

August 6, 1987

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

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

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 6, 1987, 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 July 31, 1987.

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 platator.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner

DL:dik

cc: Golf Courses of America, 4110 N. Tara Circle, Wichita, KS 67226

OFFICE COPY  
DO NOT REMOVE

# FINAL PLAT OF WILLOWBEND FIFTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N.E. Cor. NE. 1/4  
Sec. 30, T. 26S, R. 2E.  
6th. P.M.

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, the same to be known as "WILLOWBEND FIFTH", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of drainage and public utilities, as indicated on the accompanying plat, are hereby granted. The wall easements are for the purpose of construction and maintenance of a private wall. The reserves shall be owned and maintained by the Homeowners Association. Reserves "A" and "B" are for entry monuments, landscaping, irrigation, utilities, and walls confined to easements. Reserves "C" thru "G" are for landscaping, irrigation, and utilities. All abutters right of access to or from the West line of Rock Road over and across the East lines of Lot 13, Block 1, Lot 1 and 2, Block 2, and reserves "A" and "B", Willowbend Fifth Addition are hereby granted to the City of Wichita. Minimum pads are as shown on the face of the plat.  
GOLF COURSES OF AMERICA, INC.

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

STATE OF KANSAS )  
                          ) SS:  
SEDGWICK COUNTY)

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1987, before me a Notary Public in and for said State and County, 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 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 FIFTH" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chairman  
John Terry Moore

\_\_\_\_\_, 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 \_\_\_\_\_, 1987.

\_\_\_\_\_, Mayor  
Robert G. Knight

\_\_\_\_\_, Deputy City Clerk  
Dale E. Rea

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_, 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 \_\_\_\_\_, 1987.

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

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

S.E. Cor. NE. 1/4  
Sec. 30, T. 26S, R. 2E.  
6th. P.M.

I, Allen D. Lowry, a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WILLOWBEND FIFTH ADDITION", 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:

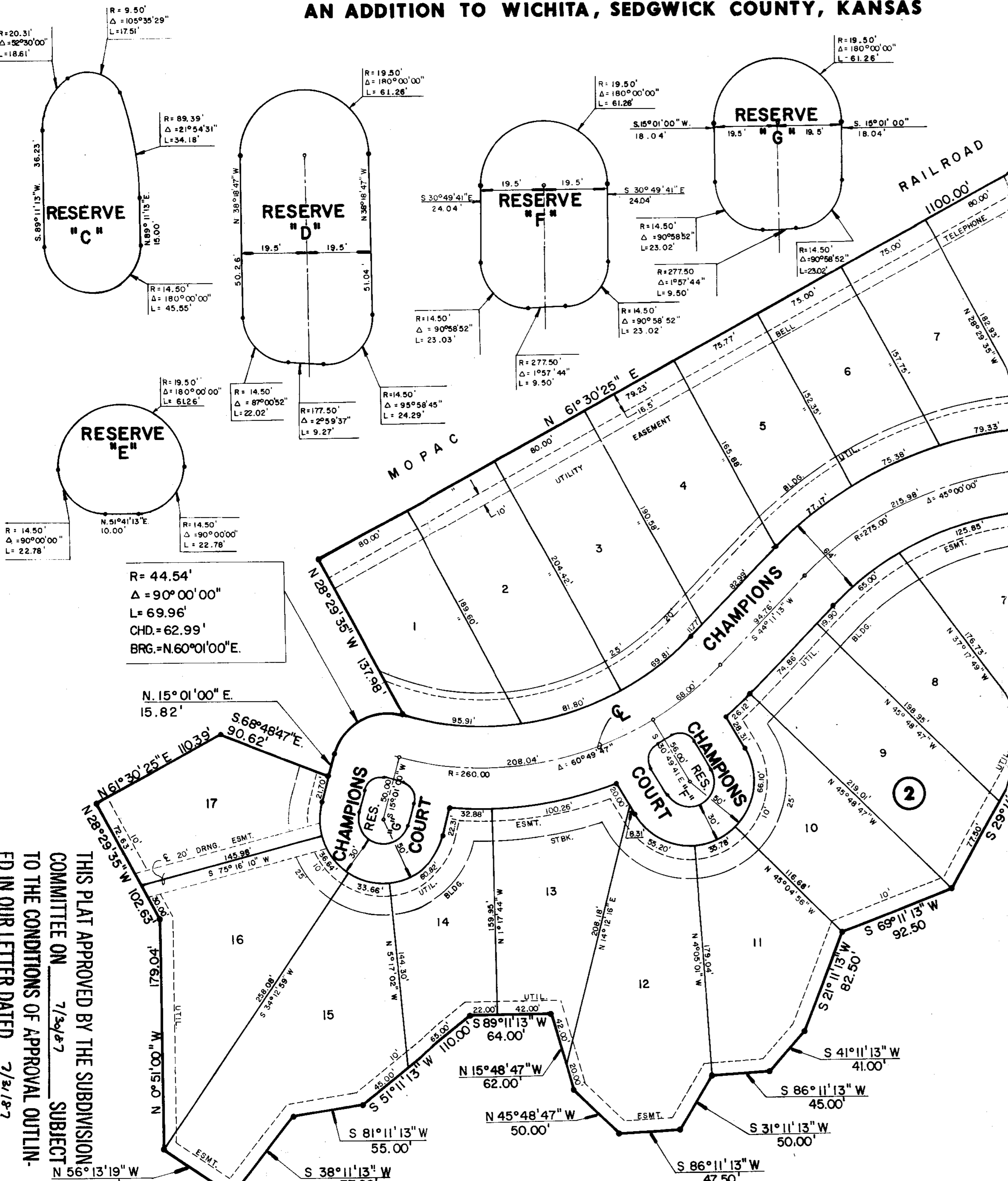
A tract of land lying in the Northeast Quarter, Section 30, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence N 00° 48' 47" W, 1037.49 feet along the East line of said Northeast Quarter; thence S 89° 11' 13" W, 50.00 feet to the point of beginning; thence S 89° 11' 13" W, 385.00 feet; thence S 29° 11' 13" W, 192.50 feet; thence S 69° 11' 13" W, 92.50 feet; thence S 21° 11' 13" W, 82.50 feet; thence S 41° 11' 13" W, 41.00 feet; thence S 86° 11' 13" W, 45.00 feet; thence S 31° 11' 13" W, 50.00 feet; thence S 86° 11' 13" W, 47.50 feet; thence N 45° 48' 47" W, 50.00 feet; thence N 15° 48' 47" W, 62.00 feet; thence S 89° 11' 13" W, 64.00 feet; thence S 51° 11' 13" W, 110.00 feet; thence S 81° 11' 13" W, 55.00 feet; thence S 38° 11' 13" W, 77.28 feet; thence N 56° 13' 19" W, 64.09 feet; thence N 00° 51' 00" W, 179.04 feet; thence N 28° 29' 35" W, 102.63 feet; thence N 00° 51' 00" W, 110.39 feet; thence S 68° 48' 47" E, 90.62 feet; thence N 15° 01' 00" E, 15.82 feet to a point on a curve to the right; thence along said curve 69.96 feet said curve having a central angle of 90°, a radius of 44.54 feet, and a long chord of 62.99 feet, bearing N 60° 01' 00" E; thence N 28° 29' 35" W, 137.98 feet to a point on the South right-of-way line of MoPac Railroad; thence N 61° 30' 25" E, 1100.00 feet along said South right-of-way, said point lying 50.00 feet West of the East line of said Northeast Quarter; thence S 00° 48' 47" E, 610.00 feet parallel with the East line of said Northeast Quarter to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

Scale: 1" = 50'  
MINIMUM PAD ELEVATIONS  
Lots 6-15, Blk. 2 = 184.10  
Lot 16, Blk. 2 = 184.30  
Lot 17, Blk. 2 = 184.60

Allen D. Lowry, RLS #755  
Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road, Building #800  
Wichita, KS 67226



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/30/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/31/87

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

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

DESCRIPTION

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

1. Gross Acreage of Plat: 12.61 Acres
2. Number of Lots:
  - Residential: 30
  - Office:
  - Commercial:
  - Industrial:
  - Total: 30
3. Minimum Lot Area: 9,000 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

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**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat. These may be provided for in the associated street paving petitions.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. The applicant shall obtain, by separate instrument, the off-site drainage easements required by the drainage plan for this plat.
- H. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1). This waiver is required for Lots 2 and 3, Block 2, Lots 15, 16, 17, Block 2 and Lot 10, Block 1.
- I. The applicant shall obtain, by separate instrument, the off-site utility easement needed to the southwest of the plat.
- J. The minimum building pad elevations shall be expressed in mean sea level as well as City Datum.
- K. On the final plat tracing, the 5-foot wall easement within Reserve B shall be labeled.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.