

SUBDIVISION REPORT

S/D 85-104 - MULBERRY EAST THIRD ADDITION

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10, Block 4 and Lot 10, Block 6. The representatives from City 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.

- DD. At the time of preliminary plat approval, a requirement was established for the submitting of drawings to both the City and Traffic Engineers' offices, which depict the geometrics of the proposed street pavement planned for the unusually shaped cul-de-sac rights-of-way (e.g., cul-de-sac serving Lots 25 thru 32, Block 1; cul-de-sac serving Lots 25 thru 32, Block 1; cul-de-sac serving Lots 7 thru 12, Block 4; and cul-de-sac serving Lots 35 thru 40, Block 1.) These drawings were to be submitted prior to filing a final plat. The representatives from the City Engineer's office and Traffic Engineering should be prepared to comment on the acceptability of the pavement geometrics.

S/D No.: 85-104 Name: MULBERRY EAST THIRD ADDITION

Preliminary Approved: 12/5/85
Scheduled S/D Meeting: 3/13/86

DESCRIPTION

General Location: At the northwest corner of Rock Road and 37th Street North.
Owner: Woodlawn Development Company, 151 N. Main, Suite 300, Wichita, KS 67202
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 112 Acres ±
 2. Number of Lots:
 - Residential: 197
 - Office:
 - Commercial:
 - Industrial:
 - Total: 197
 3. Minimum Lot Area: 8,400 Sq. Ft.
 4. Existing Zoning: "AA" & "LC"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of the proposed interior streets.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the construction of Rock Road to a standard equal to Rock Road's present condition at this location.
- F. As required by the City Sidewalk Ordinance and Section 8-103(B)(1)(b) of the Subdivision Regulations, the applicant shall guarantee the construction of a sidewalk on one side of all long, continuous streets. The streets affected by this requirement are: Jasmine/Oakmont from Sweet Bay to Rock Road and all of Sweet Bay. These sidewalks shall be guaranteed by including their construction in the associated street paving petition.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall obtain, by separate instrument, the off-site drainage easement required by the drainage plan for this property.
- I. The applicant shall obtain, by separate instrument, the off-site utility easements required to serve this property with sewer.
- J. The final plat tracing shall reference the recording information for the 50 feet of half-street right-of-way, which this final plat depicts as existing for Rock Road, adjacent to the southeast corner of this plat. The recording information for the realigned Rock Road right-of-way shall also be referenced on the face of the plat.
- K. This property is included within the perimeter of a zone case application (Z-2407) which requested "E" (light industrial) zoning. Since this property is now proposed for development of residential and recreational uses, the owner shall request that the old industrial zone change case be closed.
- L. Prior to this plat being submitted for scheduling before the Board of City Commissioners, the down-zoning case, required to change the existing "LC" zoning on this property to "AA" shall be completed.

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- M. 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.
- N. 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.
- O. On the final plat tracing, the 15-foot wide side yard building setback, from the adjacent side street, shall be labeled on Lots 9 and 36, Block 2.
- P. On the final plat tracing, the plat shall clarify if the utility easement on the front of Lots 23 thru 36, Block 2 is a 15-foot or 10-foot wide utility easement. The easement dimensions 15 feet, but is labeled 10 feet.
- Q. On the final plat tracing, the "Drive" suffix shall be deleted from the street name of Jasmine. The Drive suffix denotes a frontage road adjacent to a limited access highway.
- R. On the final plat tracing, the building setback lines on Lot 1, Block 1 and Lot 1, Block 7 may be omitted. If the applicant desires to plat these setbacks, they shall be labeled and dimensioned.
- S. On sheet one of the final plat tracing, Reserve B shall be labeled.
- T. On the final plat tracing, a 10-foot wide utility easement shall be indicated on the south 10 feet of Lots 8, 9 and 10, Block 7.
- U. On the final plat tracing, the centerlines of Rock Road and 37th Street North shall be labeled. On sheet two, a half-street right-of-way dimension shall be provided for Rock Road.
- V. On the final plat tracing, a front lot line dimension shall be provided for Lot 47, Block 2.
- W. On the final plat tracing, the minimum building pads required for this plat shall be referenced on the face of the plat.
- X. The final plat tracing shall correct the discrepancies between the bearings and distances indicated on the face of the plat and the engineer's text.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Z. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- AA. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- BB. At the time of preliminary plat approval, an addressing problem for Lots 1, 2, 3 and 4, Block 3 (shown as Block 7 on preliminary plat) was identified. A requirement was made for the applicant to meet with Central Inspection, prior to filing a final plat, in order to be sure that the affected lots can be properly addressed. The applicant's agent shall be prepared to advise the Committee of their discussion with Central Inspection regarding street addresses for Block 3.
- CC. 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 28, 31, 37 and 38, Block 1; Lots 9 and

WILLOWBEND THIRD 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 THIRD 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 Southeast Quarter, Section 30, Township 26 South, Range 2 East of the 6th P.M., more particularly described as follows:

Commencing from the Southeast corner of said Southeast Quarter; thence N 00° 44' 15" W, 623.77 feet along the East line of said Southeast Quarter; thence S 89° 15' 45" W, 50.00 feet to the point of beginning; thence S 89° 15' 45" W, 131.21 feet to a point on a curve to the right; thence 499.10 feet along said curve having a central angle of 53° 40' 10", a radius of 532.82 feet, and a long chord of 481.05 feet bearing S 62° 28' 07" W; thence S 89° 18' 12" W, 120.07 feet to a point on a curve to the left; thence 148.02 feet along said curve having a central angle of 16° 51' 38", a radius of 503.00 feet, and a long chord of 147.49 feet bearing S 80° 52' 23" W; thence S 72° 26' 34" W, 536.18 feet; thence S 00° 41' 48" E, 129.35 feet; thence S 45° 41' 48" E, 70.71 feet; thence S 89° 18' 12" W, 280.00 feet; thence N 44° 18' 12" E, 79.36 feet; thence N 00° 41' 48" W, 104.44 feet to a point on a curve to the right; thence 1029.31 feet along said curve having a central angle of 116° 52' 12", a radius of 504.62 feet, and a long chord of 859.92 feet, bearing N 24° 04' 38" W to a point on a curve to the left; thence 212.76 feet along said curve having a central angle of 32° 14' 33", a radius of 378.08 feet, and a long chord of 209.96 feet, bearing N 68° 15' 17" W; thence N 74° 00' 43" W, 69.59 feet; thence S 89° 18' 12" W, 480.00 feet to a point on the West line of said Southeast Quarter; thence N 00° 46' 25" W, 1542.58 feet along the West line of said Southeast Quarter to the Northwest corner of said Southeast Quarter; thence N 89° 09' 00" E, 2558.47 feet along the North line of said Southeast Quarter to a point on a curve to the right; thence 169.69 feet along said curve having a central angle of 10° 28' 36", a radius of 928.00 feet, and a long chord of 169.45 feet, bearing S 20° 47' 10" W; thence S 26° 01' 28" W, 194.36 feet to a point on a curve to the left; thence 561.72 feet along said curve having a central angle of 44° 30' 54", a radius of 723.00 feet, and a long chord of 547.70 feet, bearing S 03° 46' 01" W; thence S 18° 29' 26" E, 502.99 feet to a point on a curve to the right; thence 500.41 feet along said curve having a central angle of 17° 45' 11", a radius of 1615.00 feet, and a long chord of 498.41 feet, bearing S 09° 36' 51" E to a point 50.00 feet West of the East line of said Southeast Quarter; thence S 00° 44' 15" E, 177.05 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 _____ day of _____, 1986.

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 THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Reserves B, C, D, E, F, G, and H, are platted for the construction and maintenance of public utilities, a screen wall, 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. All abutters rights of access to and from Rock Road over and across the east line of Reserve A and Reserve B "WILLOWBEND THIRD ADDITION" are hereby granted to the City of Wichita, Kansas. Minimum pad elevation on Lots 26 through 31 inclusive, Block 1 and Lots 14 through 27 inclusive, Block 2, and Lots 4 through 10 inclusive, Block 4, shall be as indicated on the face of the plat.

GOLF COURSES OF AMERICA, INC.

Frank A. Mills, President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came Golf Courses of America, Inc. by Frank A. Mills, President, 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, the Bank Audi (USA), mortgagees on the above described property, do hereby consent to the plat of "WILLOWBEND THIRD ADDITION".

BANK AUDI (USA)

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

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 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.

_____, Notary Public

My Appointment Expires: _____

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

Dated this _____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Vice-Chairman
David Bayouth

_____, Secretary
Michael E. Lindebak

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

_____, Mayor
Tony Casado

_____, City Clerk
Donald C. Gistick

Entered on transfer record this _____ day of _____, 1986.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

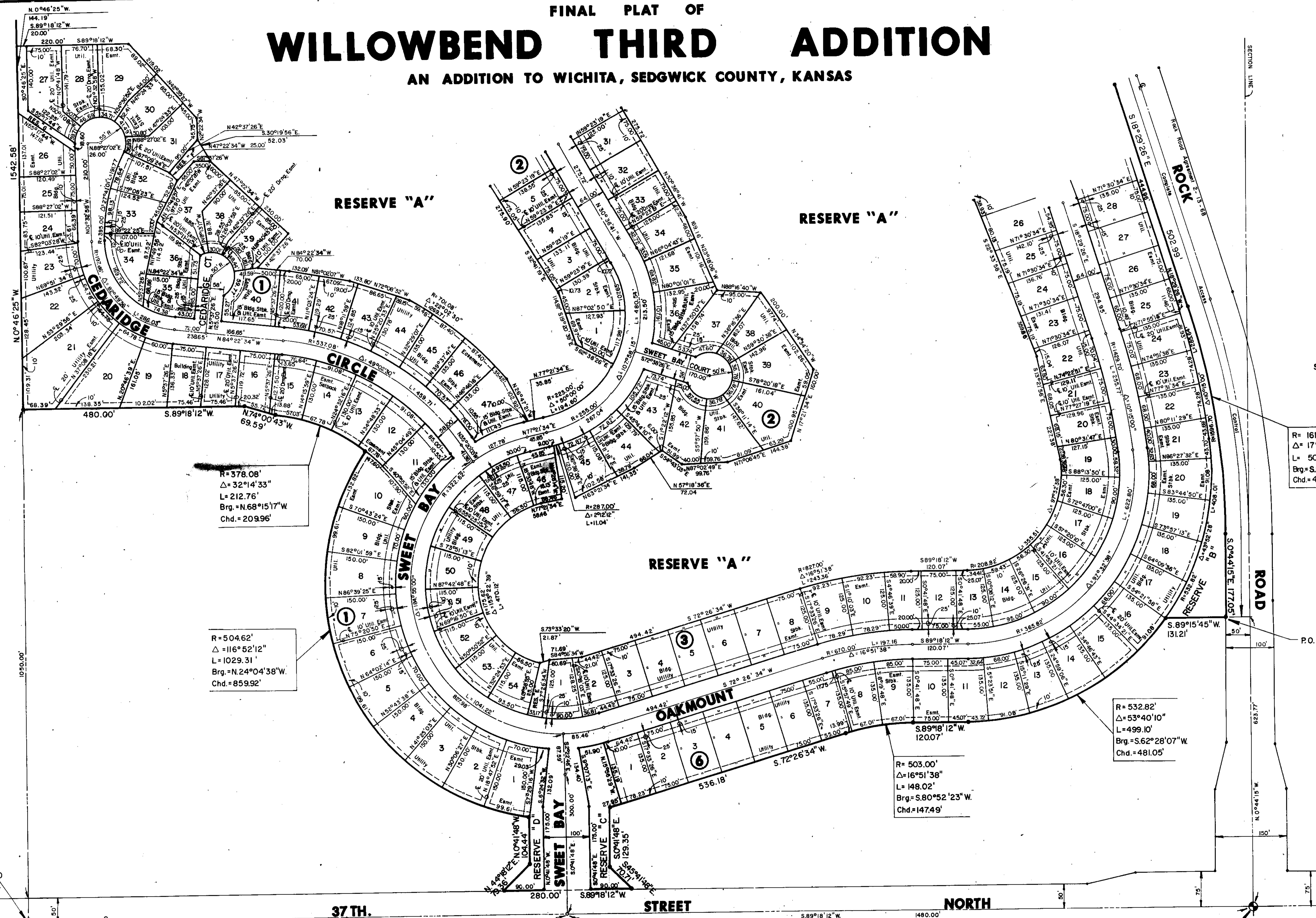
This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1986.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

FINAL PLAT OF WILLOWBEND THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



$R = 378.08'$
 $\Delta = 32^\circ 14' 33''$
 $L = 212.76'$
 $Brg. = N.68^\circ 15' 17'' W.$
 $Chd. = 209.96'$

$R = 504.62'$
 $\Delta = 116^\circ 52' 12''$
 $L = 1029.31'$
 $Brg. = N.24^\circ 04' 38'' W.$
 $Chd. = 859.92'$

$R = 532.82'$
 $\Delta = 53^\circ 40' 10''$
 $L = 499.10'$
 $Brg. = S.62^\circ 28' 07'' W.$
 $Chd. = 481.05'$

$R = 503.00'$
 $\Delta = 16^\circ 51' 38''$
 $L = 148.02'$
 $Brg. = S.80^\circ 52' 23'' W.$
 $Chd. = 147.49'$

$R = 1615.00'$
 $\Delta = 17^\circ 45' 11''$
 $L = 500.41'$
 $Brg. = S.9^\circ 36' 51'' E.$
 $Chd. = 498.41'$

Scale: 1" = 100'

LEGEND

• = Iron

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

S.E. Corner, Sec. 30
T.26S., R.2E., 6th P.M.

37 TH. STREET

OAKMOUNT STREET

NORTH

SECTION LINE

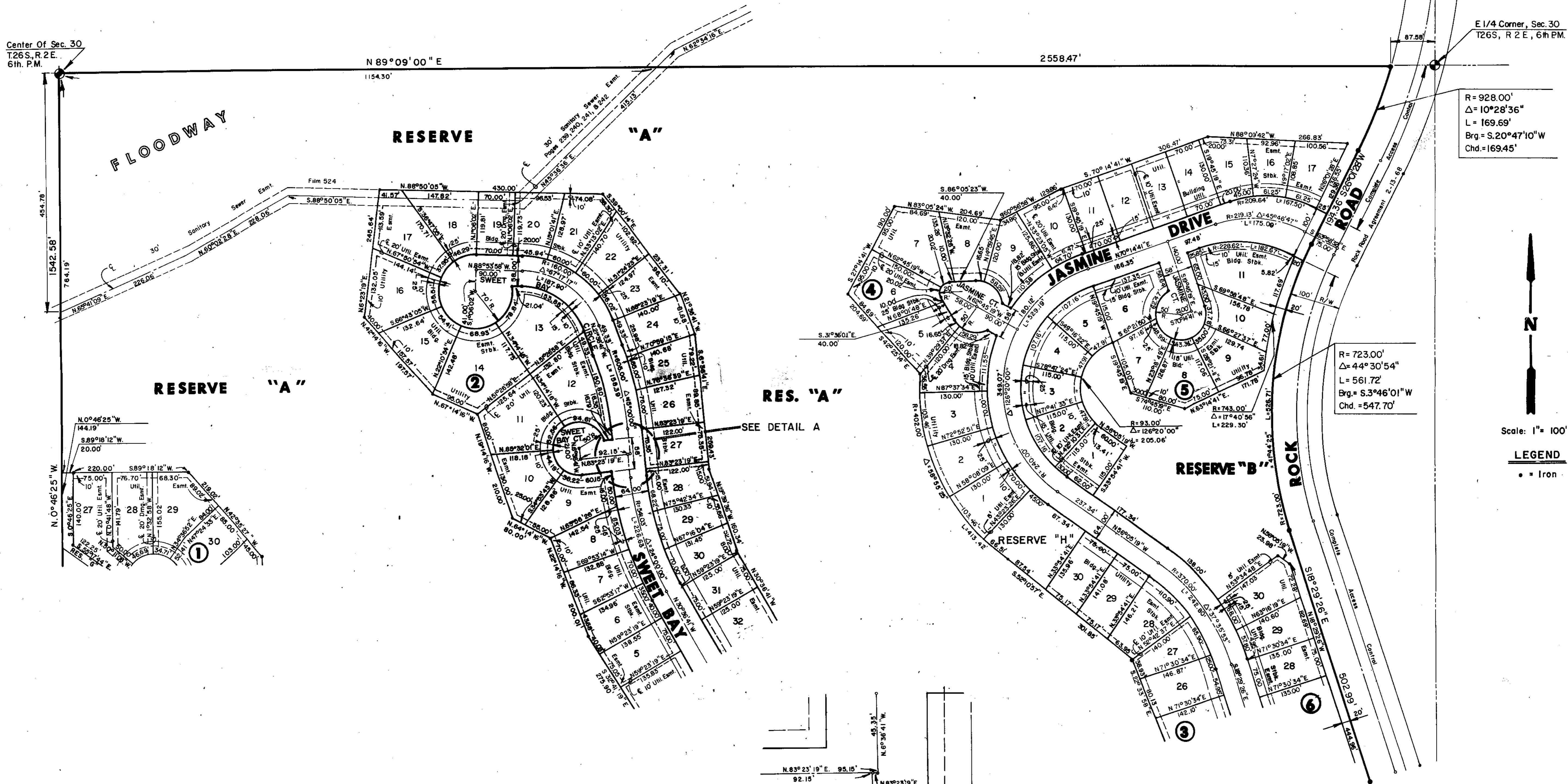


FINAL PLAT OF WILLOWBEND THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

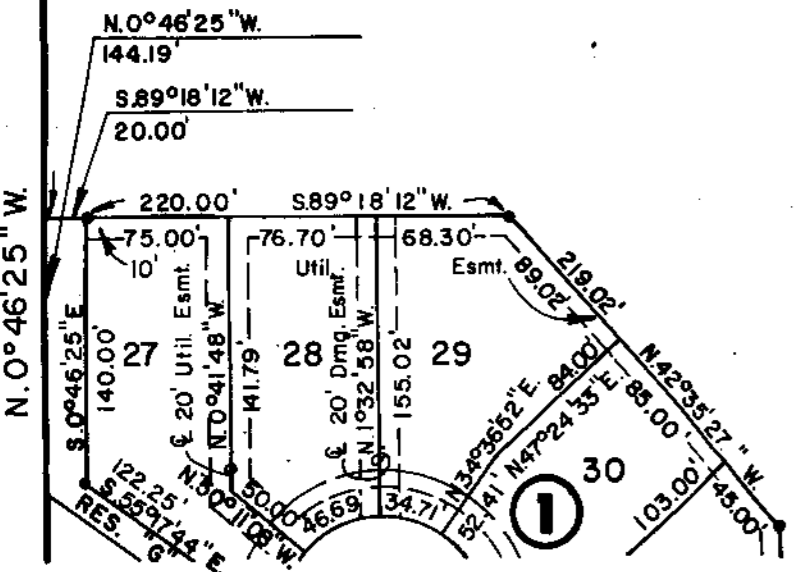
Center Of Sec. 30
T.26S., R.2E.
6th. P.M.

E 1/4 Corner, Sec. 30
T26S, R 2 E, 6th PM.



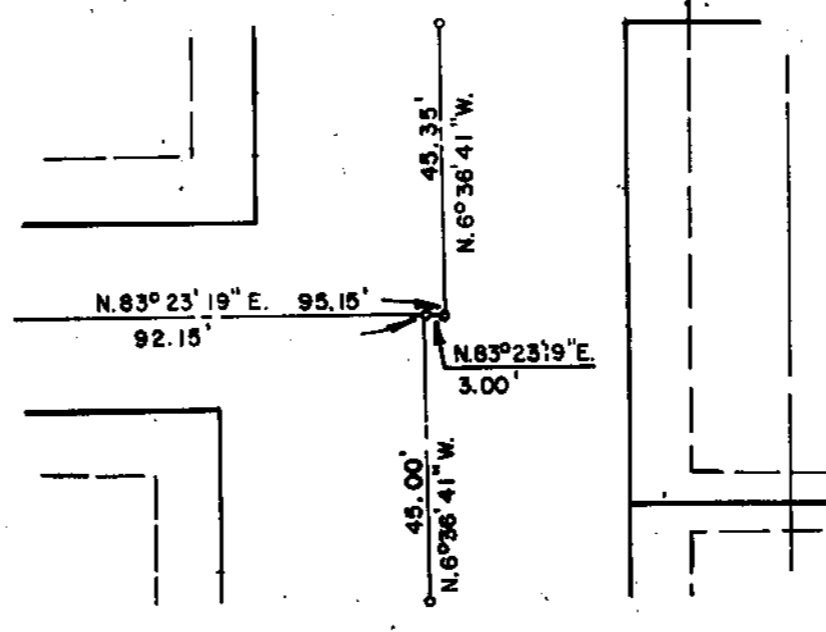
R = 928.00'
Δ = 10°28'36"
L = 169.69'
Brg. = S.20°47'10"W
Chd. = 169.45'

R = 723.00'
Δ = 44°30'54"
L = 561.72'
Brg. = S.3°46'01"W
Chd. = 547.70'



RES. "A"

SEE DETAIL A



Scale: 1" = 100'

LEGEND
• = Iron

March 20, 1986

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

Re: S/D 85-104 - Final Plat of Mulberry East Third Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 20, 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 March 14, 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 plattor.
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, 151 N. Main, Suite 300, Wichita, KS
67202
Mike Lindebak, City Engineer