

Note: This is a final portion of an overall preliminary plat approved as Cleary Springs Addition. It includes three lot "clusters" which will be limited to one dwelling unit per cluster until municipal water and sewer service are available.

This site is located in the County, within three miles of Wichita City limits. According to the Wichita-Sedgwick County Comprehensive Plan, the site is designated as "Urban Reserve". Although five acre lots are needed for sewage lagoons, the platting of five-acre lots in Urban Reserve areas is considered detrimental to redevelopment into smaller urban-sized lots. Consequently, the applicant has platted 20,000 sq. ft. lots and proposes to join them together by covenant for the installation of sewage lagoons, while allowing the potential for future denser development. The Subdivision regulations recognize such a scheme and require the recording of a restrictive covenant limiting each grouping of lots to one dwelling unit until municipal water and sewer service is available. The restrictive covenant has been submitted but does not group specific lots together.

A ground lease has also been provided which would allow the owner of one lot to lease the remainder of land necessary for the installation of a sewage lagoon; although the specific owned lots and leased lots have not yet been determined. The lease would terminate upon extension of municipal sewer services to the property; the sewage lagoon would be removed and the remaining lots could be developed.

MAPD recommends the Subdivision Committee deny approval of this plat due to: a) lack of definitive scheme for clustering of lots, b) the likelihood of future sanitary sewer and City water services which negates the need for this clustering concept, and c) the Applicant has not indicated the lagoon placement outside of the lots' buildable area.

Should denial occur, the applicant must first formally request the Subdivision Committee decision be appealed to the Planning Commission prior to any action being taken by the governing bodies. Should the Subdivision Committee approve this plat, the following conditions shall apply.

STAFF COMMENTS:

- A. In accordance with the Subdivision regulations (Sec.7-204(C)), the Applicant shall submit a restrictive covenant addressing the lot clustering concept utilized for this site along with the timing of the petitions for improvements. *The restrictive covenant has been submitted but does not group specific lots together.*
- B. Since neither municipal water nor sanitary sewer is available to serve this

property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Health Department should comment on the feasibility of the Applicant's proposal to join the lots together by covenant for the installation of sewage lagoons. The restrictive covenant will need to be reviewed by County legal department. The applicant needs to provide information on lagoon placement; specifically in the Block B cluster.

- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording. City Engineering requests petition for future water. County Engineering requests petition for future sewer.
- D. County Engineering needs to comment on the status of the applicant's drainage plan.
- E. Complete access control needs to be dedicated along the site's frontage to Pawnee. On the final plat tracing, the plattor's text shall note that the access controls are being dedicated to the appropriate governing body.
- F. County Engineering should comment on the need for any traffic improvements along Pawnee. A guarantee for right and left turn lanes will need to be provided.
- G. The Zoning Code requires a 100-ft setback from the centerlines of arterials. The final plat shall denote this setback from Pawnee.
- H. The final plat tracing shall state in the plattor's text who is to own and maintain the reserves.
- I. Lot 19, Block B appears to be under the minimum 20,000 sq. ft. required by the SF-20 district.
- J. Block B west of Willow Oak, south of Reserve B should be labeled as Block A and the lots relabelled accordingly. Lot 8, Block A should be incorporated as part of Block B.
- K. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

- L. William M. Johnson shall be identified as the MAPC Chairman.
- M. The reference to K.S.A. 12-512(b) may be eliminated as this is not a replat.
- N. The plattor's text contains an owner's certification that may be eliminated.
- O. Bill Hancock shall be identified as "Chairman Pro Tem" in the County Commissioner signature block.
- P. The applicant shall guarantee the installation of the interior streets to the suburban standard. County Engineering requires the installation of a 36-ft. 6-inch thick rock surface.
- Q. County Fire shall comment on the plat's street names.
- R. The tie points should reference the northeast quarter of Section 2.
- S. 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.
- T. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- U. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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.

- W. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- X. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] 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.
- Y. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **Southwestern Bell requested additional easements that are not included on the final plat.**
- CC. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

December 31, 1998

STAFF REPORT

(Final Plat, Overall Preliminary Plat Approved 10/8/98)

CASE NUMBER: S/D 97-88 - CLEAR RIDGE ESTATES 1ST ADDITION

OWNER/APPLICANT: Clearidge Estates, LLC, Attn: Vern Lambertz, 812 N. Waco, Wichita, KS 67203

SURVEYOR/ENGINEER: Austin Miller P.A., Attn: Tim Austin, 254 S. Laura, Suite 210, Wichita, KS 67211

AGENT: Sherwood & Harper, Attn: Roger Sherwood, 833 N. Waco, Wichita, KS 67203

LOCATION: South side of Pawnee, West of 143rd St. East

SITE SIZE: 34.3 acres

NUMBER OF LOTS

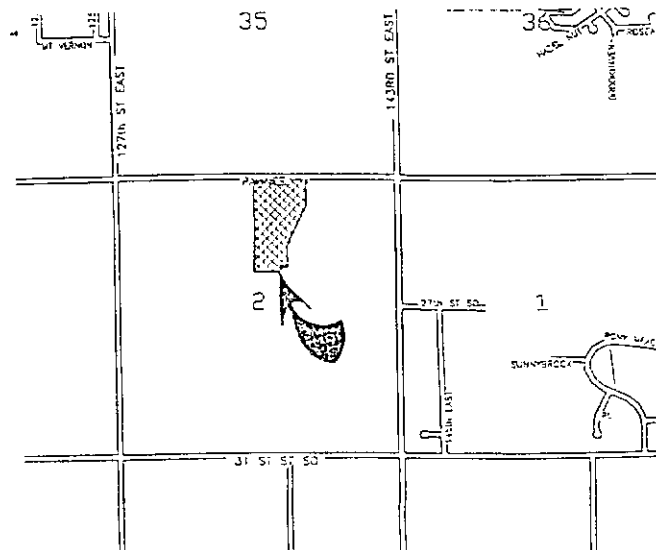
Residential:	29
Office:	
Commercial:	
Industrial:	
Total:	<u>29</u>

MINIMUM LOT AREA: 20,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a final portion of an overall preliminary plat approved as Cleary Springs Addition. It includes three lot "clusters" which will be limited to one dwelling unit per cluster until municipal water and sewer service are available.

This site is located in the County, within three miles of Wichita City limits. According to the Wichita-Sedgwick County Comprehensive Plan, the site is designated as "Urban Reserve". Although five acre lots are needed for sewage lagoons, the platting of five-acre lots in Urban Reserve areas is considered detrimental to redevelopment into smaller urban-sized lots. Consequently, the applicant has platted 20,000 sq. ft. lots and proposes to join them together by covenant for the installation of sewage lagoons, while allowing the potential for future denser development. The Subdivision regulations recognize such a scheme and require the recording of a restrictive covenant limiting each grouping of lots to one dwelling unit until municipal water and sewer service is available.

The restrictive covenant has been submitted limiting each of the three clusters in this final plat to one building site until sewer and water services are extended to the site. Guarantees for sewer, water and paving would be provided 90 days after the extension of sewer services to the site.

The covenant also allows the owner of one lot to lease the remainder of land necessary for the installation of a sewage lagoon; although the specific owned lots and leased lots have not yet been determined. The covenant would terminate upon extension of municipal sewer services to all of the lots approved in the overall preliminary plat. The sewage lagoons would be removed and the remaining lots could be developed. Addendums to the covenant would be filed for future portions of the overall plat describing future clusters of lots.

STAFF COMMENTS:

- A. In accordance with the Subdivision regulations (Sec.7-204(C)), the Applicant shall submit a restrictive covenant addressing the lot clustering concept utilized for this site along with the timing of the petitions for improvements. *The restrictive covenant has been submitted.*
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Health Department should comment on the feasibility of the Applicant's proposal to

join the lots together by covenant for the installation of sewage lagoons. The restrictive covenant will need to be reviewed by County legal department.
The applicant needs to provide information on lagoon placement; specifically in the Block B cluster.

- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording. City Engineering requests petition for future water. County Engineering requests petition for future sewer.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan has not been approved. The standard floodway language needs to be included in the plat's text.
- E. Complete access control needs to be dedicated along the site's frontage to Pawnee. On the final plat tracing, the plat's text shall note that the access controls are being dedicated to the appropriate governing body.
- F. County Engineering should comment on the need for any traffic improvements along Pawnee. A guarantee for right and left turn lanes will need to be provided.
- G. The Zoning Code requires a 100-ft setback from the centerlines of arterials. The final plat shall denote this setback from Pawnee.
- H. The final plat tracing shall state in the plat's text who is to own and maintain the reserves.
- I. Lot 19, Block B appears to be under the minimum 20,000 sq. ft. required by the SF-20 district.
- J. Block B west of Willow Oak, south of Reserve B should be labeled as Block A and the lots relabelled accordingly. Lot 8, Block A should be incorporated as part of Block B.
- K. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- L. William M. Johnson shall be identified as the MAPC Chairman.

- M. The reference to K.S.A. 12-512(b) may be eliminated as this is not a replat.
- N. The plattor's text contains an owner's certification that may be eliminated.
- O. Bill Hancock shall be identified as "Chairman Pro Tem" in the County Commissioner signature block.
- P. The applicant shall guarantee the installation of the interior streets to the suburban standard. County Engineering requires the installation of a 36-ft. 6-inch thick rock surface; along with temporary turnarounds at the south line of the plat.
- Q. County Fire shall comment on the plat's street names. Rowlins Circle needs to be renamed Willow Oak Court.
- R. The tie points should reference the northeast quarter of Section 2.
- S. The legal description shall be revised to accurately portray the land being platted. It appears to include the land platted for the overall preliminary plat.
- T. The distance for the southern line of the plat and the northern line of Reserve A need to be accurately identified.
- U. 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.
- V. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- W. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of

the Fire Department.)

- X. 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.
- Y. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Z. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] 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.
- AA. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- BB. Perimeter closure computations shall be submitted with the final plat tracing.
- CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- DD. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. Southwestern Bell requested additional easements that are not included on the final plat.
- EE. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1
January 21, 1999

STAFF REPORT

(Final Plat, Deferred 12/31/98, 12/10/98, Overall Preliminary Plat Approved 10/8/98)

CASE NUMBER: S/D 97-88 - CLEARIDGE ESTATES 1ST ADDITION

OWNER/APPLICANT: Clearidge Estates, LLC, Attn: Vern Lambertz, 812 N. Waco, Wichita, KS 67203

SURVEYOR/ENGINEER: Austin Miller P.A., Attn: Tim Austin, 254 S. Laura, Suite 210, Wichita, KS 67211

AGENT: Sherwood & Harper, Attn: Roger Sherwood, 833 N. Waco, Wichita, KS 67203

LOCATION: South side of Pawnee, West of 143rd St. East

SITE SIZE: 34.3 acres

NUMBER OF LOTS

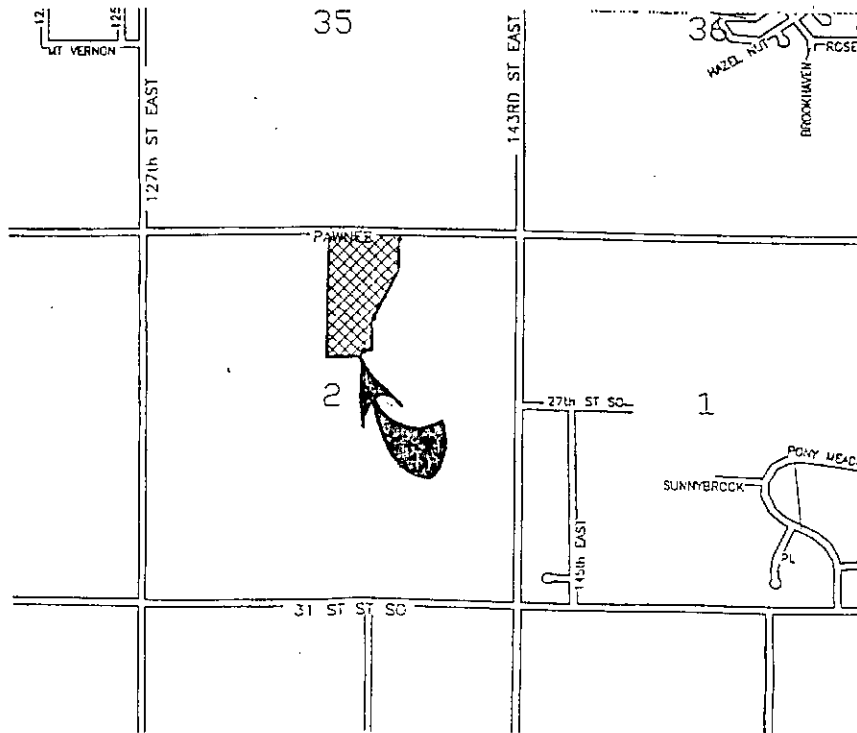
Residential:	29 28
Office:	
Commercial:	
Industrial:	
Total:	29 28

MINIMUM LOT AREA: 20,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family

PROPOSED ZONING: Same

VICINITY MAP



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The restrictive covenant has been submitted limiting each of the three clusters in this final plat to one building site until sewer and water services are extended to the site. Guarantees for sewer, water and paving for the entire site would be provided after the MAPC approval of the plat.

The covenant also allows the owner of one lot to lease the remainder of land necessary for the installation of a sewage lagoon; although the specific owned lots and leased lots have not yet been determined. The covenant would terminate upon extension of municipal sewer services to all of the lots approved in the overall preliminary plat. The sewage lagoons would be removed and the remaining lots could be developed. Addendums to the covenant would be filed for future portions of the overall plat describing future clusters of lots.

STAFF COMMENTS:

- A. In accordance with the Subdivision regulations (Sec.7-204(C)), the Applicant shall submit a restrictive covenant addressing the lot clustering concept utilized for this site along with the timing of the petitions for improvements. The restrictive covenant has been submitted. The identification of lots within each cluster needs to be revised in paragraph 4 to correlate with the revised plat.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Health Department should comment on the feasibility of the Applicant's proposal to join the lots together by covenant for the installation of sewage lagoons. The restrictive covenant has been reviewed by County legal department. The applicant needs to provide information on lagoon placement; specifically in the Block B cluster.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording. City Engineering requests petition for future water. County Engineering requests petition for future sewer.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan has not been approved.

- E. On the final plat tracing, the platlor's text shall note that the access controls are being dedicated to the appropriate governing body.
- F. County Engineering should comment on the need for any traffic improvements along Pawnee. A guarantee for right and left turn lanes will need to be provided.
- G. Mark Schroeder should be identified as the Chairman of the County Commissioners.
- H. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. The applicant shall guarantee the installation of the interior streets to the suburban standard. County Engineering requires the installation of a 36-ft, 6-inch thick rock surface; along with temporary turnarounds at the south line of the plat.
- J. County Fire shall comment on the plat's street names. Rowlins Circle needs to be renamed Willow Oak Court.

The revised final plat has indicated this name change.
- K. The tie points should reference the northeast quarter of Section 2.
- L. 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.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- N. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- O. 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.
- P. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- Q. The applicant is advised that various State and Federal requirements [specifically but not limited to, the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] 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.
- R. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. ***Southwestern Bell requested additional easements that are not included on the final plat.***
- V. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

DEVELOPER'S COVENANT

Clearidge Estates, LC ("Developer") as the Owner and Developer of Clear Ridge Estates 1st Addition, to Sedgwick County, Kansas, and as Owner of the remaining unplatted portions of the Northeast Quarter of Section 2, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, except the East Half of the East Half of the East Half of said Quarter, hereby covenants with Sedgwick County, Kansas, and the City of Wichita, Kansas, as follows:

1. Within ninety (90) days after the completion of the installation of sewer service to the intersection of 143rd Street East/Pawnee Street, it shall execute and file with the appropriate governing body a petition and accompanying letter of credit to cause the sewer and water service and the paving to be then extended and installed in the Clear Ridge Estates Additions.
2. Developer shall agree to annexation of the above property into a sewer benefit district when the benefit district is established.
3. Until such date that water and sewer service are made available to the Additions, ownership of certain Lots shall be retained by Developer and leased to Owners for the purpose of providing space for a sewage lagoon. Such leased Lots shall hereinafter be referred to herein as "Leased Lots". The Owner to whom such Leased Lots is leased shall be referred to herein as "Tenant". After the leases are terminated on the Leased Lots, such classification of the Lots shall automatically expire and such Lots shall thereafter be available for sale and subject to assessment for dues, except those Lots still owned by Developer.
4. Groups of Lots shall be clustered for the purpose of selling one (1) Lot out of each cluster to an Owner and designating the remaining Lots in such cluster as Leased Lots. Each cluster shall be limited to one (1) dwelling unit. The following Lots in the 1st Addition shall be deemed as clustered prior to attempts to market any of such Lots. Future clusters shall be added by Developer from time to time by the filing of an addendum to the Declaration of Covenants, Conditions, and Restrictions of the Clear Ridge Estates 1st Addition prior to attempts to market any additional Lots:

Cluster No. 1

Block A, Lots 1 through 7 and Reserve C

Cluster No. 2

Block B, Lots 1 through 12

Cluster No. 3

Block B, Lots 13 to 21

SCANNED

- Upon sewer and water service being provided to the Additions, the clusters automatically terminate.
5. All lagoons shall be constructed and located in accordance with the provisions of Kansas Statutes and the Rules and Regulations of the Kansas Department of Health and Environment, and the Sedgwick County Department of Health.
 6. The Tenant on the Leased Lots may use the Leased Lots for the construction and maintenance of a sewage lagoon and for the Tenant's recreational purposes. The Leased Lots may not be used for any other purpose without the written consent of the Developer.
 7. A Tenant shall not erect or cause to be erected on any Leased Lots any buildings, homes, barns, fences or other structures without the prior written consent of the Developer. In the event a Tenant erects any buildings or other structures without Developer's prior written consent, such building or structure may be removed by Developer or its assigns upon thirty (30) days notice to Tenant or at any date thereafter.

Tenant's use of the Leased Lots shall be in compliance with all laws of the governing City, if any, Sedgwick County, and State of Kansas. Tenant shall not conduct or permit others to conduct any activities on the Leased Lots which disturbs the neighbors or constitutes a nuisance. Tenant shall permit pedestrian traffic over and along any easements or walkways which cross any portion of the Leased Lots.

8. Developer shall mow or harvest the Leased Lots as necessary and maintain them in a reasonably neat and clean condition. Tenant shall not store personal property thereon nor dispose of any refuse upon the Leased Lots.

This Covenant shall be binding upon the Developer, its successors and assigns, and the obligation of the Developer described herein shall run with the land with respect to ownership of any interest in the Clear Ridge Estates Additions in which Developer presently has an interest therein.

Any modification of this Covenant shall be ineffective unless and until written notice of such modification is given to all Owners and Tenants in the Clear Ridge Additions and to the Director of Planning, Metropolitan Area Planning Department, Wichita, Kansas, at least thirty (30) days in advance of such modification.

This Covenant shall expire upon the completion of sanitary sewer service to all platted lots in the Clear Ridge Additions.

Dated this _____ day of _____, 199__.

CLEARIDGE ESTATES, LC

BY _____
JOHN WILLIAM CLEARY, Manager

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 199__ by JOHN WILLIAM CLEARY, who is the Manager of CLEARIDGE ESTATES, LC, a Kansas limited liability company, for and on behalf of said limited liability company.

My appointment expires:

_____ Notary Public

Clearidge Estates (1/4 Section Closing Calculations

Boundary											
Point	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude	
						DEGREES					
1	N	88	43	43	E	2,643.66	88.7286	0.99975	0.02219	2643.01	58.66
2	S	0	0	0	E	2,634.37	0.0000	0.00000	1.00000	0.00	-2634.37
3	S	89	29	2	W	2,649.85	89.4839	0.99996	0.00901	-2649.74	-23.87
4	N	0	8	54	E	2,599.58	0.1483	0.00259	1.00000	6.73	2599.57
						10,527.46				-0.00327	-0.01001
							Closure Error =				0.00674
							PRECISION =		1:	1,561,000	

Clearidge Estates 1st Addition

Boundary												
<u>SIDE</u>		<u>D</u>	<u>M</u>	<u>S</u>		<u>Length</u>	<u>Bearing</u>	<u>Sine</u>	<u>Cosine</u>	<u>Departure</u>	<u>Latitude</u>	
							DEGREES					
1	N	88	43	43	E	1,040.84	88.7286	0.99975	0.02219	1040.58	23.09	
2	S	0	0	0	E	506.20	0.0000	0.00000	1.00000	0.00	-506.20	
3	S	25	17	24	W	973.94	25.2900	0.42720	0.90416	-416.07	-880.59	
4	S	0	0	0	E	415.02	0.0000	0.00000	1.00000	0.00	-415.02	
5	N	90	0	0	W	121.84	90.0000	1.00000	0.00000	-121.84	0.00	
6	S	0	0	0	E	70.00	0.0000	0.00000	1.00000	0.00	-70.00	
7	N	90	0	0	W	507.46	90.0000	1.00000	0.00000	-507.46	0.00	
8	N	0	8	54	E	1,848.73	0.1483	0.00259	1.00000	4.79	1848.72	
						5,484.03				0.00271	0.00328	
						Closure Error =					0.00057	
						PRECISION =				1:	9,639,800	
Reserve A												
<u>SIDE</u>		<u>D</u>	<u>M</u>	<u>S</u>		<u>Length</u>	<u>Bearing</u>	<u>Sine</u>	<u>Cosine</u>	<u>Departure</u>	<u>Latitude</u>	
							DEGREES					
1	N	88	43	43	E	30.00	88.7286	0.99975	0.02219	29.99	0.67	
2	S	0	8	54	W	30.00	0.1483	0.00259	1.00000	-0.08	-30.00	
3	N	45	33	42	W	41.90	45.5617	0.71400	0.70014	-29.92	29.34	
						101.90				-0.00184	0.00166	
						Closure Error =					0.00350	
						PRECISION =				1:	29,100	
Reserve B												
<u>SIDE</u>		<u>D</u>	<u>M</u>	<u>S</u>		<u>Length</u>	<u>Bearing</u>	<u>Sine</u>	<u>Cosine</u>	<u>Departure</u>	<u>Latitude</u>	
							DEGREES					
1	N	88	43	43	E	20.00	88.7286	0.99975	0.02219	20.00	0.44	
2	S	0	8	54	W	43.18	0.1483	0.00259	1.00000	-0.11	-43.18	
3	S	24	50	44	W	25.01	24.8456	0.42017	0.90744	-10.51	-22.70	
4	N	77	30	11	W	9.77	77.5031	0.97631	0.21639	-9.54	2.11	
5	N	0	8	54	E	63.32	0.1483	0.00259	1.00000	0.16	63.32	
						161.28				0.00015	0.00263	
						Closure Error =					0.00249	
						PRECISION =				1:	64,900	
Reserve C												
<u>Point</u>		<u>D</u>	<u>M</u>	<u>S</u>		<u>Length</u>	<u>Bearing</u>	<u>Sine</u>	<u>Cosine</u>	<u>Departure</u>	<u>Latitude</u>	
							DEGREES					
1	N	88	43	43	E	30.00	88.7286	0.99975	0.02219	29.99	0.67	
2	S	44	26	18	W	42.95	44.4383	0.70014	0.71400	-30.07	-30.67	
3	N	0	8	54	E	30.00	0.1483	0.00259	1.00000	0.08	30.00	
						102.95				-0.00078	-0.00095	
						Closure Error =					0.00016	
						PRECISION =				1:	627,000	

Clearidge Estates 2nd Addition

Boundary Point	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude
						DEGREES				
1	N	88	43	43 E	1,272.74	88.7286	0.99975	0.02219	1272.43	28.24
2	S	0	0	0 E	1,091.66	0.0000	0.00000	1.00000	0.00	-1091.66
3	S	40	50	1 W	186.52	40.8336	0.65386	0.75661	-121.96	-141.12
4	S	45	12	48 W	260.71	45.2133	0.70973	0.70447	-185.03	-183.66
5	N	25	7	23 W	53.17	25.1231	0.42456	0.90540	-22.57	48.14
6	N	47	17	14 W	169.30	47.2872	0.73476	0.67832	-124.40	114.84
7	N	49	2	12 W	70.03	49.0367	0.75513	0.65558	-52.88	45.91
8	N	47	17	14 W	163.69	47.2872	0.73476	0.67832	-120.27	111.03
9	N	61	54	14 W	506.05	61.9039	0.88216	0.47095	-446.42	238.33
10	N	81	24	4 W	74.26	81.4011	0.98876	0.14952	-73.43	11.10
11	N	61	54	14 W	247.32	61.9039	0.88216	0.47095	-218.18	116.48
12	N	25	17	24 E	216.99	25.2900	0.42720	0.90416	92.70	196.19
13	N	0	0	0 E	506.20	0.0000	0.00000	1.00000	0.00	506.20
					4,818.64				-0.01081	0.01655
						Closure Error =				0.02735
						PRECISION =			1 :	176,157
Reserve A										
Side	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude
						DEGREES				
1	N	88	43	43 E	509.04	88.7286	0.99975	0.02219	508.91	11.29
2	S	34	53	23 W	221.12	34.8897	0.57200	0.82025	-126.48	-181.37
3	S	42	1	46 W	549.36	42.0294	0.66951	0.74280	-367.80	-408.07
4	S	27	18	6 W	116.04	27.3017	0.45868	0.88860	-53.22	-103.11
5	N	61	54	14 W	61.34	61.9039	0.88216	0.47095	-54.11	28.89
6	N	25	17	24 E	216.99	25.2900	0.42720	0.90416	92.70	196.19
7	N	0	0	0 E	456.18	0.0000	0.00000	1.00000	0.00	456.18
					2,130.07				-0.00720	0.00253
						Closure Error =				0.00973
						PRECISION =			1 :	218,881
Reserve B										
Side	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude
						DEGREES				
1	N	88	43	43 E	524.10	88.7286	0.99975	0.02219	523.97	11.63
2	S	0	8	54 W	82.65	0.1483	0.00259	1.00000	-0.21	-82.65
3	S	5	16	29 W	47.36	5.2747	0.09193	0.99577	-4.35	-47.16
4	N	89	15	25 W	240.25	89.2569	0.99992	0.01297	-240.23	3.12
5	N	24	32	12 W	99.30	24.5367	0.41528	0.90970	-41.24	90.33
6	S	88	43	43 W	259.26	88.7286	0.99975	0.02219	-259.20	-5.75
7	N	34	53	23 E	37.16	34.8897	0.57200	0.82025	21.26	30.48
					1,290.08				-0.00422	-0.00377
						Closure Error =				0.00044
						PRECISION =			1 :	2,911,243
Reserve C										
Side	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude
						DEGREES				
1	N	88	43	43 E	159.58	88.7286	0.99975	0.02219	159.54	3.54
2	S	0	0	0 E	1,041.66	0.0000	0.00000	1.00000	0.00	-1041.66
3	S	40	50	1 W	30.59	40.8336	0.65386	0.75661	-20.00	-23.14
4	N	0	0	0 E	941.76	0.0000	0.00000	1.00000	0.00	941.76
5	N	85	46	54 W	151.07	85.7817	0.99729	0.07356	-150.66	11.11
6	N	1	50	48 E	23.78	1.8467	0.03222	0.99948	0.77	23.77
7	N	0	8	54 E	11.19	0.1483	0.00259	1.00000	0.03	11.19
8	N	24	50	44 E	24.26	24.8456	0.42017	0.90744	10.19	22.01
9	N	0	8	54 E	51.42	0.1483	0.00259	1.00000	0.13	51.42
					2,435.31				0.00006	0.00035
						Closure Error =				0.00030
						PRECISION =			1 :	8,224,615

Clearidge Estates 3rd Addition

Boundary												
Side	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude		
						DEGREES						
1	S	0	0	E	1,538.34	0.0000	0.00000	1.00000	0.00	-1538.34		
2	S	89	29	2	2,319.84	89.4839	0.99998	0.00901	-2319.75	-20.90		
3	N	0	8	54	750.88	0.1483	0.00259	1.00000	1.94	750.88		
4	N	90	0	0	507.48	90.0000	1.00000	0.00000	507.48	0.00		
5	N	0	0	0	70.00	0.0000	0.00000	1.00000	0.00	70.00		
6	N	90	0	0	121.84	90.0000	1.00000	0.00000	121.84	0.00		
7	N	0	0	0	415.02	0.0000	0.00000	1.00000	0.00	415.02		
8	N	25	17	24	756.95	25.2900	0.42720	0.90416	323.37	684.40		
9	S	61	54	14	247.32	61.9039	0.88218	0.47095	218.18	-118.48		
10	S	81	24	4	74.26	81.4011	0.98876	0.14952	73.43	-11.10		
11	S	61	54	14	508.05	61.9039	0.88218	0.47095	446.42	-238.33		
12	S	47	17	14	183.69	47.2872	0.73478	0.67832	120.27	-111.03		
13	S	49	2	12	70.03	49.0387	0.75513	0.65558	52.88	-45.91		
14	S	47	17	14	189.30	47.2872	0.73478	0.67832	124.40	-114.84		
15	S	25	7	23	53.17	25.1231	0.42458	0.90540	22.57	-48.14		
16	N	45	12	48	260.71	45.2133	0.70973	0.70447	185.03	183.66		
17	N	40	50	1	186.52	40.8338	0.65388	0.75661	121.96	141.12		
					8,211.36						0.00273	-0.00105
										Closure Error =	0.00378	
										PRECISION =	1 : 2,173,591	
Reserve A												
Side	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude		
						DEGREES						
1	S	61	54	14	61.34	61.9039	0.88218	0.47095	54.11	-28.89		
2	S	27	20	27	344.90	27.3408	0.45628	0.88826	-158.41	-308.37		
3	S	30	58	42	283.20	30.9783	0.51471	0.85738	-145.77	-242.80		
4	S	7	37	42	213.64	7.6283	0.13275	0.99115	28.38	-211.75		
5	S	13	1	3	331.93	13.0175	0.22525	0.97430	-74.77	-323.40		
6	N	83	24	40	120.21	83.4111	0.99340	0.11474	-119.42	13.78		
7	N	90	0	0	92.53	90.0000	1.00000	0.00000	92.53	0.00		
8	N	0	0	0	415.02	0.0000	0.00000	1.00000	0.00	415.02		
9	N	25	17	21	756.95	25.2892	0.42719	0.90416	323.36	684.41		
					2,619.72						0.00434	0.00637
										Closure Error =	0.00203	
										PRECISION =	1 : 1,290,330	
Reserve B												
Side	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude		
						DEGREES						
1	S	43	6	56	354.23	43.1156	0.68347	0.72998	-242.11	-258.58		
2	S	0	8	54	274.07	0.1483	0.00259	1.00000	-0.71	-274.07		
3	S	87	2	43	196.44	87.0453	0.82081	0.39000	180.88	-78.61		
4	N	75	28	9	198.23	75.4892	0.96801	0.25090	191.89	49.74		
5	N	34	52	33	18.20	34.8758	0.57180	0.82039	10.41	14.93		
6	S	71	9	55	189.84	71.1853	0.94845	0.32284	179.49	-61.22		
7	N	89	29	2	243.80	89.4839	0.99998	0.00901	243.79	2.20		
8	S	0	8	54	20.00	0.1483	0.00259	1.00000	-0.05	-20.00		
9	S	89	29	2	906.70	89.4839	0.99998	0.00901	-906.66	-8.17		
10	N	0	8	54	746.35	0.1483	0.00259	1.00000	1.93	746.35		
11	N	90	0	0	36.89	90.0000	1.00000	0.00000	36.89	0.00		
12	S	69	22	42	325.29	69.3783	0.93593	0.35220	304.45	-114.57		
					3,509.64						-0.00498	-0.00640
										Closure Error =	0.00142	
										PRECISION =	1 : 2,471,832	
Reserve C												
Side	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude		
						DEGREES						
1	N	80	36	33	61.49	80.8092	0.87129	0.49076	-53.58	30.18		
2	S	39	25	28	160.79	39.4244	0.63508	0.77248	-102.11	-124.20		
3	S	51	8	23	250.68	51.1397	0.77868	0.62742	-196.20	-157.28		
4	S	89	29	2	145.43	89.4839	0.99998	0.00901	-145.42	-1.31		
5	S	0	8	54	20.00	0.1483	0.00259	1.00000	-0.05	-20.00		
6	N	89	29	3	410.84	89.4842	0.99996	0.00900	410.82	3.70		
7	N	43	58	59	119.88	43.9497	0.69403	0.71995	-83.20	86.31		
8	N	42	44	22	248.84	42.7394	0.67887	0.73445	168.74	182.81		
					1,417.75						0.00475	-0.00056
										Closure Error =	0.00530	
										PRECISION =	1 : 267,483	
Reserve D												
Side	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude		
						DEGREES						
1	N	45	12	48	260.71	45.2133	0.70973	0.70447	185.03	183.66		
2	N	40	50	1	186.52	40.8338	0.65388	0.75661	121.96	141.12		
3	S	0	0	0	1,157.97	0.0000	0.00000	1.00000	0.00	-1157.97		
4	N	38	57	26	92.01	38.9572	0.62874	0.77762	-57.85	71.55		
5	S	51	2	34	158.48	51.0428	0.77762	0.62974	-123.22	-99.63		
6	S	38	36	53	78.18	38.9147	0.59843	0.80266	-46.62	-62.74		
7	N	58	59	50	87.41	58.9972	0.83884	0.54488	-58.53	38.72		
8	N	60	36	33	38.56	60.8092	0.87129	0.49076	-33.80	18.92		
9	N	47	47	49	132.37	47.7989	0.74077	0.67178	88.06	88.92		
10	N	8	5	25	61.88	8.0903	0.14073	0.99005	8.72	61.36		
11	N	5	16	13	841.91	5.2703	0.09185	0.99577	-58.98	839.20		
12	N	25	7	23	87.13	25.1231	0.42458	0.90540	-36.99	78.89		
					2,983.19						-0.00074	0.00577
										Closure Error =	0.00651	
										PRECISION =	1 : 455,084	