M. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

O. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

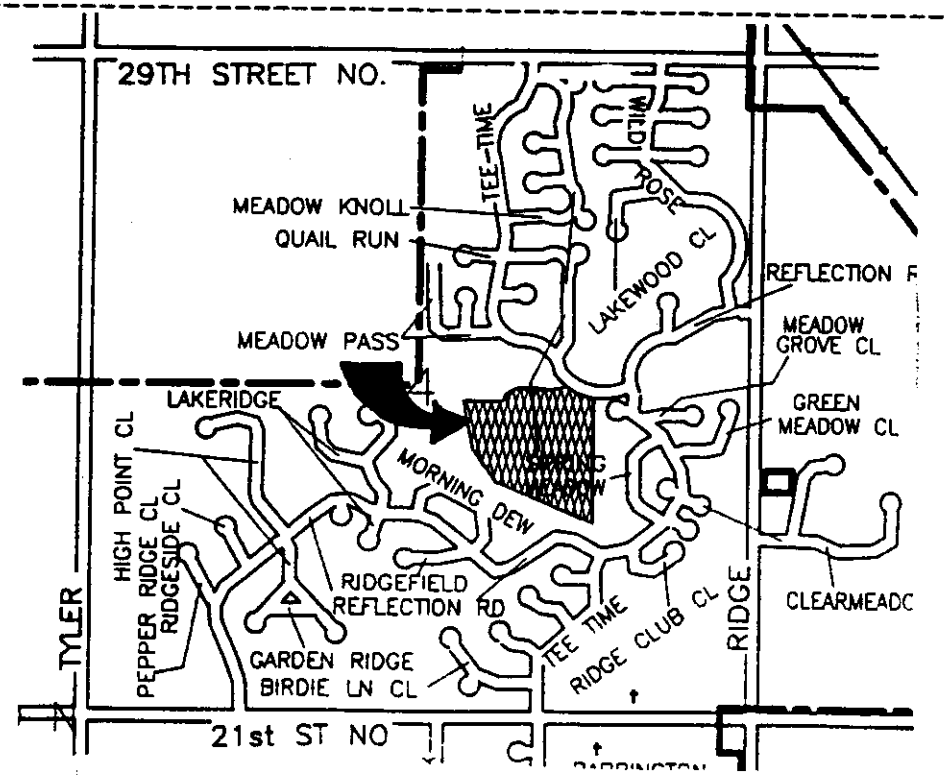
AGENDA ITEM NO. 2-10

December 17, 1992

STAFF REPORT
(Final Plat Approved 12/10/92)

CASE NUMBER:	**S/D 92-62 - REFLECTION RIDGE 9TH ADDITION**
OWNER/APPLICANT:	Reflection Ridge, Inc., c/o Marvin Schellenberg, 7926 West 21st Street North, Wichita, KS 67212
SURVEYOR/ENGINEER:	Professional Engineering Consultants, Inc., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202
LOCATION:	West of Ridge Road and north of 21st Street North
SITE SIZE:	15.15 Acres
NUMBER OF LOTS	
Residential:	23
Office:	
Commercial:	
Industrial:	
Total:	23
MINIMUM LOT AREA:	10,180 sq. ft.
CURRENT ZONING:	"AA" One-Family Dwelling (DP-170)

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee the paving of the proposed interior streets.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. The applicant shall guarantee construction of the storm sewers required by this plat.

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. As indicated by City Engineering, minimum building pad elevations are required for lots in the southern section of this plat. These elevations shall be noted both on the face of the plat and in the plattor's text. On-site and off-site benchmarks shall also be indicated.

H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

I. Prior to release of the plat for recording, the applicant shall provide proof that all applicable property taxes have been paid.

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. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

WICHITA — SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

December 18, 1992

Professional Engineering Consultants, Inc.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 92-62 REFLECTION RIDGE 9th ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, December 17, 1992, 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 December 11, 1992.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

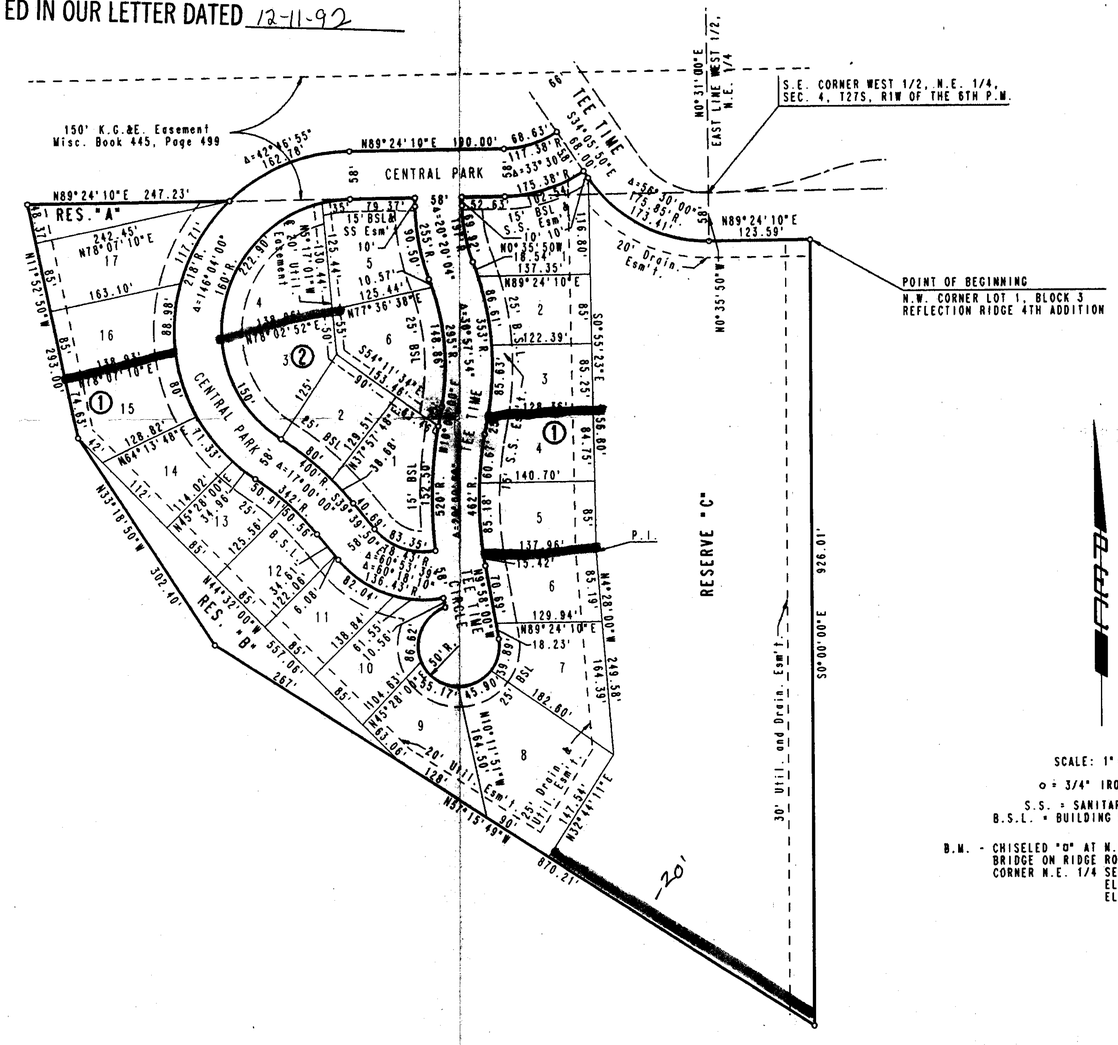
DL:rh
cc: Reflection Ridge, Inc., c/o Marvin Schellenberg, 7926 West 21st Street North, Wichita, KS 67212
Mike Lindebak, City Engineer

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

REFLECTION RIDGE 9TH ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/10/92 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12-11-92



SCALE: 1"=100'

o = 3/4" IRON SET

S.S. = SANITARY SEWER
B.S.L. = BUILDING SETBACK LINE

B.M. - CHISELED "O" AT N.E. CORNER 3-7'±3' RCB BRIDGE ON RIDGE ROAD 175' NORTH OF S.E. CORNER N.E. 1/4 SEC. 4, T27S, R1W.
ELEV.=1325.64 M.S.L.
ELEV.=138.46 CITY DATUM

Esm'ts Requested by KG&E and S.W. Bell

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 1992, I HAVE CAUSED TO BE SURVEYED AND PLATTED REFLECTION RIDGE 9TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES. THE SAME BEING A TRACT OF LAND IN THE E1/2 OF SECTION 4, T27S, R1W OF THE 6TH P.M. DESCRIBED AS: BEGINNING AT THE N.W. CORNER OF LOT 1, BLOCK 3, REFLECTION RIDGE 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S0°00'00"E ALONG THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF 962.01 FEET TO THE N.W. CORNER OF RESERVE "B" IN SAID ADDITION; SAID POINT LYING IN THE NORTHEASTERLY LINE OF RESERVE "A", REFLECTION RIDGE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N57°15'49"W ALONG THE NORTHEASTERLY LINE OF SAID RESERVE "A" A DISTANCE OF 870.21 FEET; THENCE BEARING N33°18'50"W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 302.40 FEET; THENCE BEARING N11°52'50"W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 293.00 FEET TO THE N.E. CORNER OF SAID RESERVE "A", SAID POINT LYING IN THE SOUTH LINE OF REFLECTION RIDGE 7TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE ALONG THE SOUTH LINE OF SAID REFLECTION RIDGE 7TH ADDITION, BEARING N89°24'10"E A DISTANCE OF 247.23 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 218.00 FEET AND A CHORD OF 159.02 FEET, BEARING N68°00'42"E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°46'55" AN ARC DISTANCE OF 162.78 FEET; THENCE BEARING N89°24'10"E PARALLEL TO AND 58.00 FEET NORTH OF THE SOUTH LINE OF SAID REFLECTION RIDGE 7TH ADDITION A DISTANCE OF 190.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 117.38 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°30'00" AN ARC DISTANCE OF 68.63 FEET TO A POINT IN THE WESTERLY LINE OF TEE TIME STREET AS PLATTED IN SAID REFLECTION RIDGE 7TH ADDITION; THENCE ALONG SAID WESTERLY LINE BEARING S31°05'50"E A DISTANCE OF 68.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.85 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°30'00" AN ARC DISTANCE OF 173.41 FEET, THENCE BEARING N89°24'10"E A DISTANCE OF 123.59 FEET TO THE POINT OF BEGINNING.

_____
MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME TO BE KNOWN AS REFLECTION RIDGE 9TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVES "A," "B" AND "C" ARE PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF GOLF COURSE AND RELATED FACILITIES; I.E., CART PATHS, RESTROOMS, SHELTERS, SIDEWALKS, LANDSCAPING, IRRIGATION SYSTEMS AND ETC. ALL UTILITIES AND STORM WATER SEWERS SHALL BE CONFINED TO EASEMENTS. RESERVES "A," "B" AND "C" ARE TO BE OWNED AND MAINTAINED BY REFLECTION RIDGE, INC., THEIR SUCCESSORS OR ASSIGNS.

OWNER: REFLECTION RIDGE, INC.

BY _____, VICE PRESIDENT
MARVIN SCHELLENBERG

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MARVIN SCHELLENBERG, VICE PRESIDENT, REFLECTION RIDGE, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, EMPRISE BANK, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REFLECTION RIDGE 9TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____
GREGG L. LESH, SENIOR VICE PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____ 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GREGG L. LESH, SENIOR VICE PRESIDENT, EMPRISE BANK, IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1992.

_____, CHAIRMAN
L.O. BRECKENRIDGE, JR.

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1993.

_____, MAYOR
FRANK M. OJILE

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1993.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1993.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA