

(Book 1) 5352
5354

PLAT NO. S/D 76-24 MAP NO. Y-3-D & X-3-C

NAME RIOVISTA ESTATES

Box 76-2

LOCATION: East side of Meridian between 55th Street
North and the Little Arkansas River

ENGINEER Oblinger-Smith Corp. (Gary Wiley)

OWNER James A. Catron, Jr.

APPLICATION FILED 3-24-76

SKETCH PLAT FILED 3-24-76

S/D (Sketch) 4-22-76 - approved

PRELIMINARY FILED 5-24-76

S/D ACTION 6-3-76 approved.

FINAL FILED 6-23-76

S/D ACTION 7-1-76 approved

MAPC ACTION 7-8-76 Approved as recorded

BCC ACTION 11-23-76 Approved

RECORDED December 7, 1976

REMARKS _____

S/D 76-24 - RIVISTA ESTATES -
generally located on the east
side of Meridian between 55th St.
North and the Little Arkansas
River, by Oblinger-Smith Corp.

7-8-76

Approved on
Recommended

11-22-76

Approved
~~B.C.C./B.P.C.~~

7-1-76

approved

S/D (final)

(Book 1)

Map No. Y-3-D & X-3-C also 5354
Sec. No. 18 & 7
Twp. No. 26S
Range 1E

Subdivision Report and Progress

S/D No.: 76-24

Name: RIOVISTA ESTATES

General Location: East side of Meridian between 55th Street North and the Little Arkansas River

Owner: James A. Catron, Jr.

Address: 3246 N. Clarence, 67204 Phone: 838-3256

Subdivider: Same Phone: _____

Address: _____ Phone: _____

Engineer/Surveyor: Oblinger-Smith Corp. (Gary Wiley)

Address: 625 First National Bank Bldg. 67202 Phone: 262-0451

BAUGHMAN CO., 330 LAHARA 262-7271

Application Received 3-24-76

Conf. with Applicant _____

Sketch Plat Received 3-24-76

Present Zoning "R-1"

Proposed Zoning "R-1"

Letter of Intent _____

S/D (Sketch) 4-22-76 - approved

PREL. PLAT RECEIVED 5-24-76

S/D Comm. Action 6-3-76 approve

Dept. Report on Prel. 6-9-76

TRACING PROGRESS:

Received _____

Released _____

Received _____

Released _____

FINAL PLAT RECEIVED 6-23-76

S/D Comm. Action 7-1-76 approved

Dept. Report on Final 7-2-76

M.A.P.C. ACTION 7-8-76 approved

Dept. Report on Final 7-2-76

Letter on Irons Received N/A

Title/Taxes Rec'd & Reviewed 11-10-76

Final Review 11-22-76

Referral to B.C.C. 11-15-76

B.C.C. ACTION 11-23-76 approved

Recorded December 7, 1976

RIO VISTA ESTATES

Kechi Township

USD #262

Comments:

4-2 Sellers: no sewer available

4-5 Mitchell: no comments

4-7 Mitchell: see memo

11-22-76 Kardon notified that



REGISTER OF DEEDS
EDG WICK COUNTY, KANSAS

filed for record on December 7, 1976
ADDITION was
Letter J. McCall
Register of Deeds

S/D 76-24 n
no zone case
B
12-9-76

T9-328

T9-302 (2)

REGISTERED MAIL - LOS ANGELES
LOGAN ON - MEMPHIS, TX U. S. A.

(Book 1)

Map No. Y-3-D & X-3-C also ⁵³⁵⁴ 5355
Sec. No. 18 & 7
Twp. No. 26S
Range 1E

Subdivision Report and Progress

S/D No.: 76-24

Name: RIOVISTA ESTATES

General Location: East side of Meridian between 55th Street North and the Little Arkansas River

Owner: James A. Catron, Jr.
Address: 3246 N. Clarence, 67204 Phone: 838-3256
Subdivider: Same
Address: _____ Phone: _____
Engineer/Surveyor: Oblinger-Smith Corp. (Gary Wiley)
Address: 625 First National Bank Bldg. 67202 Phone: 262-0451
BAUGHMAN Co, 330 LAURA 262-7211

Application Received 3-24-76
Conf. with Applicant _____
Sketch Plat Received 3-24-76
Present Zoning "R-1"
Proposed Zoning "R-1"
Letter of Intent _____
S/D (Sketch) 4-25-76 - approved
PREL. PLAT RECEIVED 5-24-76
S/D Comm. Action 6-3-76 approve
Dept. Report on Prel. 6-9-76

FINAL PLAT RECEIVED 6-23-76
S/D Comm. Action 7-1-76 Approved
Dept. Report on Final 7-2-76
M.A.P.C. ACTION 7-8-76 Approved
Dept. Report on Final 7-6-76
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 11-10-76
Final Review 11-22-76
Referral to B.C.C. 11-15-76
B.C.C. ACTION 11-23-76 Approved
Recorded December 7, 1976

TRACING PROGRESS:

Received _____
Released _____
Received _____
Released _____

RIO VISTA ESTATES

Kechi Township

USD #262

Comments:

4.2 Sellers: no sewer available
4.5 Mckibben: no comments
4.7 Mitchell: see memo
11-22-76 Karben notified that tracing is ready for recording



REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

RIO VISTA ESTATES ADDITION was

filed for record on December 7, 1976

[Signature]
Register Of Deeds

S/D 76-24 n
no zone case
B
12-7-76

PLANNING DEPARTMENT
REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

January 24, 1977

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Irrevocable letter of credit associated with
S/D 76-24 Rio Vista Estates

We have received notification from the County Engineer that the streets and drainage improvements in Rio Vista Estates have been satisfactorily completed. An irrevocable letter of credit in the amount of \$42,215.43 was submitted by James A. Catron as guarantee for the installation of said improvements. The letter of credit is being held by your office and may be released upon the request of the purchaser or the issuer. It is our understanding that release of the irrevocable letter of credit requires no action by the Board of City Commissioners.

If you have any questions concerning this matter, please call.

Jack H. Galbraith
Chief Planner

JHG:LO:rme

cc: James A. Catron, Jr., 3246 N. Clarence, 67204
Robert E. Dixon, Vice President, Reserve Savings and Loan
Association, 425 N. Broadway, 67202
C. M. Brennenstuhl, EIT, Sedgwick County Department of
Public Works



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7201

G. C. McLURE, JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

January 17, 1977

Mr. Curtis Newby, Junior Planner
Metropolitan Area Planning Department
City Hall--Tenth Floor
455 North Main Street
Wichita, Kansas 67202

RE: Rio Vista Estates; release of guarantee

Dear Mr. Newby:

The streets and drainage improvements of the above named plat have been completed as to approved plans; inspection by our department finds the work to be satisfactory. At this time, we would request that guarantees secured for this construction be released.

Yours very truly,

G. C. McLure, Jr., P.E.
County Engineer/Director of
Public Works



BY Christine Brennenstuhl
Christine Brennenstuhl, EIT

GCM/CB/1t

cc: James A. Catron
John Lundblade

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 76-24 Name RIOVISTA ESTATES
Application & Sketch Filed: 3-24-76
Preliminary Plat Filed: 5-24-76 Approved by S/D: 6-3-76
Final Plat Filed: 6-23-76 Approved by S/D: 7-1-76
Approved by Metropolitan Area Planning Commission: 7-8-76

DESCRIPTION

General Location: East side of Meridian between 55th Street
North and the Little Arkansas River

Surveyor or Engineer: Baughman Company
Owner: James A. Catron, Jr.
Address: 3246 North Clarence 67204

1. Gross Acreage of Plat <u>20⁺</u>	6. Access Control	
2. Number of Lots:	St. <u>Meridian Ave.</u>	No. Openings <u>0</u>
Residential <u>73</u>	St. _____	No. Openings _____
Commercial _____	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving <u>x</u>	Water _____
Total Number of Lots: <u>73</u>	Sidewalk _____	Drainage <u>x</u>
3. Minimum Lot Area: <u>0.9</u> Acres	Sewer _____	Other _____
4. Existing Zoning <u>"R-1"</u>		
5. Special Problems Discussed <u>None</u>		

An irrevocable letter of credit in the amount of \$42,215.43 has been submitted guaranteeing drainage and street improvements. The Health Department has approved the use of individual septic tanks and private water wells on subject property.

Planning Commission Recommendation:

That this application be approved subject to:

- A. The applicant shall submit by separate instrument a temporary cul-de-sac or turnaround at the south end of St. Clair and the east end of Campos Lane.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Kamen moved, Barrier seconded and it carried unanimously. Porter and Savina were absent.

ACTION: Receive and file the letter of credit and accept the cul-de-sacs dedication, and instruct the City Clerk to file the dedication with the Register of Deeds, the filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

James A. Catron
3246 N. Clarence
Wichita, Kansas 67204

Nov. 8, 1976

M. A. P. D.
Wichita, Kansas

To whom it may concern,

I the undersigned James Catron do hereby guarantee to pay
and relocate any and all utilities necessary to construct
streets and drainage in Rio Vista Estates, Wichita, Kansas.

Yours truly,

James Catron
James Catron

IRREVOCABLE LETTER OF CREDIT

RESERVE SAVINGS AND LOAN ASSOCIATION
(Name of bank)

Date: November 8, 1976

BOARD OF COUNTY COMMISSIONERS
~~THE CITY OF WICHITA~~
~~WICHITA, KANSAS~~
SEDGWICK COUNTY, KANSAS
Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 42,215.43 for the account of James A. Catron and Helen J. Catron, husband and wife (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before November 8, 1978 (6)
(Insert date two years from MAPC approval of plat)

1. Streets and Drainage Phase I - Rio Vista Estates
- 2.
- 3.

in Rio Vista Estates (Phase I), a subdivision of the City of Wichita, Kansas.

County

Acting through the ~~City~~ Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Reserve Passbook No. 2989, dated November 8, 1976
Savings & Loan Association, ~~City~~ No. 2989, dated November 8, 1976
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentation of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before January 8, 1979
(insert a date at least 60 days after the date on line 6)

Very truly yours,

Reserve Savings and Loan Association
(Name of bank)

By: Robert E. Bixon
(Authorized signature)
Robert E. Bixon, Vice President

(CORPORATE



TEMPORARY CUL DE SAC DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

the undersigned, James A. Catron and Helen J. Catron, his wife

being the owners of the following described real estate in Sedgwick County, Kansas, to wit: Part of Lot 8, Block 1, Lot 1, Block 2, Lot 1, Block 6 and Lot 1, Block 7 of Rio Vista Estates in Sections 7 and 18, Twp. 26-S, R-1-E, Sedgwick County, Kansas, described as follows: Beginning at a point on the east line of said Lot 8, 7.60 feet northerly from the S.E. Corner thereof; thence northerly along a curve to the right with a radius of 50.00 feet to the intersection of said curve with the east line of said Lot 8, said intersection being 71.41 feet northerly from the point of beginning. Also beginning at a point on the west line of said Lot 1, Block 2, 23.56 feet northerly from the S.W. Corner thereof; thence northerly along a curve to the left with a radius of 50.00 feet to the intersection of said curve with the west line of said Lot 1, said intersection being 71.41 feet northerly from the point of beginning. Also beginning at a point on the northerly line of said Lot 1, Block 6, 2.67 feet southwesterly from the N.E. Corner thereof; thence southwesterly along a curve to the right with a radius of 50.00 feet to the intersection of said curve with the northerly line of said Lot 1, said intersection being 76.40 feet southwesterly from the point of beginning. Also beginning at a point on the southerly line of said Lot 1, Block 7, 32.84 feet southwesterly from the S.E. Corner thereof; thence southwesterly along a curve to the left with a radius of 50.00 feet to the intersection of said curve with the southerly line of said Lot 1, said intersection being 66.18 feet southwesterly from the point of beginning.

do hereby dedicate the above described real estate to the public for street purposes. Said temporary cul de sac dedication shall expire at the time subject streets are extended in the future.

Executed this 8 day of NOV., 1976.

James A. Catron
James A. Catron

Helen J. Catron
Helen J. Catron

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 8 day of November, 19 76, before me a Notary Public in and for the said County and State came James A. Catron and Helen J. Catron, husband and wife

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.



Darletha Spratten
Notary Public
Darletha Spratten

TEMPORARY CUL DE SAC DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, James A. Catron and Helen J. Catron, his wife

being the owners of the following described real estate in Sedgwick County, Kansas, to wit: Part of Lot 8, Block 1, Lot 1, Block 2, Lot 1, Block 6 and Lot 1, Block 7 of Rio Vista Estates in Sections 7 and 18, Twp. 26-S, R-1-E, Sedgwick County, Kansas, described as follows: Beginning at a point on the east line of said Lot 8, 7.60 feet northerly from the S.E. Corner thereof; thence northerly along a curve to the right with a radius of 50.00 feet to the intersection of said curve with the east line of said Lot 8, said intersection being 71.41 feet northerly from the point of beginning. Also beginning at a point on the west line of said Lot 1, Block 2, 23.56 feet northerly from the S.W. Corner thereof; thence northerly along a curve to the left with a radius of 50.00 feet to the intersection of said curve with the west line of said Lot 1, said intersection being 71.41 feet northerly from the point of beginning. Also beginning at a point on the northerly line of said Lot 1, Block 6, 2.67 feet southwesterly from the N.E. Corner thereof; thence southwesterly along a curve to the right with a radius of 50.00 feet to the intersection of said curve with the northerly line of said Lot 1, said intersection being 76.40 feet southwesterly from the point of beginning. Also beginning at a point on the southerly line of said Lot 1, Block 7, 32.84 feet southwesterly from the S.E. Corner thereof; thence southwesterly along a curve to the left with a radius of 50.00 feet to the intersection of said curve with the southerly line of said Lot 1, said intersection being 66.18 feet southwesterly from the point of beginning.

do hereby dedicate the above described real estate to the public for street purposes. Said temporary cul de sac dedication shall expire at the time subject streets are extended in the future.

Executed this 8 day of Nov., 1976.

James A. Catron
James A. Catron

Helen J. Catron
Helen J. Catron

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 8th day of November, 1976, before me a Notary Public in and for the said County and State came James A. Catron and Helen J. Catron, husband and wife

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.



Darletha Spratten
Notary Public.
Darletha Spratten

My Commission Expires May 17, 1980.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AM 7-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McLaughry
Secretary.

John M. Bell
Authorized Signatory



CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE A

Number
244241

Effective Date
November 9, 1976 @ 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount:
(Amended 10-17-70)

Proposed Insured:

City of Wichita

Loan Policy to be issued: ALTA Form 1970 Amount:
(Amended 10-17-70)

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

James A. Catron and Helen J. Catron, husband and wife

3. The land referred to in this Commitment is described as follows:

The North Half of the Northwest Quarter of Section 18, Township 26 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas

and

A tract lying in the Southwest Quarter of Section 7, Township 26 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at the Southeast Corner of said Southwest Quarter; thence northerly along the east line of said Southwest Quarter, 69.80 feet; thence westerly with a deflection angle to the left of $89^{\circ}-19'$, a distance of 74.12 feet; thence northwesterly with a deflection angle the right of $56^{\circ}-45'42''$, a distance of 485.10 feet; thence southwesterly with a deflection angle to the left of $92^{\circ}-20'42''$, a distance of 344.60 feet; thence northwesterly with a deflection angle to the right of $90^{\circ}-00'$, a distance of 50.00 feet; thence southwesterly with a deflection angle to the left of $90^{\circ}-00'$, a distance of 70.00 feet; thence northwesterly with a deflection angle to the right of $90^{\circ}-00'$, a distance of 260.00 feet; thence Southwesterly with a deflection angle to the left of $90^{\circ}-00'$, a distance of 761.84 feet; thence southwesterly with a deflection angle to the right of $29^{\circ}-08'-23''$, a distance of 248.60 feet to a point on the south line of said Southwest Quarter, said point being 1724.18 feet west of the point of beginning; thence easterly along said south line to the point of beginning.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the necessary deeds and/or mortgages in insurable form, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Year 1976 Taxes \$769.37 Paid. Key #KE-187, KE-187-1, and KE-58-1.
9. Right-of-Way to Continental Pipe Line Company over the SW 1/4 7-26-1 East, for the construction and maintenance of pipe lines, telephone, telegraph or electrical lines, as created by instrument filed March 2, 1950, in Book Misc. 256, Page 335.
10. Easement to Continental Pipe Line Company over the SW 1/4; this ground bed is to be installed along the East property line of the above described property beginning at the point where Continental pipe line crosses the East property line and extending 1200 feet North and 20 feet West and parallel to the row of hedge trees along said East property line, as created by instrument filed January 3, 1967, in Book Misc. 591, Page 589.
11. Right-of-Way Agreement to Sedgwick County, for Highway beginning 515 feet North and 30 feet East of the SW corner of SW 1/4 7-26-1 East, thence North 660 feet, thence East 70 feet; thence South 660 feet; thence West 70 feet to beginning, as created by instrument filed May 7, 1959, in Book Misc. 441, Page 521.
12. Right-of-Way Agreement to Sedgwick County, for Highway being the East 20 feet of the West 50 feet of SW 1/4; and tract beginning 30 feet East of SW/C SW 1/4 Sec. 7, thence North 515 feet; thence East 35 feet; thence South to South line of said 1/4; thence West 30 feet to beginning, as created by instrument filed November 1, 1963, in Book Misc. 528, Page 131.

(See Added Page)

(Schedule B continued)

Policy Number _____
OwnersPolicy Number _____
Loan

13. Right-of-Way Agreement to Sedgwick County, for Highway being the East 20 feet of the West 50 feet of the North 1/2 of NW 1/4 Section 18-26-1 East, except the North 103 feet, as created by instrument filed November 1, 1963 in Book Misc. 528, Page 129.
14. Right-of-Way Agreement to Sedgwick County, for Highway being the East 5 feet of the West 35 feet of the North 103 feet of the N 1/2 of NW 1/4 18-26-1 East, as created by instrument filed June 23, 1964, in Book Misc. 539, Page 341.
15. Easement for Channel Change to Sedgwick County, Kansas, change the channel of the Little Arkansas River over tract beginning 515 feet North of the SW/c of Sec. 7-26-1 East, thence East 542; thence North 950 feet; thence West 542 feet to the West line of said SW 1/4, thence South to beginning, as created by instrument filed March 25, 1964, in Book Misc. 535, Page 69.
16. Right-of-Way Agreement to The Marland Pipe Line Company over the SW $\frac{1}{4}$ 7-26-1E, for the construction and maintenance of Pipe Lines and telephone lines, as created by instrument filed January 22, 1929, in Book Misc. 61, Page 14.
17. Mortgage dated August 11, 1976, executed by James A. Catron and Helen J. Catron, husband and wife, to The Reserve Savings and Loan Association, filed September 2, 1976, as Document No. 294395, on Film 208, Page 107, in the original amount of \$190,000.00.



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7201

G C MCLURE JR. P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

October 5, 1976



John Lundblade
Baughman Co.
330 Laura
Wichita, Kansas 67211

Re: Rio Vista Estates

Dear Mr. Lundblade:

This is to confirm our conversations in reference to the final plat and street plans of Rio Vista Estates. The following comments are additions and corrections to the letter written to you on September 20, 1976.

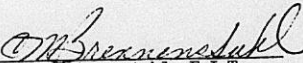
1. Because the existing eastward extension of Calma Drive is 60th Street North and because there is in existence a Villas Road, we suggest that all of Villa Road and that part of Calma Drive beginning at Sta 6+70 and continuing to Legion Avenue be re-named 60th Street North. We have contacted Curtis Newby of MAPC on this matter and he is in agreement.
2. The 15-foot drainage and utility easement provided along each side of all road right-of-ways adequately fulfills the MAPC requirements of 25-foot triangular easements at each street corner.
3. The minimum entrance culvert acceptable to the County Engineer is 18" RCP or CMP or 22" x 13" CMAC; minimum accepted length is 24 feet. Minimum entrance culverts must be specified for each lot and must equal or exceed the accepted minimum; size will depend on drainage conditions at each location.
4. Until future widening of 60th Street North east of Legion Avenue, the alignment which you propose for the intersection of 60th Street North (Calma Drive) and Legion Avenue will be acceptable.
5. At this time it is not necessary to complete construction of Legion Avenue to the standard width. However, the drainage ditch must be aligned to conform with the probability of increased road width in the future.
6. Because the area draining to the cul-de-sac of Campos Lane is quite small, it is not necessary to provide a drainage channel to the Little Arkansas River until the area to the north of this plat is developed.

Please note that all other comments stated in the letter of September 20, 1976, still apply. If you have any further questions, please contact our office.

Page 2

Rio Vista Estates

Cordially,
G. C. McLure, Jr. P. E.
County Engineer/Director
of Public Works

By 
C. M. Brennenstuhl, E.I.T.
Civil Engineer I

cc: M. S. Mitchell
MAPC-Curtis Newby

GCM/CMB/bd



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7201

G. C. MCLURE, JR. P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

September 20, 1976

John E. Lundblade
Baughman Company
330 Laura
Wichita, Kansas 67211

Re: Rio Vista Estates Street Plans
and Final Plat



Dear Mr. Lundblade:

In reviewing the above street plans and revised final plat, we have the following:

1. Although the traverse of the final plat has been corrected, the interior angle shown on the plat at the northeast corner of Lot 4, Block 6, does not correspond with the deflection angle as stated in the legal description.
2. The summation of lot dimensions on the north side of Calma Drive between Sta 11+97.74 and 16+72.74 (Lots 11 through 14, Block 5) shows an error of five feet.
3. Triangular easements are required at each street corner (See MAPC final plat subdivision report comment B).
4. Complete access control is required adjacent to Meridian Avenue along the west property lines of Lot 1, Block 4, Lots 1 and 19, Block 3 and Lot 1, Block 1 (See MAPC final subdivision report comment D).
5. The required roadway width for township roads is 36 feet. Surfacing is to consist of a six-inch subgrade, a six-inch stabilization course (50% -50% coarse sand mixed with soil), and a surface layer of 450 cubic yards of road gravel per mile.
6. The 2'-6" minimum depth of ditch specified in the "Typical Roadway Section" shown with the street plans is not maintained in more than 50% of the cross-sections.
7. Minimum entrance culverts should be specified for each lot.
8. Calma Drive is poorly aligned at the intersection with Legion Avenue.

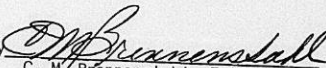
Page 2

September 20, 1976
Rio Vista Estates Street plans and Final Plat

9. Legion Avenue presently has a 20' driving surface. This must be widened to a 36' roadway with pavement to be consistent with township standards and existing pavement. This will necessitate realignment of road ditches and may require additional drainage easements in some areas.
10. Drainage from Campos Lane must be carried to the point of entry into the river as previously proposed. This requires that a drainage channel be constructed at this time and that an easement be provided to allow for maintenance of this channel.
11. The storm sewer pipe located at Sta 9+71.5 of Legion Avenue should be installed so as to conform with possible future construction of curb and gutter structures on Legion Avenue. Also, a copy of the easement allowing installation of this storm sewer must be provided to the County Engineer's Office.
12. It should be specified at this time the manner in which relocations and removals of utilities is to be arranged. The arrangements for and expenses thereof should be the responsibilities of the developer.

If you have any further questions, please contact our office.

Cordially,
Donald L. Yelton, P. E.
Assistant County Engineer

By 
C. M. Brennenstuhl, E.I.T.
Civil Engineer I

DLY/CMB/bd
cc: Mitchell
MAFC

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF ENVIRONMENTAL QUALITY DATE July 16, 1976

TO Curtis Newby, Junior Planner

FROM Steve Innes, Environmental Health Engineer

SUBJECT Rio Vista Estates
(Second Phase)

With the help of the U. S. Soil Conservation Service, the bad percolation rate areas mentioned in our memoranda of December 22, 1975, have been more specifically identified. These areas occur, for platting purposes, in the northern part of Rio Vista Estates as shown on the preliminary plat and have not yet been final platted.

As they are shown on the preliminary plat, Lots 9, 12, and 13, Block 3 are not approved for septic systems as the percolation rate is greater than 90 minutes. Also, Lots 10 and 11 of Block 3 have tight soil areas which makes one or the other unapprovable for septic systems. Therefore, either Lot 10 or Lot 11 is not approved for septic systems and this may be the developer's choice. Possibly Lots 10 and 11 could be combined into one lot where it would be approvable for one septic system.

Deed restrictions will be required on these four lots (or possibly three), filed as a separate instrument stating that septic systems are not approved for these lots and therefore, no building shall occur on the lots until such time as a sanitary sewer is extended into the area and is available for connection at the lot line or is to be available at a time when a house is ready for occupancy.

Also, as shown on the preliminary plat, Lots 9 and 10 of Block 2 are not approved for septic systems and the same aforementioned restrictions must be filed regarding no building. It is possible, however, that further soil tests on these lots could alter or eliminate this restriction.

Steve Innes

Steve Innes
Environmental Health Engineer

SI/gt

cc James Catron
Larry Henry



THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public Works Maint. DATE July 6, 1976



TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT -- Rio Vista Estates Addn.
SD 76-24

Reference is made to Item E of the Staff Comments for subject Addn. Please be advised a "Drainage Map" was furnished the Flood Control office on July 1, 1976 and this plan is satisfactory.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Rio Vista Estates Addn. Plat File
G. C. McLure



July 9, 1976

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 76-24 - Final Plat of
RIO VISTA ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 8, 1976, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of July 2, 1976.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
- 11-7-76 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 11-10 3. Certification by an attorney that fee title is vested in the platlor.
- 11-10 4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: James A. Catron, Jr., 3246 North Clarence 67204
Timothy Hamilton, County Bldg., Planning & Inspection
Dean Sellers, Assistant City Engineer

July 2, 1976

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 76-24 - Final plat of
RIO VISTA ESTATES.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 1, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The appropriate deflection angles shall be indicated at the northeast and northwest corners of Lot 4, block 6.
- B. Temporary cul-de-sacs on turnaround easements shall be provided at the end of Campos Lane and Rustico Lane. *50' radius*
- C. Complete access control adjacent to Meridian Avenue shall be indicated on Lot 1, Block 4, Lots 1 and 19, Block 3, and Lot 1, Block 1. *O.K. with Co. Engineering (Chris Brennenskiel)*
- D. The applicant shall guarantee all drainage improvements required in the approval of this plat. *Letter of credit*
- E. The applicant's engineer shall submit appropriate street plans and profiles to the County Engineer for approval. A letter of approval shall be obtained and submitted to the Planning Department and a copy of the approved plans and profiles shall be submitted to the City Engineer for the City of Wichita for review. *above O.K. from City 11-10-76*
- F. Both telephone and electric service shall be installed underground.

S/D 76-24
July 2, 1976
Page 2

- G. The applicant shall contact Kansas Gas & Electric Company, Southwestern Bell Telephone and the Engineering Division of the Public Works Department relative to the location of utility easements to serve present and future needs on subject property.
- H. The street named "Rustico Lane" shall be changed to read St. Clair.
- I. The applicant's engineer shall contact the Flood Control Office relative to some of the dimensions on the plat.
- J. The applicant may delete the 60-foot interior building setback lines from the plat.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The applicant shall be advised that the County Engineer will require a final inspection of the street improvements prior to acceptance of the streets into the county system. The County Engineer's office could be contacted regarding this matter.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 8, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: James A. Catron, Jr., 3246 N. Clarence, 67204
Timothy Hamilton, County Building, Planning & Inspection
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 76-24 Name RIO VISTA ESTATES
Date Application Rec'd. 3-24-76 Preliminary Approval 6-3-76
Scheduled S/D Meeting 7-1-76

DESCRIPTION

General Location East side of Meridian between 55th Street North
and the Little Arkansas River.

Owner James A. Catron, Jr.
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | | | |
|---|------------------------|--|------------------|
| 1. Gross Acreage of Plat | <u>175.7±</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>70</u> R/W <u>12940</u> ft. | |
| Residential | <u>150</u> | b. <u>40</u> R/W <u>3983</u> ft. | |
| Commercial | | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | | d. <u> </u> R/W <u> </u> ft. | |
| Other | | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>150</u> | TOTAL | <u>16923</u> ft. |
| 3. Minimum Lot Frontage | <u>75</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>40,000</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> | |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>R-1</u> | | |
| 9. Public Water Supply No (Yes-No), Name | <u> </u> | | |
| 10. Public Sanitary Sewers No(Yes-No), Name | <u> </u> | | |
| 11. Health Department Approval (where applicable) | <u>Yes</u> | (Yes-No) | |
| 12. City of Wichita | <u>Three-Mile Area</u> | <u>X</u> | |

STAFF COMMENTS:

- A. The appropriate deflection angles shall be indicated at the northeast and northwest corners of Lot 4, Block 6.
- B. Triangular drainage easements shall be indicated on all street corners. The triangular easement shall have a base and altitude of 25 feet.
- C. Temporary cul-de-sacs on turnaround easements shall be provided at the end of Campos Lane and Rustico Lane.
- D. Complete access control adjacent to Meridian Avenue shall be indicated on Lot 1, Block 4, Lots 1 and 19, Block 3 and Lot 1, Block 1.
- E. *Rec. 6/2/76* It is recommended that this final plat not be forwarded to the Planning Commission for approval until the overall drainage plan submitted by the applicant's engineer has been approved by the County Engineer and the Maintenance-Flood Control Office.
- F. The applicant shall guarantee all drainage improvements required in the approval of this plat.
- G. The applicant's engineer shall submit appropriate street plans and profiles to the County Engineer for approval. A letter of approval shall be obtained and submitted to the Planning Department and a copy of the approved plans and profiles shall be submitted to the City Engineer for the City of Wichita for review.
- H. Both telephone and electric service shall be installed underground.
- I. The applicant shall contact Kansas Gas & Electric Company, Southwestern Bell Telephone and the Engineering Division of the Public Works Department relative to the location of utility easements to serve present and future needs on subject property.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.


June 7, 1976

Oblinger-Smith Corp.
c/o Gary Wiley
625 First National Bank Building
Wichita, Kansas 67202

Re: S/D 76-24 - Preliminary plat
of RIOVISTA ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 3, 1976, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. A temporary cul-de-sac or turnaround shall be indicated at the south end of the north-south street which is located between Blocks 8 and 9 on the preliminary plat.
- B. Appropriate street names shall be indicated for all interior streets on the final plat. Tim Hamilton of the County Department of Public Works and Tim Cain of the City Department of Public Works shall be contacted regarding this matter.
- C. Triangular drainage easements shall be indicated on all street corners. The triangular easement shall have a base and altitude of 25 feet.
-  The west half of Legion shall be dedicated adjacent to Lot 20, Block 3.
- E. The applicant shall meet with M. S. Mitchell of the Maintenance-Flood Control Office relative to some further adjustments on the boundaries of the river front lots and locating a drainage easement on Block 3.

S/D 76-24
June 7, 1976
Page 2

- F. The applicant's engineer shall submit an overall drainage plan to the County Engineer and the Maintenance-Flood Control Office for approval. A letter approving the plan shall be obtained and submitted to the Planning Department prior to submission of a final plat.
- G. The applicant shall guarantee all drainage improvements required in the approval of this plat.
- H. The applicant's engineer shall submit appropriate street plans and profiles to the County Engineer for approval. A letter of approval shall be obtained and submitted to the Planning Department and a copy of the approved plans and profiles shall be submitted to the City Engineer for the City of Wichita for review.
- I. Both telephone and electric service shall be installed underground.
- J. The applicant shall contact Kansas Gas & Electric Company, Southwestern Bell Telephone and the Engineering Division of the Public Works Department relative to the location of utility easements to serve present and future needs on subject property.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: James A. Catron, Jr., 3246 N. Clarence, 67204
Timothy Hamilton, County Building, Planning & Inspection
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 76-24 Name RIOVISTA ESTATES
Date Application Rec'd. 3-24-76 Preliminary Approval
Scheduled S/D Meeting 6-3-76

DESCRIPTION

General Location East side of Meridian between 55th Street North and
the Little Arkansas River.

Owner James A. Catron, Jr.

Surveyor/Engineer Oblinger-Smith Corp.

Address 625 First National Bank Building Phone 262-0451

- | | | | |
|---|------------------------|--|------------------|
| 1. Gross Acreage of Plat | <u>175.7±</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>70</u> R/W <u>12940</u> ft. | |
| Residential | <u>150</u> | b. <u>40</u> R/W <u>3983</u> ft. | |
| Commercial | | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | | d. <u> </u> R/W <u> </u> ft. | |
| Other | | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>150</u> | TOTAL | <u>16923</u> ft. |
| 3. Minimum Lot Frontage | <u>75</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>40,000 sq. ft.</u> | streets? <u>yes</u> <u>X</u> no | |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>R-1</u> | | |
| 9. Public Water Supply No (Yes-No), Name | <u> </u> | | |
| 10. Public Sanitary Sewers No (Yes-No), Name | <u> </u> | | |
| 11. Health Department Approval (where applicable) | <u>Yes</u> | (Yes-No) | |
| 12. City of Wichita | <u>Three-Mile Area</u> | <u>X</u> | |

STAFF COMMENTS:

- A. A temporary cul-de-sac or turnaround shall be indicated at the south end of the north-south street which is located between Blocks 8 and 9 on the preliminary plat.
- B. Appropriate street names shall be indicated for all interior streets on the final plat. Tim Hamilton of the County Department of Public Works and Tim Cain of the City Department of Public Works shall be contacted regarding this matter.
- C. Legion Avenue presently deadends into a private road near the east line of Lot 20, Block 3 on the preliminary plat. Additional right-of-way for the portion of the street shall be discussed at the meeting.
- D. The applicant's engineer shall submit an overall drainage plan to the County Engineer and the Maintenance-Flood Control Office for approval. A letter approving the plan shall be obtained and submitted to the Planning Department prior to submission of a final plat.
- E. The applicant shall guarantee all drainage improvements required in the approval of this plat.
- F. The applicant's engineer shall submit appropriate street plans and profiles to the County Engineer for approval. A letter of approval shall be obtained and submitted to the Planning Department and a copy of the approved plans and profiles shall be submitted to the City Engineer for the City of Wichita for review.
- G. Both telephone and electric service shall be installed underground.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.

- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

NOTE: The applicant should also be aware that subject property is located in an area which may be subject to future assessments for sanitary sewer mains.

Book 1
 Map No.: Y-7-D - X-3-C also 5354
 Section No.: 18 + 7
 Twp. No.: 26S
 Range: 1E

S/D No. 76-24

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: RIOVISTA ESTATES
 General Location: East Side of Meridian Between
55th Street North and the Little Arkansas River
 Name of Property Owner: James A. Catron, Jr. Phone: 838-3256
 Address: 3246 N. Clarence 67204
 Name of Subdivider: Same Phone: _____
 Address: _____
 Name of Agent/Surveyor: Oblinger-Smith Corp. (Gary Wiley)
 Address: 625 First National Bank Bldg. 67207 Phone: 262-0451
 Date of Application: March 22, 1976

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 175.7 ±
2. Number of Lots:
 - Residential 150
 - Commercial 0
 - Industrial 0
 - Other 0
3. Minimum Lot Frontage 75 ft.
4. Minimum Lot Area 40,000 Sq. ft.
5. Existing Zoning R-1
6. Proposed Zoning R-1
7. Lineal Feet of New Streets:
 - a. 70 Ft. R/W 12940 ft.
 - b. 40 Ft. R/W 3983 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply _____ (Yes-No), Name _____
10. Public Sanitary Sewers _____ (Yes-No), Name _____
11. Health Department Approval (where applicable) Yes _____ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: James H. Catron Jr.

Wichita-Sedgwick County Metropolitan Area
 Planning Commission, Room 402, City Building
 Annex, 104 South Main Street, Wichita, Kansas

Received by Paul Newby
 Date 5/24/76
 Fee Submitted 6497.00

Form 2-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION AMOUNT

Res Water Add - Subdivision

Amortization

Name

Address

3244 N. C. Lawrence

Type

48-107193

Due Date

Comments:

Date

5/24/76

By

Carl Moody

April 27, 1976

Oblinger-Smith Corp.
c/o Gary Wiley
625 First National Bank Building
Wichita, Kansas 67202

Re: S/D 76-24 - Sketch plat of
RIOVISTA ESTATES.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 22, 1976, the above captioned sketch plat was considered. The action of the Committee was to recommend that the sketch plat be approved. Therefore, the plat may be designed as a suburban plat. However, prior to submission of a preliminary, the applicant's engineer should meet with the Flood Control Office to discuss in more detail the handling of drainage on the subject property since it appears that an acceptable solution to the drainage will have a direct bearing on the street and block arrangement and in particular the street design if some of the drainage has to be carried in an underground system. It was also suggested by the Committee that a rear lot building setback be indicated on the deep blocks so as to allow for a future street through the middle of the blocks should the lot owners wish to resubdivide their lot into smaller lot sizes at such time as sanitary sewer and a public water supply becomes available to serve the area.

We would like to review the rear yard setback idea with you and ask that you contact the Planning Department prior to submission of the preliminary plat to discuss this matter. This rear yard setback should be a minimum of 60 feet on each lot.

You need to contact each utility company prior to submission of a preliminary plat for a determination as to where the utility service lines should be placed, i.e., street right-of-way, easement on front of lots, through middle of lots, at rear of lots.

RIOVISTA ESTATES
April 27, 1976
Page 2

Finally, all lots will have to be a minimum of 40,000 square feet in area exclusive of street rights-of-way and drainage dedications in order to comply with the minimum lot area requirements for septic tank use.

If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: James A. Catron, Jr., 3246 N. Clarence, 67204
Dean Sellers, Assistant City Engineer

April 16, 1976

The Subdivision Committee

Curtis L. Newby, Junior Planner

S/D 76-24 - Rivovista Estates, sketch plat.

The above referred to sketch plat has been placed on your agenda for the Subdivision Committee meeting of April 22, 1976, at the request of the applicant. The applicant is requesting a favorable determination that the plat may be designed as a suburban subdivision with large lot sizes, sand streets, no sidewalks, and private individual water well and septic tank systems. The subject property is zoned R-1, Suburban Residential which permits a minimum lot area of 40,000 square feet without a public water supply or, 20,000 square feet if a public water supply is available. Subject property is located on the east side of Meridian between 55th Street North and the Little Arkansas River at the fringe of the designated urbanizing area in the adopted county-wide sewer plan.

In early conversation with the applicant, the Planning staff indicated that the plat could be designed as an urban or a suburban subdivision, but cautioned the applicant that annexation was occurring to the north of I-235 along Meridian and as well a sanitary sewer study was being considered which might include the area. Now a sanitary sewer study has been authorized which will take into consideration this area, and a request for annexation has been filed for a large tract of land one mile south of the area. The area being annexed is proposed to be a medium density single family and multi-family development which will require public sewer and water service. The Planning staff, therefore, now is requesting the applicant to design his plat to urban standards with smaller lots and paved streets in anticipation that public sewer and water service would be available for the area in the future. The applicant's position is that the cost of paved streets, if the plat is to be urban, will make the lots too expensive for the market he is trying to serve. The Planning staff feels that this area is in an urbanizing situation and that the large lots and sand streets are not appropriate and that the assessments for sewer and water become an unreasonable burden for property owners who have large suburban type lots. The applicant has indicated, however, that the people he is developing his property for, could afford the sewer and water assessments on the larger suburban lots.

The issue is really whether or not this area is going to urbanize. If you have any questions or wish to discuss this matter, please call.

CLN:rme

Curtis L. Newby, Junior Planner

4-12-76

Catron

Tom Weir

Wiley

Mitch

- Still wants suburban lots and streets
- Will redesign to back lots into region north of where pavement ends so design not needed north of this point.
- Street drainage? how to solve, land is so flat that cannot get enough grade to drain to river - will require some storm sewers.
- ⇒ need to establish common property line along river with adjacent property owner.
- need to establish actual floodway needs on lots adj to river: 130 floodway, 15' access unit.
- may submit revised sketch and ask for Subdivision Committee approval of suburban design.
- will final out south 1/4 of overall plat to begin with.

April 9, 1976

Oblinger-Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

Attention Gary Wiley

Gentlemen:

We have reviewed your sketch plat for Rivista Estates and would like to talk with you personally about the potentials and problems for this area. Since the subject site is within the designated urban growth area, the site should be designed to urban standards and served with municipal sewer and water.

As you know from your consultation with the Environmental Health Department, much of this land is not suitable for septic tanks. Also, the floodway for the Little Arkansas River encroaches upon a number of lots as platted on the sketch plat.

The City Commission recently authorized application for a federal grant to study the feasibility of extending an interceptor sewer from the Wichita system to the Park City Improvement District system. If the study indicates that the sewer should be constructed, the Rivista Estates property would have municipal type sewer available in the near future. If lots have been platted into one-acre sites, the cost per lot for hooking up to the sewer system would be enormous.

We believe consideration should be given to platting urban sized lots with restrictive covenants requiring that development which occurs before municipal sewer and water is available be limited to developing several lots for each home site.

Oblinger-Smith Corporation
April 9, 1976
Page 2

We would also like to discuss with you in more detail the location of Legion Avenue. Please contact our office at your convenience so that we can set up a time for meeting with you about the development of this area.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:LO:rme

cc: James A. Catron, Jr., 3246 N. Clarence, 67204
M. S. Mitchell, Maintenance-Flood Control
Steve Innes, Environmental Health Department

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

DATE April 7, 1976



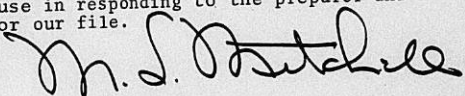
TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Sketch Plat Rio Vista Estates
Addn.

Review of subject Sketch Plat shows that even though the centerline of the Little Arkansas River channel is drawn from information we furnished Oblinger & Smith Corporation, the limits of the river dedication are not correct and a considerable portion of some of the lots should carry a floodway reserve until such time as the design section of the river is complete, since they are well below the design water surface. The sketch is not clear as to boundaries, but I assume it is centerline of river as defined by our dimensions. We have discussed street drainage in this area on several occasions but have not come to any conclusive plan; however, I think it is important that a plan be developed as soon as possible and that access for drainage from the streets to the river be provided.

We also note that the plan proposes half street right-of-way for Legion, which, to be of any use, would require a companion dedication from the several tracts along the east side and removal of rather dense tree row. We think the entire right-of-way for Legion should be provided from this plat. I am enclosing our copy of the sketch plat for your use in responding to the preparer and request that you return it for our file.


M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Little Arkansas River Stream File
Rio Vista Estates Addn.

Attach: (Sketch Plat to be returned)

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH
OFFICE OF ENVIRONMENTAL HEALTH

DATE December 22, 1975

TO Curtis Newby, Junior Planner

FROM Steve Innes, Environmental Health Engineer

SUBJECT Percolation Tests for
James Catron

Results of soil percolation tests for 167 acres on the east side of Meridian between 59th North and 65th North were generally satisfactory with an average rate of less than 60 minutes. However, one particular area, the vicinity of holes #12-15, 22 & 24, had a bad percolation rate. This area should be considered for some nonsewage producing use.

Individual wells and septic systems are approved for the property with the following conditions:

1. That at such time as public sewers are available, they are utilized.
2. Sewerage facility permits will be approved for lots in the vicinity of holes 12-15, 22 & 24 only with a Variance based on 1000 feet of lateral and an overflow holding tank.
3. For the rest of the area, the lateral requirements will be 400 feet for 3-4 bedroom homes & 300 feet for two bedroom homes.
4. That water wells be constructed in accordance with Article 30 of the State Health Regulations.

Steve Innes

Steve Innes
Environmental Health Engineer

SI/gt

cc Mr. James Catron
3246 N. Clarence
Wichita, Kansas 67204



March 25, 1976

Bill McKinley, Traffic Engineering
M. S. Mitchell, Maintenance-Flood Control
Dean Sellers, City Engineering
Louise Olivarez, Planning Analyst

Sketch plat of S/D 76-24 - RIOVISTA ESTATES

The above referenced sketch plat was recently submitted to our office. I would appreciate your review of this plat with any comments you may have returned to me no later than Thursday, April 1, 1976.

Louise Olivarez
Planning Analyst

LO:rme
Attachment

Map No.: Y-3-D 3 X 3
Section No.: 18 47
Twp. No.: 265
Range: 1E

Sketch
S/D No. 76-24

APPLICATION FOR SUBDIVISION APPROVAL

County

Name of Subdivision: RIOVISTA ESTATES
General Location: East Side of Meridian Between
55th Street North and the Little Arkansas River
Name of Property Owner: James A. Catron, Jr.
Address: 3246 N. Clarence 67204 Phone: 838-3256
Name of Subdivider: Same
Address: _____ Phone: _____
Name of Agent/Surveyor: Oblinger-Smith Corp. (Gary Wiley)
Address: 625 First National Bank Bldg. 67202 Phone: 262-0451
Date of Application: March 22, 1976

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 175.7 [±]
2. Number of Lots:
 - Residential 152
 - Commercial 0
 - Industrial 0
 - Other 0
 - Total Number of Lots 152
3. Minimum Lot Frontage 75 ft.
4. Minimum Lot Area 40,000 Sq. ft.
5. Existing Zoning R-1
6. Proposed Zoning R-1
7. Lineal Feet of New Streets:
 - a. 70 Ft. R/W 12940 ft.
 - b. 40 Ft. R/W 3983 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply _____ (Yes-No), Name _____
10. Public Sanitary Sewers _____ (Yes-No), Name _____
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: _____

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

sketch plan
Received by _____
Date 3/24
Fee Submitted none