

PLAT NO. S/D 80-40 MAP NO. 5641 Box 80-41

NAME RIVER OAKS ADDITION

LOCATION: Northeast corner of 55th St. South and
Hydraulic.

ENGINEER P. E. C., P. A. Land Development Division-Gary Wiley

OWNER Cartron Homes, Inc., et al

APPLICATION FILED 6-12-80

SKETCH PLAT FILED 6-12-80

PRELIMINARY FILED 7-25-80

S/D ACTION 8-7-80 approve

FINAL FILED 9-5-80

S/D ACTION 9-19-80 approve

MAPC ACTION 9-25-80 approve

BCC ACTION 11-4-80 Approved

RECORDED 12/15/80

REMARKS Associated Case 7-2255

S/D 80-40 - RIVER OAKS ADDITION -
Northeast corner of 55th St. South
& Hydraulic. By: P.E.C. Land Devel.
Division - Gary Wiley

POSTED
6-16-80

ACTION

	DATE
S/D COMMITTEE (prelim) <u>approve</u>	<u>8-7-80</u>
<i>S/D (final)</i> <u>approve</u>	<u>8-18-80</u>
M.A.P.C. <u>approve</u>	<u>9-25-80</u>
B.C.C./B. CO. C. <u>Approved</u>	<u>11-4-80</u>

Map No. 5641
Sec. 22
Twp. 28
Range 1E

Subdivision Report and Progress

S/D No.: 80-40

Name: RIVER OAKS

General Location: East side of Hydraulic in an area north of 55th Street South
Northeast corner of 55th St South and Hydraulic

Owner: Catron Homes, Inc. James A. Catron, President

Address: 3246 N. Clarence, 67204 Zip Code: 67204 Phone: 838-8859

Subdivider: Regla, Inc. G.R. Monroe, President

Address: P.O. Box 2606 Zip Code: 67201 Phone: 265-5669

Engineer/Surveyor: P.E.C., P.A. Land Development Division (Gary Wiley)

Address: 355 Ellis Zip Code: 67211 Phone: 263-11-7

Present Zoning: "AA"
Proposed Zoning: "G"
Assoc. Zone Case: Z-2255

M.A.P.C. ACTION: 9-25-80 approve

Advisory Letter: _____

APPLICATION RECEIVED: 6-12-80

Closure Data Submitted: _____

SKETCH PLAT RECEIVED: 6-12-80

Title/Taxes Rec'd. and

Letter of Intent: 6-27-80

Reviewed: _____

PREL. PLAT RECEIVED: 7-25-80

Final Review: _____

S/D Comm. Action: 8-7-80 approve

Referral to B.C.C.: _____

Advisory Letter: _____

B.C.C. ACTION: 11-4-80 Approved

FINAL PLAT RECEIVED: _____

Tracing Received: 10/23/80

S/D Comm. Action: 9-18-80 approve

Released for Recording: 11/12/80

Advisory Letter: _____

Plat Recorded: 12/15/80

Comments:

764' from section line to west line Minnesota (as plotted in Mon
Ray Method Addition)
650' from east line Minnesota to west line Oak

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

S/D 80-40 n
map 5641

no zone case

RIVER OAKS ADDITION was
filed for record on December 15, 1980

Bruce J. McCarty
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-302 (2)

T9-328

THE CITY OF WICHITA
OFFICE OF LAW DEPARTMENT

DATE January 15, 1986

TO Jack H. Galbraith, Chief Planner, Current Plans Division
FROM Douglas J. Moshier, Assistant City Attorney
SUBJECT Possible Vacation of Streets -
River Oaks Subdivision

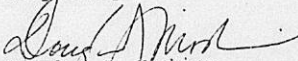
This is in response to your memo of November 26, 1985, and matters raised in our discussions since that time.

It is our opinion that the City cannot permit the vacation of streets against which special assessments remain outstanding without requiring that those special assessments be paid in full before or at the time of any vacation. It is our opinion that since special assessments are ultimately public obligations it would be improper for the City to carry a public obligation relating to an improvement which is not open to the public.

We have also reviewed the question that you raised concerning the possible waiver of mobile home park regulations under the provisions of Section 26.04.119 of the City Code. It is our opinion that that section is not a vehicle for obtaining a waiver or exception from the regulations of Title 26. The section speaks of interpretation for application of the provisions of that title and it is our opinion that the relief set out in Section 26.04.119 is limited to situations in which a person questions whether or not a regulation applies to their situation because of some uncertainty or ambiguity. The situation that you present with respect to the River Oaks Subdivision is not one in which there is any uncertainty. The provisions of Section 26.04.120.C would clearly apply to the River Oaks Subdivision and we can see no question of interpretation or application which would be appropriate for proceedings under Section 26.04.119.

If you have any further questions concerning this matter please let us know.

Very truly yours,


Douglas J. Moshier
Assistant City Attorney

DJM:dks

cc: John Dekker, Director of Law
Michael E. Lindebak, Acting Director of Planning
Monty Robson, Superintendent of Central Inspection

RECEIVED
JAN 16 1986
METROPOLITAN PLANNING
ROUTE _____

September 14, 1982

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Release of Letter of Credit Associated with River Oaks Addition

The \$1,200.00 letter of credit submitted as a guarantee that a sidewalk would be constructed in the above-referenced addition may be released.

The original letter of credit is being returned to Reserve Savings and Loan Association with their copy of this Memorandum.

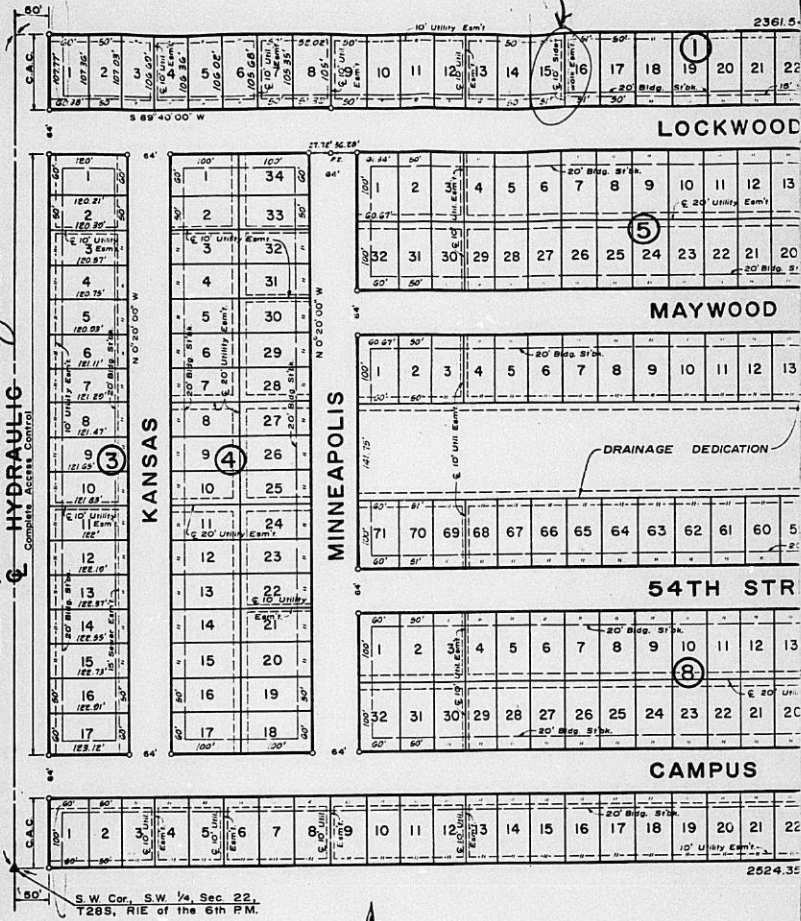
Forrest L. Nagley
Junior Planner

FLN:jps

cc: Resla Inc, Attention: G. R. Monroe, P.O. Box 2606, 67201
Mike Lindabak, City Engineering
Reserve Savings and Loan, 255 North Main, 67201

HAS A SIDEWALK BEEN CONSTRUCTED
IN THIS BASEMENT

I believe the sidewalk has been constructed since your field check in June. Please let me know if it has so I can then proceed to release the slabbers letter to Capitol.



July 7, 1982

Resla, Inc.
Attention: G. R. Monroe
P.O. Box 2606
Wichita, Kansas 67201

Re: Letter of credit guaranteeing the installation of a sidewalk in the 10-foot sidewalk easement between Lots 15 and 16, Block 1, River Oaks Addition. (Credit No.: River Oaks)

Dear Mr. Monroe:

Your letter of credit from Reserve Savings and Loan Association in the amount of \$1,200.00 guaranteeing the construction of the above-referenced sidewalk is nearing maturity. The terms of the letter of credit reference that you agreed to build the sidewalk on or before September 25, 1982. This agreement on your part was in response to a condition of approval associated with the platting of River Oaks Addition. A recent field check of the site has indicated that, as of this date, the required sidewalk has not been built.

This letter acts to remind you of your agreement to build the sidewalk by September 25, 1982. If this improvement is not completed by this date, I will be required to turn your letter of credit over to City Engineering for collection.

Should you have any questions about this matter, please call me at 268-4421. I have attached a copy of your letter of credit for your reference and information.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Mike Lindebak, City Engineering

December 5, 1980

Mr. Gary Wiley
Professional Engineering Consultants
355 Ellis
Wichita, Ks. 67211

Re: River Oaks Addition

Dear Gary:

It has been brought to my attention that it is the intention of the developer to require, by covenant, permanent foundations for units to be located in River Oaks Addition. It should be noted that this has been approved as a mobile home subdivision, and as such, only mobile homes as defined in the ordinance are permitted. This excludes the placement of such homes on foundations as a permitted use in the "C" Mobile Home District.

The Sedgwick County Mobile Home Dealers Association has recently requested a deferral on an amendment to the County Zoning Resolution so that some time might be given to resolving some of the code problems related to mobile home developments. I would assume that the questions of manufactured housing to be placed on foundations will be the major issue to resolve.

If it will be of interest to you, I will advise you of any meetings we hold with this organization on this matter.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:GEL:sad

cc: Robert B. Feldner, Superintendent of Central Inspection
Resla Inc., G. R. Monroe, President, P. O. Box 2606, Wichita
Kansas

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 80-40 Name River Oaks Addition
Application & Sketch Filed: 6-12-80
Preliminary Plat Filed: 7-25-80 Approved by S/D: 8-7-80
Final Plat Filed: 9-5-80 Approved by S/D: 9-18-80
Approved by Metropolitan Area Planning Commission: 9-25-80

DESCRIPTION

General Location: East of Hydraulic in an area north of 55th Street South

Surveyor or Engineer: Professional Engineering Consultants

Owner: Resla, Inc., Attention: G. R. Monroe, President

Address: P.O. Box 2606

- | | | | |
|--|-----------------------|--------------------------|--|
| 1. Gross Acreage of Plat <u>69.5</u> | 6. Access Control | | |
| 2. Number of Lots | St. <u>Hydraulic</u> | No. Openings <u>None</u> | |
| Residential <u>361</u> | St. _____ | No. Openings _____ | |
| Commercial _____ | St. _____ | No. Openings _____ | |
| Industrial _____ | 7. Req'd Improvements | | |
| Other _____ | St. Paving <u>x</u> | Water <u>y</u> | |
| Total Number of Lots: <u>361</u> | Sidewalk <u>x</u> | Drainage <u>x</u> | |
| 3. Minimum Lot Area: <u>5000</u> sq. ft. | Sewer <u>x</u> | Other _____ | |
| 4. Existing Zoning: <u>G</u> | | | |
| 5. Special Problems Discussed: _____ | | | |

100% petitions have been submitted guaranteeing storm sewers and a storm water drain, water and sanitary sewer service to each lot, and paving of all interior streets. Included in the street paving petitions are guarantees for sidewalks in accordance with the sidewalk ordinance. A \$1200.00 letter of credit has been submitted as guarantee that a sidewalk will be constructed within the 10-foot sidewalk easement between Lots 15 and 16 in Block 1. This sidewalk easement provides a pedestrian link between this subdivision and the residential neighborhood to the north which contains White Elementary School. A covenant has been submitted which provides for the maintenance of this sidewalk easement. A certificate has been submitted confirming the petitions.

Planning Commission Recommendation: That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Goebel seconded and it carried unanimously. Hennessy, Jones, Savina and Shook were absent.

ACTION: Receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; approve the petitions and instruct the Director of Law to prepare the necessary resolutions; instruct the City Clerk to file the sidewalk maintenance covenant and the certificate of petitions with the Register of Deeds, the recording costs of which shall be billed to the applicant; receive and file the letter of credit; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

River Oaks

10-23-80

AMERICAN LAND TITLE ASSOCIATION COMMITMENT - 1966

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) 267-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McCullough
Secretary.

Ruth M. Lewis
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 292527 Effective Date October 10, 1980, at 7:00 A.M.

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

Metropolitan Area Planning Department

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

Resla, Inc.

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

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Block 1; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, Block 2; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, Block 3; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, Block 4; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, Block 5; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 6; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, Block 7; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, Block 8; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, Block 10; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, Block 12; Lots 1, 2, 3, 4, Block 11; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, Block 12; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, Block 13, ALL IN Bo-Mar First Addition to Wichita, Sedgwick County, Kansas.

SEE LAST PAGE FOR SUPPLEMENTAL ENDORSEMENT.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, 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): 1979 Taxes paid. (A Re-plat of Bo-Mar First Addition)
9. Utility easements, building setback lines, drainage easements, access control and sewer easements as shown and established by the recorded plat of said Bo-Mar First Addition to Wichita.
10. Easement to the City of Wichita, for sewer and other utilities, as condemned in Case #A-70253. (Covers a portion of Block 9)
11. Easement to the City of Wichita, for sewer system, as condemned in Case #C-17685. (Covers a portion of Block 9)
12. Easement to the City of Wichita for sewer and water, as condemned in Case #77 C-425. (Covers a portion of Block 9)
13. Condemnation to provide right-of-way for sewer main or mains, in Case #A-54498. (Covers a portion of Block 9)
14. City of Wichita Ordinance No. 31-611, providing for delay in payment of special assessments pertaining to the construction of Submain 1, Southwest Interceptor Sewer for a period of 15 years unless the property is platted, zoned for other than residential or agricultural purposes, has a population of more than one family per acre, or any parcel is connected to the sewer, as disclosed by Affidavit of Publication filed on Film 121, Page 825.

(SEE ADDED PAGE)

ENDORSEMENT

(RESLA, INC.)

Attached to and forming a part of
Commitment to Insure No. 292527

No. E-1

Issued by
CHICAGO TITLE INSURANCE COMPANY

1. Item 3 Schedule A is hereby amended by adding the following thereto as
PARCEL #2

Beginning at a point on the South line and 2374.15 feet East of the Southwest corner of the Southwest Quarter of Section 22, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, said line having a bearing of N 89°40'00" E; thence bearing N 6°56'54" W a distance of 35.03 feet to the Southwest corner of Lot 15, Block 9, in Bo-Mar First Addition to Wichita, Sedgwick County, Kansas; thence along the South line of said Lot 15 bearing N 83°03'06" E a distance of 155.27 feet to the Southeast corner of said Lot 15; thence bearing S 0°20'00" E a distance of 52.68 feet to a point in the South line of the Southwest Quarter of said Section 22; thence bearing S 89°40'00" W along said South line a distance of 150.20 feet to the point of beginning.

This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

DATED: October 27 1980

CHICAGO TITLE INSURANCE COMPANY



Alvin W. Long
President.

ATTEST:

Chester C. McCallough

Secretary.

Rueck V. Lewis
Authorized Signatory

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

IRREVOCABLE LETTER OF CREDIT

Reserve Savings and Loan Association
(NAME OF BANK)

DATE: October 22, 1980

CITY OF WICHITA
STATE OF 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 \$ 1,200.00 for the account of Resla, Inc.

(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 September 25, 1982 (6)
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Sidewalk between lots 15 and 16 Block One (1).
- 2.
- 3.

in River Oaks Addition a subdivision located in The City of Wichita, State of Kansas.

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 Savings and Loan Association, Credit No. River Oaks dated --
(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 presentment 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 November 30, 1982
(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: G. R. Monroe
(Authorized signature)
G R Monroe, President

(CORPORATE SEAL)



COVENANT

This Declaration made this 22nd day of October, 1980,
by Resla, Inc., hereinafter called Declarant,

WITNESSETH

Whereas, Declarant is owner of River Oaks Addition to Wichita, Sedgwick County,
Kansas

and

Whereas, the undersigned wishes to plat said property as River Oaks Addition
to Wichita, Sedgwick County, Kansas and whereas it is required in connection
therewith that a Covenant for maintenance and fencing of a sidewalk easement
be placed of record:

Now, Therefore, Declarant hereby declares and covenants that the 10 foot pedestrian
easement centered on the line common to lots 15 and 16, Block 1, River Oaks
Addition to Wichita, Sedgwick County, Kansas shall remain unfenced and otherwise
unobstructed in order to provide pedestrian access to Minnesota Avenue as platted
to the north. Declarant also declares and covenants that it shall be the respon-
sibility of the owners of Lots 15 and 16 to properly maintain said 10 foot
sidewalk easement. In the event the owner(s) of lots 15 and 16 fail to properly
maintain said sidewalk easement, the City of Wichita shall have the authority to
order maintenance and assess all work to the owner(s) of record of Lots 15 and 16.

This covenant is binding on the owner, their heirs, or successors or assigns
and is a covenant running with the land and is binding on all successors in title
to the above described property.

EXECUTED the day and year first above written.

Resla, Inc.

G. R. Monroe
G.R. Monroe President

State of Kansas)
Sedgwick County)

Personally appeared before me, a Notary Public in and for the County and
State aforesaid, Resla, Inc., by G.R. Monroe to me personally known to be
the same person who executed the foregoing instrument of writing and said
person duly acknowledged the execution thereof.

Dated at Wichita, Kansas this 22nd day of October, 1980.

Patricia A. Nelson
Notary Public

(My Commission Expires January 28, 1984
Patricia A. Nelson)



CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, Resla, Inc., owner of
(give name of proposed plat, if appropriate) _____
River Oaks Addition

do hereby certify that petitions for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

1. Storm Water Drain
2. Storm Water Sewer
3. Sanitary Sewer
4. Streets and Sidewalks
5. Water
- 6.
- 7.

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within _____
River Oaks Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 22nd day of October, 19 80.
Resla, Inc.

G.R. Monroe
G.R. Monroe - President

City of Wichita)
Sedgwick County) ss
State of Kansas)

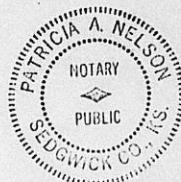
Be it remembered that on this 22nd day of October,
19 80, before me, a notary public in and for said County and State,
came G.R. Monroe, to me personally
known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Patricia A. Nelson
Notary Public

My Commission Expires:
January 28, 1984

T9-207



September 26, 1980

Professional Engineering Consultants, P.A.
Gary Wiley
355 Ellis
Wichita, Kansas 67211

Re: S/D 80-40 - Final plat of River Oaks

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 25, 1980, 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 September 22, 1980.

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:

- 10-23
10-24 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 10-23 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.
- 10-23 3. Certification that all taxes due and payable for 1979 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: Catron Homes, Inc., c/o James A. Catron, Pres., 3246 N. Clarence
67204
Resla, Inc., G. R. Monroe, Pres., P.O. Box 2606, 67201

September 22, 1980

Professional Engineering Consultants, P.A.
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-40 - Final plat of River Oaks

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 18, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

petitions ✓ A. The applicant shall guarantee all drainage improvements required by the platting of this property, including storm sewers and the channel within the drainage dedication.

petitions ✓ B. The applicant shall guarantee the extension of both City water and sanitary sewer to serve all the lots being platted. *(3)*

petitions ✓ C. The applicant shall guarantee the paving of all interior streets, including the following sidewalks: *(7)*

1. West side of Spruce/north side of Campus;
2. North side of Lockwood;
3. North side of Maywood; (south side)
4. South side of 54th Street. (northside)

petitions for streets include sidewalks but not on the petition recommended

✓ D. At the time the Subdivision Committee approved the preliminary plat, it recommended a waiver of the lot width-to-depth ratio for several lots in Block 10.

letter of credit ✓ E. The applicant shall guarantee the construction of a sidewalk in the 10-foot sidewalk easement centered on the lot line common to Lots 15 and 16, Block 1. In addition, the applicant shall submit a restrictive covenant to be recorded with the plat which prohibits the obstruction of the pedestrian easement (e.g., fencing, landscaping, etc.).

✓ F. The applicant shall provide a copy of the drainage design plans to the Office of Operations & Maintenance.

P.E.C. gave two copies to Engineering and asked that one copy, marked approved, be sent to O & M

P.E.C. P.A.
9-22-80
Page 2

11-6-80

G. The final plat tracing shall delineate the 20-foot utility easements adjacent to the drainage dedication as a 10-foot sanitary sewer easement and a 10-foot general utility easement. The 10-foot of easement within the drainage dedication shall be for sanitary sewer.

H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, September 25, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Catron Homes, Inc., c/o James A. Catron, Pres., 3246 N. Clarence
67204
Resla, Inc., G. R. Monroe, Pres., P.O. Box 2606, 67201
Dean Sellers, Assistant City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-40 Name River Oaks
Date Application Rec'd. 6-12-80 Preliminary Approval 8-7-80
Scheduled S/D Meeting 9-18-80

DESCRIPTION

General Location East side of Hydraulic in an area north of 55th St South

Owner Catron Homes, Inc.
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis Phone 263-1107

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>69.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>58</u> R/W <u>400</u> ft. |
| Residential <u>361</u> | b. <u>60</u> R/W <u>115</u> ft. |
| Commercial _____ | c. <u>64</u> R/W <u>10,450</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>361</u> | TOTAL <u>10,965</u> ft. |
| 3. Minimum Lot Frontage <u>50' @ setback 50'</u> | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area <u>5000 square feet</u> | |
| 5. Existing Zoning <u>G</u> | |
| 6. Proposed Zoning <u>G</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant's drainage plan has been approved.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property, including storm sewers and the channel within the drainage dedication.
- C. The applicant shall guarantee the extension of both City water and sanitary sewer to serve all the lots being platted.
- D. The applicant shall guarantee the paving of all interior streets, including the following sidewalks:
1. West side of Spruce/north side of Campus;
 2. North side of Lockwood;
 3. North side of Maywood;
 4. South side of 54th Street.
- E. At the time the Subdivision Committee approved the preliminary plat, it recommended a waiver of the lot width-to-depth ratio for several lots in Block 10.
- F. The applicant shall guarantee the construction of a sidewalk in the 10-foot sidewalk easement centered on the lot line common to Lots 15 and 16, Block 1. In addition, the applicant shall submit a restrictive covenant to be recorded with the plat which prohibits the obstruction of the pedestrian easement (e.g., fencing, landscaping, etc.).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE August 21, 1980

TO Jack Galbraith, Chief Planner
FROM Chris J. Breitenstein, P.E., Acting Drainage Design Engineer
SUBJECT Drainage Plan for River Oaks Addition

The above mentioned drainage plan is approved.


Chris J. Breitenstein, P.E.
Acting Drainage Design Eng.

CJB:md

cc: Louise Olivarez ✓
Kristen Hart

RECEIVED

AUG 22 1980

METROPOLITAN PLANNING
ROUTE House



MEMO

TO: Chris Breitenstein
Drainage Design Engineer
455 N. Main
7th Floor - City Hall
Wichita, Kansas 67202

PROJECT NO. 30-80195-1213

PROJECT: River Oaks Addition

COPIES TO:

ATTN:

DATE: August 20, 1980

Paul Johnston
Louise Olivarez ✓
Mike Lindebak
RWL - File

FROM: Kristen Hart

REFERENCE: River Oaks Drainage Plan and supportive
calculations

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed is the drainage plan and supportive calculations for River Oaks Addition.

We would appreciate your review and comments as soon as possible as our submitting the Final Plat is contingent on your approval of this Drainage Plan.

Note that River Oaks is actually a revision of the previously approved Bo-mar Drainage Plan.

August 8, 1980

Professional Engineering Consultants, P.A.
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-40 - Preliminary plat of River Oaks

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 7, 1980, 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. The applicant's drainage concept has been approved by City Engineering. Prior to filing the final plat, the final drainage plan shall be submitted for review.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property including storm sewers and the channel within the drainage ditch.
- C. The applicant shall guarantee the extension of both City water and sanitary sewer to serve all the lots being platted.
- D. The applicant shall guarantee the paving of all interior streets, including a sidewalk on one side of the following streets:
 - 1. Campus/Spruce
 - 2. Lockwood
 - 3. Maywood
 - 4. 54th Street
- ~~F.~~ The street name "Lilac" shall be changed to "Kansas" and "Minnesota" shall be changed to "Minneapolis."
- ~~F.~~ Ash Street as extended from the north shall be platted through Block 1 of this subdivision.
- G. The Subdivision Committee recommends a waiver of the lot width-to-depth ratio.

P.E.C., P.A.
8-8-80
Page 2

- H. Side lot easements requested by K.G. and E. and shown on the "marked" copy of the preliminary plat shall be indicated on the final plat.
- I. Information on how the drainage waters will enter the Flood Control property shall be submitted to the Flood Control Office.
- J. 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.
- 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 have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:hh

cc: Catron Homes, Inc., c/o J.A. Catron, Pres. 3246 N. Clarence, 67204
Resla, Inc., G. R. Monroe, Pres., P.O. Box 2606, 67201
Dean Sellers, Acting City Engineer
Paul Johnston, Flood Control

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-40 Name River Oaks
Date Application Rec'd. 6-12-80 Preliminary Approval _____
Scheduled S/D Meeting 8-7-80

DESCRIPTION

General Location East side of Hydraulic in an area north of 55th St. South

Owner Catron Homes, Inc
Surveyor/Engineer Professional Engineering Consultants P.A. (Gary Wiley)
Address 355 Ellis, 67211 Phone 263-1107

1. Gross Acreage of Plat 69.5
2. Number of Lots: 361
- Residential _____
- Commercial _____
- Industrial _____
- Other _____
- Total Number of Lots 361
3. Minimum Lot Frontage 50' @ setback 5x.
4. Minimum Lot Area 5000 square ft.
5. Existing Zoning G
6. Proposed Zoning G
7. Lineal Feet of New Streets:
- a. 58 R/W 400 ft.
- b. 60 R/W 115 ft.
- c. 64 R/W 10,450 ft.
- d. _____ R/W _____ ft.
- e. _____ R/W _____ ft.
- TOTAL 10,965 ft.
8. Sidewalk adjacent to all streets? yes x no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) NA (Yes-No)
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of both City water and sanitary sewer to serve all the lots being platted.
- D. The applicant shall guarantee the paving of all interior streets, including a sidewalk on one side of the following streets:
1. Campus/Spruce
 2. Lockwood
 3. Maywood
 4. 54th Street.
- E. In order to provide for both pedestrian and vehicular access to the elementary school to the north, it is the recommendation of the Planning Department that allowances be made for extending Minnesota and Ash into this plat.
- F. Approval of this preliminary plat will require a waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations (7-204(B)) as well as a waiver of the recommended lot width-to-depth ratio (7-204(C)).
- G. The first street east of Lilac shall be named "Minneapolis" rather than "Minnesota."
- H. The Subdivision Regulations state that street intersection jogs of less than 150 feet shall be avoided. City Engineering and

(Over)

Traffic Engineering shall be prepared to make their recommendation concerning the 55th Street/Campus offset of 132 feet.

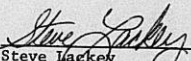
- I. The applicant's engineer shall be prepared to discuss the proposed designation for the triangular piece of ground between Lot 46, Block 9 and the 20' sewer easement east of said Lot 46.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS ENGINEERING DATE July 29, 1980

TO Jack Galbraith, Chief Planner
FROM Steve Lackey, Design Chief Engineer
SUBJECT Re: River Oak Drainage Concept

Our office has reviewed and approved the drainage concept as submitted by P.E.C. for the said plat.


Steve Lackey
Design Chief Engineer

SL:md

cc: Kristen Hart, P.E.C.

RECEIVED

JUL 30 1980

METROPOLITAN PLANNING

ROUTE Louise



MEMO

TO: Steve Lackey
Design Chief Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

PROJECT NO. 30-80195-1213

PROJECT: River Oaks
Addition

COPIES TO:

ATTN:

DATE: July 22, 1980

Paul Johnston

FROM: Kristen Hart

Louise Olivarez ✓

REFERENCE: Drainage Concept and Supportive
Calculations

Mike Lindebak

Dick Linn

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed is the drainage concept and supportive calculations for River Oaks Addition. We anticipate filing the Preliminary Plat with MAPD on July 25, 1980, for hearing by the MAPC Subdivision Committee on August 7, 1980. Should any additional information be required in your review of the plan, please contact Dick Linn or myself.

June 27, 1980

Professional Engineering Consultants
Land Development Division - Gary Wiley
355 Ellis
Wichita, Ks. 67211

Re: Sketch plat of River Oaks Addition - S/D 80-40

Dear Gary:

We have completed our review of the above referenced sketch plat. Our major concern revolves around the proposed method of handling storm waters. We are very much opposed to the creation of the drainage channel as shown on the sketch plat. We feel a detention facility should be designed which provides amenities for this plat and thereby avoids a "barge canal" appearance. We ask that you submit a revised sketch plat which proposes a more attractive method of handling drainage.

Another major problem we have with the sketch plat, as submitted, is the lack of good pedestrian links between this plat and the Mona Kay Matlock Addition to the north. As I'm sure you are aware, White Elementary School is located approximately 1/3 mile north of this plat. We feel it is very important to provide for the extension of both Ash and Minnesota Streets, from the north, into this plat. This would allow school children to walk from this proposed addition to the school by way of residential streets rather than by way of Hydraulic.

Please submit a revised sketch plat with the above mentioned concerns in mind. Should you or your client have any questions, don't hesitate to call me at 268-4405.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Catron Homes, Inc., James A. Catron, President
3246 N. Arkansas 67204

Resla, Inc., G. R. Monroe, President, P.O.Box 2606, 67201

Map No.: 5641
Section No.: 22
Twp. No.: 28
Range: 1E

S/D No. 80-40

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: River Oaks

General Location: Northeast corner of 55th St. South and Hydraulic

Name of Property Owner: Catron Homes, Inc. James A. Catron, President
Address: 3246 N. Clarence Phone: 838-8859
Name of Subdivider: Resla, Inc. G.R. Monroe, President
Address: P.O. Box 2606 67201 Phone: 265-5669
Name of Agent/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)
Address: 1440 E. English LAND DEVELOPMENT DIVISION Phone: 262-2691 263-1107
Date of Application: 5-21-80 6-12-80 355 Ellis 67211

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 69.5
2. Number of Lots:
Residential 357
Commercial _____
Industrial _____
Other _____
Total Number of Lots 357
3. Minimum Lot Frontage 50' @ Setback ft.
4. Minimum Lot Area 5000 Sq ft.
5. Existing Zoning AA
6. Proposed Zoning "G" (2-2355)
7. Lineal Feet of New Streets:
a. 58 R/W 400 ft.
b. 60 R/W 115 ft.
c. 64 R/W 10,450 ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 10,965 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (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

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

Received by FLN
Date 6-12-80
Fee Submitted \$200.00 w/sketch
\$1805.00 w/prelim.

T9-301B
(2-71)