

S/D No.: 86-97 Name: GOLDEN HILL'S THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/6/86

DESCRIPTION

General Location: Northwest corner of Central and Golden Hills.
Owner: Sunrise Enterprises, Ltd., P.O. Box 131, Goddard, KS 67052
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 5.0
2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 4.4 Acres
4. Existing Zoning: "AA"
5. Proposed Zoning: "R-5"

STAFF COMMENTS:

NOTE: This plat represents the third final plat of an overall preliminary plat approved by the Subdivision Committee on April 25, 1985. The applicant's associated zone case (Z-2801) requesting "AA" to "R-5" has been approved subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the west side of Parkridge at the time of this lot's development. This sidewalk is required since Parkridge is a collector street and the proposed lot will be zoned "R-5".
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since the pipeline easement on this property exists by virtue of a separate instrument recorded on Film 760, Page 537, the plat's text shall be amended to delete reference to the pipeline easement being granted by this plat.
- F. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline easement on this property.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. When the property on the east side of Parkridge was platted into Golden Hills Addition, a restrictive covenant was recorded which set forth that the property now being platted (Golden Hill's Third Addition) would eventually own and maintain Reserve A, Golden Hill's Addition. The applicant shall submit a restrictive covenant which states that Reserve A, Golden Hill's Addition will be owned and maintained by the owner of Lot 1, Block 1, Golden Hill's Third Addition. The covenant shall run with the land.
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

GOLDEN HILLS 3RD ADDITION

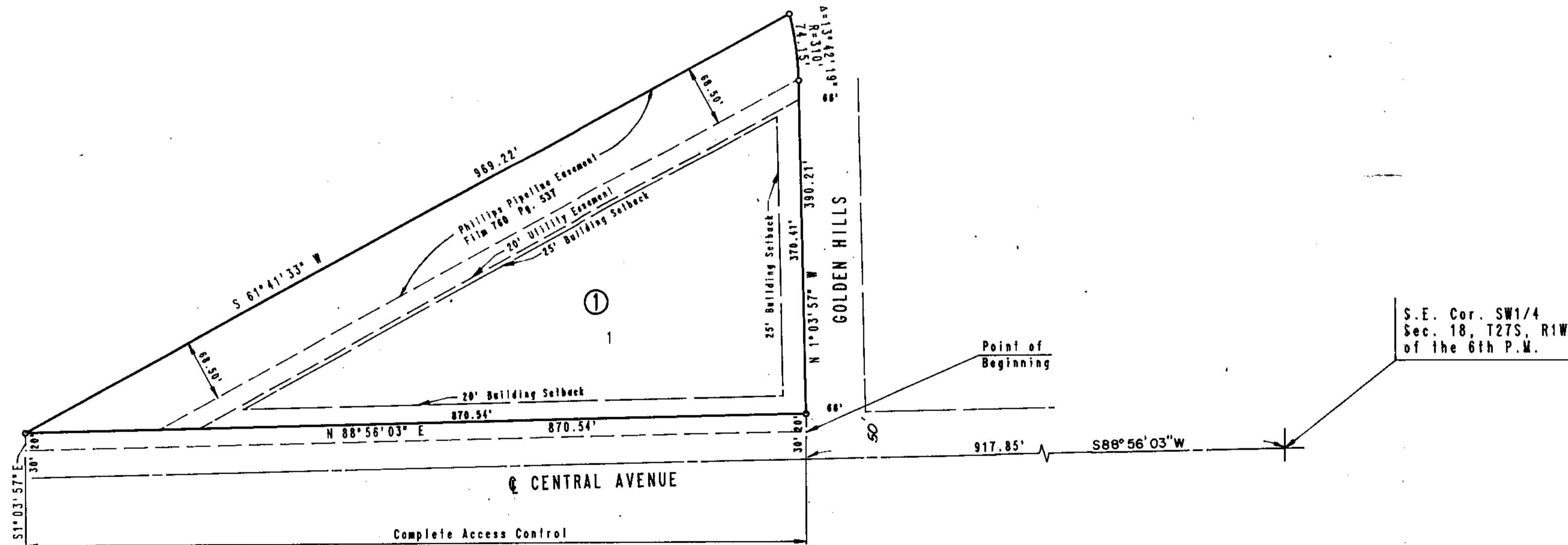
WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/6/86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11/6/86



2-2801

SCALE: 1" = 100'
O = IRON SET
BENCH MARK: RR SPIKE IN WINGWALL PILE 3000' NORTH
OF E CENTRAL AVENUE AND 119TH ST. W.
ELEV. = 145.58 CITY DATUM



STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1986, I HAVE CAUSED TO BE SURVEYED AND PLATTED, GOLDEN HILLS 3RD ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK, THE SAME BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE S.E. CORNER OF THE S.W. 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE BEARING S88°56'03"W A DISTANCE OF 917.85 FEET; THENCE BEARING N1°03'57"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON A BEARING OF N1°03'57"W A DISTANCE OF 390.21 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°42'19" AN ARC DISTANCE OF 74.15 FEET; THENCE BEARING S61°41'33"W A DISTANCE OF 969.22 FEET; THENCE BEARING S1°03'57"E A DISTANCE OF 20.00 FEET; THENCE BEARING N88°56'03"E A DISTANCE OF 870.54 FEET TO THE POINT OF BEGINNING.

R.W. LINN, P.E. P.E. NO. 3684

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK AND A STREET, THE SAME TO BE KNOWN AS GOLDEN HILLS 3RD ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE AND ~~IRREVERSIBLE EASEMENTS~~ ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM CENTRAL AVENUE ARE HEREBY GRANTED TO THE CITY OF WICHITA.

OWNER: SUNRISE ENTERPRISES, LTD.

H. WILLIAM SOLT, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME H. WILLIAM SOLT, PRESIDENT OF SUNRISE ENTERPRISES, LTD., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SUNRISE ENTERPRISES, LTD., IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

WE, THE FIRST TIER MORTGAGE BANKER OF OMAHA, NEBRASKA, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF GOLDEN HILLS 3RD ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF THE FIRST TIER MORTGAGE BANKER OF OMAHA, NEBRASKA, TO ME PERSONALLY KNOWN TO THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID FIRST TIER MORTGAGE BANKER. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1986.

_____, CHAIRMAN
JOHN TERRY MOORE
_____, SECRETARY
MICHAEL E. LINDEBAK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1986.

_____, MAYOR
TONY CASADO
_____, CITY CLERK
DONALD C. GISICK

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1986.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1986.

_____, REGISTER OF DEEDS
PAT KETTLER
_____, DEPUTY
ED RESA

November 13, 1986

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 86-97 - GOLDEN HILL'S THIRD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 13, 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 November 6, 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 platlor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Sunrise Enterprises Ltd., c/o H. William Solt, P.O. Box 131,
Goddard, KS 67052