

S/D No.: 86-119 Name: WILLOWBEND EIGHTH ADDITION

Preliminary Approved: 1/15/87
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: On the east and west sides of Ironwood, in an area south of Champions.

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

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

1. Gross Acreage of Plat: 5.26
 2. Number of Lots:
 - Residential: 16
 - Office:
 - Commercial:
 - Industrial:
 - Total: 16
 3. Minimum Lot Area: 8,150 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- A. The applicant shall guarantee the sanitary sewer lateral extensions and abandonments required by this replat.
- B. The applicant shall guarantee the municipal water line extension and abandonment required by this replat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension and relocation of the storm water sewer required by this replat.
- E. As was required on the original Willowbend Second Addition, the paving petition for Ironwood shall provide for the construction of a sidewalk on one side of this street.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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.
- 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. 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. Since the legal description for this plat references a tie point to the northeast corner of Lot 1, Block 4, Willowbend Second Addition, the final plat tracing shall label this lot corner on the face of this plat.
- K. On the final plat tracing, the name of the Deputy City Clerk shall be corrected to read Dale E. Rea.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

February 5, 1987

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

Re: Final Plat S/D 86-119 - WILLOWBEND EIGHTH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 5, 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 January 29, 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 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 platfor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

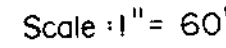
Sincerely,

Donald Losew
Junior Planner

DL:dlk

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

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



My Appointment Expires: _____

_____, Deputy
Ed Resa

THIS PLAN APPROVED BY THE SUBDIVISION
COMMITTEE ON 1/29/87 SUBJECT
TO THE COMPLETION OF THE FINAL OUTLIN-
ED IN OUR LETTER DATED 1/29/87

FINAL PLAT