

Willow Bend 7th

AFFIDAVIT

STATE OF KANSAS)
SEDGWICK COUNTY)

ss:

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

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

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

FURTHER AFFIANT SAITH NOT.

Michael E. Lindebak
Michael E. Lindebak, P.E.

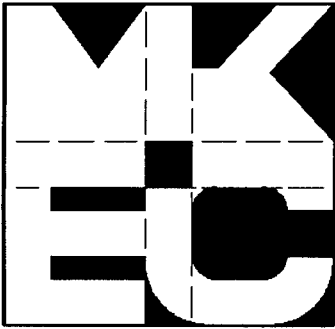
Personally appeared before me a Notary Public in and for the County and State aforesaid, Michael E. Lindebak, P.E., City Engineer of the City of Wichita, Kansas, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution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

SUBSCRIBED AND SWORN to before me this 26th day of April, 1994



Jack J. Lane
Notary Public

My Appointment Expires: 12/14/94



PROJECT: Willowbend Seventh Addition

FEMA Floodway and Floodplain Modifications

PROJECT NO: _____ DATE: 07/02/92

TO: Chris Breitenstein, P.E.
City Engineer's Office
455 N. Main, 7th Floor
Wichita, Kansas 67202

**MID-KANSAS ENGINEERING
CONSULTANTS, INC.**
3500 N. Rock Road, #800
Wichita, KS 67226
316-636-5566

Submitted herewith are three copies of a report on the hydraulic changes to the Willowbend Seventh floodway and flood fringe. The computer analysis has been prepared to confirm the platted pad elevations and receive a letter of map amendment.

Your assistance in the review process and communication with FEMA is appreciated.

Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, INC.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E. *dh*

KHB/dh

cc: Dave Sproul

Published in the Wichita Eagle
 February 11 and 18, 1993 (LECT00301)
**CHANGES ARE MADE IN DETERMINATIONS
 OF BASE FLOOD ELEVATIONS FOR THE
 CITY OF WICHITA, SEDGWICK COUNTY,
 KANSAS, UNDER THE NATIONAL FLOOD
 INSURANCE PROGRAM**

On May 15, 1986, the Federal Emergency Management Agency (FEMA) identified Special Flood Hazard Areas (SFHAs) in the City of Wichita, Sedgwick County, Kansas, through issuance of a Flood Insurance Rate Map (FIRM). The Administrator, Federal Insurance Administration (FIA), has determined that modification of the elevations of the flood having a 1-percent chance of occurrence in any given year (base flood) for certain locations in the City of Wichita is appropriate. The modified base (100-year) flood elevations (BFEs) revise the FEMA FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234), and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate channel improvements and culvert construction, and has resulted in a revised delineation of the regulatory floodway and, in general, a reduction in SFHA and lower BFEs from the Missouri-Pacific Railroad to a point 1,300 feet downstream. The aforementioned channelized portion of East Fork Chisholm Creek contains the 10-, 50-, 100-, and 500-year floods. The table below indicates the modified BFEs for several locations along the affected length of East Fork Chisholm Creek.

Location	Existing BFE *(Feet)	Modified BFE *(Feet)
7.5 miles above the confluence with Wichita Drainage Canal	*1,366	*1,366
7.3 miles above the confluence with Wichita Drainage Canal	*1,367	*1,368
Upstream of Missouri-Pacific Railroad	*1,376	*1,376

*National Geodetic Vertical Datum, rounded to nearest whole foot

Under the above-mentioned Acts of 1968 and 1973, the Administrator, FIA, must develop criteria for floodplain management. For the community to participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Administrator, FIA, reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Administrator's determination to modify the BFEs may itself be changed. Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Frank Oille
 Mayor, City of Wichita
 City Hall, First Floor
 455 North Main Street
 Wichita, Kansas 67202

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1663
(316) 268-4561

December 8, 1988

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

Re: S/D 88-102 - WILLOWBEND SEVENTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 8, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 2, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure

cc: Landvisions Inc., 224 E. Douglas, Suite 450
Wichita, KS 67202
Golf Courses of America, 4110 N. Tara Circle
Wichita, KS 67226
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

December 2, 1988

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

Re: S/D 88-102 - WILLOWBEND SEVENTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 1, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The plattor's text shall be amended to indicate, as was allowed on other Willowbend plats, that these reserves (Reserve B in this case) platted for golf course purposes, are to be owned and maintained by the Golf Course Association.
- B. Since Reserve G is within the boundary of this plat and is not indicated as being part of the golf course's development, the platter's text shall be amended to indicate it as one of the Reserves to be owned and maintained by the Homeowner's Association.
- C. In terms of the Homeowner's Association, the plattor's text shall be amended to indicate that it is the Willowbend Seventh and not Willowbend Heights Homeowner's Association that will own and maintain Reserves A, C, D, E, F and G.
- D. The fifth line of the plattor's text shall be amended to indicate which Reserve, along with Reserve E is being platted for the indicated uses.
- E. The applicant shall resubmit the covenants originally required with the Willowbend Heights Addition and revised to refer to the Willowbend Seventh Addition. This includes the covenants pertaining to: ownership and maintenance of the reserves and granting the City authority to maintain the drainage reserves; restrictions on uses within the 15-foot street, drainage and utility easements; and the provision of off-street parking.

- F. The final plat tracing shall indicate a revised lot line and 5-foot maintenance agreement for the common lot line between Lots 8 and 9, Block 1.
- G. On the final plat tracing, the MAPC's signature block shall be amended to indicate Sue L. Crockett as chairman.
- H. 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.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, December 8, 1988. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure

cc: Landvisions Inc., 224 E. Douglas, Suite 450
Wichita, KS 67202
Golf Courses of America, 4110 N. Tara Circle
Wichita, KS 67226
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5
December 1, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-102 Willowbend Seventh Addition

OWNER/APPLICANT: Golf Courses of America, 4110 N. Tara Circle,
Wichita, KS 67226

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: In an area west of Rock Road and south of 45th
North.

SITE SIZE: 22.45 Acres

NUMBER OF LOTS

Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	32

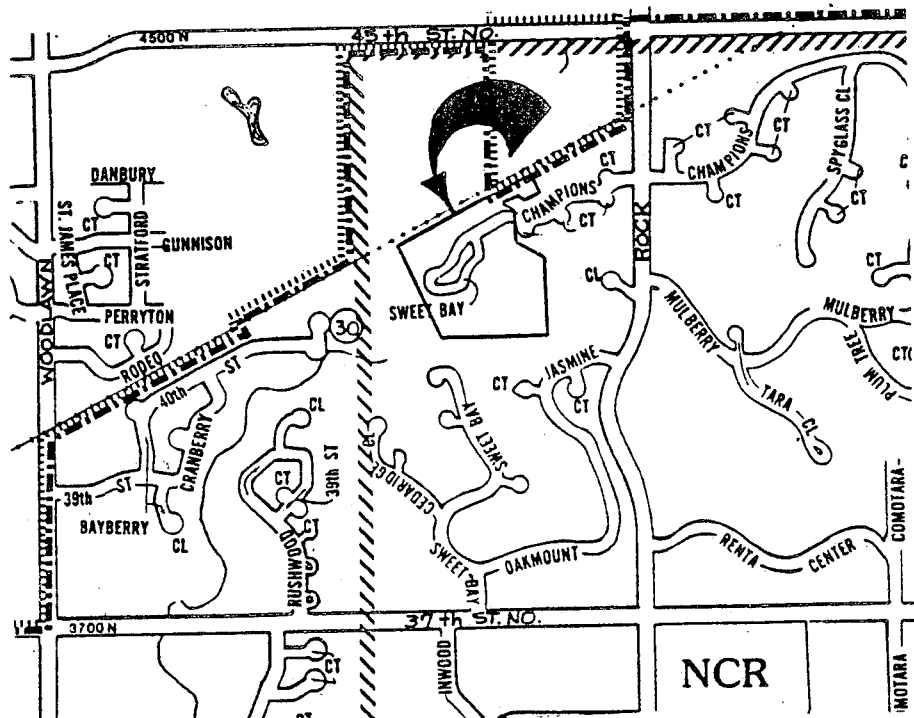
MINIMUM LOT AREA: 6,963 sq. ft.

CURRENT ZONING: "AA" with DP-173

PROPOSED ZONING: "AA" with DP-173

VICINITY MAP:

468-80001-128
5-5-88
K249
K241
K252
K235
D-114 SWS
D-96



STAFF COMMENTS:

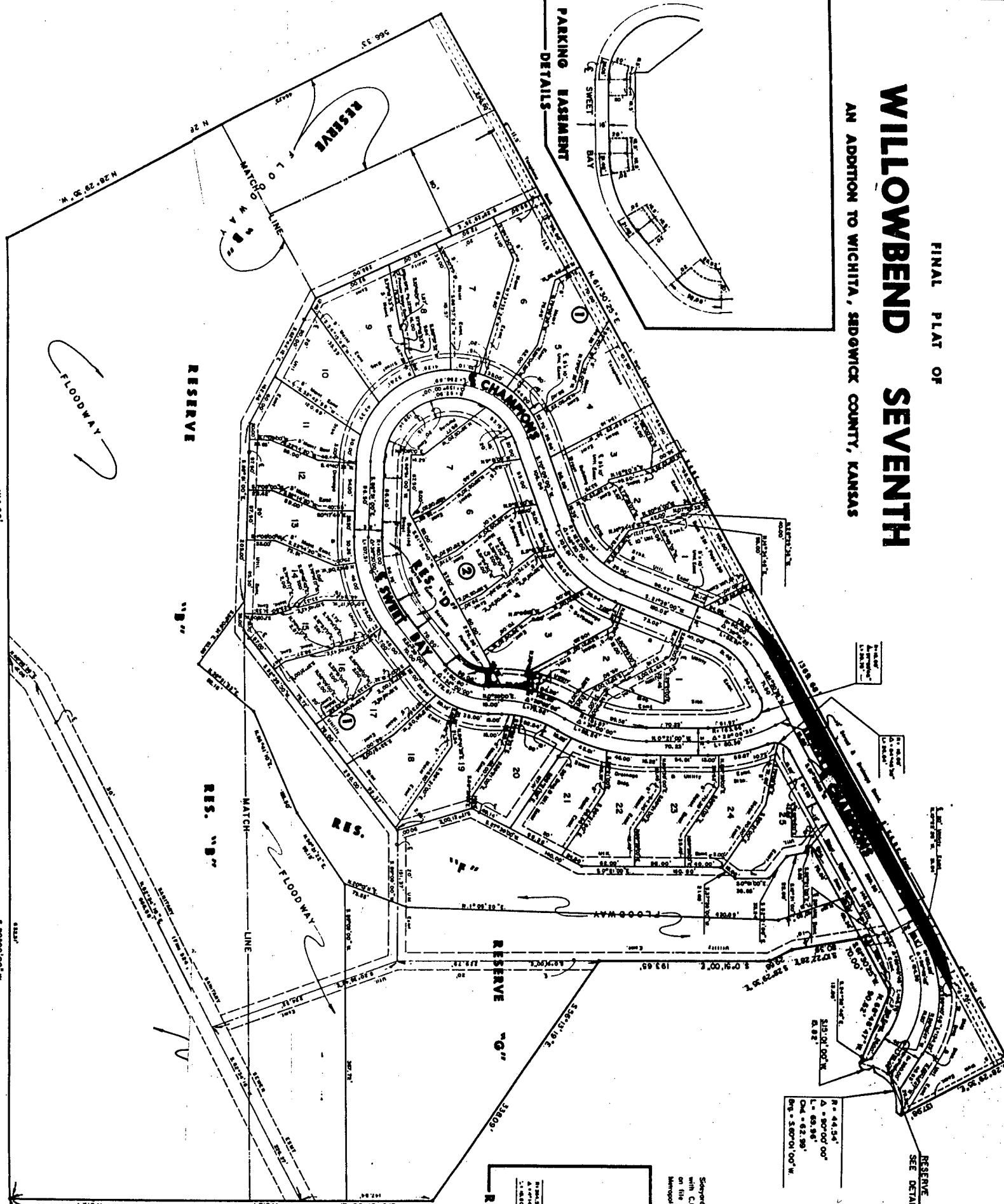
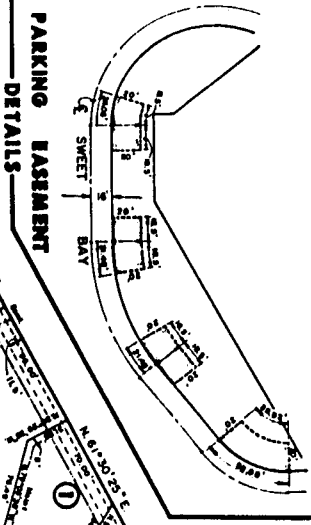
NOTE: This plat is a replat of the Willowbend Heights Addition, platted in October, 1987. This addition is being replatted for the purposes of; redefining certain reserve boundaries and the associated responsibilities for maintenance and ownership, and to also rename the addition from Willowbend Heights to Willowbend Seventh. Since our comments are primarily the same as those provided for the Willowbend Height's plat and no changes in the lots, easements etc. have been made to this plat, the plat has been allowed to be submitted in final form only.

- ~~A.~~ The applicant shall amend the existing petitions applicable to this plat and a file for the Willowbend Heights Addition.
- B. The plattor's text shall be amended to indicate, as was allowed on other Willowbend plats, that these reserves (Reserve B in this case) platted for golf course purposes, are to be owned and maintained by the Golf Course Association.
- C. Since Reserve G is within the boundary of this plat and is not indicated as being part of the golf course's development, the platter's text shall be amended to indicate it as one of the Reserves to be owned and maintained by the Homeowner's Association.
- D. In terms of the Homeowner's Association, the plattor's text shall be amended to indicate that it is the Willowbend Seventh and not Willowbend Heights Homeowner's Association that will own and maintain Reserves A, C, D, E, F and G.
- E. The fifth line of the plattor's text shall be amended to indicate which Reserve, along with Reserve E is being platted for the indicated uses.
- F. The applicant shall resubmit the covenants originally required with the Willowbend Heights Addition and revised to refer to the Willowbend Seventh Addition. This includes the covenants pertaining to: ownership and maintenance of the reserves and granting the City authority to maintain the drainage reserves; restrictions on uses within the 15-foot street, drainage and utility easements; and the provision of off-street parking.
- G. On the final plat tracing, the MAPC's signature block shall be amended to indicate Sue L. Crockett as chairman.
- H. 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.

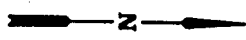
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The City Engineer's Office should be prepared to comment on this plat, specifically as to the petitions or file for this site and any other situations that may be involved because of this replat of the Willowbend Heights Addition.

FINAL PLAT OF WILLOWBEND SEVENTH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

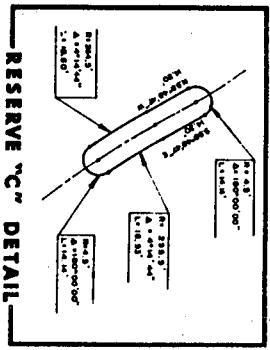


$R = 44.34'$
 $\Delta = 80'00''00''$
 $L = 63.96'$
 $Ch = 62.59'$
 $Bis = 50'01''00'' W$



Scale: 1" = 50'

Surveyed By: Sedricks shall be in accordance with C.U.P. (D.P.-173) General Provision No. 17 on file in the City of Wichita, Sedgewick County Amusement Area Planning Department office



Lot	Block	City Value	U.S.G.S.
1	1	281.5	1349.0
2	1	281.5	1349.0
3	1	281.5	1349.0
4	1	281.5	1349.0
5	1	281.5	1349.0
6	1	281.5	1349.0
7	1	281.5	1349.0
8	1	281.5	1349.0
9	1	281.5	1349.0
10	1	281.5	1349.0
11	1	281.5	1349.0
12	1	281.5	1349.0
13	1	281.5	1349.0
14	1	281.5	1349.0
15	1	281.5	1349.0
16	1	281.5	1349.0
17	1	281.5	1349.0
18	1	281.5	1349.0
19	1	281.5	1349.0
20	1	281.5	1349.0
21	1	281.5	1349.0
22	1	281.5	1349.0
23	1	281.5	1349.0
24	1	281.5	1349.0
25	1	281.5	1349.0

Scale: 1" = 50'

P.O.D.
 S.E. CORNER 1/4
 SEC. 20, T. 26, R. 2 E. 6th P.M.

114.53'

5.89'08"00" W

479.24'

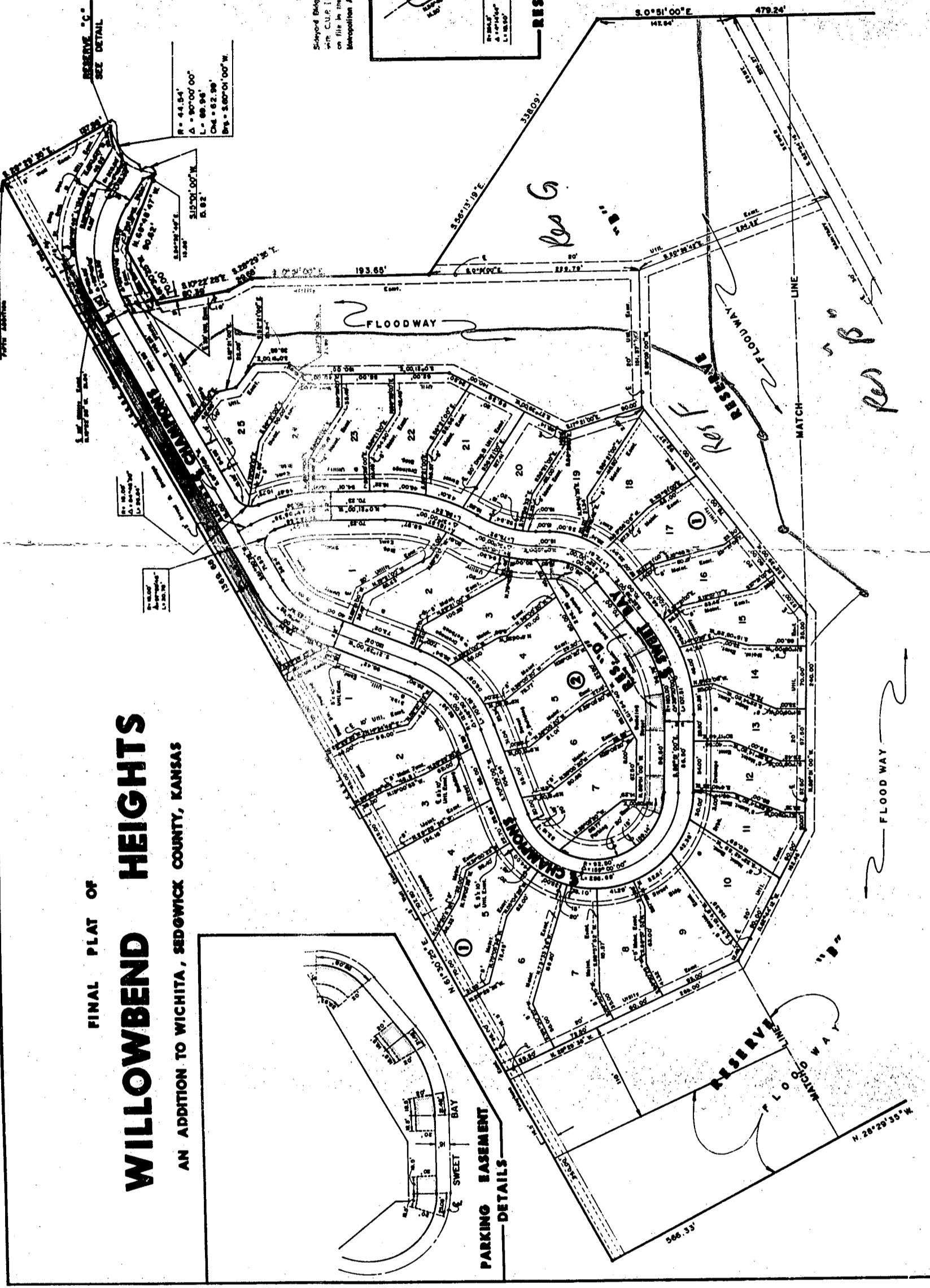
3.0' 31" 00" E

479.24'

114.53'

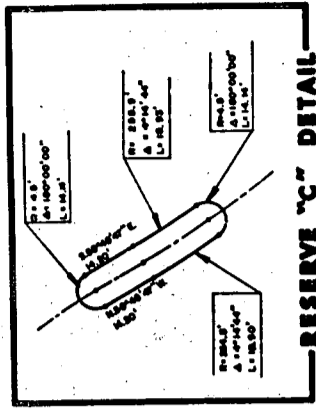
5.89'08"00" W

FINAL PLAT OF
WILLOWBEND HEIGHTS
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



R = 44.54'
 Δ = 80°00'00"
 L = 69.94'
 Ch = 62.99'
 Pts = 5.60°01'00" W

Scales: 1" = 50'
 Surveyed Data Sections shall be in accordance with C.M.R. (10.2-1173) General Provisions for 17' on file in the City of Wichita, Sedgewick County Metropolitan Area Planning Department of 1968



Lot	Block	City Section	Township	Range	Meridian
1	1	1100.0	1100.0	1100.0	1100.0
2	1	1100.0	1100.0	1100.0	1100.0
3	1	1100.0	1100.0	1100.0	1100.0
4	1	1100.0	1100.0	1100.0	1100.0
5	1	1100.0	1100.0	1100.0	1100.0
6	1	1100.0	1100.0	1100.0	1100.0
7	1	1100.0	1100.0	1100.0	1100.0
8	1	1100.0	1100.0	1100.0	1100.0
9	1	1100.0	1100.0	1100.0	1100.0
10	1	1100.0	1100.0	1100.0	1100.0
11	1	1100.0	1100.0	1100.0	1100.0
12	1	1100.0	1100.0	1100.0	1100.0
13	1	1100.0	1100.0	1100.0	1100.0
14	1	1100.0	1100.0	1100.0	1100.0
15	1	1100.0	1100.0	1100.0	1100.0
16	1	1100.0	1100.0	1100.0	1100.0
17	1	1100.0	1100.0	1100.0	1100.0
18	1	1100.0	1100.0	1100.0	1100.0
19	1	1100.0	1100.0	1100.0	1100.0
20	1	1100.0	1100.0	1100.0	1100.0
21	1	1100.0	1100.0	1100.0	1100.0
22	1	1100.0	1100.0	1100.0	1100.0
23	1	1100.0	1100.0	1100.0	1100.0

