

STAFF COMMENTS:

- A. The plat'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 plat'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 plat'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 plat'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.

December 8, 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

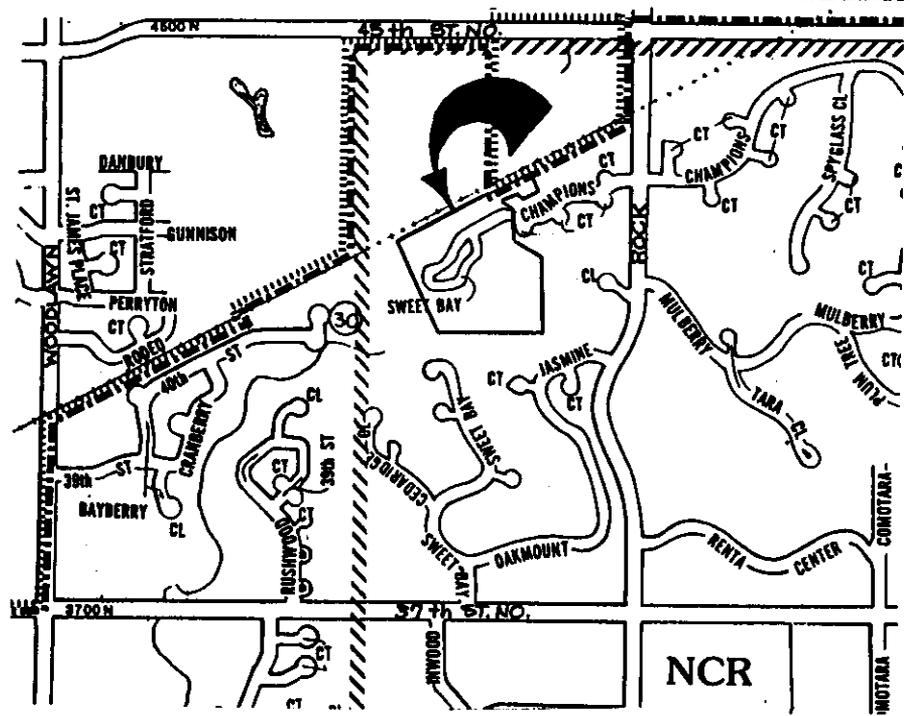
Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	32

MINIMUM LOT AREA: 6,963 sq. ft.

CURRENT ZONING: "AA" with DP-173

PROPOSED ZONING: "AA" with DP-173

VICINITY MAP:





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

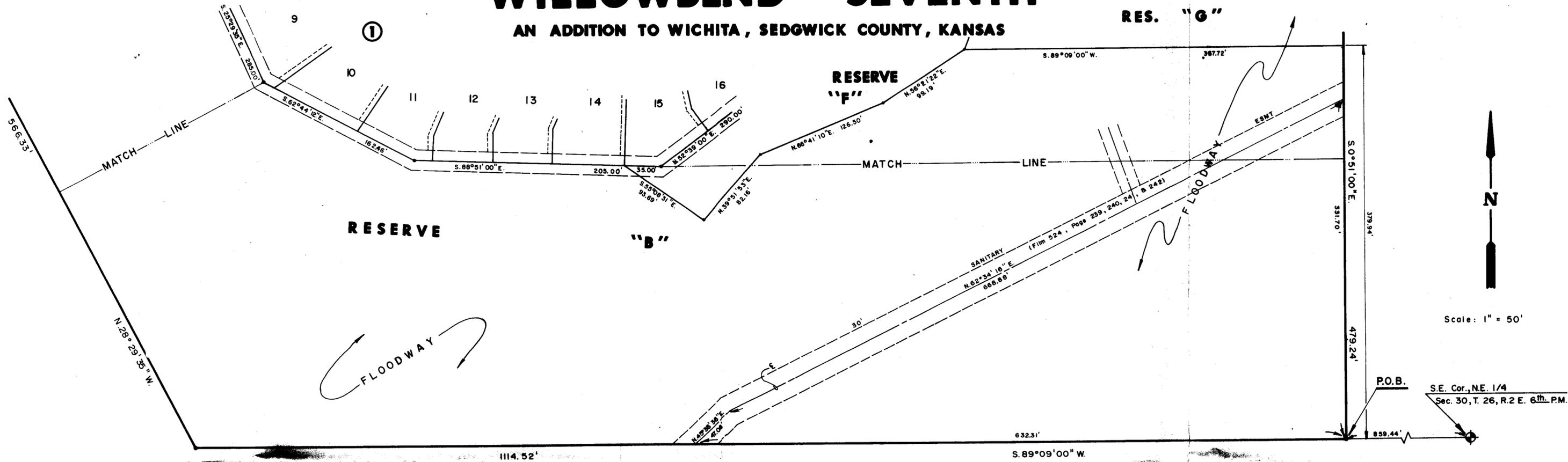
Enclosure

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

FILE COPY

# FINAL PLAT OF WILLOWBEND SEVENTH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WILLOWBEND SEVENTH", an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets, and reserves the same being accurately set forth in the accompanying plat and described as follows:

A replat of WILLOWBEND HEIGHTS, an addition to Wichita, Sedgwick County, Kansas.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

Kenneth H. Bengtson, R.L.S. #922  
Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road, Building #800  
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyors Certificate, have caused the same to be surveyed and platted into lots, blocks, streets, and reserves, and a floodway, the same to be known as "WILLOWBEND SEVENTH", an addition to Wichita, Sedgwick County, Kansas. Reserve A and Reserve E are platted for landscaping, drainage and entry monuments. Reserve B is platted for a golf course, landscaping, drainage, fountains, sidewalks, open space and floodway and is to be owned and maintained by Golf Courses of America, Inc. or its successors or assigns. Reserves F & G are platted for landscaping, drainage, open space and floodway. The floodway shall be the responsibility of the owners until such time as the City of Wichita exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provide further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission from the City Engineers office. Reserve C is platted for landscaping and entry monuments. Reserve D is platted for parking, landscaping, drainage, sidewalks and open spaces. Reserves A, C, D, E, F, and G shall be owned and maintained by Golf Courses of America, Inc. or its successors or assigns. Easements for the construction and maintenance of public utilities, drainage, parking and streets are hereby granted as indicated. The 5.00 foot wall easements are granted for the construction and maintenance of a private wall. The 5.00 foot maintenance easements are granted for access by the adjoining property owner for maintenance of their structures and for a 2.00 foot roof overhang. The sideyard building setbacks shall be in accordance with Community Unit Plan (D.P. - 173), General Provision No. 17 on file in the City of Wichita, Sedgwick County, Metropolitan Area Planning Department Office. Minimum pad elevations are as indicated on the accompanying plat.

Where there is a change in the boundary between adjoining lots, no part of a zero line structure, except for a roof overhang, shall encroach into a maintenance access easement unless the owners of the adjoining lots supersede the maintenance access easement with a new private maintenance access easement. The new private maintenance access easement shall be recorded and be a minimum of five feet in width and shall specifically state that it supersedes the maintenance access easement shown on this plat.

GOLF COURSES OF AMERICA, INC.

By: Ross L. Thornbrugh, Senior Vice President

STATE OF KANSAS )  
                          ) SS:  
SEDGWICK COUNTY)

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1989, before me a Notary Public in and for said State and County, came Ross L. Thornbrugh, Senior Vice President of Golf Courses of America, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

\_\_\_\_\_, Notary Public

My Appointment Expires: \_\_\_\_\_

By: James L. Barragree

By: Noreta R. Barragree

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY)

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1989, before me a Notary Public in and for said State and County, came James L. Barragree and Noreta R. Barragree, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

\_\_\_\_\_, Notary Public

My Appointment Expires: \_\_\_\_\_

KANSAS STATE BANK & TRUST COMPANY

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY)

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1989, before me a Notary Public in and for said State and County, came \_\_\_\_\_ of Kansas State Bank & Trust Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

\_\_\_\_\_, Notary Public

My Appointment Expires: \_\_\_\_\_

By: John E. Reimer

By: Shirley S. Reimer

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY)

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1989, before me a Notary Public in and for said State and County, came John E. Reimer and Shirley S. Reimer, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

\_\_\_\_\_, Notary Public

My Appointment Expires: \_\_\_\_\_

We, Bank IV Wichita, National Association, do hereby consent to the plat of "Willowbend Seventh Addition".

BANK IV WICHITA

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY)

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1989, before me a Notary Public in and for said State and County, came \_\_\_\_\_ of Bank IV Wichita, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

\_\_\_\_\_, Notary Public

My Appointment Expires: \_\_\_\_\_

This plat of "WILLOWBEND SEVENTH" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chairman  
Sue L. Crockett

\_\_\_\_\_, Secretary  
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

\_\_\_\_\_, Mayor  
Bob Knight

\_\_\_\_\_, City Clerk  
John Moir

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

\_\_\_\_\_, County Clerk  
Don Wright

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

\_\_\_\_\_, Register of Deeds  
Pat Kettler

\_\_\_\_\_, Deputy  
Ed Resa

Scale: 1" = 50'

