

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

June 9, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-38 SAVANNA AT CASTLE ROCK RANCH 7TH ADDITION

OWNER/APPLICANT: The Kyle Martin Stephenson Trust and the Linda Lucile Stephenson Trust, co Natalie Stephenson, Trustee, 14500 Sport of Kings, Wichita, KS 67230

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., 303 S. Topeka, Wichita, KS 67202

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

LOCATION: North of 13th Street North and east of 143rd Street East

SITE SIZE: 44.12 Acres

NUMBER OF LOTS

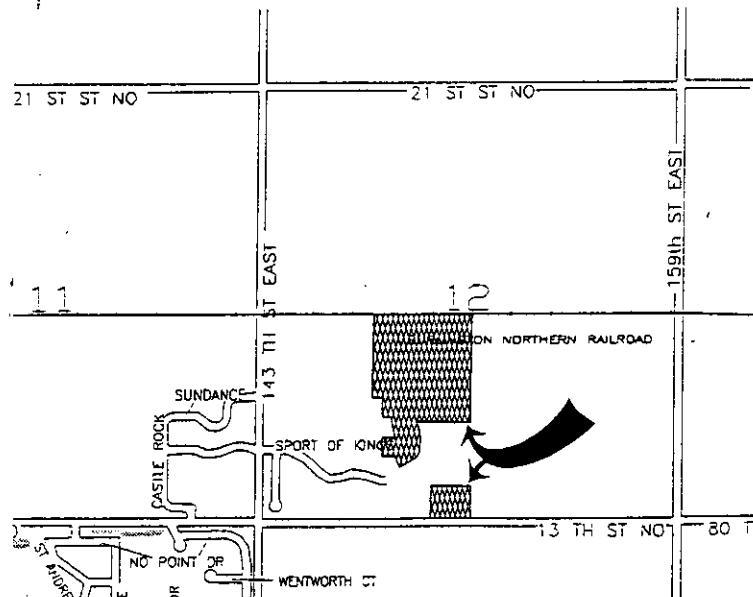
Residential:	66
Office:	
Commercial:	
Industrial:	
Total:	<u>66</u>

MINIMUM LOT AREA: 12,500 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" and "R-1"

VICINITY MAP:



NOTE: This plat basically involves a replat of the eastern portion of the recently approved (3/94) Savanna at Castle Rock Ranch 5th Addition. Originally, the 5th Addition included 5-acre tracts in this eastern portion of the site with the expectation that County sewer would not be available and consequently on-site lagoon sanitary sewer would be necessary. However, the County is now apparently indicating that sewer can be made available and consequently the applicant now desires to plat lot sizes more conducive to the use of a municipal type sewer system.

It should also be noted that the lot sizes overall in the original plat were 25,000 square feet and larger, while this plat is showing lots as small as 12,500 square feet. Consequently, a zone change will now be needed for this site, but when lots are under 25,000 square feet, paving requirements involve an "urban standard". That is, this portion of the original 5th Addition should be required to pave streets with curb and gutter, while the remaining portion would still be under the suburban paving, open ditch standard.

STAFF COMMENTS:

- A. Prior to this plat being released for County Commission approval, the applicant shall obtain the needed zone change to "AA" County zoning.
- B. As required by City and County Engineering, the applicant shall revise and/or submit new petitions for required improvements to serve this site. These guarantees involving the extension of Wichita water, County sanitary sewer, the paving of interior streets and 13th Street North, drainage and any needed storm sewer improvements.

City Engineering needs to indicate if a new outside-the-City water agreement is needed.

County Engineering needs to indicate if this plat now requires the guaranteeing of any traffic improvements in 13th Street North and what paving standards and sidewalk requirements should now be considered, considering this plat's "urban" sized lots or density and narrower street rights-of-way.

- C. As necessary, City and County Certificates of Petitions shall be submitted.
- D. 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.
- E. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.
- F. Since Reserves B and C involve floodway, the plattor's text shall reference the standard Floodway language.

- G. 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.
- H. The platting of minimum building pad elevations shall be noted both in the platting text and on the face of the plat. It shall be indicated if the elevation is for the lowest opening or floor elevation and both on-site and off-site benchmarks shall be indicated.
- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- K. 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.
- L. 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.
- M. 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.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- P. The applicant is advised that various State and Federal requirements for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 12

August 18, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 6/9/94)

CASE NUMBER: S/D 94-38 SAVANNA AT CASTLE ROCK RANCH 7TH ADDITION

OWNER/APPLICANT: The Kyle Martin Stephenson Trust and the Linda Lucile Stephenson Trust, co Natalie Stephenson, Trustee, 14500 Sport of Kings, Wichita, KS 67230

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., 303 S. Topeka, Wichita, KS 67202

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

LOCATION: North of 13th Street North and east of 143rd Street East

SITE SIZE: 44.12 Acres

NUMBER OF LOTS

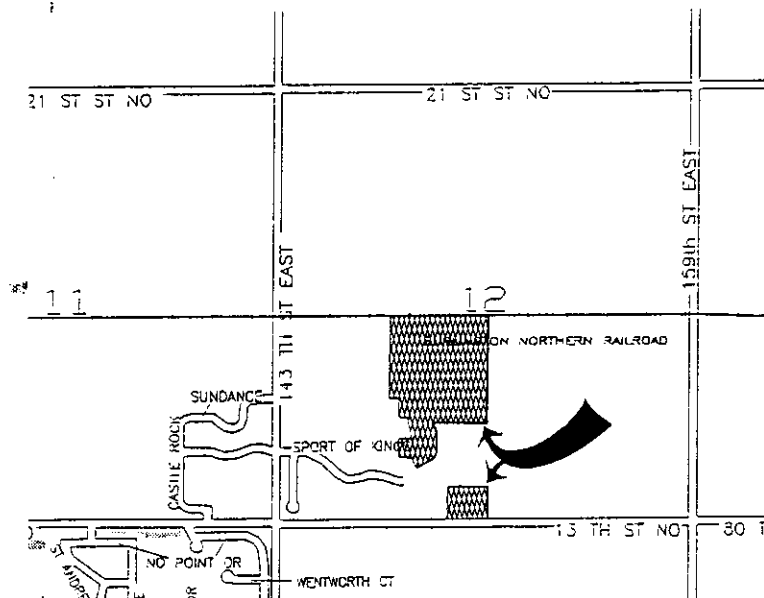
Residential:	66
Office:	
Commercial:	
Industrial:	
Total:	<u>66</u>

MINIMUM LOT AREA: 12,500 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" and "R-1" (SCZ-0672)

VICINITY MAP:



NOTE: This plat basically involves a replat of the eastern portion of the recently approved (3/94) Savanna at Castle Rock Ranch 5th Addition. Originally, the 5th Addition included 5-acre tracts in this eastern portion of the site with the expectation that County sewer would not be available and consequently on-site lagoon sanitary sewer would be necessary. However, the County is now apparently indicating that sewer can be made available and consequently the applicant now desires to plat lot sizes more conducive to the use of a municipal type sewer system.

It should also be noted that the lot sizes overall in the original plat were 25,000 square feet and larger, while this plat is showing lots as small as 12,500 square feet. Consequently, a zone change will now be needed for this site, but when lots are under 25,000 square feet, paving requirements involve an "urban standard". That is, this portion of the original 5th Addition should be required to pave streets with curb and gutter, while the remaining portion would still be under the suburban paving, open ditch standard.

STAFF COMMENTS:

- A. Prior to this plat being released for County Commission approval, the applicant shall obtain the needed zone change to "AA" County zoning. (SCZ-0672 approved by County, subject to platting, 7/27/94)
- B. As required by City and County Engineering, the applicant shall revise and/or submit new petitions for required improvements to serve this site. These guarantees involving the extension of Wichita water, County sanitary sewer, the paving of interior streets and 13th Street North, drainage and any needed storm sewer improvements.

Also, as indicated by City Engineering, a new outside-the-City water agreement shall be submitted.

County Engineering needs to indicate if this plat now requires the guaranteeing of any traffic improvements in 13th Street North. As requested by County Engineering, any such improvements will be determined at the time of final plat review.

- C. As necessary, City and County Certificates of Petitions shall be submitted.
- D. 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.
- E. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.
- F. 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.

- G. 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.
- H. 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.
- I. 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.
- J. The applicant is advised that various State and Federal requirements for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 19, 1994

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 94-38 SAVANNA AT CASTLE ROCK RANCH 7TH ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 18, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The owner is hereby advised that no building permits will be issued in this subdivision until adequate fire lane access has been provided.
- B. As required by City and County Engineering, the applicant shall revise and/or submit new petitions for required improvements to serve this site. These guarantees involve the extension of Wichita water, County sanitary sewer, the paving of interior streets and 13th Street North, drainage and any needed storm sewer improvements. A new outside-the-City water agreement shall be submitted.
- C. As necessary, City and County Certificates of Petitions shall be submitted.
- D. 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.
- E. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.
- F. 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.

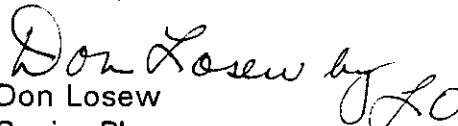
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. 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.
- J. The applicant is advised that various State and Federal requirements for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, August 25, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: The Kyle Martin Stephenson Trust and the Linda Lucile Stephenson Trust, c/o Natalie Stephenson, Trustee, 14500 Sport of Kings, Wichita, Ks 67230
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Mike Lindebak, City Engineer

Agenda Item No. _____

City of Wichita
City Council Meeting
November 21, 1995

Agenda Report No. _____

TO: Mayor and City Council Members

SUBJECT: Agreement to Respread Special Assessments in Savanna at Castle Rock Ranch 7th Addition (North of 13th, East of 143rd Street East) (District II)

INITIATED BY: Department of Public Works 

AGENDA: Consent

Recommendation: Approve the Agreement.

Background: The developer, Kyle and Linda Stephenson Trust, platted an addition called Savanna at Castle Rock Ranch 7th Addition and has submitted an Agreement to respread special assessments in the addition.

Analysis: The land was originally included in numerous improvement districts for a number of public improvement projects. The purpose of the Agreement is to respread Special Assessments on an equal share basis for each lot. Without the Agreement, the assessments will be spread on a square foot basis. The Agreement will save the City time in recalculating special assessments for each newly platted lot and will equalize the assessments for each lot, making it easier for the developer to market the lots.

Financial Considerations: There is no cost to the City.

Legal Considerations: The Agreement has been approved as to form by the Law Department.

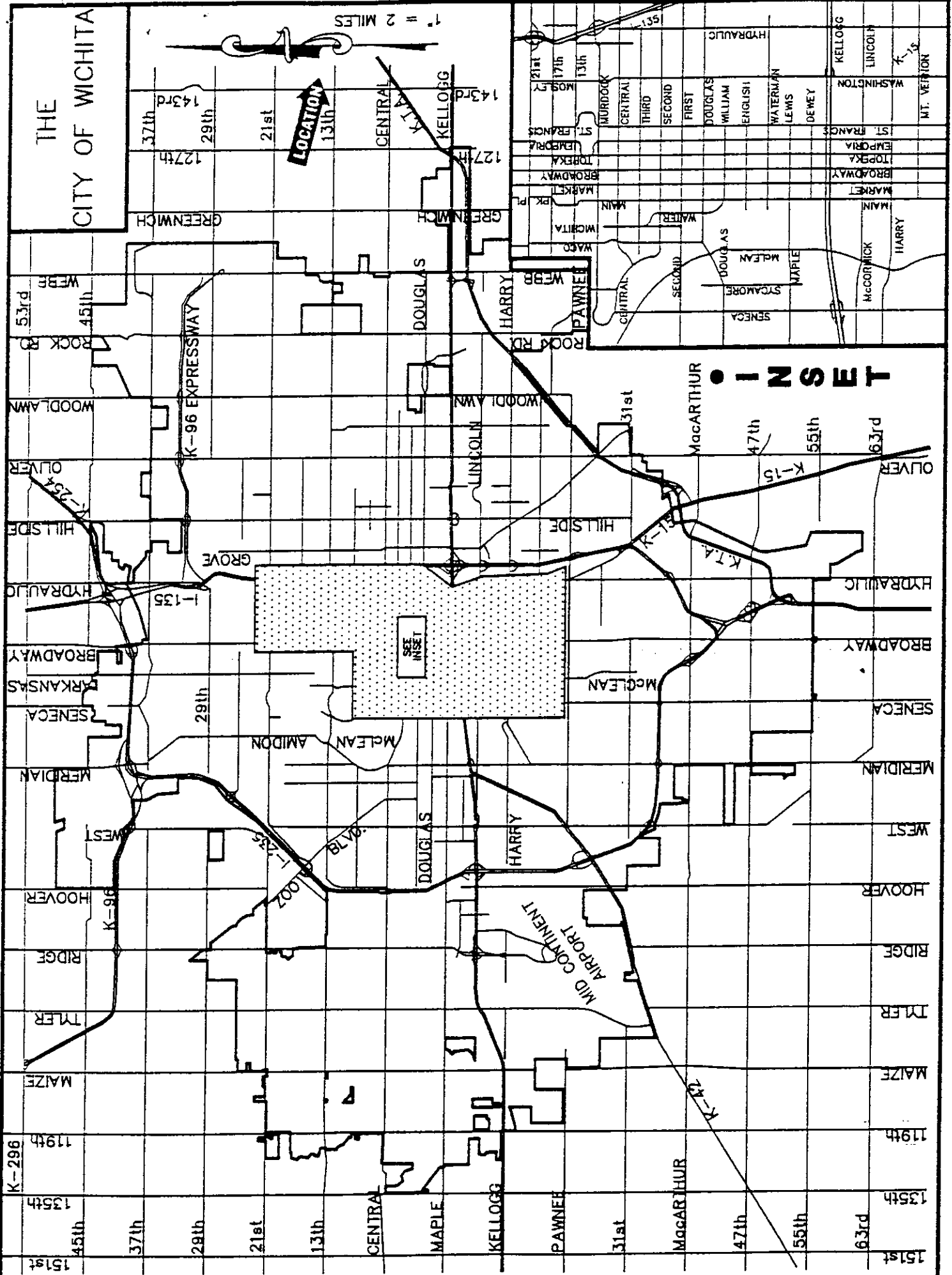
Recommendation/Action: It is recommended that the City Council 1) Approve the Agreement and 2) Authorize the Mayor to execute.

THE CITY OF WICHITA

1" = 2 MILES

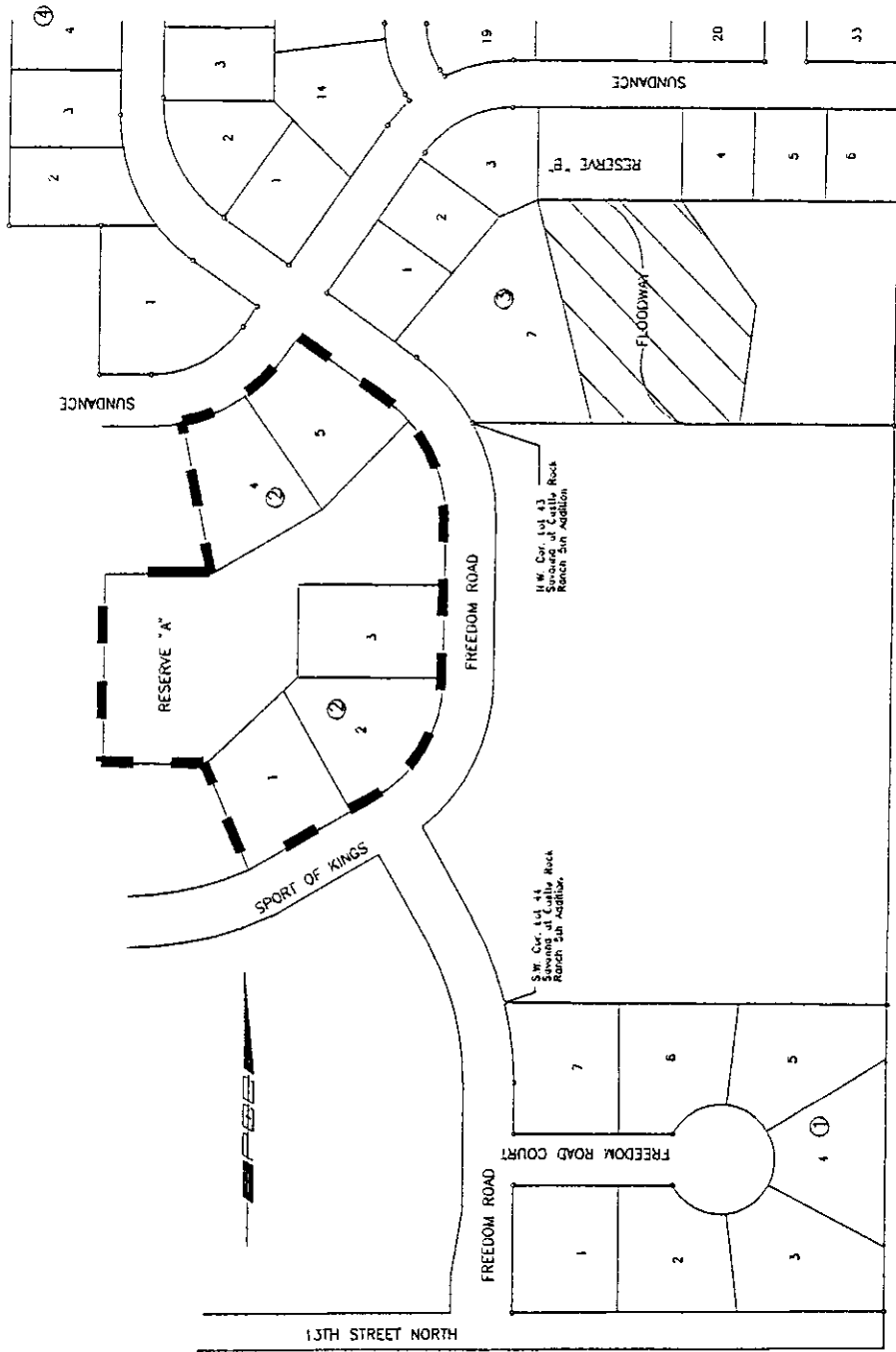


LOCATION 131th



INSET

SEE INSET



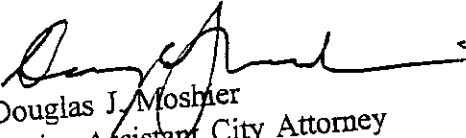
AREA OF REASSESSMENT

THE CITY OF WICHITA
OFFICE OF LAW DEPARTMENT

DATE: October 30, 1995

TO: Michael E. Lindebak, P.E., City Engineer
FROM: Douglas J. Moshier, Senior Assistant City Attorney
SUBJECT: Agreement for Respread Assessments

The attached Agreement for respreading assessments in Savanna at Castle Rock Ranch 5th and 7th Additions, is approved as to form.


Douglas J. Moshier
Senior Assistant City Attorney

DJM:cdh

Attachment

RECEIVED

OCT 30 1995

CITY - ENGINEERING

AGREEMENT

BY AND BETWEEN

THE CITY OF WICHITA, KANSAS,
Party of the First Part

and

KYLE M. STEPHENSON TRUST and
LINDA L. STEPEHNSON TRUST
Party of the Second Part

WHEREAS, Party of the First Part has constructed certain municipal improvements in the area of Savanna at Castle Rock Ranch , adjacent to the City Limits of the City of Wichita; and

WHEREAS, Party of the Second Part is the landowner of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted and/or replatted; and

WHEREAS, Party of the Second Part desires that a reassessment be made to reflect the changes in platting; and

WHEREAS, the Party of the First Part and Party of the Second Part are both desirous of accomplishing such a reassessment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. Lot 18, Block 3, Savanna at Castle Rock Ranch 5th Addition

was part of the improvement district for the following City project(s):

Water Distribution System

Project No. 448-88792/732214/470-299

Res. No. R-94-290

Said property was replatted as Lot 1 through 5 & Res. A, Block 2, Savanna at Castle Rock Ranch 7th Addition.

2. The Parties agree to make a reassessment for said project in the following manner:

The supplemental assessment to Lots 1 through 5 and Res. A, Block 2 (total = \$5,238.96) shall be assessed to Lots 1 through 5, Block 2, as follows:

Lot 1 = \$1,047.79

Lot 2 = 1,047.79

Lot 3 = 1,047.79

Lot 4 = 1,047.79

Lot 5 = 1,047.80

Reserve A = 0

3. The Party of the Second Part is the owner of the property described in section one above and said Party of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a12(b) with respect to the reassessment herein described.

4. The Party of the Second Part further waives his right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agrees that no suit to set aside said assessment shall be brought by him nor shall he in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefore.

5. The Party of the Second Part further agrees that he will indemnify the Party of the First Part against any and all costs, expenses, claims and judgments for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

6. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the

_____ of _____, 19 ____.

THE CITY OF WICHITA, KANSAS

Approved as to form:

Gary E. Reber
Director of Law

BY _____
Mayor
Party of the First Part

Attest:

City Clerk

Kyle M. Stephenson Trust and
Linda L. Stephenson ~~Trust~~ Trust

Natalie Stephenson, Trustee
Party of the Second Part
Natalie Stephenson, Trustee

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this 10th day of October,
1995, before me, that undersigned, a Notary Public in and for the County and State aforesaid, came
NATALIE STEPHENSON, TRUSTEE OF THE KYLE M. STEPHENSON TRUST AND LINDA L. STEPHENSON TRUST, personally known to me to be the
same person who executed the within instrument of writing and such person duly acknowledged the
execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and
year last above written.

Gary L. Wiley
Notary Public GARY L. WILEY


My Appointment Expires: Jan. 15, 1997



**THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING**

DATE: October 25, 1995

TO: Doug Moshier, Senior Attorney

FROM: Michael E. Lindebak, P.E., City Engineer 

SUBJECT: Agreement to Respread Special
Assessments: Savana at Castle
Rock Ranch 5th & 7th Additions

Please review the attached agreement as to legal form and return it to the City Engineer's Office.

AGREEMENT

BY AND BETWEEN

THE CITY OF WICHITA, KANSAS,
Party of the First Part

and

KYLE M. STEPHENSON TRUST and
LINDA L. STEPEHNSON TRUST
Party of the Second Part

WHEREAS, Party of the First Part has constructed certain municipal improvements in the area of Savanna at Castle Rock Ranch , adjacent to the City Limits of the City of Wichita; and

WHEREAS, Party of the Second Part is the landowner of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted and/or replatted; and

WHEREAS, Party of the Second Part desires that a reassessment be made to reflect the changes in platting; and

WHEREAS, the Party of the First Part and Party of the Second Part are both desirous of accomplishing such a reassessment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. Lot 18, Block 3, Savanna at Castle Rock Ranch 5th Addition

was part of the improvement district for the following City project(s):

Water Distribution System

Project No. 448-88792/732214/470-299

Res. No. R-94-290

Said property was replatted as Lot 1 through 5 & Res. A, Block 2, Savanna at Castle Rock Ranch 7th Addition.

2. The Parties agree to make a reassessment for said project in the following manner:
The supplemental assessment to Lots 1 through 5 and Res. A, Block 2 (total = \$5,238.96)
shall be assessed to Lots 1 through 5, Block 2, as follows:

Lot 1 = \$1,047.79

Lot 2 = 1,047.79

Lot 3 = 1,047.79

Lot 4 = 1,047.79

Lot 5 = 1,047.80

Reserve A = 0

3. The Party of the Second Part is the owner of the property described in section one above and said Party of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a12(b) with respect to the reassessment herein described.

4. The Party of the Second Part further waives his right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agrees that no suit to set aside said assessment shall be brought by him nor shall he in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefore.

5. The Party of the Second Part further agrees that he will indemnify the Party of the First Part against any and all costs, expenses, claims and judgments for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

6. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the

_____ of _____, 19 ____.

THE CITY OF WICHITA, KANSAS

Approved as to form:

BY _____

Mayor
Party of the First Part

Director of Law

Attest:

City Clerk

Kyle M. Stephenson Trust and
Linda L. Stephenson ~~Trust~~ Trust

Natalie Stephenson, Trustee
Party of the Second Part
Natalie Stephenson, Trustee

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

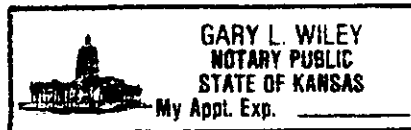
BE IT REMEMBERED, That on this 10th day of October,
1995, before me, that undersigned, a Notary Public in and for the County and State aforesaid, came
NATALIE STEPHENSON, TRUSTEE OF THE KYLE M. STEPHENSON TRUST AND LINDA L. STEPHENSON TRUST, personally known to me to be the
same person who executed the within instrument of writing and such person duly acknowledged the
execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and
year last above written.

Gary L. Wiley

Notary Public GARY L. WILEY

My Appointment Expires: Jan. 15, 1997



THE CITY OF WICHITA
DEPARTMENT OF FINANCE - CITY CLERK'S OFFICE
SPECIAL ASSESSMENTS SECTION
455 North Main Street - Wichita, Kansas 67202-1679
Telephone (316) 268-4526

NOTICE OF HEARING AND PROPOSED SUPPLEMENTAL SPECIAL ASSESSMENT

STEPHENSON LINDA L ETAL TRUSTS
% NATALIE STEPHENSON, TRUSTEE
1524 N. 143RD. ST. E.
WICHITA KS 67230

September 15, 1995

DEAR PROPERTY OWNER:

OWNER OF:

LOT 1
BLOCK 2
SAVANNA AT CASTLE ROCK RANCH 7TH.

TAX KEY NO.: MI-07992
PROJECT NO.: 448-88792
INDEX NO.: 732214

SUPPLEMENTAL ASSESSMENT FOR: Construction of Water Distribution System, Savanna At Castle Rock 5th Addition (north of 13th, east of 143rd St. East) (Project No. 448-88792/732214/470-299), Resolution No. R-94-290, adopted July 12, 1994, and published July 15, 1994.

IMPROVEMENT DISTRICT:

SAVANNA AT CASTLE ROCK 5TH ADDITION

MI-7671	Lot 42, Block 1, Savanna at Castle Rock 5th (Replatted to Lots 1, 2, 3, & 7, Block 3 and Lot 1 and 2, Block 5, Savanna at Castle Rock 7th)
MI-7672	Lot 43, Block 1, Savanna at Castle Rock 5th
MI-7673	Lot 44, Block 1, Savanna at Castle Rock 5th
MI-7704	Lot 18, Block 3, Savanna at Castle Rock 5th (Replatted to Lots 1 through 5 and Reserve A, Block 2, Savanna at Castle Rock 7th)

FINAL COST OF PROJECT HAS BEEN APPORTIONED AS FOLLOWS:

Improvement District	\$ 107,399.00
City at Large	000,000.00
Water Utility Improvement Fund	<u>000,000.00</u>
TOTAL COST	\$ 107,399.00

YOUR SUPPLEMENTAL ASSESSMENT: \$778.97

METHOD OF ASSESSMENT: Fractional as set forth in the authorizing resolution. Pursuant to K.S.A 12-6a12, your supplemental assessment has been calculated on 2/41 to correct your initial assessment inadvertently calculated on a fractional share of 1/41.

THE CITY OF WICHITA
DEPARTMENT OF FINANCE - CITY CLERK'S OFFICE
SPECIAL ASSESSMENTS SECTION
455 North Main Street - Wichita, Kansas 67202-1679
Telephone (316) 268-4526

NOTICE OF HEARING AND PROPOSED SUPPLEMENTAL SPECIAL ASSESSMENT

STEPHENSON LINDA L ETAL TRUSTS
% NATALIE STEPHENSON, TRUSTEE
1524 N. 143RD. ST. E.
WICHITA KS 67230

September 15, 1995

DEAR PROPERTY OWNER:

OWNER OF:

LOT 2

TAX KEY NO.: MI-07993

BLOCK 2

PROJECT NO.: 448-88792

SAVANNA AT CASTLE ROCK RANCH 7TH.

INDEX NO.: 732214

SUPPLEMENTAL ASSESSMENT FOR: Construction of Water Distribution System, Savanna At Castle Rock 5th Addition (north of 13th, east of 143rd St. East) (Project No. 448-88792/732214/470-299), Resolution No. R-94-290, adopted July 12, 1994, and published July 15, 1994.

IMPROVEMENT DISTRICT:

SAVANNA AT CASTLE ROCK 5TH ADDITION

MI-7671	Lot 42, Block 1, Savanna at Castle Rock 5th (Replatted to Lots 1, 2, 3, & 7, Block 3 and Lot 1 and 2, Block 5, Savanna at Castle Rock 7th)
MI-7672	Lot 43, Block 1, Savanna at Castle Rock 5th
MI-7673	Lot 44, Block 1, Savanna at Castle Rock 5th
MI-7704	Lot 18, Block 3, Savanna at Castle Rock 5th (Replatted to Lots 1 through 5 and Reserve A, Block 2, Savanna at Castle Rock 7th)

FINAL COST OF PROJECT HAS BEEN APPORTIONED AS FOLLOWS:

Improvement District	\$ 107,399.00
City at Large	000,000.00
Water Utility Improvement Fund	<u>000,000.00</u>
TOTAL COST	\$ 107,399.00

YOUR SUPPLEMENTAL ASSESSMENT: \$798.20

METHOD OF ASSESSMENT: Fractional as set forth in the authorizing resolution. Pursuant to K.S.A 12-6a12, your supplemental assessment has been calculated on 2/41 to correct your initial assessment inadvertently calculated on a fractional share of 1/41.

THE CITY OF WICHITA
DEPARTMENT OF FINANCE - CITY CLERK'S OFFICE
SPECIAL ASSESSMENTS SECTION
455 North Main Street - Wichita, Kansas 67202-1679
Telephone (316) 268-4526

NOTICE OF HEARING AND PROPOSED SUPPLEMENTAL SPECIAL ASSESSMENT

STEPHENSON LINDA L ETAL TRUSTS
& NATALIE STEPHENSON, TRUSTEE
1524 N. 143RD. ST. E.
WICHITA KS 67230

September 15, 1995

DEAR PROPERTY OWNER:

OWNER OF:

LOT 3
BLOCK 2
SAVANNA AT CASTLE ROCK RANCH 7TH.

TAX KEY NO.: MI-07994
PROJECT NO.: 448-88792
INDEX NO.: 732214

SUPPLEMENTAL ASSESSMENT FOR: Construction of Water Distribution System, Savanna At Castle Rock 5th Addition (north of 13th, east of 143rd St. East) (Project No. 448-88792/732214/470-299), Resolution No. R-94-290, adopted July 12, 1994, and published July 15, 1994.

IMPROVEMENT DISTRICT:

SAVANNA AT CASTLE ROCK 5TH ADDITION

MI-7671	Lot 42, Block 1, Savanna at Castle Rock 5th (Replatted to Lots 1, 2, 3, & 7, Block 3 and Lot 1 and 2, Block 5, Savanna at Castle Rock 7th)
MI-7672	Lot 43, Block 1, Savanna at Castle Rock 5th
MI-7673	Lot 44, Block 1, Savanna at Castle Rock 5th
MI-7704	Lot 18, Block 3, Savanna at Castle Rock 5th (Replatted to Lots 1 through 5 and Reserve A, Block 2, Savanna at Castle Rock 7th)

FINAL COST OF PROJECT HAS BEEN APPORTIONED AS FOLLOWS:

Improvement District	\$ 107,399.00
City at Large	000,000.00
Water Utility Improvement Fund	<u>000,000.00</u>
TOTAL COST	\$ 107,399.00

YOUR SUPPLEMENTAL ASSESSMENT: \$771.10

METHOD OF ASSESSMENT: Fractional as set forth in the authorizing resolution. Pursuant to K.S.A 12-6a12, your supplemental assessment has been calculated on 2/41 to correct your initial assessment inadvertently calculated on a fractional share of 1/41.

T H E C I T Y O F W I C H I T A
DEPARTMENT OF FINANCE - CITY CLERK'S OFFICE
SPECIAL ASSESSMENTS SECTION
455 North Main Street - Wichita, Kansas 67202-1679
Telephone (316) 268-4526

NOTICE OF HEARING AND PROPOSED SUPPLEMENTAL SPECIAL ASSESSMENT

STEPHENSON LINDA L ETAL TRUSTS
& NATALIE STEPHENSON, TRUSTEE
1524 N. 143RD. ST. E.
WICHITA KS 67230

September 15, 1995

DEAR PROPERTY OWNER:

OWNER OF:

LOT 4
BLOCK 2
SAVANNA AT CASTLE ROCK RANCH 7TH.

TAX KEY NO.: MI-07995
PROJECT NO.: 448-88792
INDEX NO.: 732214

SUPPLEMENTAL ASSESSMENT FOR: Construction of Water Distribution System, Savanna At Castle Rock 5th Addition (north of 13th, east of 143rd St. East) (Project No. 448-88792/732214/470-299), Resolution No. R-94-290, adopted July 12, 1994, and published July 15, 1994.

IMPROVEMENT DISTRICT:

SAVANNA AT CASTLE ROCK 5TH ADDITION

MI-7671	Lot 42, Block 1, Savanna at Castle Rock 5th (Replatted to Lots 1, 2, 3, & 7, Block 3 and Lot 1 and 2, Block 5, Savanna at Castle Rock 7th)
MI-7672	Lot 43, Block 1, Savanna at Castle Rock 5th
MI-7673	Lot 44, Block 1, Savanna at Castle Rock 5th
MI-7704	Lot 18, Block 3, Savanna at Castle Rock 5th (Replatted to Lots 1 through 5 and Reserve A, Block 2, Savanna at Castle Rock 7th)

FINAL COST OF PROJECT HAS BEEN APPORTIONED AS FOLLOWS:

Improvement District	\$ 107,399.00
City at Large	000,000.00
Water Utility Improvement Fund	<u>000,000.00</u>
TOTAL COST	\$ 107,399.00

YOUR SUPPLEMENTAL ASSESSMENT: \$775.17

METHOD OF ASSESSMENT: Fractional as set forth in the authorizing resolution. Pursuant to K.S.A 12-6a12, your supplemental assessment has been calculated on 2/41 to correct your initial assessment inadvertently calculated on a fractional share of 1/41.

THE CITY OF WICHITA
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NOTICE OF HEARING AND PROPOSED SUPPLEMENTAL SPECIAL ASSESSMENT

STEPHENSON LINDA L ETAL TRUSTS
% NATALIE STEPHENSON, TRUSTEE
1524 N. 143RD. ST. E.
WICHITA KS 67230

September 15, 1995

DEAR PROPERTY OWNER:

OWNER OF:

LOT 5
BLOCK 2
SAVANNA AT CASTLE ROCK RANCH 7TH.

TAX KEY NO.: MI-07996
PROJECT NO.: 448-88792
INDEX NO.: 732214

SUPPLEMENTAL ASSESSMENT FOR: Construction of Water Distribution System, Savanna At Castle Rock 5th Addition (north of 13th, east of 143rd St. East) (Project No. 448-88792/732214/470-299), Resolution No. R-94-290, adopted July 12, 1994, and published July 15, 1994.

IMPROVEMENT DISTRICT:

SAVANNA AT CASTLE ROCK 5TH ADDITION

MI-7671	Lot 42, Block 1, Savanna at Castle Rock 5th (Replatted to Lots 1, 2, 3, & 7, Block 3 and Lot 1 and 2, Block 5, Savanna at Castle Rock 7th)
MI-7672	Lot 43, Block 1, Savanna at Castle Rock 5th
MI-7673	Lot 44, Block 1, Savanna at Castle Rock 5th
MI-7704	Lot 18, Block 3, Savanna at Castle Rock 5th (Replatted to Lots 1 through 5 and Reserve A, Block 2, Savanna at Castle Rock 7th)

FINAL COST OF PROJECT HAS BEEN APPORTIONED AS FOLLOWS:

Improvement District	\$ 107,399.00
City at Large	000,000.00
Water Utility Improvement Fund	<u>000,000.00</u>
TOTAL COST	\$ 107,399.00

YOUR SUPPLEMENTAL ASSESSMENT: \$794.99

METHOD OF ASSESSMENT: Fractional as set forth in the authorizing resolution. Pursuant to K.S.A 12-6a12, your supplemental assessment has been calculated on 2/41 to correct your initial assessment inadvertently calculated on a fractional share of 1/41.

THE CITY OF WICHITA
DEPARTMENT OF FINANCE - CITY CLERK'S OFFICE
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455 North Main Street - Wichita, Kansas 67202-1679
Telephone (316) 268-4526

NOTICE OF HEARING AND PROPOSED SUPPLEMENTAL SPECIAL ASSESSMENT

STEPHENSON LINDA L ETAL TRUSTS
% NATALIE STEPHENSON, TRUSTEE
1524 N. 143RD. ST. E.
WICHITA KS 67230

September 15, 1995

DEAR PROPERTY OWNER:

OWNER OF:

RESERVE A
SAVANNA AT CASTLE ROCK RANCH 7TH

TAX KEY NO.: MI-08051

PROJECT NO.: 448-88792

INDEX NO.: 732214

SUPPLEMENTAL ASSESSMENT FOR: Construction of Water Distribution System, Savanna At Castle Rock 5th Addition (north of 13th, east of 143rd St. East) (Project No. 448-88792/732214/470-299), Resolution No. R-94-290, adopted July 12, 1994, and published July 15, 1994.

IMPROVEMENT DISTRICT:

SAVANNA AT CASTLE ROCK 5TH ADDITION

MI-7671	Lot 42, Block 1, Savanna at Castle Rock 5th (Replatted to Lots 1, 2, 3, & 7, Block 3 and Lot 1 and 2, Block 5, Savanna at Castle Rock 7th)
MI-7672	Lot 43, Block 1, Savanna at Castle Rock 5th
MI-7673	Lot 44, Block 1, Savanna at Castle Rock 5th
MI-7704	Lot 18, Block 3, Savanna at Castle Rock 5th (Replatted to Lots 1 through 5 and Reserve A, Block 2, Savanna at Castle Rock 7th)

FINAL COST OF PROJECT HAS BEEN APPORTIONED AS FOLLOWS:

Improvement District	\$ 107,399.00
City at Large	000,000.00
Water Utility Improvement Fund	<u>000,000.00</u>
TOTAL COST	\$ 107,399.00

YOUR SUPPLEMENTAL ASSESSMENT: \$1,320.53

METHOD OF ASSESSMENT: Fractional as set forth in the authorizing resolution. Pursuant to K.S.A 12-6a12, your supplemental assessment has been calculated on 2/41 to correct your initial assessment inadvertently calculated on a fractional share of 1/41.