

March 6, 1986

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

Re: S/D 85-100 - Final Plat of Mulberry East 2nd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 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 February 28, 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 plat.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Woodlawn Development Company, Inc., 151 N. Main, Ste. #300, Wichita,  
KS 67202  
Mike Lindebak, City Engineer

copy of recorded  
newly obtained  
5/3/69

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

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WILLOWBEND SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the West Half of Section 29, Township 26 South, Range 2 East, of the 6th P.M. more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter, Section 29, Township 26 South, Range 2 East, of the 6th P.M.; thence North along the West line of the Northwest quarter of said Section 29; bearing N 0° 48' 47" W, 385.00 feet; thence N 89° 11' 13" E, 50.00 feet to the point of beginning, said point also being the intersection of the East line of Rock Road and the North line of Willowbend First Addition; thence Northerly along the East line of Rock Road bearing N 0° 48' 47" W, 1314.94 feet to the South line of the MOPAC right-of-way; thence Northeastly along said South line bearing N 61° 31' 26" E, 1303.12 feet; thence N 78° 21' 42" E, 211.98 feet; thence N 89° 32' 42" E, 657.06 feet to a point on a curve to the right having a central angle of 89° 38' 02", a radius of 507.15 feet, and a long chord of 714.92 feet bearing S 45° 38' 17" E; thence along said curve a distance of 793.39 feet; thence S 0° 49' 16" E, 1541.15 feet, thence S 76° 00' 00" W, 121.72 feet to a point on a curve to the left having a central angle of 7° 53' 13", a radius of 247.00 feet, and a long chord of 33.97 feet bearing N 17° 56' 36" W; thence along said curve a distance of 34.00 feet; thence S 68° 06' 47" W, 149.00 feet; thence S 56° 06' 47" W, 85.00 feet; thence S 2° 19' 51" W, 28.75 feet; thence S 88° 00' 35" W, 268.05 feet; thence S 79° 09' 57" W, 85.00 feet; thence S 55° 09' 57" W, 75.00 feet; thence N 88° 50' 03" W, 70.84 feet; thence N 81° 45' 35" W, 168.02 feet; thence N 88° 23' 22" W, 82.92 feet; thence N 41° 31' 03" W, 37.08 feet; thence S 75° 13' 29" W, 280.60 feet; thence S 23° 29' 57" E, 112.82 feet to a point on a curve to the left having a central angle of 23° 50' 15", a radius of 407.00 feet, and a long chord of 168.11 feet bearing S 54° 34' 56" W; thence along said curve a distance of 169.33 feet; thence S 42° 39' 48" W, 168.41 feet; thence N 29° 03' 49" W, 134.26 feet; thence N 7° 21' 08" E, 138.28 feet; thence N 83° 39' 54" W, 77.35 feet; thence N 84° 48' 43" W, 89.54 feet; thence S 77° 26' 31" W, 85.65 feet; thence N 78° 18' 00" W, 58.19 feet; thence S 44° 51' 36" W, 61.79 feet; thence S 37° 04' 46" W, 135.49 feet; thence N 37° 48' 46" W, 79.30 feet to a point on a curve to the right having a central angle of 17° 27' 48", a radius of 553.98 feet, a long chord of 168.20 feet bearing N 29° 04' 52" W; thence along said curve a distance of 168.85 feet; thence N 20° 20' 58" W, 7.09 feet to a point on a curve to the left having a central angle of 28° 16' 41", a radius of 389.28 feet, a long chord of 190.18 feet bearing N 34° 29' 18" W, thence along said curve a distance of 192.13 feet; thence N 48° 37' 39" W, 80.38 feet to a point on a curve to the left having a central angle of 42° 11' 08", a radius of 232.66 feet, a long chord of 167.46 feet bearing N 69° 43' 13" W; thence along said curve a distance of 171.30 feet; thence S 89° 11' 13" W, 33.71 feet 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 11 day of June, 1986.

Kenneth H. Bengtson  
Kenneth H. Bengtson, P.E.  
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 Civil Engineer's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as "WILLOWBEND SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Reserves B through N inclusive are platted for the construction and maintenance of public utilities, drainage, and open spaces and shall be owned and maintained by the Homeowners Association. Reserve A is platted for construction of a golf course, cart paths, recreation, construction and maintenance of public utilities, drainage, buffer zones, and open spaces and shall be owned and maintained by the Golf Course Association. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. The wall easement is hereby platted for the purpose of construction and maintenance of a private wall. All abutters rights of access to and from Rock Road over and across the west line of Reserve A "WILLOWBEND SECOND ADDITION" are hereby granted to the City of Wichita, Kansas. Minimum pad elevation on Lot 1 through 9 inclusive, Block 2 and Lots 22 through 27 inclusive, Block 3, shall be as indicated on the face of the plat.

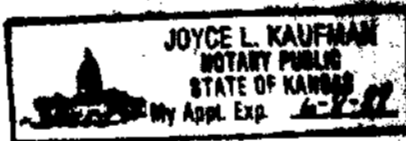
GOLF COURSES OF AMERICA, INC.

Frank A. Mills  
Frank A. Mills, President

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY )

Be it remembered that on this 11th day of June, 1986, before me a Notary Public in and for said State and County, came Golf Courses of America, Inc. by Frank A. Mills, President, 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.

Joyce L. Kaufman, Notary Public  
My Appointment Expires: June 8, 1988



We, the Bank Audi (USA), mortgagees on the above described property, do hereby consent to the plat of "WILLOWBEND SECOND ADDITION".

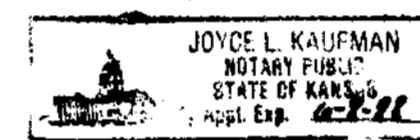
BANK AUDI (USA)

By: Phillip S. Frick  
Phillip S. Frick, Attorney-in-fact

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY )

Be it remembered that on this 11th day of June, 1986, before me a Notary Public in and for said State and County, came Phillip S. Frick, Attorney-in-fact, on behalf of Bank Audi (USA), 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.

Joyce L. Kaufman, Notary Public  
My Appointment Expires: June 8, 1988



\* 833938

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

Dated this 6th day of March, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

David Bayouth, Vice-Chairman

Michael E. Lindbeck, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 7th day of June, 1986.

Tony Casado, Mayor

Donald C. Gistic, City Clerk

Entered on transfer record this 22 day of September, 1986.

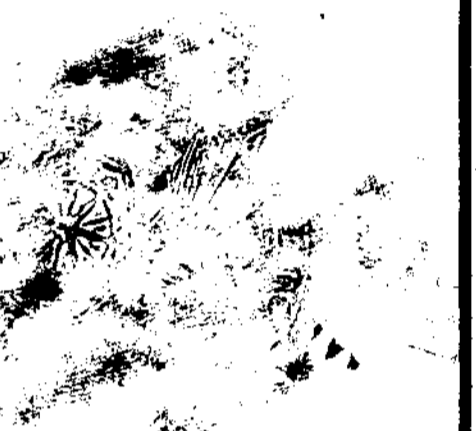
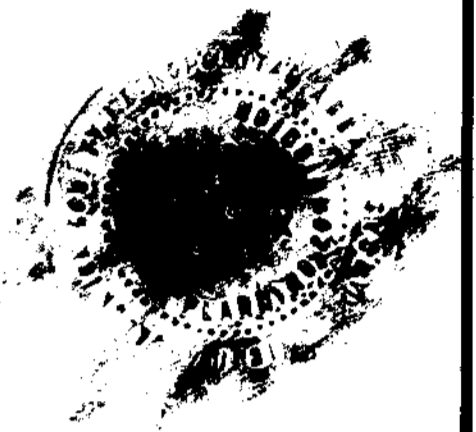
Don Wright, County Clerk

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY )

This is to certify that this instrument was filed for record in the Register of Deeds office this 22nd day of September, 1986.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

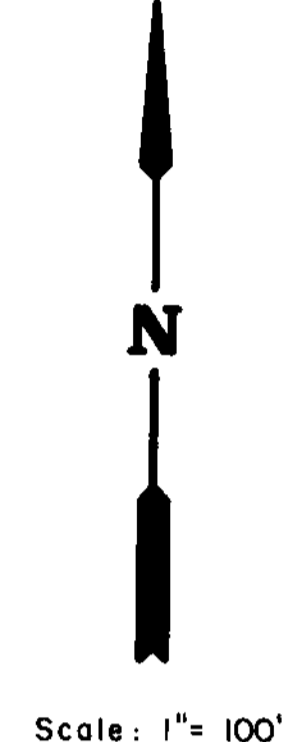
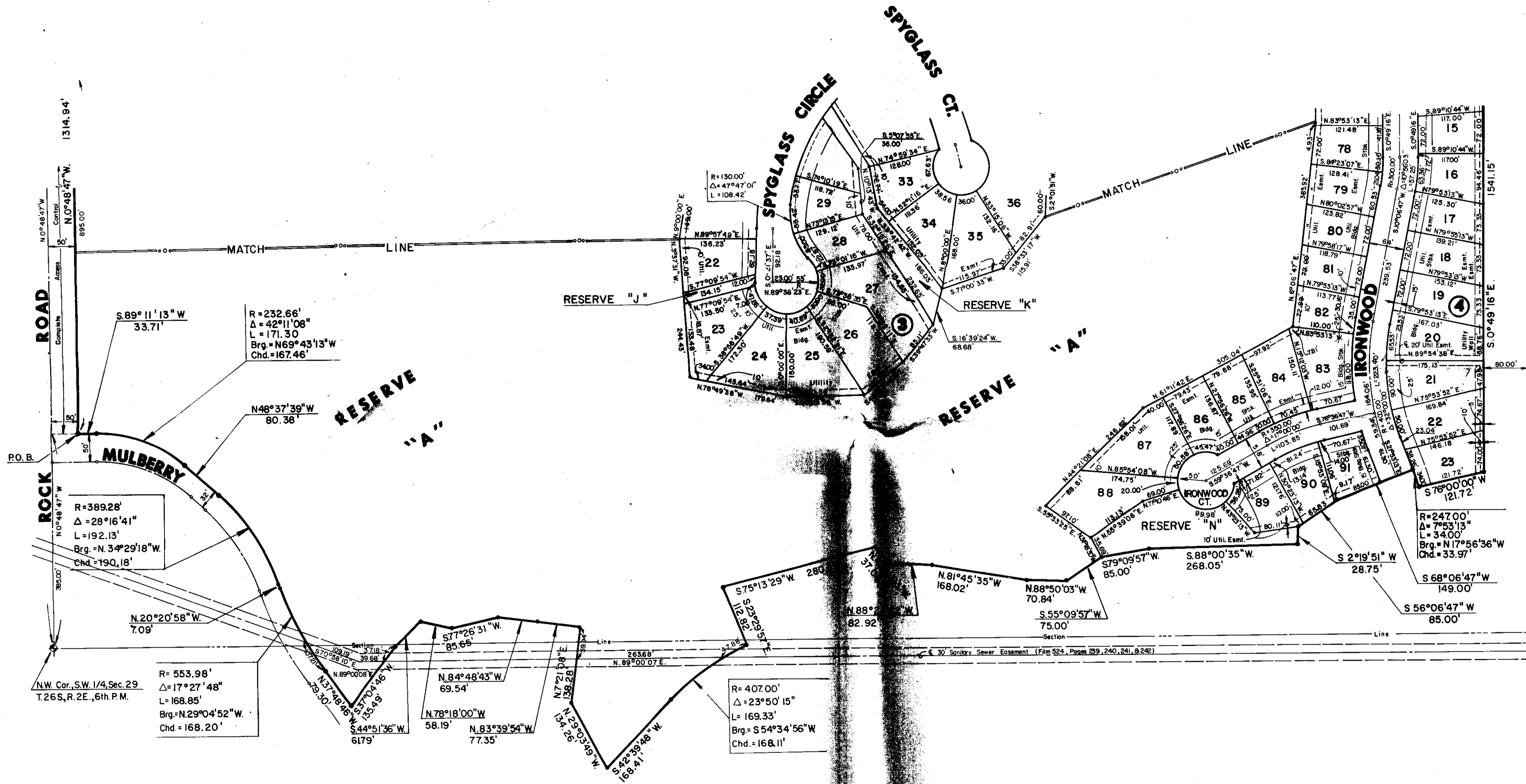


25.00

Copy of  
Recorded  
Tracings  
obtained  
5/13/89

# FINAL PLAT OF WILLOWBEND SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Scale: 1" = 100'

### LEGEND

• = Iron

Min. Pad Elevation = 189.00 (City Datum)  
1376.40 (USGS Datum)

Lots 1 through 9 inclusive, Block 2  
Lots 22 through 27 inclusive, Block 3

Center Section 29  
T.26S., R.2E., 6th P.M.

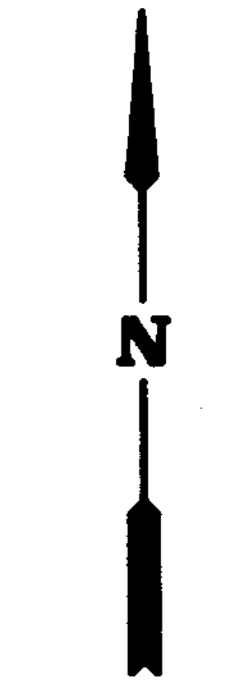
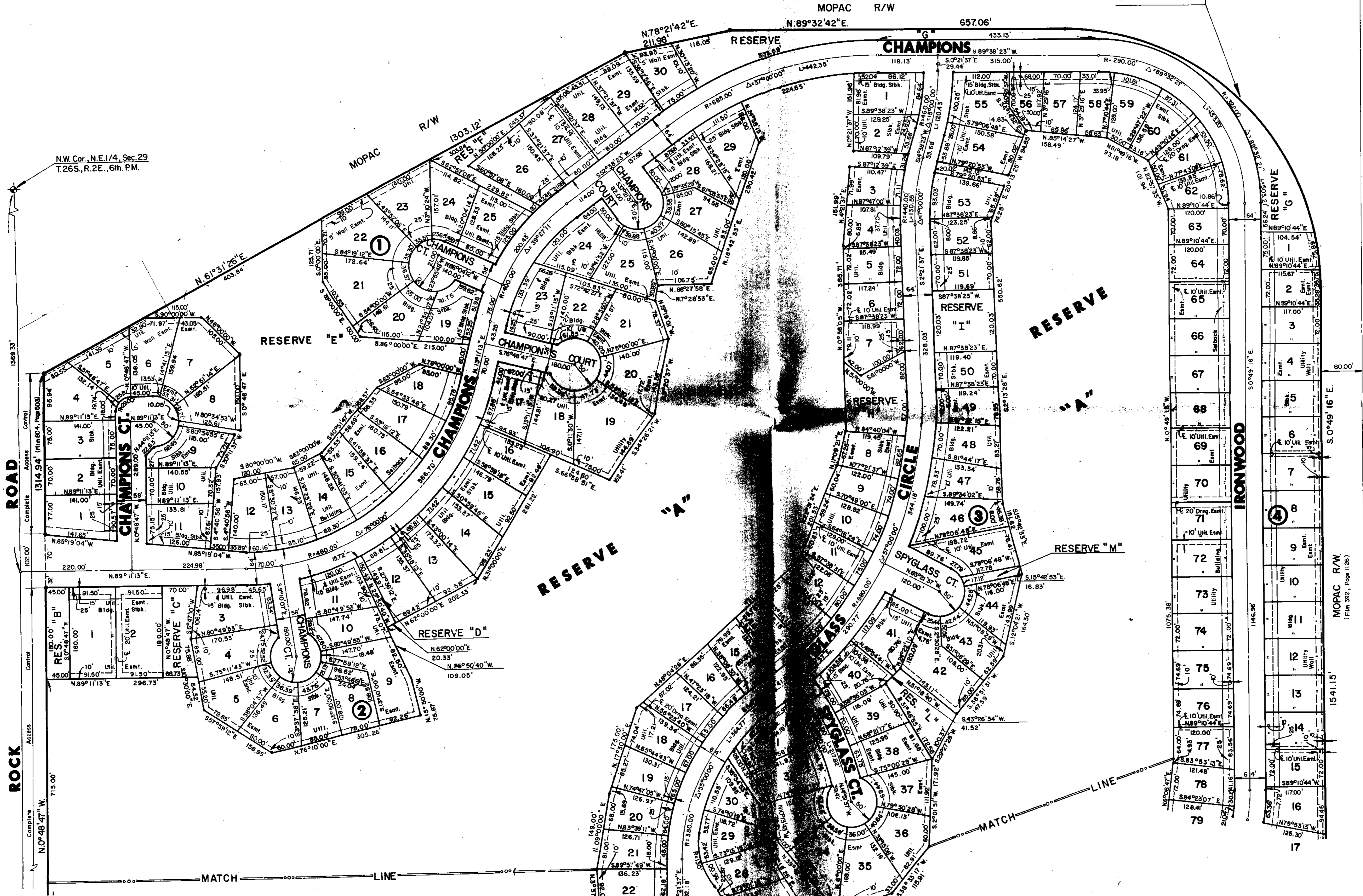
Copy of record drawings obtained 5/3/89

# FINAL PLAT OF WILLOWBEND SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N.E. Cor., NW 1/4, Sec. 29  
T.26S., R.2E., 6th. P.M.

R= 507.15'  
Δ= 89°38'02"  
L= 793.39'  
Brg.= S45°38'17"E.  
Chd.= 714.92'



Scale: 1" = 100'

### LEGEND

• = Iron

Min. Pod Elevation = 189.00 (City Datum)  
1376.40 (USGS Datum)

Lots 1 through 9 inclusive, Block 2  
Lots 22 through 27 inclusive, Block 3

MOPAC R/W  
(Plan 392, Page 1126)

Restated & Amended Declaration of Covenants, Conditions & Restrictions F833-211  
First Amendment " " " " F836-607  
F 924 3 780

- K. On the final plat tracing, the centerline of Mulberry Street, adjacent to Reserve "A", shall be labeled and a half-street right-of-way dimension provided.
- L. On the final plat tracing, the 25-foot building setback on Lots 89-91, Block 3 shall be labeled.
- M. On the final plat tracing, the west line of Lot 49, Block 3 shall be dimensioned.
- N. On the final plat tracing, the dimensioning and labeling discrepancy for the utility easement, centered between Lots 20 and 21, Block 4, shall be resolved (i.e., is this a 20-foot wide or a 10-foot wide easement?)
- O. On sheet 2 of the final plat tracing, the rear yard utility easement on Lots 22 thru 29 and Lots 33 thru 36, Block 3 shall be labeled.
- P. On the final plat tracing, Champions Court shall be labeled adjacent to Lots 24 thru 28, Block 2.
- Q. On the final plat tracing, dimensions shall be provided for the south line of Reserve D.
- R. On the final plat tracing, the minimum building pad elevations being established by this plat shall be referenced on the face of the plat as well as in the plat's text.
- S. On the final plat tracing, the northwesterly line of Lot 40, Block 3 shall be dimensioned.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the perimeters of the drainage reserves correct, what drainage improvements need to be guaranteed and are the proposed minimum building pad elevations correct?
- W. At the time of preliminary plat approval, a requirement was made for the submitting of a site plan which indicates the location and proposed width of the driveways planned to serve Lots 5, 8 and 22, Block 1; Lots 8 and 9, Block 2; Lot 42, Block 3; and Lot 88, Block 4. The representatives from City Engineering and Traffic Engineering should be prepared to comment on the status of these site plans. As stated at the time of preliminary plat review, it is doubted that standard width, residential driveways can be built to access these lots, given their limited curb frontage. A copy of the site plan shall be submitted for the plat file.

S/D No.: 85-100 Name: MULBERRY EAST 2ND ADDITION

Preliminary Approved: 11/21/85  
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

General Location: North of 37th Street North in an area east of Rock Road.  
Owner: Woodlawn Development Company, Inc., 151 North Main, Wichita, KS  
67202

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 117.5 Acres
  2. Number of Lots:
    - Residential: 173
    - Office:
    - Commercial:
    - Industrial:
    - Total: 173
  3. Minimum Lot Area: 8,000 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 any drainage improvements required by the platting of this property.
- E. The paving petition for Champions/Ironwood shall provide for a sidewalk on one side of this long, continuous 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 applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- 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. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. The final plat tracing shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way depicted for Rock Road adjacent to the west line of this plat. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated outright by this plat.