

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 28, 1989

Professional Engineering Consultants
Attn: Gary Willey
1440 East English
Wichita, KS 67211

Re: S/D 89-26 - WILDERNESS 5TH ADDITION

Dear Gentlemen:

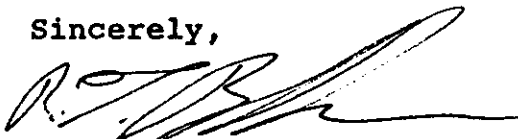
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 27, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 21, 1989.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Ritchie Development Corporation, Attn: Jack Ritchie, 8100
E. 22nd St. N., Bldg. 500, Wichita, KS 67226
Mike Lindebak, City Engineer

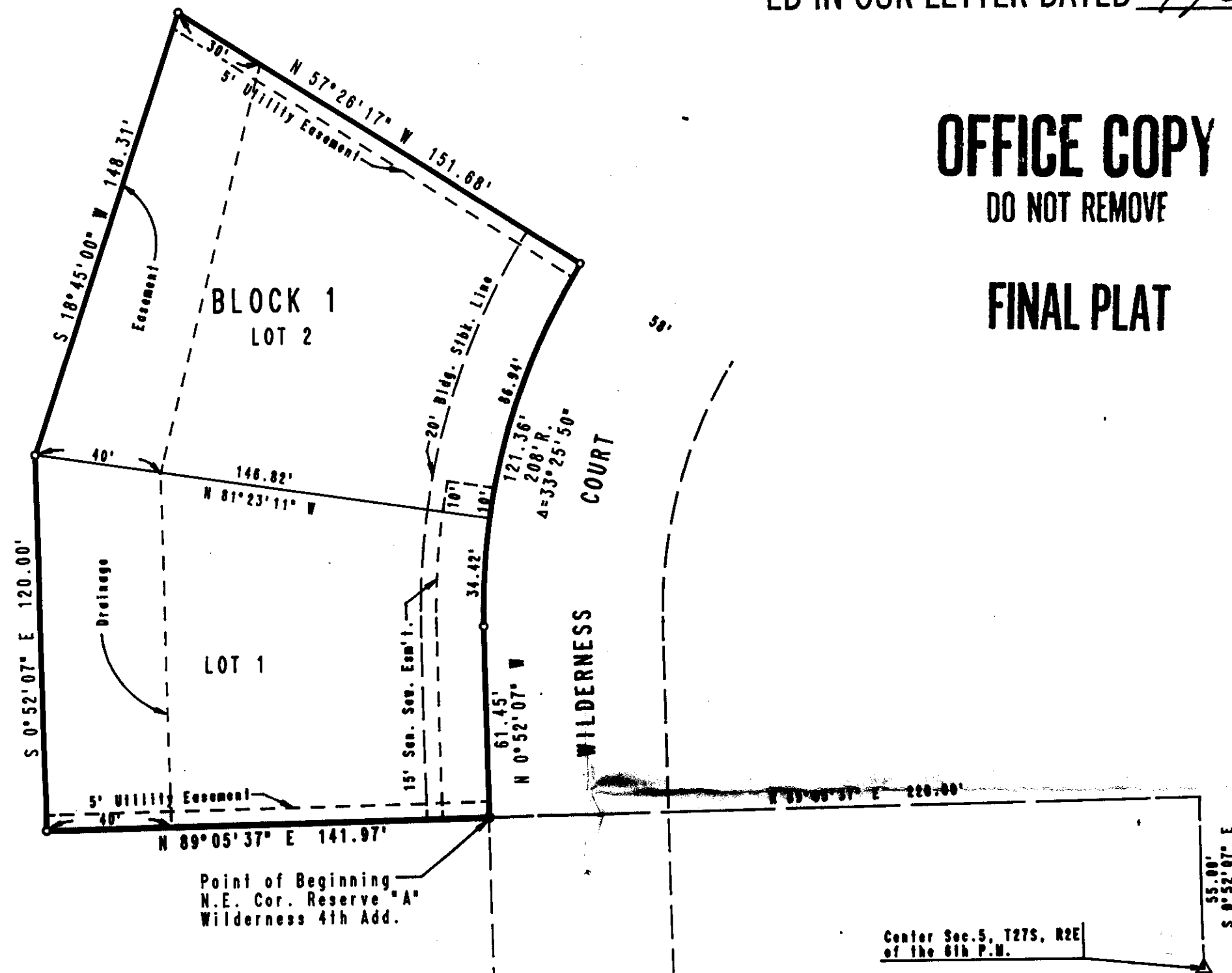
FILE COPY

WILDERNESS 5TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/20/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/21/89

OFFICE COPY
DO NOT REMOVE
FINAL PLAT



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1989, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF WILDERNESS 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS AND A BLOCK THE SAME BEING A TRACT OF LAND IN THE NW 1/4 OF SECTION 5, T27S, R2E OF THE 6TH P.M. DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF RESERVE "A", WILDERNESS 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N0°52'07" W ALONG THE WEST LINE OF WILDERNESS CT. A DISTANCE OF 61.45 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 208 FEET AND A CENTRAL ANGLE OF 33°25'50" AN ARC DISTANCE OF 121.36 FEET TO THE SOUTHEAST CORNER OF LOT 22, BLOCK 1, IN SAID WILDERNESS 4TH ADDITION; THENCE BEARING N57°26'17" W ALONG THE SOUTH LINE OF SAID LOT 22 A DISTANCE OF 151.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE BEARING S18°45'00" W A DISTANCE OF 148.31 FEET; THENCE BEARING S0°52'07" E A DISTANCE OF 120 FEET TO THE NORTHWEST CORNER OF SAID RESERVE "A"; THENCE BEARING N09°05'37" E A DISTANCE OF 141.97 FEET TO THE POINT OF BEGINNING.

R.W. LINN, P.E., LIC. NO. 3684 R.L.S. NO. 934
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 ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, AND A BLOCK THE SAME TO BE KNOWN AS WILDERNESS 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STORM WATER SEWER EASEMENT ON FILM 601, PAGE 1173, OF RECORD, ABOVE DESCRIBED TRACT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF THIS PLAT.

MINIMUM PAD ELEVATION AS FOLLOWS:

BLOCK 1	CITY DATUM FT.	M.S.L. FT.
LOT 1	201.0	1388.40
LOT 2	201.5	1388.90

OWNER: RITCHIE DEVELOPMENT CORPORATION

BY: JACK D. RITCHIE, C.E.O.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, CHIEF EXECUTIVE OFFICER OF RITCHIE DEVELOPMENT CORPORATION, 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 VOLUNTARY 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 APPOINTMENT EXPIRES _____

WE, BANK IV WICHITA, NATIONAL ASSOCIATION IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF WILDERNESS 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: GARY K. BROWN, VICE PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GARY K. BROWN, VICE PRESIDENT OF BANK IV WICHITA, NATIONAL ASSOCIATION, 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 VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1989.

_____, CHAIRMAN
SUE L. CROCKETT

_____, 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 _____, 1989.

_____, MAYOR
ROBERT G. KNIGHT

_____, CITY CLERK
JOHN MOIR

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1989.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

SCALE: 1" = 40'
o = IRON SET

B.M. - CITY OF WICHITA BM DISC 44' NORTH
AND 38' WEST OF THE INTERSECTION
OF THE CENTERLINES OF 29TH STREET
NORTH AND WEBB ROAD.
ELEV. = 220.528 CITY DATUM
ELEV. = 1407.926 M.S.L.

MINIMUM PAD ELEV. AS FOLLOWS:

BLOCK 1	CITY DATUM FT.	M.S.L. FT.
LOT 1	201.0	1388.40
LOT 2	201.5	1388.90

S/D 89-26 Staff Report

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- L. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].**
- M. Recording of the plat within 30 days after approval by the City Council.**

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-10

April 27, 1989

STAFF REPORT

(Final Plat, Approved 4/20/89; Preliminary Approved 5/12/83)

CASE NUMBER: S/D 89-26 - WILDERNESS 5TH ADDITION

OWNER/APPLICANT: Ritchie Development Corporation, c/o Jack Ritchie, 8100 E. 22nd St. N., Bldg. 500, Wichita, KS 67226

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: On the west side of Wilderness Court in an area south of 29th Street North.

SITE SIZE: .74 Acres

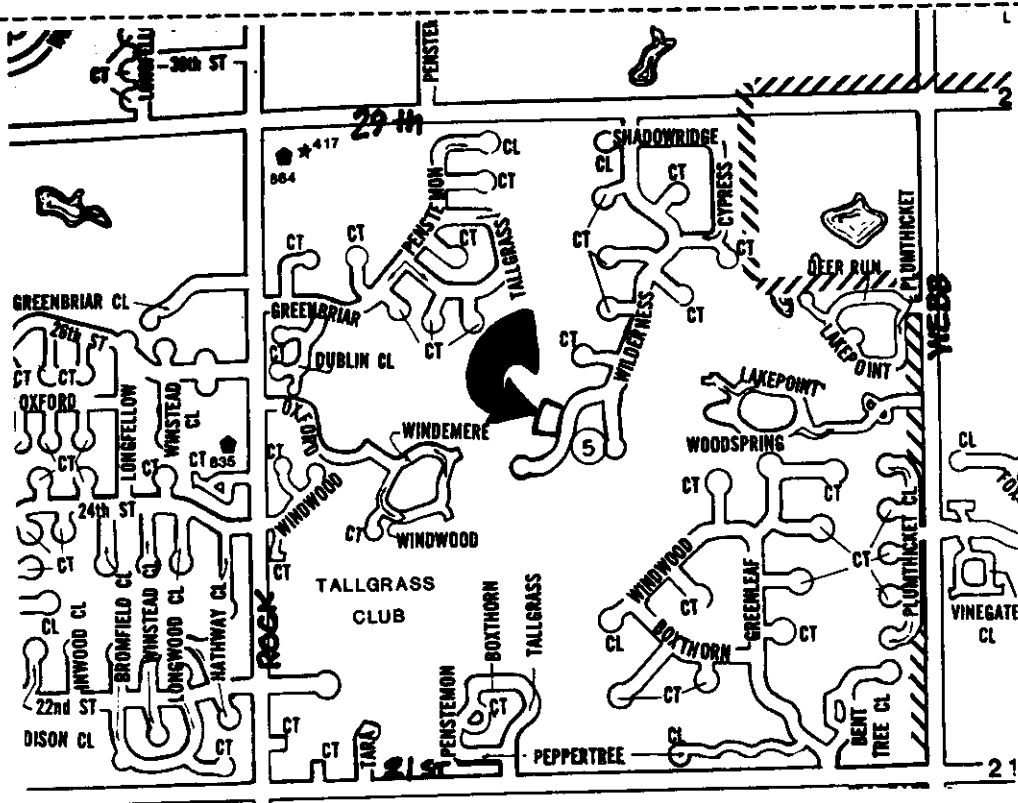
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 15,379 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling District

VICINITY MAP:



- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. Square footage figures shall be provided to City Engineering for the lots within this plat so existing special assessments and petitions (those associated with Wilderness 4th) may be amended.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall obtain by separate instrument an off-site utility easement adjacent to the south line of Lot 1 which is required to serve the lots being platted with sanitary sewer.
- E. On the final plat tracing, the drainage easement along the west end of the plat shall also be indicated as a utility easement.
- F. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 29-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.
- G. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks [Section 5-402(N)].
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. 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.
- J. 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.
- 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.