. It is doubted that standard width residential driveways can be built to access these lots given their limited curb line frontage.

L. The final plat shall indicate the platting of 64 feet of right-of-way for the street accessing proposed Block 5. Too many lots are proposed for this block in order for this street to qualify for the 58-foot wide street width standard.

M. On the final plat, the perimeter of this plat should be corrected to reflect that the west half of Comotara Street right-of-way, which is being vacated adjacent to the south line of this plat, will become a part of this plat.

N. The applicant shall dedicate, by separate instrument, the right-of-way needed for the Rock Road realignment proposed by this plat. The applicant's agent and the City Engineering representative should be prepared to advise what width this off-site right-of-way dedication will be. Also, what arterial road realignment improvements is this applicant responsible for guaranteeing?

O. The legal description for the off-site Rock Road right-of-way dedication shall be approved by City Engineering.

P. The applicant is advised that, since this plat proposes the realignment of a portion of Rock Road, a temporary right-of-way easement will need to be recorded with this plat which provides for continued public use of that portion of Rock Road proposed for vacation by this plat. The provisions of the temporary easement shall specify that the easement expires upon completion of the realigned roadway. This temporary right-of-way easement shall be drafted and submitted for review and approval by the City's Legal staff.

Q. Since street right-of-way is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.

R. The final plat shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way depicted for Rock Road adjacent to the northerly portion of this plat. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated outright by this plat.

S. It is noted that this plat includes property required to be vacated by a separate instrument associated with the replat of Hi-Tech Industrial Park to the south. Prior to the plat of Mulberry East Addition being submitted for scheduling before the Board of City Commissioners, the vacation case to the south shall be completed.

T. The property within the perimeter of this plat is subject to a zone case (Z-2053) which requested "E" (light industrial) zoning. Since this property is now proposed for residential purposes, the applicant shall request that zone case Z-2053 be closed.

- U. A requirement of the Hi-Tech Industrial Park replat to the south is for the applicant to file a down-zoning request from "E" (light industrial) to "AA" (single family) for the area subject to an associated separate vacation case. Prior to the plat of Mulberry East Addition being submitted for scheduling before the Board of City Commissioners, the down-zoning case shall be completed.
- V. The final plat shall indicate the platting of "complete access control" to Rock Road, across the west line of Reserve "A".
- 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).
- Y. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- Z. The representatives from the City Engineer and Traffic Engineer's offices should be prepared to comment on the acceptability of the geometrics proposed for the cul-de-sac, which is to terminate the street serving Block 5.

THE CITY OF WICHITA

OFFICE OF Sewer Maintenance Division

DATE October 16, 1985

TO Mike Lindebak, City Engineer/Acting Director of Planning

FROM D.R. Brewer, Jr., Superintendent of Sewer Maintenance Division

SUBJECT Proposed Sewer Crossing At
Mulberry Street and Fittings
Mid Kansas Engineering

In review of Mr. Bengtson's letter to you dated October 15, 1985 the following questions have been raised in reference to subject project.

6X4 Double Wye: Will the 4" connection to double wye accept SDR-35 by special gasket or will a transition section from Sch.40 to SDR-35 be required?

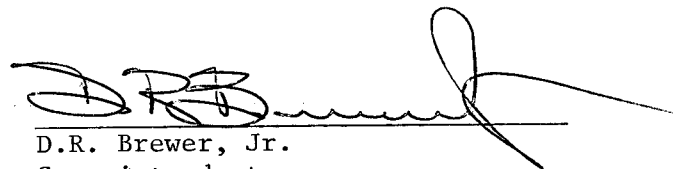
If transition section is required, what type connection (solvent weld or gasketed)?

Please be advised we will not permit the use of Mission or Fernco couplings for any of the above connections.

For future records exact measurements should be required for wye location and magnetic tape used at double wye and cleanout locations.

With this type of installation the developer will have to advise the builder of the sewer location so that kick-outs be made in proper direction.

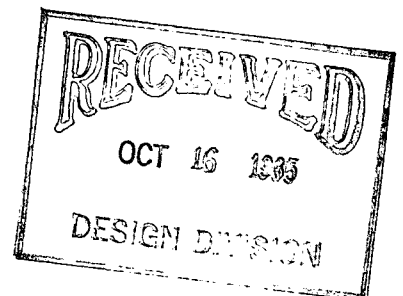
Lot corners should be located prior to installation of public sewer.



D.R. Brewer, Jr.
Superintendent
Sewer Maintenance Division

DRB:tg

cc: Ken Bengtson, P.E., Mid Kansas Engineering, 3500 N. Rock Rd.
Don Schneider, Design Chief Engineer
File



October 15, 1985

Mr. Michael E. Lindebak, P.E.
City Engineer/Acting Director of Planning
455 N. Main, 7th Floor
Wichita, KS 67202

Dear Mr. Lindebak:

Enclosed herewith is a sketch and copies of fittings to be used on the proposed street crossings at Mulberry for sanitary sewer leads. Per our meeting of September 27, 1985, we met with Mr. Jim Tadtman of Wildcat to obtain a contractor's perspective and discuss materials. What we have submitted is a combination of all the best ideas put forth so far from each section.

Should you have any questions after reviewing the sketch and support information, please give us a call.

Very truly yours,

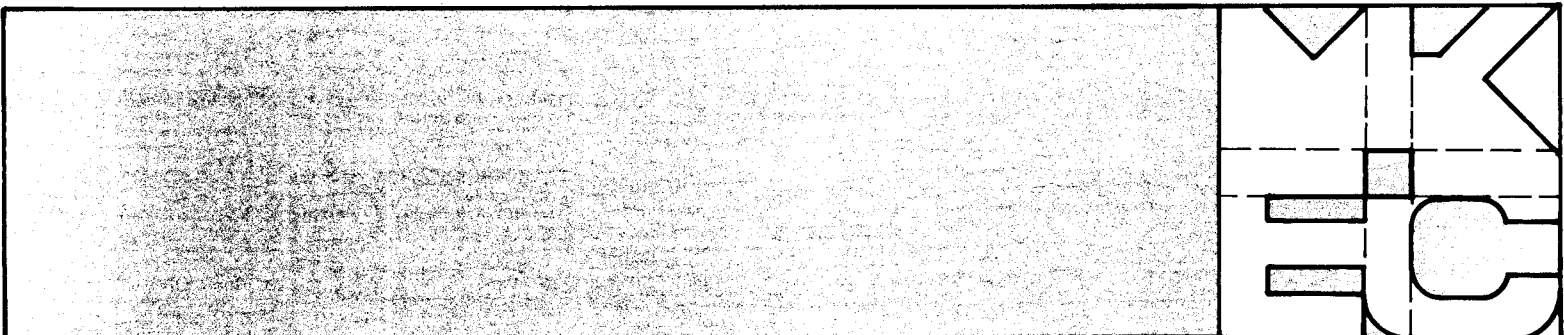
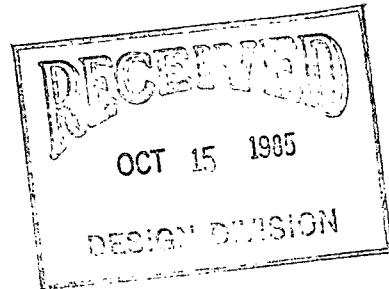
MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.

KHB/jlk




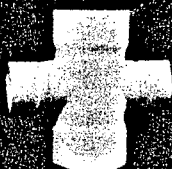


Enclosures

cc: Mr. Darrel Brewer
Mr. Don Schneider





Schedule 40 Drainage Fittings (SOLVENT WELD)

	Size	Part No.	No. In Carton	List Price		Size	Part No.	No. In Carton	List Price
 SADDLE TEE H	6X4	302-0064	25	14.46	 SADDLE WYE H	6X4	301-0064		14.46
	8X4	302-0084	16	20.40		8X4	301-0084		20.40
	8X6	302-0086	10	21.00		8X6	301-0086		21.00
	10X4	302-0104	12	23.21		10X4	301-0104		23.21
	10X6	302-0106	8	27.05		10X6	301-0106		27.05
	10X8	302-0108	2	43.55		10X8	301-0108		43.55
	12X4	302-0124	6	28.01		12X4	301-0124		28.01
	12X6	302-0126	5	32.55		12X6	301-0126		32.55
	12X8	302-0128	2	51.39		12X8	301-0128		51.39
	12X10	302-1210	2	67.15		12X10	301-1210		67.15
 DOUBLE WYE HXHXHX	6X4	315-0064	7	27.84	 CROSS HXHXHX	6X4	326-0064		26.73
	6X6	315-0066		41.92		6X6	326-0066		38.68
	8X4	315-0084	3	53.36		8X4	326-0084		52.00
	8X6	315-0086	3	68.94		8X6	326-0086		63.19
	8X8	315-0088		91.48		8X8	326-0088		75.96
	10X4	315-0104	1	80.76		10X4	326-0104		75.50
	10X6	315-0106	1	93.96		10X6	326-0106		86.25
	10X8	315-0108	3	130.92		10X8	326-0108		121.38
	10X10	315-1010		166.68		10X10	326-1010		136.68
	12X4	315-0124	1	92.72		12X4	326-0124		90.10
12X6	315-0126	2	118.94	12X6	326-0126		108.00		
12X8	315-0128	2	143.90	12X8	326-0128		137.00		
12X10	315-1210	1	206.84	12X10	326-1210		174.15		
12X12	315-1212		219.84	12X12	326-1212		194.72		
 TEE HXHXH	6X4	303-0064	12	23.92	 WYE HXHXH	6X4	307-0064	6	24.32
	6X6	303-0066	6	25.18		6X6	307-0066	6	33.66
	8X4	303-0084	5	50.08		8X4	307-0084	5	51.40
	8X6	303-0086	5	54.60		8X6	307-0086	3	60.00
	8X8	303-0088	3	60.16		8X8	307-0088	2	87.72
	10X4	303-0104	3	62.00		10X4	307-0104	2	76.80
	10X6	303-0106	2	73.50		10X6	307-0106	2	85.02
	10X8	303-0108	2	99.66		10X8	307-0108	1	112.02
	10X10	303-1010	1	112.60		10X10	307-1010	3	158.40
	12X4	303-0124	2	87.54		12X4	307-0124	1	88.76
12X6	303-0126	1	101.66	12X6	307-0126	1	110.00		
12X8	303-0128	1	114.04	12X8	307-0128	3	125.00		
12X10	303-1210	1	134.86	12X10	307-1210	2	178.40		
12X12	303-1212	1	140.50	12X12	307-1212	2	199.08		

plug end
(Stub + Cap)

* INDICATES MOLDED FITTINGS ALL OTHERS ARE FABRICATED

CRESLINE

The full-line plastic pipe and fittings people

**PVC & ABS DWV
PLASTIC PIPE**

Form No. 761-DWV
Prices Are Those Prices In Effect at Time of Shipment.
When Ordering Order by Part Number.

SUGGESTED LIST PRICES
Effective July 1, 1985
Supersedes March 11, 1985

CRESLINE	SIZE	O. D.	MIN. WALL	WEIGHT PER 100'	FEET PER PALLET	PALLETS PER T. L.	LGTH.	PART NO.	PRICE PER 100'
PVC DWV SCH-40 <i>Drain, Waste, Vent</i>	1 1/4	1.660	.140	43.00	2,000	48	10	50210	\$ 53.75
					3,600	28	20	50205	
ASTM D-2665	1 1/2	1.900	.145	51.37	2,000	40	10	50220	59.17
					4,000	20	20	50215	
NSF-dwv	2	2.375	.154	69.09	1,500	40	10	50230	71.40
					3,000	20	20	50225	
ASTM D-1785	3	3.500	.216	143.53	1,000	24	10	50240	156.95
					2,100	12	20	50235	
NSF-pw	4	4.500	.237	204.36	600	24	10	50250	219.45
					1,280	12	20	50245	
	6	6.625	.280	360.13	280	24	10	50260	400.00
					560	12	20	50255	

CRESLINE	SIZE	O. D.	MIN. WALL	WEIGHT PER 100'	FEET PER PALLET	PALLETS PER T. L.	LGTH.	PART NO.	PRICE PER 100'
ABS DWV SCH-40 <i>Drain, Waste, Vent</i>	1 1/2	1.900	.145	37.51	2,000	40	10	60120	\$ 99.45
					4,000	20	20	60115	
ASTM D-2661	2	2.375	.154	50.45	1,500	40	10	60130	133.20
					3,000	20	20	60125	
NSF-dwv	3	3.500	.216	104.52	1,000	24	10	60140	272.92
					2,100	12	20	60135	
	4	4.500	.237	148.90	600	24	10	60150	386.81
					1,280	12	20	60145	
	6	6.625	.280	263.73	280	24	10	60160	688.62
					560	12	20	60155	

Furnished in Plain End Lengths.

NOTE: Additional 10% Charge if not Ordered in Pallet Quantities.

PVC & ABS DWV FITTINGS LISTED ON FORM NUMBER 761 DWV FITTINGS

PVC & ABS SOLVENT CEMENT LISTED ON FORM NUMBER 466

CRESLINE

The full-line plastic pipe and fittings people

Cresline Plastic Pipe Co., Inc.
2100 South 35th Street
Council Bluffs, Iowa 51501
Phone: 712-322-2294

Cresline Plastic Pipe Co., Inc.
955 Diamond Avenue
Evansville, Indiana 47711
Phone: 812-428-9350

Cresline Plastic Pipe Co., Inc.
264 #5, Silver Spring Road
Mechanicsburg, Pennsylvania 17055
Phone: 717-766-2566

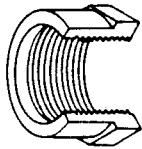


SCHEDULE 40 PVC FITTINGS

Part Number	Size	Bag/Box	Price Each
438-071	1/2x1/8	25/250	2.22
438-072	1/2x1/4	25/250	.95
438-073	1/2x3/8	25/250	
438-098	3/4x1/4	25/250	
438-099	3/4x3/8	25/250	
438-101	3/4x1/2	25/500	
438-130	1x1/2	25/250	.73
438-131	1x3/4	25/250	1.15
438-166	1 1/4x1/2	25/125	1.78
438-167	1 1/4x3/4	25/125	
438-168	1 1/4x1	25/125	
438-209	1 1/2x1/2	25/125	2.06
438-210	1 1/2x3/4	25/125	
438-211	1 1/2x1	25/125	
438-212	1 1/2x1 1/4	25/125	
438-247	2x1/2	50	
438-248	2x3/4	50	
438-249	2x1	50	
438-250	2x1 1/4	50	
438-251	2x1 1/2	50	
438-287	2 1/2x1/2	25	4.00
438-288	2 1/2x3/4	25	
438-289	2 1/2x1	25	
438-290	2 1/2x1 1/4	25	
438-291	2 1/2x1 1/2	25	
438-292	2 1/2x2	25	4.61
438-333	3x1/2	25	
438-334	3x3/4	25	
438-335	3x1	25	
438-336	3x1 1/4	25	
438-337	3x1 1/2	25	10.30
438-338	3x2	25	
438-339	3x2 1/2	25	
438-420	4x2	25	
438-421	4x2 1/2	25	
438-422	4x3	25	37.70
438-488	5x3		
438-490	5x4		
438-528	6x2	2	
438-530	6x3	2	
438-532	6x4	2	
438-534	6x5		

Reducer BUSHING

(sp x fipt)

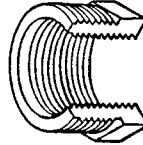


All Bushings Are Flush Style

Part Number	Size	Bag/Box	Price Each
439-041	1/4x1/8	25/500	5.35
439-050	3/8x1/8	25/500	2.06
439-052	3/8x1/4	25/250	
439-071	1/2x1/8	25/250	5.35
439-072	1/2x1/4	25/250	2.06
439-073	1/2x3/8	25/500	
439-098	3/4x1/4	25/250	1.28
439-099	3/4x3/8	25/250	
439-101	3/4x1/2	25/500	
439-128	1x1/4	25/250	
439-129	1x3/8	25/250	
439-130	1x1/2	25/250	1.78
439-131	1x3/4	25/125	
439-166	1 1/4x1/2	25/125	2.66
439-167	1 1/4x3/4	25/125	
439-168	1 1/4x1	25/125	
439-210	1 1/2x3/4		
439-211	1 1/2x1		
439-212	1 1/2x1 1/4		
439-251	2x1 1/2		
440-052	3/8x1/4	25/250	3.57
440-072	1/2x1/4	25/250	
440-073	1/2x3/8	25/250	
440-098	3/4x1/4	25/250	3.97
440-099	3/4x3/8	25/250	
440-101	3/4x1/2	25/250	6.85
440-130	1x1/2	25/250	
440-131	1x3/4	25/250	8.00
440-168	1 1/4x1	25/125	
440-211	1 1/2x1	25/125	11.50
440-212	1 1/2x1 1/4	25/125	
440-251	2x1 1/2	50	16.60
440-292	2 1/2x2	25	18.86
440-339	3x2 1/2	25	20.93
440-422	4x3	25	37.20
447-005	1/2	25/500	.39
447-007	3/4	25/250	.45
447-010	1	25/250	.73
447-012	1 1/4	25/125	1.00
447-015	1 1/2	50	1.11
447-020	2	50	1.34
447-025	2 1/2	25	4.28
447-030	3	25	4.67
447-040	4	10	10.67
447-060	6	5	25.44
447-080	8	2	63.96
447-100	10		
447-120	12		

Reducer BUSHING

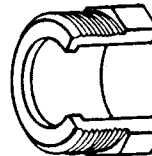
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All Bushings Are Flush Style

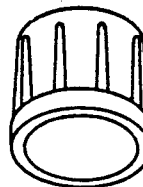
Reducer BUSHING

(mipt x slip)



CAP

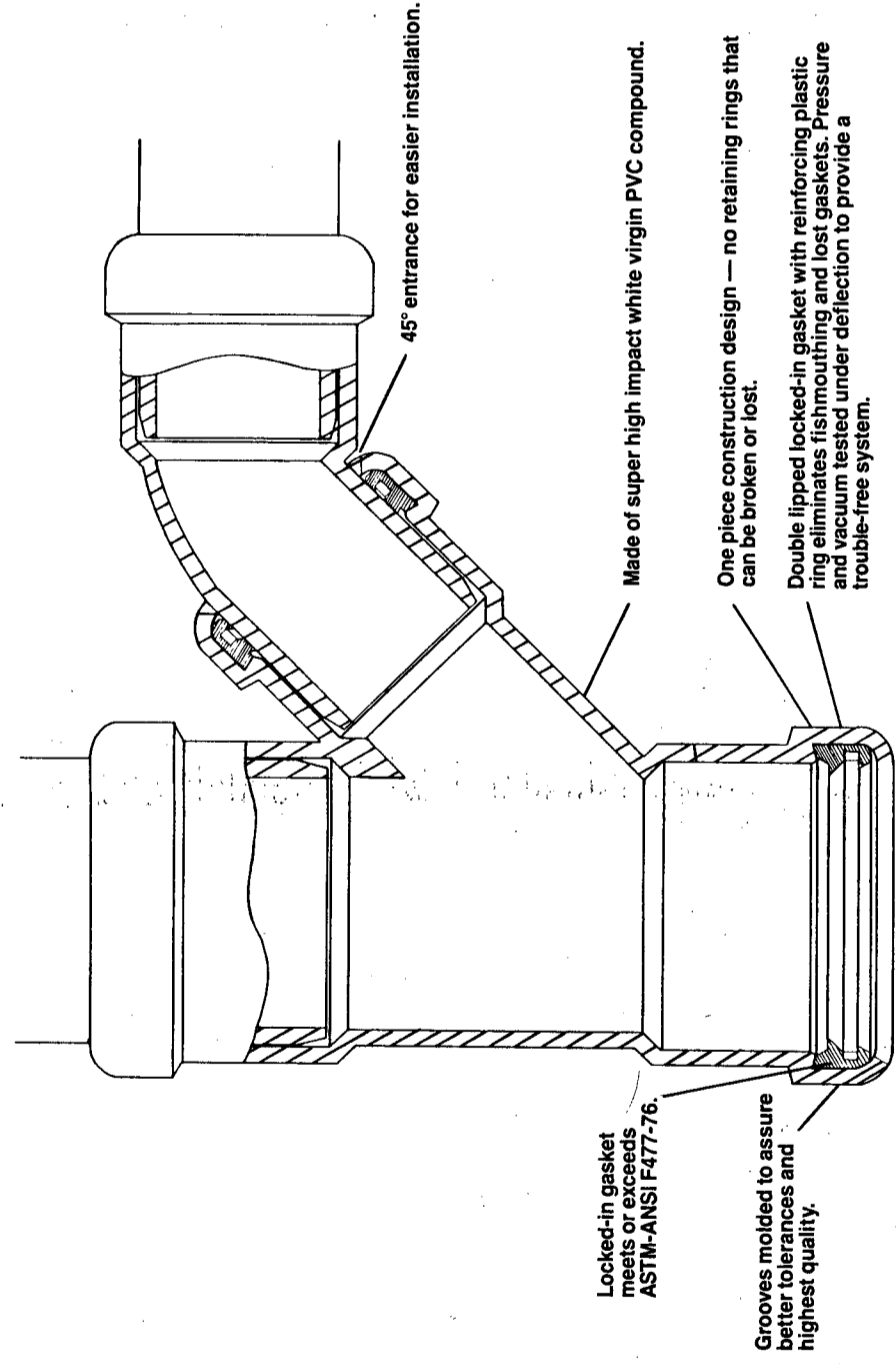
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— Prices subject to change without notice. —

A Superior Fitting Design with a Unique Patented Locked-In Gasket System

US PATENT NO. 4,343,480 AND 4,474,392
CANADIAN PAT. 1,983 NO. 1,158,277
BRITISH PAT. NO. 2090931



Locked-in gasket meets or exceeds ASTM-ANSI F477-76.

Grooves molded to assure better tolerances and highest quality.

45° entrance for easier installation.

Made of super high impact white virgin PVC compound.

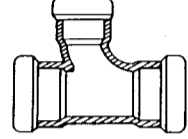
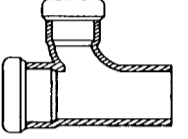
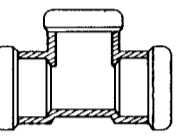
One piece construction design — no retaining rings that can be broken or lost.

Double lipped locked-in gasket with reinforcing plastic ring eliminates fishmouthing and lost gaskets. Pressure and vacuum tested under deflection to provide a trouble-free system.

Our Unique Gasket System

1. Arch design gives controlled pressure to sealing surface.
2. Lock-in design eliminates fishmouth and lost gaskets.
3. Self-Energizer pocket that transmits pressure to the lip, making it tighter to the pipe surface.
4. Ample pre-load to accommodate all pipe sizes within tolerances and to produce a tighter joint.
5. Second large lip that makes an effective pressure seal; the higher the pressure, the tighter it gets, avoiding exfiltrations.
6. Plastic locked-in retaining ring keeps gasket tight to fitting surface, prevents seal movement.
7. First lip ensures proper pipe alignment and wipes out dirt from going inside between pipe and seal.
8. The 45° entrance makes an easier and trouble-free installation.
9. Toothed edge that grasps gasket to fitting, prevents gasket blow out during extreme high pressure.
10. Massive rubber areas that make effective seal under vacuum conditions, avoid infiltration.

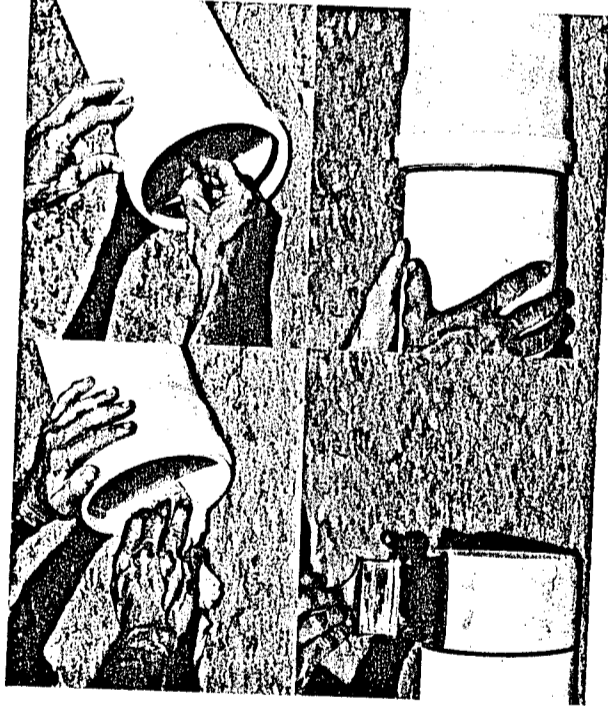
All gasketed sewer fittings manufactured by Vassallo, Inc. meets or exceeds those requirements set forth in ASTM D-3034, D-3212 and F-477. Fittings are for use in non-pressure applications only.

ITEM	PART NO.	SIZE	LIST PRICE	PKG./BOX	CRATE
T-WYE GxGxG 	42651	4"	10.25	10	
	42652	6"x4"	20.49	6	
	42659	6"	25.95	8	
	42653	8"x4"	26.41		54
	42654	8"x6"	27.87		42
	42660	8"	78.37		20
	42655	10"x4"	87.18		26
	42656	10"x6"	99.14		20
	42677*	10"x8"	151.72		9
	42657	12"x4"	101.96		14
	42658	12"x6"	114.66		14
	42678*	12"x8"	189.97		6
	42668*	15"x4"	228.10		5
	42669*	15"x6"	275.67		5
42670*	15"x8"	285.04		5	
42680*	18"x4"	372.97		4	
42681*	18"x6"	378.64		4	
42682*	18"x8"	418.60		3	
T-WYE SxGxG 	32651	4"	10.25	14	
	32652	6"x4"	20.49	8	
	32659	6"	25.95	6	47
	32653	8"x4"	25.69	5	54
	32654	8"x6"	27.16	4	42
	32660*	8"	73.37		20
	32655	10"x4"	85.95		26
	32656	10"x6"	97.90		20
	32677*	10"x8"	150.48		9
	32657	12"x4"	99.56		14
	32658	12"x6"	118.37		14
	32678*	12"x8"	187.58		6
	32668*	15"x4"	223.10		5
	32669*	15"x6"	270.67		5
32670*	15"x8"	280.04		5	
32680*	18"x4"	368.59		4	
32681*	18"x6"	374.26		4	
32682*	18"x8"	414.22		3	
TEE GxGxG 	43601	4"	8.67	10	
	43602	6"x4"	20.04	9	
	43603	6"	22.05	6	
	43604	8"x4"	27.86		42
	43622	8"x5"	28.75		35
	43605	8"x6"	29.59		35
	43606	8"	37.01		26
	43607	10"x4"	72.33		27
	43507	10"x5"	74.65		20
	43608	10"x6"	74.65		20
43609	10"x8"	115.23		16	
43620	10"	116.23		16	
43610	12"x4"	88.17		16	

*MOLD-FAB CONSTRUCTION
Mold-fab construction (not to be confused with fabricated fittings) is a unique method developed by our Research and Development group in which extruded pipe and molded sockets and parts are chemically and thermally welded to produce a fitting of the highest quality.

CertainTeed's Heavy Wall Reduces Installation Headaches

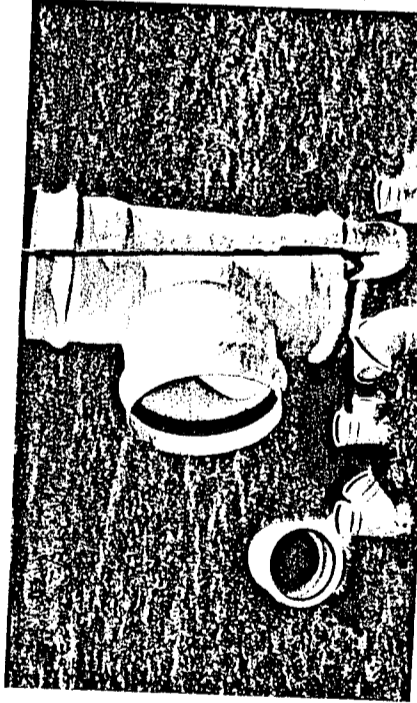
CertainTeed FLUID-TITE PVC Sewer Pipe conforms to ASTM D-3034, SDR 35. This specification provides for the greatest wall thickness in any recognized PVC sewer pipe specification. It installs easily and quickly, and tests reliably.



Reliability & Quality Control

CertainTeed quality control of PVC compound blending and pipe manufacturing is completely instrumented. The process is continuously monitored with sophisticated electronic equipment by quality control personnel who check dimensions and physical and chemical properties around the clock.

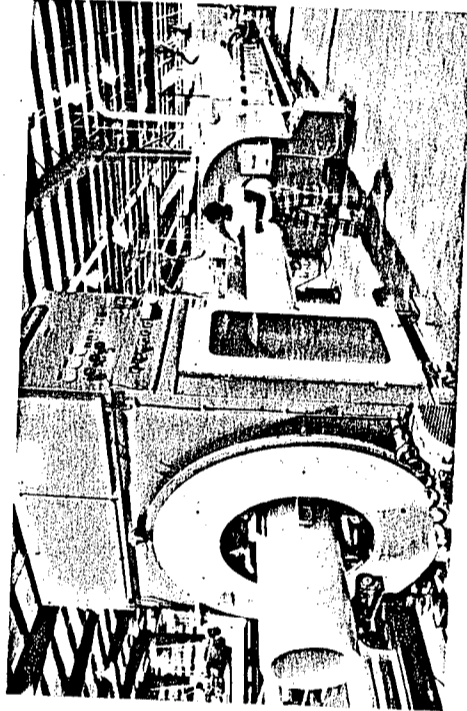
All compounding and extrusion is performed in a closed system. Finished compound is automatically screened on the way to the extruders. Product uniformity is further assured through CertainTeed's design and manufacture of its own extrusion heads and dies.



The FLUID-TITE™ Gasket Joint

The CertainTeed FLUID-TITE Gasket Joint is especially engineered for gravity sewer mains and laterals. The rubber gasket tightly grips the spigot end of the adjoining section of pipe, yet is flexible enough to allow for contraction, expansion or deflection caused by soil movement. Joints are "bottle tight."

The FLUID-TITE Joint is simple and virtually foolproof. The design reduces the risk of making a faulty connection because the rubber gasket resists creeping or fish-mouthing out of the groove when the pipe is joined. Joint assembly is faster with FLUID-TITE because there is no caulking required. The gasket is inserted in the precision-formed recess and the tapered spigot end is pushed into the bell or coupling. A black ring on the pipe quickly indicates the proper insertion depth.



Your Complete Pipe and Fittings System is Available at CertainTeed

A broad line of special sewer fittings is available for use with CertainTeed pipe. Molded and fabricated fittings, made of the same basic non-corrodible PVC material as the pipe, with smooth, gentle inside curves, are available from strategic locations nationwide. Like the pipe, all CertainTeed fittings are suited to all weather installation.

CertainTeed pipe and fittings are backed by a nationwide Field Sales Force and CertainTeed's organization of Sales Engineers and Field Service Managers, to help assure maximum benefits and trouble free installation of CertainTeed PVC sewer piping systems.

Model Specification: PVC Gravity Sewer Pipe 4" Through 27"

1. Scope

This specification covers the requirements for CertainTeed PVC FLUID-TITE Gravity Sewer Pipe and Fittings meeting:

- ASTM D-3034, "Type PSM Poly (Vinyl Chloride) (PVC) Sewer Pipe and Fittings," SDR 35, (4" to 15").
- Uni-Bell UNI-B-4, recommended standard for integral bell, gasketed joint PVC sewer pipe and fittings (4" through 15").
- Uni-Bell UNI-B-7, recommended standard for PVC gravity sewer pipe and fittings (18" through 27").

2. Joining Systems

2.1 PIPE JOINTS

The pipe shall be joined with an integral bell, bell-and-spigot type rubber gasket joint. Each integral bell joint shall consist of a formed bell complete with a single rubber gasket.

2.2 FITTINGS JOINTS

All fittings shall utilize rubber gasketed joints.

3. Material

3.1 PIPE

The pipe shall be made of PVC plastic having a cell classification of 12454-B or 12454-C or 13364-B (with a minimum tensile modulus of 500,000 PSI) as defined in ASTM D-1784.

3.2 FITTINGS

The fittings shall be made of PVC plastic having a cell classification of 12454-B or 12454-C or 13364-C as defined in ASTM D-1784.

3.3 REWORK MATERIAL

Clean rework material may be used so long as the pipe or fittings produced meet all the requirements of this specification.

4. Pipe Lengths

4.1 4" & 6" PIPE

4" and 6" pipe shall be available in standard laying lengths of 10' and 20'.

4.2 8", 10", 12" & 15" PIPE

8", 10", 12" & 15" pipe shall be available in standard laying lengths of 12½' and 20'.

4.3 18", 21" AND 24" PIPE

18", 21" and 24" pipe shall be available in standard laying lengths of 12½' and 19½'.

4.4 27" PIPE

27" pipe shall be available in standard laying lengths of 11½' and 19'.

5. Requirements

5.1 WORKMANSHIP

Pipe and fittings shall be homogeneous throughout and free from cracks, holes, foreign inclusions, or other injurious defects. The pipe shall be uniform as commercially practicable in color, opacity, density and other physical properties.

5.2 FLATTENING

There will be no evidence of splitting, cracking or breaking when the pipe is tested in accordance with Section 6.2.

5.3 EXTRUSION QUALITY

Pipe shall not disintegrate or

flake when tested in accordance with Section 6.3. This test is controlled only for use as a quality control test and not for use as a simulated service test.

5.4 IMPACT RESISTANCE

The impact resistance of CertainTeed PVC Sewer Pipe shall be determined in accordance with Section 6.4 and shall comply with requirements given in ASTM D-3034 or Uni-Bell UNI-B-7.

6. Test Methods

6.1 CONDITIONING

Condition the specimens prior to test at 73.4°F ± 3.6°F and 50% ± 5% relative humidity for not less than 24 hours unless such testing is for Quality Control purposes on the manufacturing line. In such case testing and conditioning shall be determined by CertainTeed Quality Control.

6.2 FLATTENING

Flatten three specimens of pipe 6 inches long, between parallel plates in a suitable press until 40% deflection is obtained. The rate of loading shall be uniform and such that the compression is complete within three minutes. On removal of the load, the specimens shall be examined for splitting, cracking or breaking.

6.3 EXTRUSION QUALITY

This test shall be conducted in accordance with ASTM D-2152, "Test for Quality of Extruded Poly (Vinyl Chloride) Pipe by Acetone Immersion." This procedure is used for determining the degree of fusion of PVC Plastic Pipe as indicated by reaction to immersion in anhydrous acetone.

6.4 IMPACT RESISTANCE

This test shall be conducted in accordance with ASTM D-2444, "Test for Impact Resistance of Thermoplastic Pipe and Fittings," by means of a 'cup' (falling weight) using 'cup A'.

6.5 PIPE DIMENSIONS

Measurements shall be made in accordance with ASTM D-2122, "Determining Dimensions of Thermoplastic Pipe."

6.6 MARKING

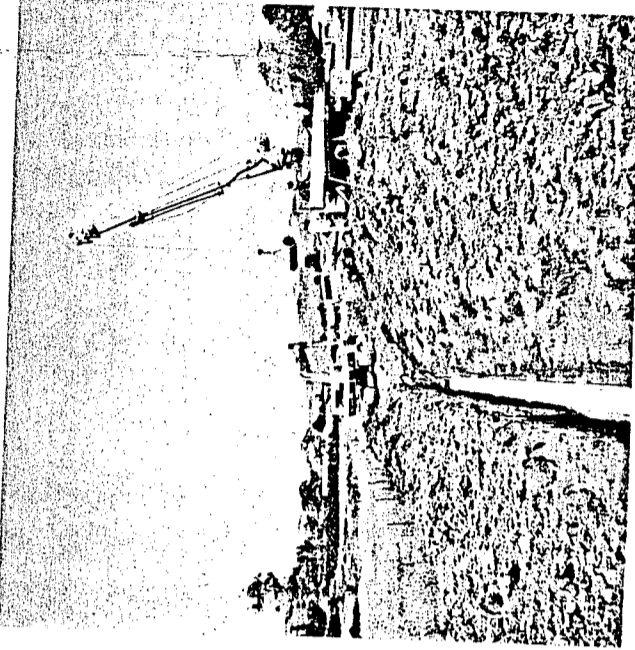
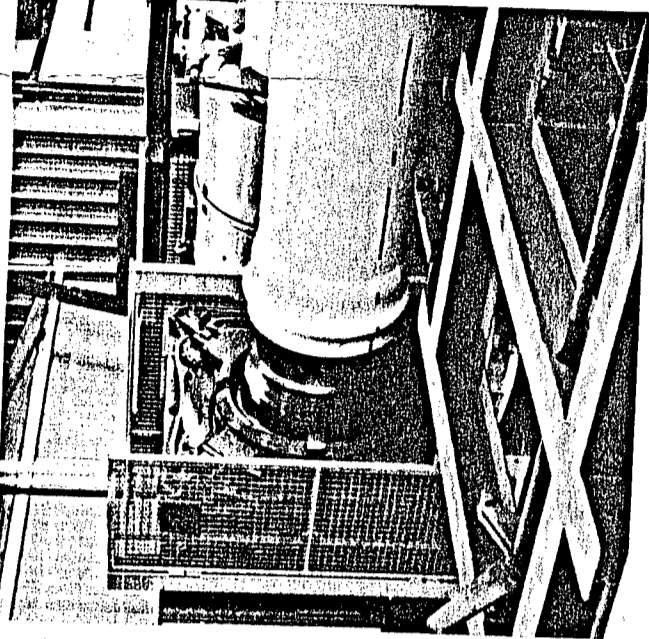
Each length of pipe shall be marked with the following information:

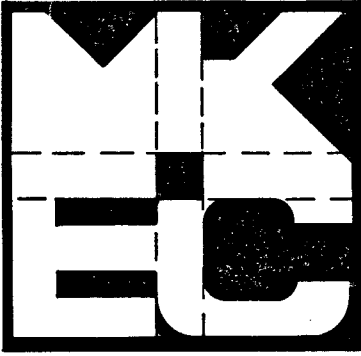
4" to 15":
CertainTeed Size, PVC cell classification, PSM, SDR-35, PVC Sewer Pipe, ASTM D-3034 and code number.

18" to 27":
CertainTeed Size, PVC cell classification PS 46, PVC Sewer Pipe and code number.

8. Installation

While only the engineer may specify and approve installation and testing procedures, CertainTeed recommends adherence to Uni-Bell UNI-B-5, Recommended Practice for the Installation of Poly Vinyl Chloride (PVC) pipe





MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

LETTER OF TRANSMITTAL

PROJECT: Mulberry East

PROJECT #: _____ DATE: 11/08/85

TO: Mr. Michael Lindebak, P.E.
City Engineer, Interim Director of Planning
455 N. Main, 7th Floor
Wichita, KS 67202

We are sending you the following items: Attached
 Under separate cover via _____

Prints Specifications Legal Descriptions
 Tracings Petitions Correspondence Other

COMMENTS:

These are transmitted as checked below:

For Your Approval As Requested
 For Your Use For Your Files
 Approved as Noted For Review and Comment

REMARKS: As requested in item K of the Subdivision notes for the referenced projects, submitted herewith are copies of the drives drawn at a scale of 1" = 40'.

Signed: Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.

KHB/jlk

cc: Forrest Nagley
Carl Gipson



SCALE: 1" = 40'

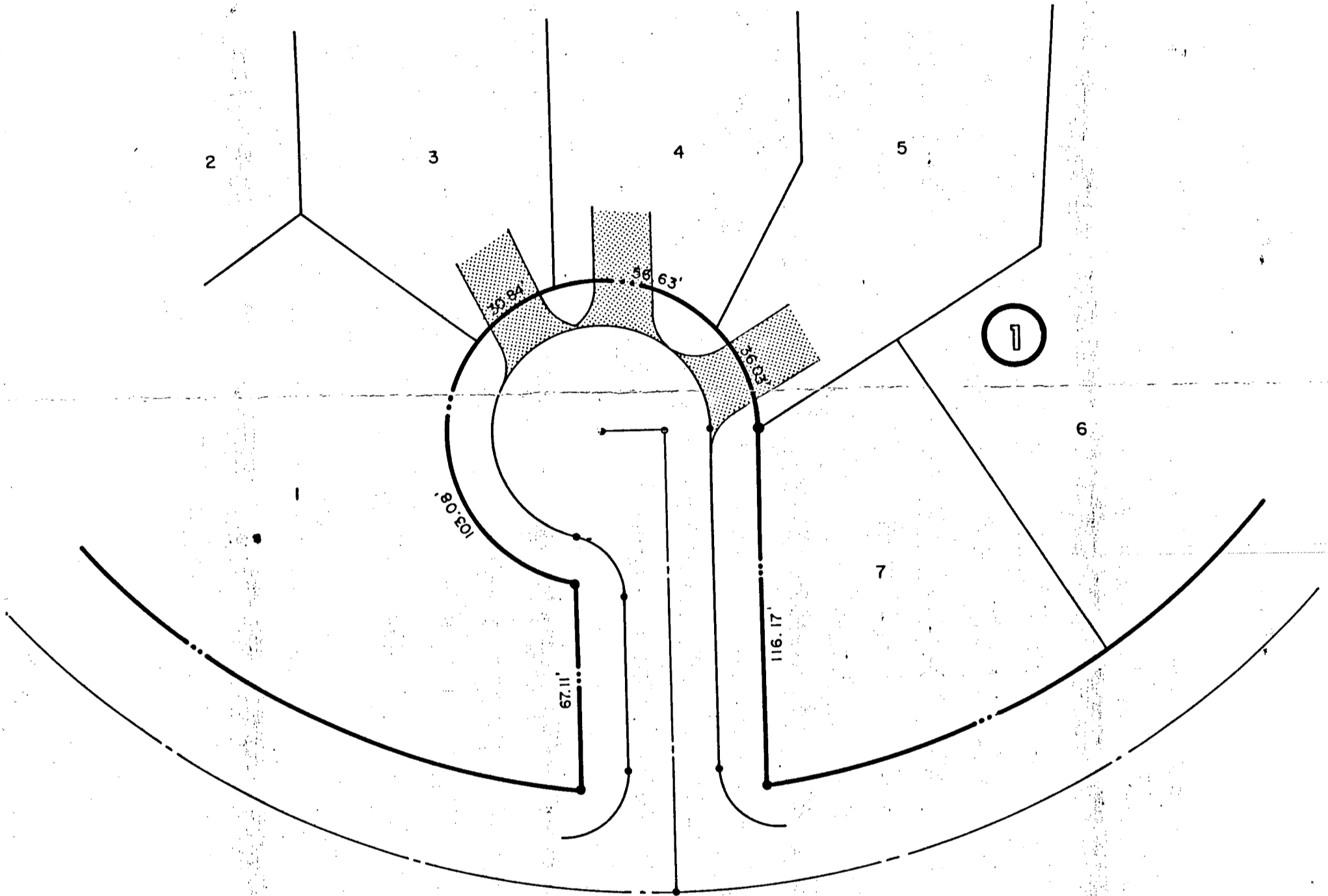


EXHIBIT 'A'

MULBERRY EAST



MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226 682-6561

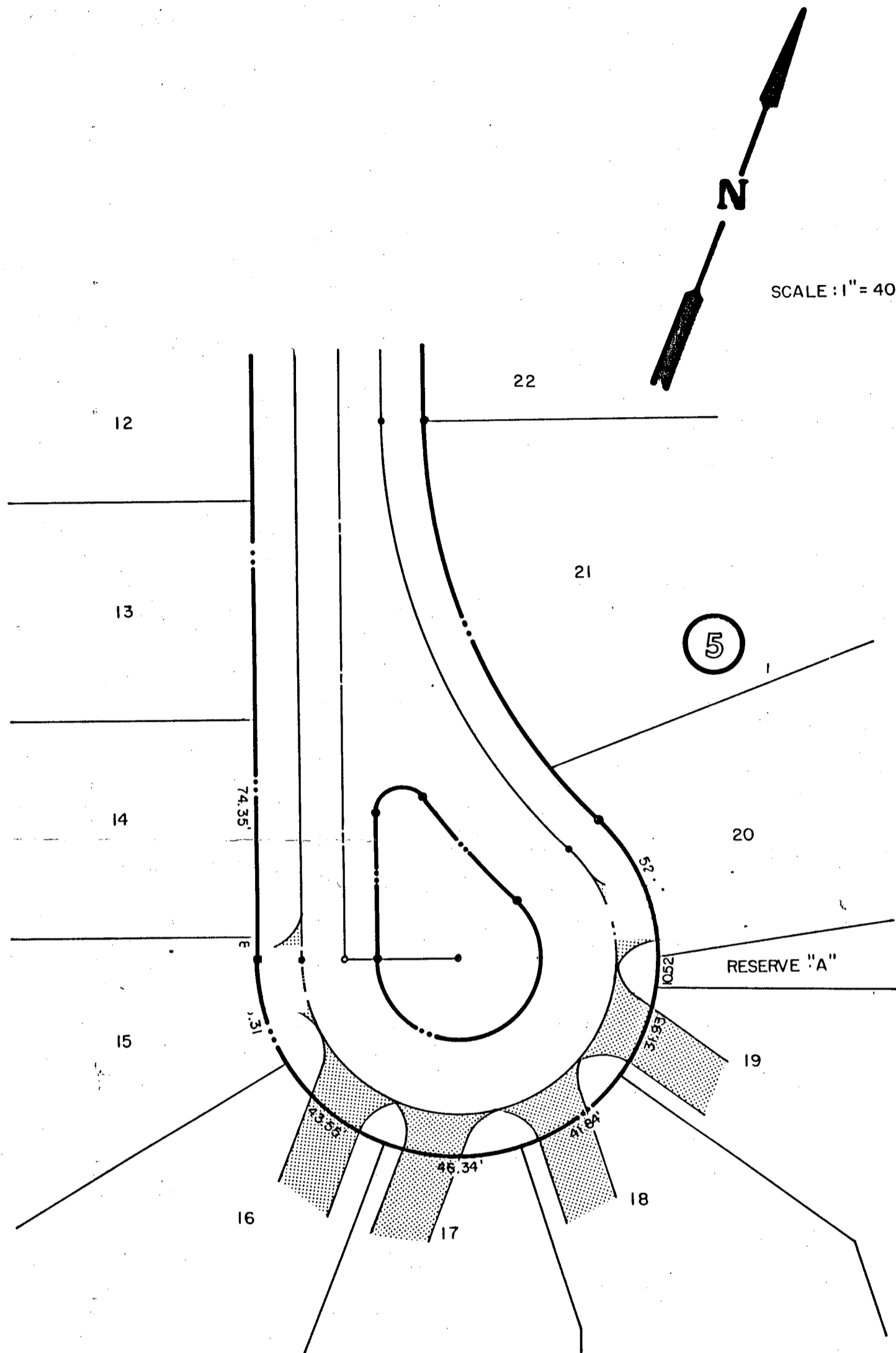


EXHIBIT 'B'
MULBERRY EAST



MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226 682-6561

FROM Nagley DATE 11-21-85

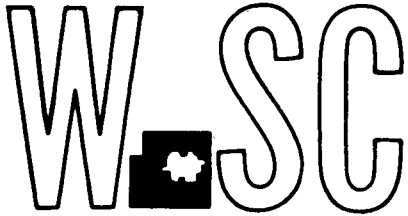
ADMINISTRATION	ADVANCE PLANS	CURRENT PLANS	ENGINEERING	GRAPHICS
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<input type="checkbox"/> Walter	<input type="checkbox"/> Schwartz	<input type="checkbox"/> Lytle	<input type="checkbox"/> Cain	<input type="checkbox"/> Commer
<input type="checkbox"/> Doramus	<input type="checkbox"/> Leivo	<input type="checkbox"/> Young	<input type="checkbox"/> Ruiz	<input type="checkbox"/> Crook
<input type="checkbox"/> Eubanks	<input type="checkbox"/> Bechtel	<input type="checkbox"/> Chambers	<input type="checkbox"/> Henry	<input type="checkbox"/> Jones
<input type="checkbox"/> Hanson	<input type="checkbox"/> Clark	<input type="checkbox"/> Daniels	<input type="checkbox"/> Schneider	<input type="checkbox"/> Whitney
<input type="checkbox"/> Henderson	<input type="checkbox"/> Dudark	<input type="checkbox"/> Lahey	<input type="checkbox"/> _____	
<input type="checkbox"/> _____	<input type="checkbox"/> Hart	<input type="checkbox"/> Nagley	<input type="checkbox"/> _____	
<input type="checkbox"/> Scott	<input type="checkbox"/> Kelley	<input type="checkbox"/> Olivarez	<input type="checkbox"/> _____	
	<input type="checkbox"/> Losew	<input type="checkbox"/> Shirkey	<input type="checkbox"/> _____	
	<input type="checkbox"/> Shen			
	<input type="checkbox"/> Vinson			

REMARKS Sketch plan comments
on Mulberry Golf Course west
of Rock Rd.

TS 105

- Note & Return
- Handle
- All Staff
- Comment
- Signature
- Library
- Information
- Files
- Type

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 21, 1985

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

Re: S/D _____ - Sketch plat of Mulberry Golf Course **I**
Generally located on the west side of Rock Road in
an area north of 37th Street North.

Gentlemen:

We have completed our review of the above-referenced sketch plat and would like to provide you with the following comments:

1. As with all urban scale plats, appropriate guarantees for extension of sanitary sewer, municipal water, storm sewers and street paving will be required. Ample sanitary sewer capacity exists to serve this property as this area has, in the past, been projected for development of industrial uses.
2. The overall perimeter of this sketch plat is unclear. This is especially true for the property adjacent to 37th Street North. We question what uses are anticipated for the two large lots which are apparently proposed. What zone change applications are planned? Commercial zoning in excess of six (6) acres will require approval of a Community Unit Plan.
3. The property at the corner of 37th and Rock Road is currently zoned "LC" (light commercial), and this existing commercial zoning intrudes into a portion of the area shown on this sketch plat for residential use. This situation will necessitate the filing of a down-zoning case requesting "LC" (light commercial) to "AA" (single family). In order to plat the two large lots along the north line of 37th Street North, appropriate zone changes must be obtained. No final plats depicting the large lots will be scheduled for Planning Commission consideration until the associated zone cases and Community Unit Plans have been approved by the Board of City Commissioners.

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Mid-Kansas Engineering Consultants, P.A.
Re: S/D _____ - Sketch plat of Mulberry Golf Course.
November 21, 1985
Page 2

4. As you are aware, a portion of this property is within the perimeter of a zone case application (Z-2407) which requested "E" (light industrial) zoning. A requirement of this plat will be for the owner to request that this 1982 zone case be closed.
5. The property within this sketch plat which is north of the railroad tracks is subject to the proposed provisions of the "Woodlawn Development No. 4 Residential Community Unit Plan." Since development of the property is now proposed to be quite different than the development plan approved for this C.U.P., a requirement of this plat will be for the owner to request that the Community Unit Plan case be closed.
6. With the submitting of a preliminary plat for that portion of this overall sketch plat which is adjacent to the proposed realigned Rock Road, drawings should be submitted to the City Engineer's office which depict the particulars of the realigned arterial roadway. These drawings need to be of sufficient detail to establish the amount of right-of-way needed to provide for realignment of the road. We assume the dedication of the right-of-way needed for the realigned road will be accomplished by this plat, however, the perimeter of this sketch plat fails to indicate this as well as the amount of right-of-way proposed to be dedicated.
7. We question the uses proposed for the area adjacent to Rock Road which is crossed by the 30-foot wide sanitary sewer easement. Is this area to be platted as a part of the golf course reserve? If so, why is it indicated with a separate perimeter? Is this area to be platted as one large lot? If so, why is it separated from Rock Road by a reserve strip and what zoning is proposed?
8. We question what provisions have been made for the movement of golfers across the Missouri Pacific Railroad tracks which cut through the proposed golf course. We also question how golfers will cross realigned Rock Road.
9. Given the unusual perimeters of many of the cul-de-sac rights-of-way, we question the geometrics you plan for the associated street pavement. When a preliminary plat is submitted for those parts of this sketch plat which depict the unusually shaped rights-of-way, drawings should be submitted which indicate the geometrics of the proposed street pavement. These drawings should be submitted to both the City and Traffic Engineers.

Mid-Kansas Engineering Consultants, P.A.
Re: S/D _____ - Sketch plat of Mulberry Golf Course.
November 21, 1985
Page 3

10. On the preliminary plat, only the short culs-de-sac should be dimensioned with 58-foot wide street rights-of-way. All the other culs-de-sac shall be indicated with 64-foot rights-of-way. Please see that all streets are dimensioned on the preliminary plat.
11. On the preliminary plat, the extremely long cul-de-sac, which provides access to the proposed lots abutting the northern half of the west line of this sketch plat, should be provided with a 64-foot wide stub street connection to the quarter section to the west.
12. We question the awkward configuration of the lots on either side of the street proposed to intersect 45th Street North. Perhaps the narrow, triangular tips nearest to the street intersection should be platted as small reserves for landscaping and entry monument purposes.
13. On the preliminary plat, street names shall be indicated for the streets being platted.
14. We assume the first preliminary plat submitted for a part of this overall sketch plat will be named Mulberry East 3rd Addition.
15. The area being set aside for development of the golf course will need to be platted.
16. The lot frontages around several of the culs-de-sac will need to be increased in order to provide adequate area at the curb line for construction of a driveway to serve the lot. When a preliminary plat is submitted for those parts of this sketch plat which depict lot frontages of less than 35 feet, drawings should be submitted which indicate the location and proposed width of the driveway planned to serve the subject lot.
17. Prior to, or at the time of submitting a preliminary plat, a drainage concept should be submitted to the City Engineer for review and approval.
18. The platting of reserves as part of this Addition will require provision to be made for the ownership and perpetual maintenance of the reserves. Typically, the property owner either forms a lot owners' association prior to recording the plat or submits 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 these responsibilities.

Mid-Kansas Engineering Consultants, P.A.
Re: S/D _____ - Sketch plat of Mulberry Golf Course.
November 21, 1985
Page 4

19. On the preliminary plat, access controls shall be indicated to the adjacent arterial streets.
20. Regarding the 40-foot wide landscaping easement indicated on the sketch plat, we are not aware of any instances where a "landscape easement" has been platted. Unless the property on which the easement is indicated is within a Community Unit Plan, requirements cannot be made for the installation of landscaping materials in excess of what the standard zoning districts of the Zoning Ordinance require. No zoning district requires landscaping strips to be 40 feet in width.
21. Sidewalk construction will need to be guaranteed on one side of all long, continuous streets which have greater than 48 dwelling units planned to be constructed adjacent to them. These sidewalks shall be guaranteed by including their construction in the associated street paving petition.

With the above comments in mind, you are authorized to prepare a preliminary plat for this property. Should you or your client desire to discuss these comments, please feel free to call me.

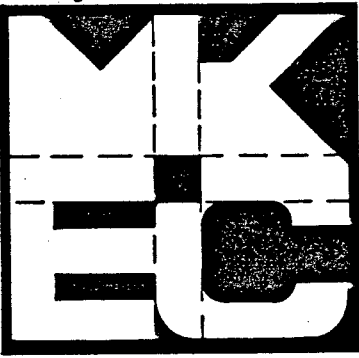
Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Woodlawn Development Company, 7701 East Kellogg, Suite 500, Wichita,
KS 67207
✓ Mike Lindebak, City Engineer

LETTER OF TRANSMITTAL



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

PROJECT: Mulberry East

PROJECT #: _____ DATE: 11/08/85

TO: Mr. Michael Lindebak, P.E.
City Engineer, Interim Director of Planning
455 N. Main, 7th Floor
Wichita, KS 67202

We are sending you the following items: Attached
 Under separate cover via _____

Prints Specifications Legal Descriptions
 Tracings Petitions Correspondence Other

COMMENTS:

These are transmitted as checked below:

For Your Approval As Requested
 For Your Use For Your Files
 Approved as Noted For Review and Comment

REMARKS: As requested in item K of the Subdivision notes for the referenced projects, submitted herewith are copies of the drives drawn at a scale of 1" = 40'.

Signed: Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.

KHB/jlk

cc: Forrest Nagley
✓ Carl Gipson

CJM
OK per MBL
11-13-85



SCALE: 1" = 40'

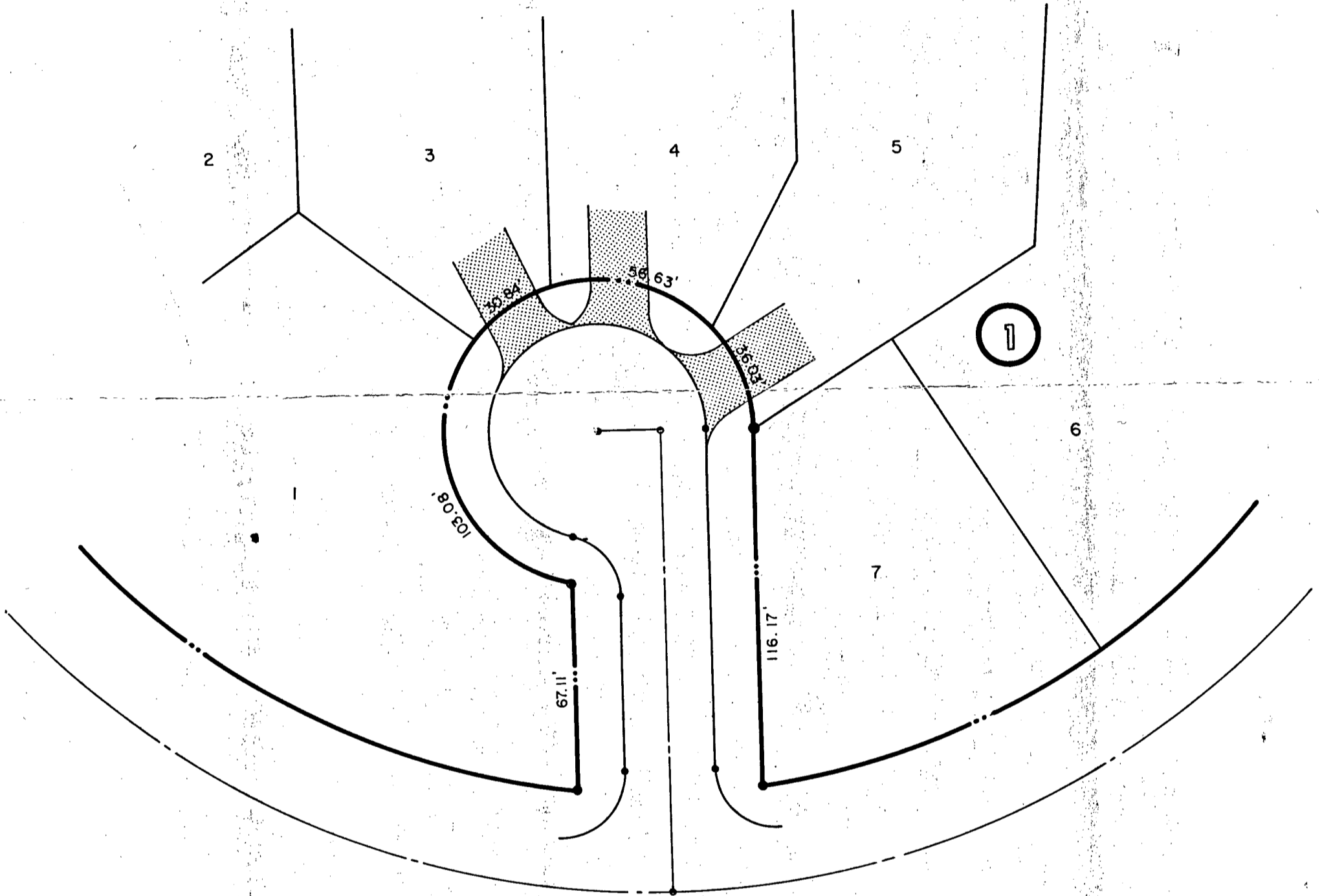


EXHIBIT 'A'

MULBERRY EAST



MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226 602-6561

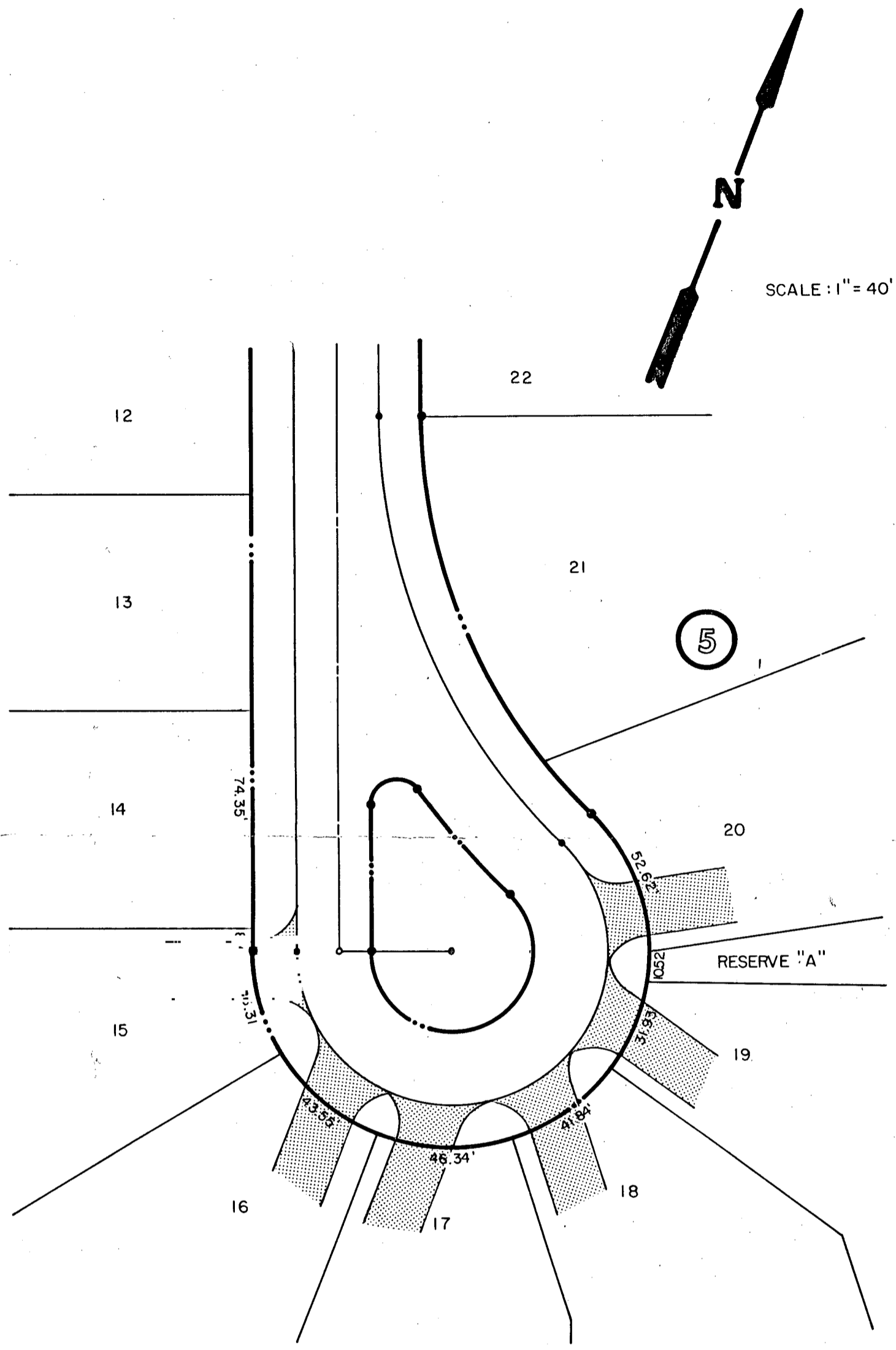
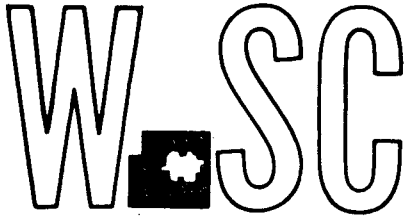


EXHIBIT "B"
MULBERRY EAST



MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING 1800
WICHITA, KANSAS 67226 682-6561

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR

455 NORTH MAIN STREET

February 20, 1986
WICHITA, KANSAS 67202

(316) 268-4561

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

Re: S/D 85-87 - Final Plat of Mulberry East Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 20, 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 February 14, 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.

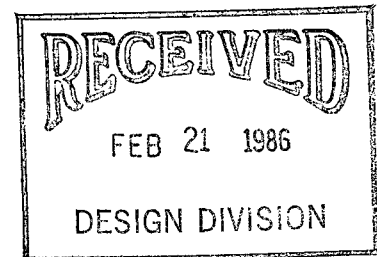
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Woodlawn Development Company, c/o Donald J. Ablah, Atty. 151 N.
Main, Suite 300, Wichita, KS 67201
Mike Lindebak, City Engineer



C
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P
Y

THE CITY OF WICHITA

OFFICE OF DIRECTOR OF PUBLIC WORKS

DATE August 29, 1988

TO Dale Rea, Deputy City Clerk

FROM Steve Lackey, Director of Public Works


SUBJECT Willowbend 1st Addition

Attached is a utility easement for a portion of Willowbend Addition dated August 24, 1988, from Frank A. Mills, President of Golf Courses of America, for placement on the City Clerks Agenda.

The easement was provided to comply with easement requirements for issuance of a building permit at no cost to the City.

The recommended action is to accept the easement and upon acceptance, file the instrument in the City Clerk's real estate files.

SL:JL:cp/7168p
Attachment

UTILITY EASEMENT

THIS EASEMENT made this 24th day of August, 1988, by and between Golf Courses of America, Inc. of the first part and City of Wichita, Kansas, 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 construction, maintaining and repairing their utility, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The South 12.56 feet of the North 22.56 feet of Lots 1, 2, and 3, Block 2, WILLOWBEND FIRST ADDITION, an addition to Wichita, Sedgwick County, Kansas.

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 utilities.

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

GOLF COURSES OF AMERICA, 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, Inc., 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 24th day of August, 1988.



Annette L. Weakley
Notary Public

My Appointment Expires: Aug 10, 1991

STATE OF KANSAS } SS
SEDGWICK COUNTY }
FILED FOR RECORD AT
8:20 PM

Aug 24 1988 0965682

PAT KETTLER
REGISTER OF DEEDS

*Ed Ross
County*

MICROFILMED
OF RECORD

5.00
ca.

*Greg Allison
Mld Kansas Engineering File "A"*

GOLF COURSES OF AMERICA, INC.
151 NORTH MAIN, SUITE 300
WICHITA, KANSAS 67202
(316) 269-4000

June 2, 1986

Ms. Twila Nelson
City Clerk's Office
455 N. Main
Wichita, KS 67202

Re: Willowbend 1st Addition

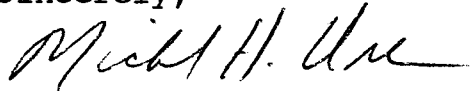
Dear Twila:

Per our meeting on May 30, 1986, I am forwarding copies of all correspondence between Tom Powell and myself.

I would appreciate your holding the Willowbend plat without initiating a respread, since I am awaiting further information from Mike Lindebak as to providing you authority to do the specials respread discussed in the correspondence attached.

Once authority is established for the respread I have requested, I would like to work with you on the respread. Please call if there are any questions or further developments on your end.

Sincerely,

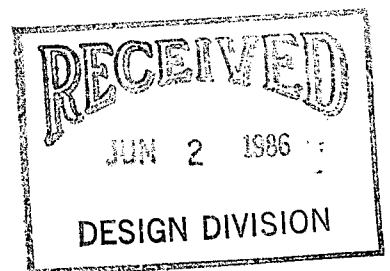


Michael H. Urbom
Secretary-Treasurer

MHU:clk

Enclosures

cc: Mike Lindeback, City Engineer



ZM