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RESOLUTION NO. 07-112

RESOLUTION OF FINDINGS OF ADVISABILITY AND RESOLUTION AUTHORIZING CONSTRUCTING PAVEMENT ON FLUTTER LANE/24TH STREET, FROM THE NORTH LINE OF 21ST STREET TO THE WEST LINE OF LOT 1, BLOCK 2; PAVING BOXTHORN, FROM THE EAST LINE OF FLUTTER LANE/24TH STREET TO THE EAST LINE OF LOT 2, BLOCK 3; PAVING CAMDEN CHASE, FROM THE EAST LINE OF FLUTTER LANE/24TH TO THE EAST LINE OF LOT 2, BLOCK 4; PAVING CHELMSFORD/CAMDEN CHASE/GRAYSTONE, FROM THE SOUTH LINE OF FLUTTER LANE/24TH STREET TO THE NORTH LINE OF LOT 38, BLOCK 1; PAVING CHELMSFORD CIRCLE, FROM THE SOUTH LINE OF CHELMSFORD TO AND INCLUDING THE CUL-DE-SAC SERVING LOTS 16 THROUGH 24, BLOCK 1; AND PAVING CAMDEN CHASE COURT, FROM THE NORTH LINE OF CAMDEN CHASE TO AND INCLUDING THE CUL-DE-SAC SERVING LOTS 8 THROUGH 19, BLOCK 2; SIDEWALK TO BE CONSTRUCTED ON ONE SIDE OF GRAYSTONE, CAMDEN CHASE, 24TH STREET, FLUTTER LANE, AND CHELMSFORD (NORTH OF 21ST, WEST OF 159TH ST. EAST) 472-84505 IN THE CITY OF WICHITA, KANSAS, PURSUANT TO FINDINGS OF ADVISABILITY MADE BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, THAT THE FOLLOWING FINDINGS AS TO THE ADVISABILITY OF AUTHORIZING CONSTRUCTING PAVEMENT ON FLUTTER LANE/24TH STREET, FROM THE NORTH LINE OF 21ST STREET TO THE WEST LINE OF LOT 1, BLOCK 2; PAVING BOXTHORN, FROM THE EAST LINE OF FLUTTER LANE/24TH STREET TO THE EAST LINE OF LOT 2, BLOCK 3; PAVING CAMDEN CHASE, FROM THE EAST LINE OF FLUTTER LANE/24TH TO THE EAST LINE OF LOT 2, BLOCK 4; PAVING CHELMSFORD/CAMDEN CHASE/GRAYSTONE, FROM THE SOUTH LINE OF FLUTTER LANE/24TH STREET TO THE NORTH LINE OF LOT 38, BLOCK 1; PAVING CHELMSFORD CIRCLE, FROM THE SOUTH LINE OF CHELMSFORD TO AND INCLUDING THE CUL-DE-SAC SERVING LOTS 16 THROUGH 24, BLOCK 1; AND PAVING CAMDEN CHASE COURT, FROM THE NORTH LINE OF CAMDEN CHASE TO AND INCLUDING THE CUL-DE-SAC SERVING LOTS 8 THROUGH 19, BLOCK 2; SIDEWALK TO BE CONSTRUCTED ON ONE SIDE OF GRAYSTONE, CAMDEN CHASE, 24TH STREET, FLUTTER LANE, AND CHELMSFORD (NORTH OF 21ST, WEST OF 159TH ST. EAST) 472-84505 IN THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE TO-WIT:

SECTION 1. That it is necessary and in the public interest to authorize constructing pavement on Flutter Lane/24th Street, from the north line of 21st Street to the west line of Lot 1, Block 2; paving Boxthorn, from the east line of Flutter Lane/24th Street to the east line of Lot 2, Block 3; paving Camden Chase, from the east line of Flutter Lane/24th to the east line of Lot 2, Block 4; paving Chelmsford/Camden Chase/Graystone, from the south line of Flutter Lane/24th Street to the north line of Lot 38, Block 1; paving Chelmsford Circle, from the south line of Chelmsford to and including the cul-de-sac serving Lots 16 through 24, Block 1; and paving

Camden Chase Court, from the north line of Camden Chase to and including the cul-de-sac serving Lots 8 through 19, Block 2; sidewalk to be constructed on one side of Graystone, Camden Chase, 24th Street, Flutter Lane, and Chelmsford (north of 21st, west of 159th St. East) 472-84505.

Said pavement shall be constructed of the material in accordance with plans and specifications provided by the City Engineer.

SECTION 2. That the cost of said improvements provided for in Section 1 hereof is estimated to One Million Sixty Thousand Dollars (\$1,060,000) exclusive of the cost of interest on borrowed money, with 100 percent payable by the improvement district. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1 percent per month from and after January 1, 2007 exclusive of the costs of temporary financing.

SECTION 3. That all costs of said improvements attributable to the improvement district, when ascertained, shall be assessed against the land lying within the improvement district described as follows:

MONARCH LANDING ADDITION

- Lots 1 through 39, Block 1
- Lots 1 through 20, Block 2
- Lots 1 and 2, Block 3
- Lots 1 and 2, Block 4
- Lots 1 through 5, Block 5

UNPLATTED RESIDENTIAL TRACT 1

A tract of land lying in the Southeast Quarter, Section 1, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

BEGINNING at the northwest corner of said Southeast Quarter; thence along the north line of said Southeast Quarter on a Kansas coordinate system 1983 south zone bearing of N88°59'39"E, 1326.81 feet to the northeast corner of the Northwest Quarter of said Southeast Quarter; thence along the east line of said Northwest Quarter S00°36'16"E, 666.12 feet; thence N88°58'22"E, 394.95 feet; thence S00°33'44"E, 416.71 feet to the northeast most corner of Monarch Landing Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the northerly lines of said addition for the next fifteen (15) courses S88°58'38"W, 174.66 feet to a point on a non-tangent curve to the right; thence along said curve to the right 30.31 feet a non-tangent curve to the left, said curve to the right having a central angle of 06°06'51", a radius of 284.00 feet, and a long chord distance of 30.29 feet, bearing S29°47'38"W; thence along said non-tangent curve to the left 172.37 feet, said curve having a central angle of 47°42'35", a radius of 207.00 feet, and a long chord distance of 167.43 feet, bearing N67°10'05"W; thence S88°58'38"W, 150.93 feet to a point on a curve to the right; thence along said curve 99.89 feet to a reverse curve, said curve to the right having a central angle of 34°04'00", a radius of 168.00 feet, and a long chord distance of 98.42 feet, bearing N73°59'22"W; thence along said reverse curve 68.86 feet, said curve having a

central angle of $10^{\circ}19'44''$, a radius of 382.00 feet, and a long chord distance of 68.77 feet, bearing $N62^{\circ}07'14''W$; thence $S22^{\circ}42'54''W$, 205.21 feet; thence $N78^{\circ}05'00''W$, 28.19 feet; thence $N81^{\circ}17'26''W$, 356.43 feet; thence $N47^{\circ}16'53''W$, 130.00 feet; thence $S33^{\circ}57'08''W$, 258.36 feet; thence $S87^{\circ}29'14''W$, 148.05 feet to a point on a non-tangent curve to the left; thence along said curve 22.52 feet, said curve having a central angle of $01^{\circ}39'00''$, a radius of 782.00 feet, and a long chord distance of 22.52 feet, bearing $N04^{\circ}11'07''W$; thence $S84^{\circ}59'23''W$, 64.00 feet; thence $S89^{\circ}27'44''W$, 158.74 feet to the northwest most corner of said Monarch Landing Addition being coincident with the west line of the said Northwest Quarter of said Southeast Quarter; thence along said west line $N00^{\circ}32'15''W$, 1207.01 feet to the POINT OF BEGINNING.

TOGETHER WITH,

BEGINNING at the northeast corner of Lot 1, Block 5, Monarch Landing Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the north line of the Southeast Quarter of said Southeast Quarter on a Kansas coordinate system 1983 south zone bearing of $N88^{\circ}56'59''E$, 806.11 feet to a point lying 60.00 feet west of the northeast corner of said Southeast Quarter of said Southeast Quarter; thence parallel with and 60.00 feet west of the east line of said Southeast Quarter, $S00^{\circ}38'46''E$, 677.26 feet; thence $S88^{\circ}55'31''W$, 730.00 feet; thence $S01^{\circ}04'29''E$, 275.00 feet; thence $S88^{\circ}55'31''W$, 354.03 feet; thence $N37^{\circ}18'14''W$, 106.46 feet to point on an easterly line of said Monarch Landing Addition said point being on a curve to the left; thence along the easterly lines of said addition for the remaining nine (9) courses; thence along said curve to the left 182.95 feet to a reverse curve, said curve to the left having a central angle of $50^{\circ}23'40''$, a radius of 208.00 feet, and a long chord distance of 177.11 feet, bearing $N28^{\circ}48'47''E$; thence along said reverse curve 102.66 feet, said curve having a central angle of $15^{\circ}59'03''$, a radius of 368.00 feet, and a long chord distance of 102.33 feet, bearing $N11^{\circ}36'28''E$; thence $S87^{\circ}42'19''E$, 128.47 feet; thence $S73^{\circ}24'04''E$, 97.51 feet; thence $N16^{\circ}46'34''E$, 120.09 feet to a point on a non-tangent curve to the right; thence along said curve 16.60 feet, said curve having a central angle of $01^{\circ}47'51''$, a radius of 529.00 feet, and a long chord distance of 16.60 feet, bearing $N76^{\circ}07'04''W$; thence $N14^{\circ}46'52''E$, 58.00 feet; thence $N01^{\circ}03'01''W$, 280.20 feet; thence $S88^{\circ}58'38''W$, 22.83 feet; thence $N01^{\circ}01'22''W$, 64.00 feet; thence $N01^{\circ}03'01''W$, 131.86 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 2,300,763 square feet or 52.82 acres of land, more or less.

SECTION 4. That the method of apportioning all costs of said improvements attributable to the improvement district to the owners of land liable for assessment therefore shall be on a fractional basis.

That the method of assessment of all costs of the improvement for which the improvement district shall be liable shall be on a fractional basis. The fractional shares provided for herein have been determined on the basis of equal shares being assessed to lots or parcels of substantially comparable size and/or value: Lots 1 through 38, Block 1; Lots 1 through 20, Block 2; Lots 1 and 2, Block 3; Lot 1 and 2, Block 4; and Lots 1 through 5, Block 5; MONARCH LANDING ADDITION, shall each pay 103/10,000 of the total cost payable by the improvement district.

Lots 39, Block 1; MONARCH LANDING ADDITION, shall pay 1856/10,000 of the total cost payable by the improvement district. The UNPLATTED RESIDENTIAL TRACT 1 shall pay 1243/10,000 of the total cost payable by the improvement district.

In the event all or part of the lots or parcels in the improvement district are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

SECTION 5. That payment of said assessments may indefinitely be deferred as against those property owners eligible for such deferral available through the Special Assessment Deferral Program.

SECTION 6. That the City Engineer shall prepare plans and specifications for said improvement and a preliminary estimate of cost therefore, which plans, specifications, and a preliminary estimate of cost shall be presented to this Body for its approval.

SECTION 7. Whereas, the Governing Body of the City, upon examination thereof, considered, found and determined the Petition to be sufficient, having been signed by the owners of record, whether resident or not, of more than Fifty Percent (50%) of the property liable for assessment for the costs of the improvement requested thereby; the advisability of the improvements set forth above is hereby established as authorized by K.S.A. 12-6a01 et seq., as amended.

SECTION 8. Be it further resolved that the above-described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION 9. That the City Clerk shall make proper publication of this resolution, which shall be published once in the official City paper and which shall be effective from and after said publication.

ADOPTED at Wichita, Kansas, February 13, 2007.

CARLOS MAYANS, MAYOR

ATTEST:

KAREN SUBLETT, CITY CLERK

(SEAL)