cc: Joel Pollack, 1035 N. Emporia, 67214
Douglas Myers, 646 Hidden Valley Road, 67209
Dwayne & Dot Shannon, 503 Hidden Valley Road, 67209
Martin Garland, 688 Wetmore Drive, 67209
Willard Hopson, 10429 Hidden Valley Road, 67209
Dr. Leonard Donley, 11100 Hidden Lake Road, 67209
Al Schneider, 340 Shefford, 67209
Esther Opfer, 500 Circle Lake Road, 67209
Mark & Debby Breer, 11205 Taft, 67209
Kenneth Beck, 333 E. English, Suite 355, 67202
Jean Hughes, 11303 Valley High Dr., 67209
Frank Nesbaum, 520 Hidden Valley Rd., 67209
George Grenyo, 566 Hidden Valley Rd., 67209
Summerfield Inc., Thurman W. Smith, 11216 W. Maple, 67209
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

August 4, 1989

Professional Engineering Consultants, P.A.
Attn: Gary Wiley
1440 E. English
Wichita, KS 67211

Re: S/D 89-36 - CAMBRIDGE ESTATES (formerly, Summerfield III), located in an area south of Maple, west of Maize Road.

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on August 3, 1989, 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 July 28, 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 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 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

FILE COPY

CAMBRIDGE ESTATES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/27/82 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/28/82

SCALE: 1" = 100'
o = IRON SET

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

B.M. - CITY OF WICHITA STD. DISC 43.5 FT. SOUTH AND 52.7 FT. EAST OF INTERSECTION OF CENTERLINES OF MAIZE RD. AND MAPLE
ELEV.=133.195 CITY DATUM
ELEV.=1320.595 M.S.L.

MINIMUM PAD ELEVATION SHALL BE AS FOLLOWS:

BLOCK 2 LOTS 9 THROUGH 17.	ELEVATION	1392 , CITY DATUM AND 1326.6 , M.S.L.;
LOTS 18 THROUGH 31, AND		
LOTS 36 THROUGH 44.	ELEVATION	1450 , CITY DATUM AND 1384.4 , M.S.L.
BLOCK 4 LOTS 22 THROUGH 29 AND		
LOTS 39 THROUGH 41.	ELEVATION	1382 , CITY DATUM AND 1316.6 , M.S.L.

=10' Util Easm't

Util Easm't

Util Easm't

COMPLETE ACCESS CONTROL

COMPLETE ACCESS CONTROL

POINT OF BEGINNING
MAPLE

N.E. COR. SEC. 30, T27S, R1W OF THE 6TH P.M.

N 90°00'00" W 1319.30'

N 90°00'00" W 1320.11'

RESERVE "D"

RESERVE "C"

RESERVE "E"

RESERVE "A"

RESERVE "B"

RESERVE "F"

RESERVE "G"

RESERVE "H"

RESERVE "I"

RESERVE "J"

RESERVE "K"

RESERVE "L"

PARKDALE

KENT

FIELDCREST

PRESCOTT CIRCLE

PRESCOTT COURT

PRESCOTT

CIRCLE LAKE CIRCLE

UNIVERSITY

TAFT

HAYDEN

STONEY POINT CIRCLE

LEECREST CIRCLE

MESA CIRCLE

LARK CIRCLE

STONEY POINT

@ MAIZE ROAD

COMPLETE ACCESS CONTROL

C.A.C.

N 0°14'39" E 1367.39'

N 0°14'39" E 500.00'

N 90°00'00" W 624.01'

N 90°00'00" W 550.00'

N 90°00'00" W 292.44'

S 89°40'38" E 1269.07'

N 89°26'18" E 1319.29'

@ TAFT

S 0°11'28" W 1033.28'

CAMBRIDGE ESTATES

AN ADDITION TO WICHITA, SEDGWICK, COUNTY, KANSAS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

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 CAMBRIDGE ESTATES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. AND 1320.11 FEET WEST OF THE NE CORNER OF SAID SECTION 30; THENCE BEARING N 90°00'00"W ALONG SAID NORTH LINE A DISTANCE OF 1319.30 FEET; THENCE BEARING S0°11'26"W ALONG THE EAST LINE OF BLOCKS 5 AND 6 IN WEST MILLBROOK SECOND ADDITION TO SEDGWICK COUNTY, KANSAS, A DISTANCE OF 1033.28 FEET TO THE NW CORNER OF MILES HIDDEN LAKES ESTATES, SEDGWICK COUNTY, KANSAS; THENCE BEARING N89°26'18"E ALONG THE NOTH LINE OF SAID MILES HIDDEN LAKES ESTATES A DISTANCE OF 1319.29 FEET TO THE NE CORNER OF SAID MILES HIDDEN LAKES ESTATES; THENCE BEARING S0°13'56"W ALONG THE EAST LINE OF SAID MILES HIDDEN LAKES ESTATES A DISTANCE OF 939.90 FEET; THENCE BEARING S89°40'38"E A DISTANCE OF 1269.07 FEET; THENCE BEARING N0°14'39"E PARALLEL TO AND 50.00 FEET WEST OF THE EAST LINE OF SAID SECTION 30 A DISTANCE OF 1367.39 FEET; THENCE BEARING N90°00'00"W A DISTANCE OF 624.01 FEET; THENCE BEARING N43°43'58"W A DISTANCE OF 138.40 FEET; THENCE BEARING N90°00'00"W A DISTANCE OF 550.00 FEET; THENCE BEARING N0°14'39"E A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING. CONTAINING 72.206 ACRES MORE OR LESS.

_____
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 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 CAMBRIDGE ESTATES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

A 5-FOOT WALL EASEMENT, AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

RESERVES A, C, D, E, G, H, I, J, K AND L ARE HEREBY PLATTED FOR LANDSCAPING, IRRIGATION SYSTEMS, ENTRY FEATURES, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES B AND F ARE HEREBY PLATTED FOR DRAINAGE, PEDESTRIAN IMPROVEMENTS, LANDSCAPING, IRRIGATION SYSTEMS, AND UTILITIES AND WALLS CONFINED TO EASEMENTS.

RESERVES A THROUGH L INCLUSIVE SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS, AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN CAMBRIDGE ESTATES. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM MAPLE AND MAIZE ROAD, OVER AND ACROSS THE NORTH LINE OF BLOCK 2, AND THE EAST LINE OF BLOCKS 4 AND 5, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

MINIMUM PAD ELEVATION SHALL BE AS FOLLOWS:

BLOCK 2 LOTS 9 THROUGH 17.	ELEVATION	139.2 , CITY DATUM AND 1326.6 , M.S.L.;
LOTS 18 THROUGH 31, AND LOTS 36 THROUGH 44.	ELEVATION	143.0 , CITY DATUM AND 1330.4 , M.S.L.
BLOCK 4 LOTS 22 THROUGH 29 AND LOTS 39 THROUGH 41.	ELEVATION	139.2 , CITY DATUM AND 1326.6 , M.S.L.

OWNER: SUMMERFIELD, INC.

BY:_____
THURMAN W. SMITH, PRESIDENT

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME THURMAN W. SMITH, PRESIDENT OF SUMMERFIELD, 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 CAMBRIDGE ESTATES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY_____, VICE PRESIDENT

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF 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 VOLUNTARY 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 APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK 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
BOB KNIGHT

_____, CITY CLERK
JOHN MOIR

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1989.

_____, COUNTY CLERK
DON WRIGHT

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

L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

M. On the final plat tracing, complete access control shall be indicated to Taft, across the south line of Lots 17, 18 and 19, Block 2.

N. On the final plat tracing the centerline of Maple shall be labeled.

O. It should be noted that the street names proposed for this plat, have been carefully selected so as to utilize existing street names.

P. In order to more specifically identify the minimum building pad elevation involved, the final plat tracing shall note if the elevations referenced for each lot or lots, involves a minimum opening or ground floor elevation.

Q. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat. The easements requested by K.G. & E. during review of the preliminary plat shall also be indicated.

R. 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.

S. 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.

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

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

V. 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

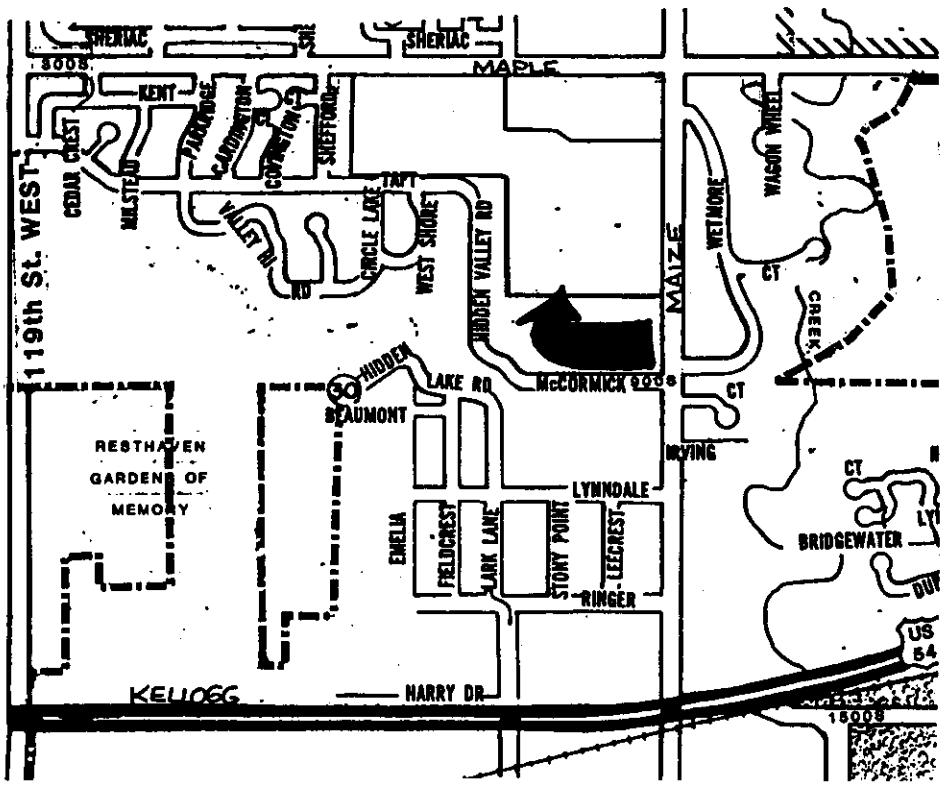
AGENDA ITEM NO. 2-9

August 3, 1989

STAFF REPORT
(Final Plat Approved 7/27/89;
Preliminary Plat Approved 6/15/89)

CASE NUMBER:	S/D 89-36 - CAMBRIDGE ESTATES ADDITION
OWNER/APPLICANT:	Summerfield Inc., c/o Thurman Smith, 11216 W. Maple, Wichita, KS 67209
SURVEYOR/ENGINEER:	Professional Engineering Consultants, P.A.
LOCATION:	In an area south of Maple, west of Maize Rd.
SITE SIZE:	72.2 acres
NUMBER OF LOTS	
Residential:	188
Office:	
Commercial:	
Industrial:	
Total:	188
MINIMUM LOT AREA:	8,400 sq. ft.
CURRENT ZONING:	"AA" One-Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

A. Since this plat proposes single-family development, the applicant shall submit a letter requesting that the residential community unit plan (DP-185), zone change request from AA to A and BB (Z-2919), and the proposed plat SUMMERFIELD III (S/D 88-85) case files be marked closed.

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

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

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

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

H. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.

I. 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.

J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

K. The covenant creating the lot owner's association shall obligate the association to maintain walls constructed in the wall easements and to assume the maintenance of the area located between the wall and public street pavement.