

- L. 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.
- M. On the final plat tracing, the centerline of adjacent Shefford Street shall be labeled adjacent to the east line of this plat. A half-street right-of-way dimension shall also be provided.
- 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 Board of City Commissioners.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 86-36      Name: GOLDEN HILLS 2ND ADDITION

Preliminary Approved: 4/24/86  
Scheduled S/D Meeting: 5/8/86

DESCRIPTION

General Location: At the northeast corner of Golden Hills and Cindy.  
Owner: Sunrise Enterprises, Ltd., Attn: H. William Solt, P.O. Box 668,  
Goddard, KS 67052  
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 33.4 Acres +
2. Number of Lots:
  - Residential: 114
  - Office:
  - Commercial:
  - Industrial:
  - Total: 114
3. Minimum Lot Area: 6,300 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee the removal of the existing structures which encroach into the utility easements and street rights-of-way being granted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The Golden Hills street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- H. The applicant is advised that, if permanent recreational facilities (e.g., swimming pools, club houses, etc.) are planned to be constructed within the reserve being platted, the affected reserve should not be platted as blanket utility and drainage easements.
- I. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- J. Since Reserve A is being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, the authority to maintain the drainage reserve 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.
- K. The applicant shall obtain, by separate instrument, the off-site, 10-foot wide utility easement adjacent to the westerly line of Lots 1 thru 6, Block 3 and Lot 1, Block 1.

# GOLDEN HILLS 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5-8-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5-9-86



STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

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 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND A RESERVE, THE SAME BEING DESCRIBED AS: BEGINNING AT A POINT IN THE EAST LINE AND 2258.14 FEET NORTH OF THE S.E. CORNER, S.W. 1/4, SECTION 18, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE BEARING S2°00'42"E ALONG SAID EAST LINE A DISTANCE OF 67.24 FEET TO A POINT IN THE NORTH LINE OF LOT 1, BLOCK 3, GOLDEN HILLS ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S87°59'18"W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 144.49 FEET; THENCE BEARING S58°54'53"W A DISTANCE OF 64.00 FEET TO A POINT ON A CURVE TO THE RIGHT ON THE WEST R/W LINE OF SHEFFORD STREET, HAVING A RADIUS OF 51.00 FEET AND A CHORD OF 25.60 FEET BEARING S16°32'54"E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°04'25" AN ARC DISTANCE OF 25.88 FEET; THENCE BEARING S2°00'42"E ALONG THE WEST R/W LINE OF SHEFFORD STREET A DISTANCE OF 704.79 FEET TO A POINT IN THE NORTH LINE OF BLOCK 1, IN SAID GOLDEN HILLS ADDITION; THENCE BEARING S82°50'56"W ALONG SAID NORTH LINE A DISTANCE OF 142.56 FEET; THENCE BEARING S61°41'33"W ALONG SAID NORTH LINE A DISTANCE OF 210.04 FEET; THENCE BEARING S28°18'26"E ALONG THE WEST LINE OF LOT 1 IN SAID BLOCK 1 A DISTANCE OF 105.00 FEET TO A POINT IN NORTH R/W LINE OF CINDY STREET; THENCE BEARING S61°41'33"W ALONG SAID NORTH R/W LINE A DISTANCE OF 706.00 FEET TO A POINT IN THE WEST R/W LINE OF GOLDEN HILLS STREET; THENCE BEARING N28°18'27"W A DISTANCE OF 816.00 FEET; THENCE BEARING N61°41'33"E A DISTANCE OF 171.00 FEET; THENCE BEARING N28°18'27"W A DISTANCE OF 362.75 FEET; THENCE BEARING N3°13'01"W A DISTANCE OF 284.00 FEET; THENCE BEARING N86°46'59"E A DISTANCE OF 1357.26 FEET; THENCE BEARING S2°08'23"E A DISTANCE OF 75.58 FEET; THENCE BEARING S79°22'29"E A DISTANCE OF 131.64 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 LOTS, BLOCKS, STREETS AND A RESERVE, THE SAME TO BE KNOWN AS GOLDEN HILLS 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 8 THROUGH 20, BLOCK 1, GOLDEN HILLS 2ND ADDITION HOME OWNERS ASSOCIATION, AND SHALL BE RESERVED FOR DRAINAGE, OPEN SPACE, EASEMENT CROSSING AND NONPERMANENT RECREATIONAL FACILITIES. MINIMUM PAD ELEVATIONS REQUIRED AS FOLLOWS: IN BLOCK 1 - LOTS 17 THROUGH 20 INCLUSIVE. ELEVATION = 1331 MSL

OWNER: SUNRISE ENTERPRISES, LTD.

H. WILLIAM SOLT PRESIDENT

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

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 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

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-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

\_\_\_\_\_, CHAIRMAN  
WILLIAM J. GOEBEL  
\_\_\_\_\_, 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 \_\_\_\_\_ W., ON THIS \_\_\_\_\_ DAY OF 1986.

\_\_\_\_\_, REGISTER OF DEEDS  
PAT KETTLER  
\_\_\_\_\_, DEPUTY  
ED RESA

S.E. Cor. S.W. 1/4 Sec. 18,  
127S, R1W of the 6th P.M.

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

May 15, 1986

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

Re: S/D 86-36 - Final Plat of Golden Hills 2nd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 15, 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 May 9, 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 platator.
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: Sunrise Enterprises, Ltd., Attn: H. William Solt, P.O. Box 668,  
Goddard, KS 67052  
Mike Lindebak, City Engineer