

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

April 28, 1988

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 88-33 - REFLECTION RIDGE 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 28, 1988, 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 April 22, 1988.

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 platfor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Reflection Ridge, Inc., Attn: Reg Boothe, 2301 N. Ridge Road,
Wichita, KS 67205

FILE COPY

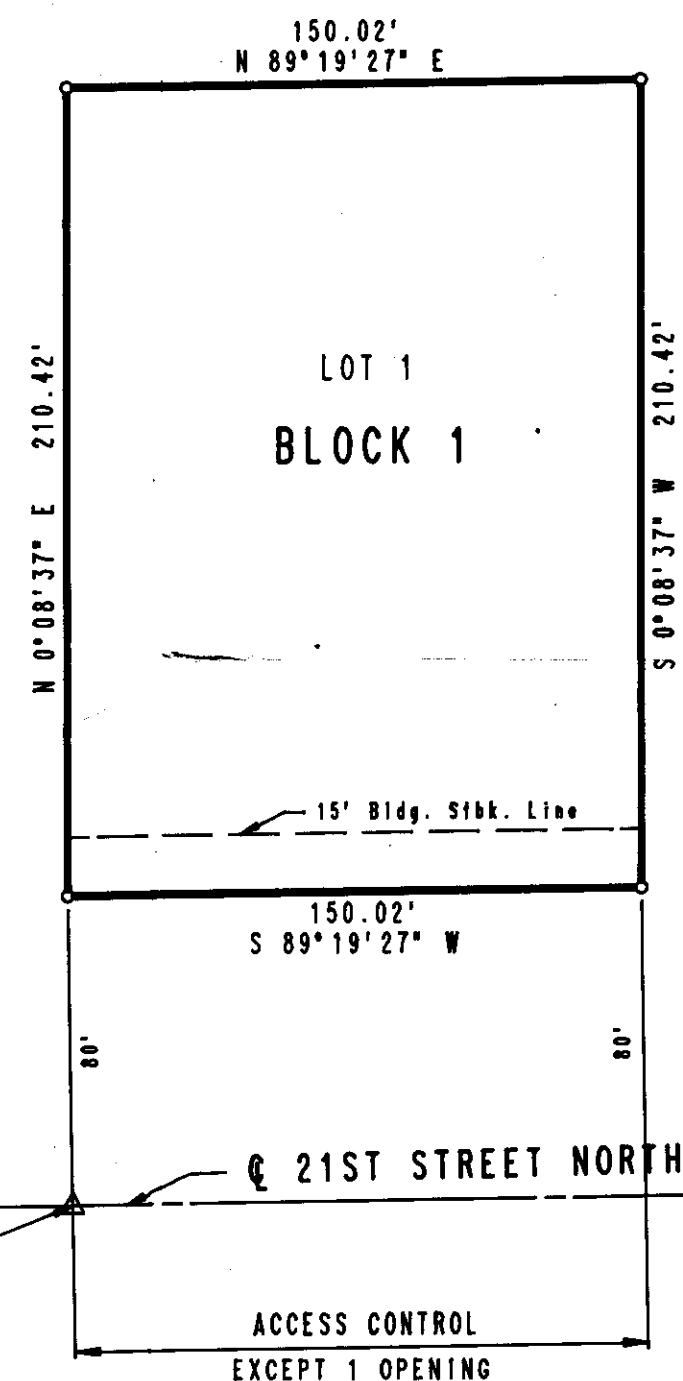
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DO NOT REMOVE

REFLECTION RIDGE 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/24/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/22/88

FINAL PLAT



S.W. COR. S.E. 1/4
SEC. 4, T27S, R1W
OF THE 6TH P.M.

SCALE: 1" = 50'
○ = IRON SET

B.M. - R.R. SPIKE IN S.W. SIDE POWER POLE
75' NORTH AND 58' EAST OF CENTERLINE
INTERSECTION OF RIDGE ROAD AND
21ST STREET NORTH
ELEV. = 1330.70 M.L.L. = 143.30 CITY DATUM

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A PROFESSIONAL ENGINEER AND REGISTERED LAND SURVEYOR IN
AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____
DAY OF _____, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF
SURVEYING AND PLATTING OF REFLECTION RIDGE 2ND ADDITION TO WICHITA,
SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK, THE SAME DESCRIBED AS:

COMMENCING AT THE SW CORNER OF THE SE 1/4 OF SECTION 4, TOWNSHIP 27
SOUTH, RANGE 1 WEST OF THE 6TH P.M. THENCE BEARING N0°08'37"E ALONG
THE WEST LINE OF SAID SE 1/4 A DISTANCE OF 80.00 FEET TO THE POINT
OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE BEARING
N0°08'37"E A DISTANCE OF 210.42 FEET TO THE SW CORNER OF LOT 52,
BLOCK 2 IN REFLECTION RIDGE AN ADDITION TO WICHITA SEDGWICK COUNTY,
KANSAS; THENCE BEARING N89°19'27"E A DISTANCE OF 150.02 FEET TO THE
SE CORNER OF ABOVE MENTIONED LOT 52; THENCE BEARING S0°08'37"W ALONG
THE WEST LINE OF LOTS 53 AND 54 BLOCK 2 IN SAID REFLECTION RIDGE
ADDITION A DISTANCE OF 210.42 FEET TO THE SW CORNER OF LOT 55, BLOCK
2 IN SAID REFLECTION RIDGE ADDITION; THENCE BEARING S89°19'27"W
PARALLEL TO AND 80.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4
A DISTANCE OF 150.02 FEET TO THE POINT OF BEGINNING. CONTAINING
0.725 ACRES MORE OR LESS.

R.W. LINN
P.E. #3684, R.L.S. #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 A
LOT AND A BLOCK, THE SAME TO BE KNOWN AS REFLECTION RIDGE 2ND
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND
ACROSS THE SOUTH LINE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE
CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO
21ST STREET NORTH AT ONE (1) LOCATION SAID LOCATION TO BE DESIGNATED
BY THE CITY ENGINEER OF WICHITA, KANSAS.

OWNER: REFLECTION RIDGE, INC.

BY _____, PRESIDENT
REGINALD V. BOOTHE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
REGINALD V. BOOTHE, 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 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 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 _____, 1988.

_____, CHAIRMAN
ELTON PARSONS

_____, 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 _____, 1988.

_____, MAYOR
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1988.

_____, 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 _____, 1988.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2900) requesting "AA" to "BB" zoning has been approved subject to platting by March 29, 1989.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required for this plat?

NOTE: This plat has been submitted in final form only.

APRIL 21, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-33 - REFLECTION RIDGE 2ND ADDITION

OWNER/APPLICANT: Reflection Ridge, Inc., Attn: Reg Boothe,
2301 N. Ridge Road, Wichita, KS 67205

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: On the north side of 21st Street North, ½-mile west of
Ridge Road.

SITE SIZE: 0.725 Acre

NUMBER OF LOTS:

Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 0.725 Acre

CURRENT ZONING: "AA"

PROPOSED ZONING: "BB" (Z-2900)

VICINITY MAP:

