

May 9, 1996

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-22 REGENCY LAKES ADDITION

OWNER/APPLICANT: Jay Russell, 455 N. Maize Road, Wichita, KS 67277

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 S. Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and west of Greenwich

SITE SIZE: 41.5 ± Acres

NUMBER OF LOTS

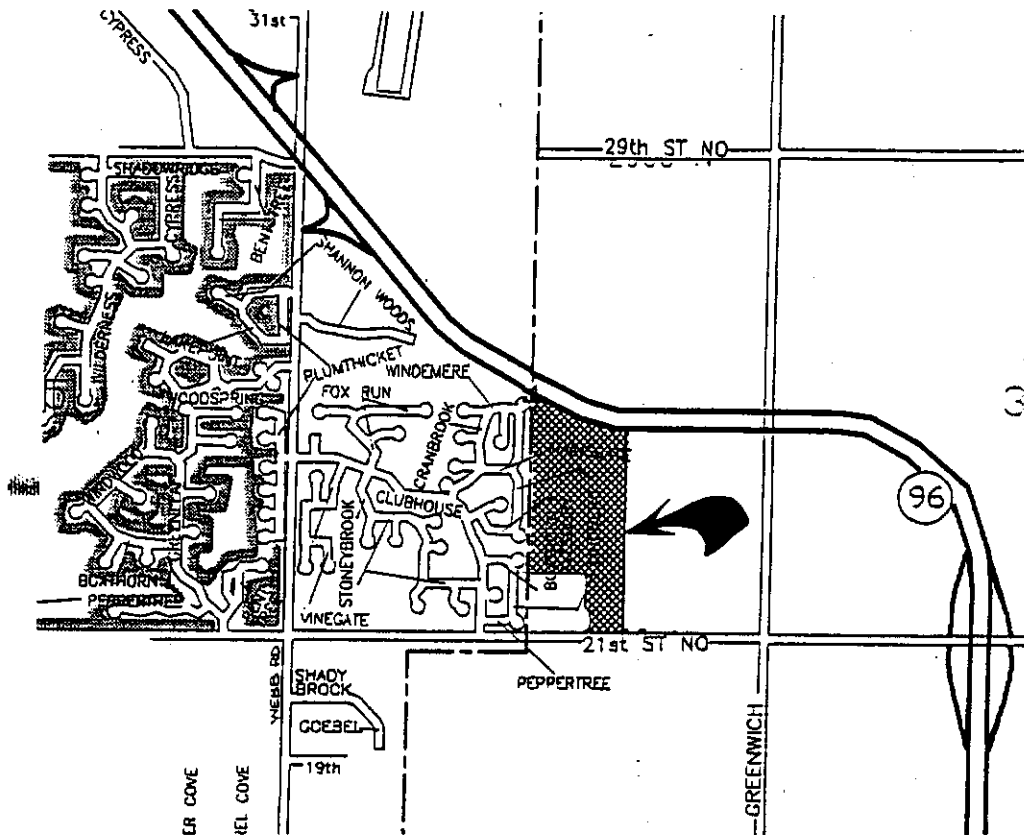
Residential:	131
Office:	
Commercial:	
Industrial:	
Total:	131

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-6" By Annexation

VICINITY MAP:



NOTE: This site is presently in the County, but is adjacent to Wichita's City Limits. The lot sizes being platted, however, indicate that the intention is for the site to be annexed to Wichita. Further, facilities will be provided from Wichita. A major zone change to commercial and industrial uses has been approved as a County zone change case (SCZ-0700). Apparently, during review of that zone change a conceptual plan was provided which also covered the area of this plat. While this area was shown for residential uses, a substantial deviation from that plan is being indicated by this plat. On the conceptual plan, the northern third was shown as being used for sport facilities (soccer fields) with that portion of the site having public access to the east (Greenwich Road) through an industrial park area. On the remaining portion of the conceptual plan, residential, one-family uses were indicated, where this plat is now showing an area of a major exception for what most likely will be a use other than one-family lots. In any case, it is not clear if the "conceptual plan" was intended to define a specific, immutable plan for residential development in relationship to the requested zone change for the adjacent properties.

STAFF COMMENTS:

- A. Prior to this site being forwarded to the City Council for approval, the site shall have been annexed to the City. Upon annexation, the proposed lot sizes will be acceptable under City zoning.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. City Engineering needs to indicate any special requirements for extension of sewer, such as the need for a pump station.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. City Engineering and the Water Department need to indicate the availability of municipal water.
- D. The applicant shall guarantee the paving of the proposed interior streets. In addition, this guarantee shall provide for sidewalk on at least one side of all non-cul-de-saced streets.
- E. Traffic Engineering needs to indicate any traffic improvements needed to serve this site's one point of entrance from 21st Street North. With 131 single-family lots, this site will be expected to generate approximately 1,300 trips in and out of the site. Both this volume and peak period related volumes would typically require various traffic improvements in order to preserve an arterial's capacity but also to assure safety.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Since this site is now indicating only one point of access (Conceptual Plan indicated at least one additional point of access at this plat's northeast corner), for 131 residential lots, with

some lots being over 2,000 feet from the site's 21st Street entrance, the applicant shall provide a means of emergency access for this development. Such access needs to be reviewed and approved by the City's Fire Department, with appropriate assurances provided for by the installation and maintenance of any improvements deemed necessary.

If no such access can be provided, a redesign of this plat should be required such that the two courts immediately north of the "exception" are linked together in order to provide a second loop and consequently better access for at least the lots north of the exception. Alternatively, Brandon Ct., along this section's western line, could itself be extended southward so as to contact the "exception" area and through which an emergency access easement could be established.

- J. On the final plat, complete access control shall be dedicated to 21st Street North from this plat's adjacent Reserve. For K-96, complete access control shall also be indicated.
- K. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- 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. This covenant shall also provide for the owners' association to maintain the "parking strip" located between this site's south line and the driving surface to 21st Street North.
- M. 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.
- N. OCI and the Fire Department need to comment on the acceptability of the indicated street names. Regency Lakes would involve a new street name. Existing north-south streets are fairly limited in this area, but several possibilities do exist. Brandon, however, is an existing street, which appears to be north-south in alignment, and it is not clear if the east-west portion on this plat is appropriate.
- O. The applicant is advised that the configuration of Lot 6, Block 2 is somewhat awkward and may significantly hamper the positioning of a home on this lot.
- P. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- Q. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

- R. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- S. 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.)
- T. 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.
- U. 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.
- V. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- W. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- X. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

State of Kansas

Bill Graves



Governor

Department of Health and Environment

Gary R. Mitchell, Secretary

June 25, 1997

Jay W. Russell
455 N. Maize Rd.
Wichita, Kansas 67212

Re: Kansas Water Pollution Control General Permit for Stormwater Runoff
from Construction Activities, General Permit No.: S-MCSTø-9601-1,
Kansas Permit No.: S-WA20-0002, Regency Lakes Addition

Dear Permittee:

You have fulfilled all filing requirements for the Kansas Water Pollution Control Permit for Stormwater Runoff from Construction Activities. We are pleased to forward your new permit. While it is permissible to make as many copies as needed, you need to retain the original permit for your files.

We suggest you carefully read the terms and conditions of your permit to ensure your Stormwater Pollution Prevention Plan meets all the requirements of the permit. The terms and conditions of the attached permit are enforceable under State law.

Please remember to send a copy of page 1 and the Notice of Termination (NOT), located on page 2, to KDHE when coverage under this general permit is no longer needed. The NOT must contain an original signature.

We look forward to working with you in achievement and maintenance of high quality water for the State of Kansas. If you have any questions concerning this permit, please contact David Freise at (913) 296-5557.

Sincerely,

A handwritten signature in black ink that reads "Karl W. Mueldener".

Karl Mueldener, P.E.
Director, Bureau of Water

Enclosure

pc: Chris Breitenstein - City of Wichita
Brian Glenn - Baughman Company
South Central District Office
Permit File

General Permit No.: S-MCSTϕ-9601-1

Kansas Permit No.: S-WA20-0002

Federal Permit No.: KS-R100074

Kansas Water Pollution Control General Permit
and Authorization to Discharge

STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITIES

Under the National Pollutant Discharge Elimination System

Pursuant to the Provisions of Kansas Statutes Annotated 65-164 and 65-165, the Federal Water Pollution Control Act as amended (33 U.S.C. 1251 et seq.; the "Clean Water Act"),

Owner: Jay W. Russell

Owner's Address: 455 N. Maize Rd.
Wichita, Kansas 67212

Name of Contact Person: Jay W. Russell Phone Number: 316-722-2417

Name of Facility/Project to be Constructed: Regency Lakes Addition

Facility/Project Address or Location: SW ¼ of SE ¼ of Section 4, Township 27 South, Range 2 East,
Wichita, Sedgwick County

Receiving Stream & Basin: Fourmile Creek, Walnut River Basin

is authorized to discharge stormwater runoff from construction activities at the site described herein in accordance with the limitations and conditions set forth in this general NPDES permit and shall comply with Kansas Surface Water Quality Standards (K.A.R. 28-16-28 et seq.).

The general NPDES Permit S-MCSTϕ-9601-1 is effective January 1, 1997 through December 31, 2001. This general NPDES permit authorization supersedes all previous permits, agreements, decrees, or orders, in effect between KDHE and the permittee for the discharge of stormwater runoff from construction activities at the site described herein. The use of this general NPDES permit for the project described herein shall become effective on June 25, 1997, and shall expire on December 31, 2001.

PROJECT DESCRIPTION:

Single family residential subdivision on 26 acres.



Secretary, Kansas Department of Health and Environment

June 25, 1997
Date

STAFF REPORT
(Revised Final Plat)

CASE NUMBER: S/D 97-14 - REGENCY PARK ADDITION

OWNER/APPLICANT: Ritchie Development Corp., 8100 E. 22nd St. North, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: South side of 29th St. North, West side of Greenwich

SITE SIZE: 100.49 acres

NUMBER OF LOTS

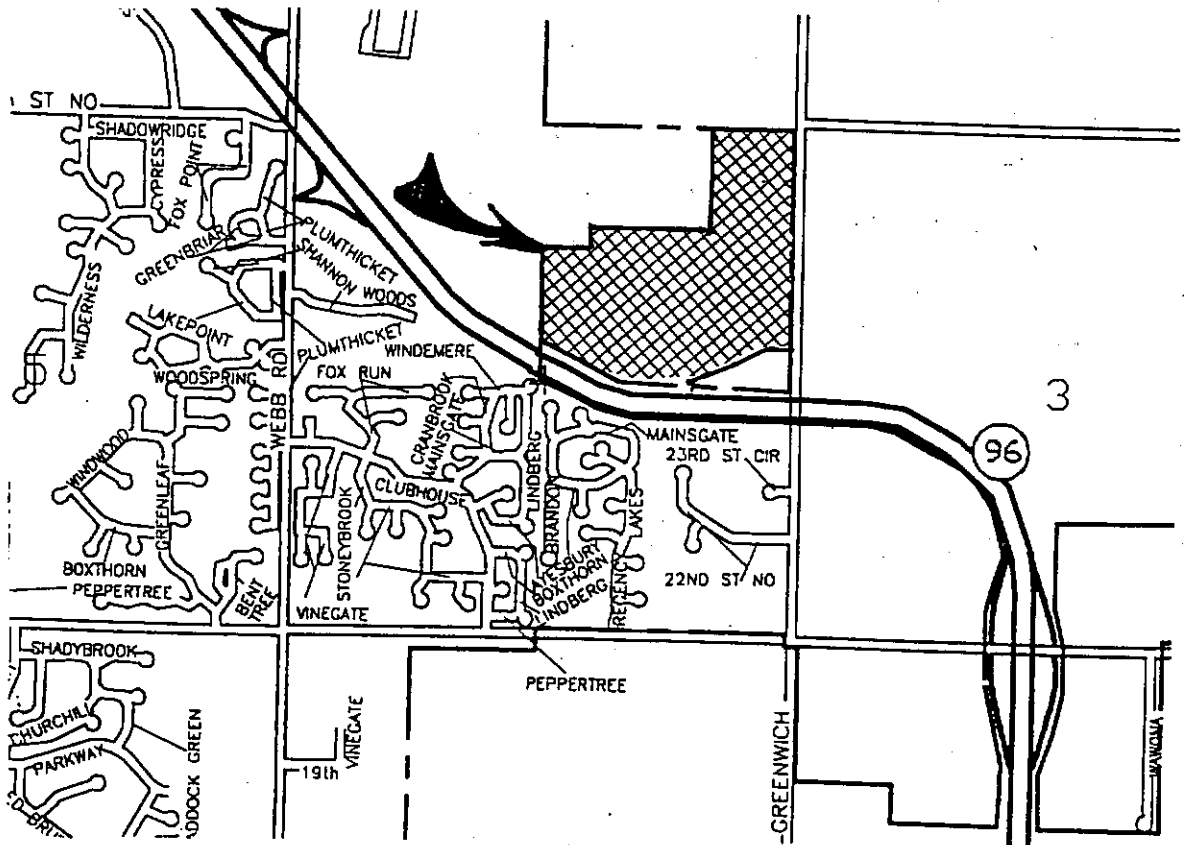
Residential:	
Office:	
Commercial:	
Industrial:	<u>25</u>
Total:	<u>25</u>

MINIMUM LOT AREA: 1.1 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: This site was approved for a zone change (SCZ-0734) from SF-20, Single-Family Residential to LI, Limited Industrial in March of 1997. The site is also subject to a Protective Overlay addressing uses, landscape buffer, setbacks, height, signs, and circulation. This revised final plat includes a new street layout and 20 less lots than the preliminary plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The plat shall delete the word "complete" in the access control area adjoining Lot 1, Block 1.
- E. The proposed 25-ft building setbacks do not conform with those imposed by the Protective Overlay (50 foot front yard setback). An administrative adjustment would be required.
- F. The Protective Overlay required the platting of a public access easement connecting the K-96 Expressway bike trail to the soccer fields located within this plat.
- G. A cross-lot circulation agreement is required for internal access in accordance with the protective overlay.
- H. Fire Department shall comment on the acceptability of the street names.
- I. Traffic Engineering needs to comment on the need for joint access between lots.
- J. The applicant shall guarantee the paving of the interior streets.
- K. Lot 1, Block 1 exceeds the lot depth to width ratio and a modification will need to be granted.
- L. 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.
- M. 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.

- N. 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 the governing body.
- O. A Notice of Protective Overlay Certificate shall be provided, identifying the approved Protective overlay and its special conditions for development on this property.
- P. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Q. 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.)
- R. 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.
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- X. 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.
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

**STAFF REPORT
(Revised Final Plat)**

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SITE SIZE: 100.49 acres

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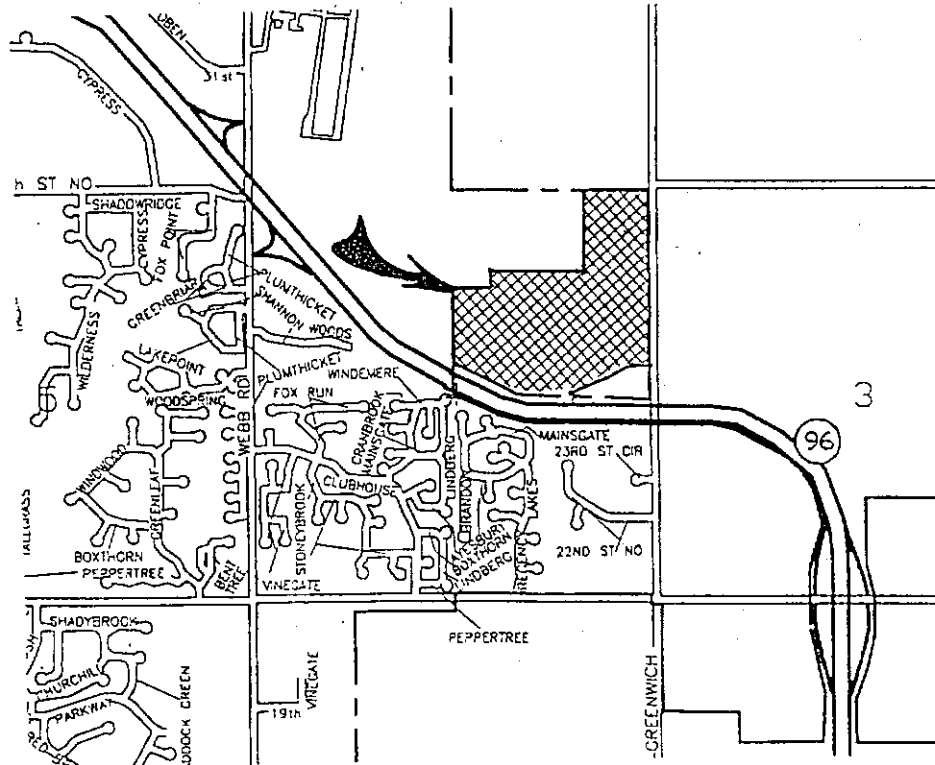
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- H. **Fire Department** shall comment on the acceptability of the street names.
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- Q. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable 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.)
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- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- X. 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.
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

July 18, 1996

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/9/96)

CASE NUMBER: S/D 96-22 REGENCY LAKES ADDITION

OWNER/APPLICANT: Jay Russell, 455 N. Maize Road, Wichita, KS 67277

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 S. Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and west of Greenwich

SITE SIZE: 57.27 ± Acres *Double line on W?*

NUMBER OF LOTS

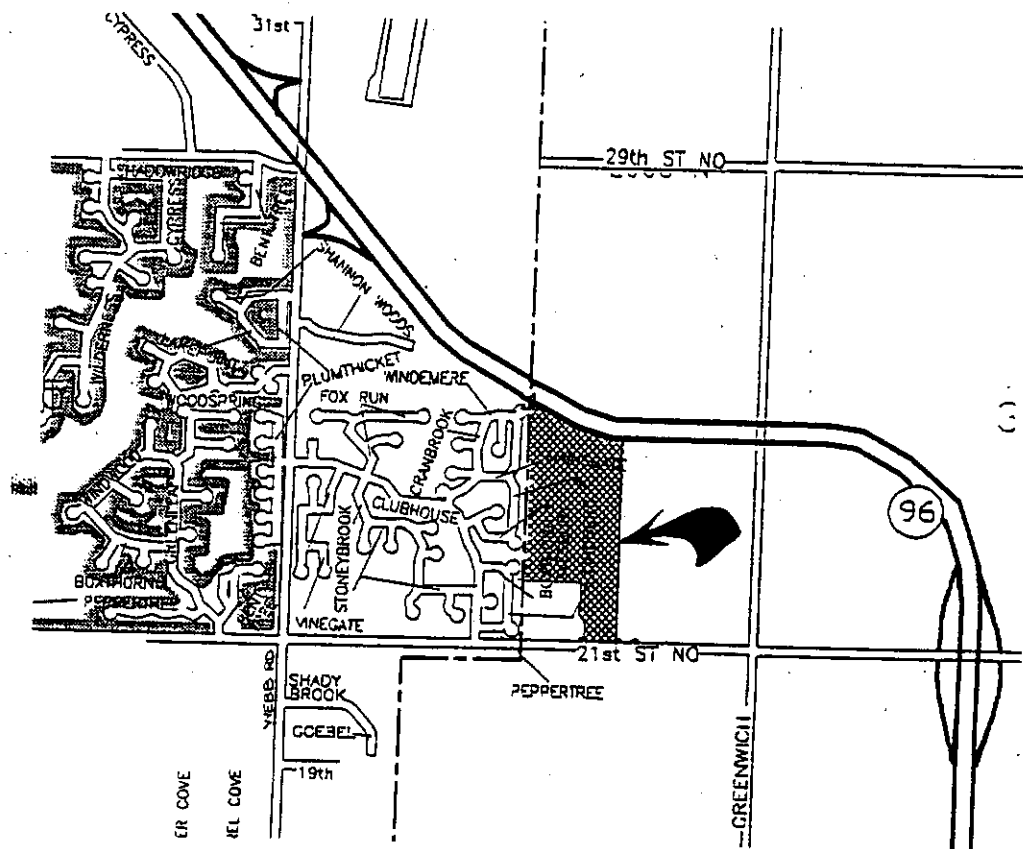
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STAFF COMMENTS:

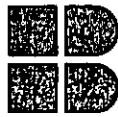
- A. Prior to this site being forwarded to the City Council for approval, the site shall have been annexed to the City. Upon annexation, the proposed lot sizes will be acceptable under City zoning.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As noted by Planning and City Engineering, sewer service may not be possible at this time and completion of this plat to the City Council may be subject to the availability of sewer to this site.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. The applicant needs to contact the Water Department and City Engineering to determine if and how this site can be served at this time.
- D. The applicant shall guarantee the paving of the proposed interior streets. In addition, this guarantee shall provide for sidewalk on at least one side of all non-cul-de-saced streets.
- E. As noted by Traffic Engineering, guarantees shall be provided for a left-turn lane in 21st Street and a right-turn lane from the site to serve the development's entrance at 21st Street North.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property. As noted by City Engineering, off-site easements, agreements and improvements will also be required for this site's drainage.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Since this site is now indicating only one point of access (Conceptual Plan indicated at least one additional point of access at this plat's northeast corner), for 131 residential lots, with

some lots being over 2,000 feet from the site's 21st Street entrance, the applicant shall provide a means of emergency access for this development. Such access needs to be reviewed and approved by the City's Fire Department, with appropriate assurances provided for by the installation and maintenance of any improvements deemed necessary.

- 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. This covenant shall also provide for the owners' association to maintain the "parking strip" located between this site's south line and the driving surface to 21st Street North.
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- L. Prior to submitting the final plat, the applicant was to meet with Fire Department and OCI staff to determine appropriate street names for this site (i.e., the street names as noted by the Fire Department during review of this preliminary plat.) City Staff needs to indicate if the names now being shown are acceptable.
- M. The applicant is advised that the configuration of Lot 6, Block 2 is somewhat awkward and may significantly hamper the positioning of a home on this lot.
- N. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
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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.

- S. The applicant's agent is reminded that a platting binder is to be submitted with the final plat. This plat will be subject to a review of the plat binder and any relevant conditions found by such a review.
- 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 representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.



BAUGHMAN COMPANY, P.A.
ENGINEERING, SURVEYING & PLANNING
316/262-7271 • FAX 316/262-0149 • 315 ELLIS • WICHITA, KANSAS 67211

COPY

September 14, 2000

Mr. Mike Lindebak, P.E.
City Engineer
City Hall – 7th Floor
455 N. Main Street
Wichita, KS 67202

RECEIVED

SEP 18 2000

CITY - ENGINEERING

Re: Regency Lakes Addition – Phase 2
Street Improvements (472-82812)

Dear Mike,

It has been called to our attention by the Office of Central Inspection and the Fire Department that "No Parking – Fire Lane" signs will be required on Regency Lakes street until such time that Regency Lakes Second, Lot 2, is developed to provide emergency access to Brandon Circle from the south. The developer has requested that the cost and installation of these signs be funded with a change order for the Phase 2 street project. This petition has excess funds and can absorb the extra cost. Enclosed please find a detail of the proposed sign along with a plan showing the proposed locations of the signs (10 total) as approved by the Fire Department.

Please advise if this solution is acceptable. Feel free to contact me should you have any questions or comments regarding this matter.

Thank You.

Sincerely,

Denise Vaughn, P.E.
Baughman Company, P.A.

cc: Vicky Huang, P.E. ✓
Randy Zerr
Mark Jenkins
file

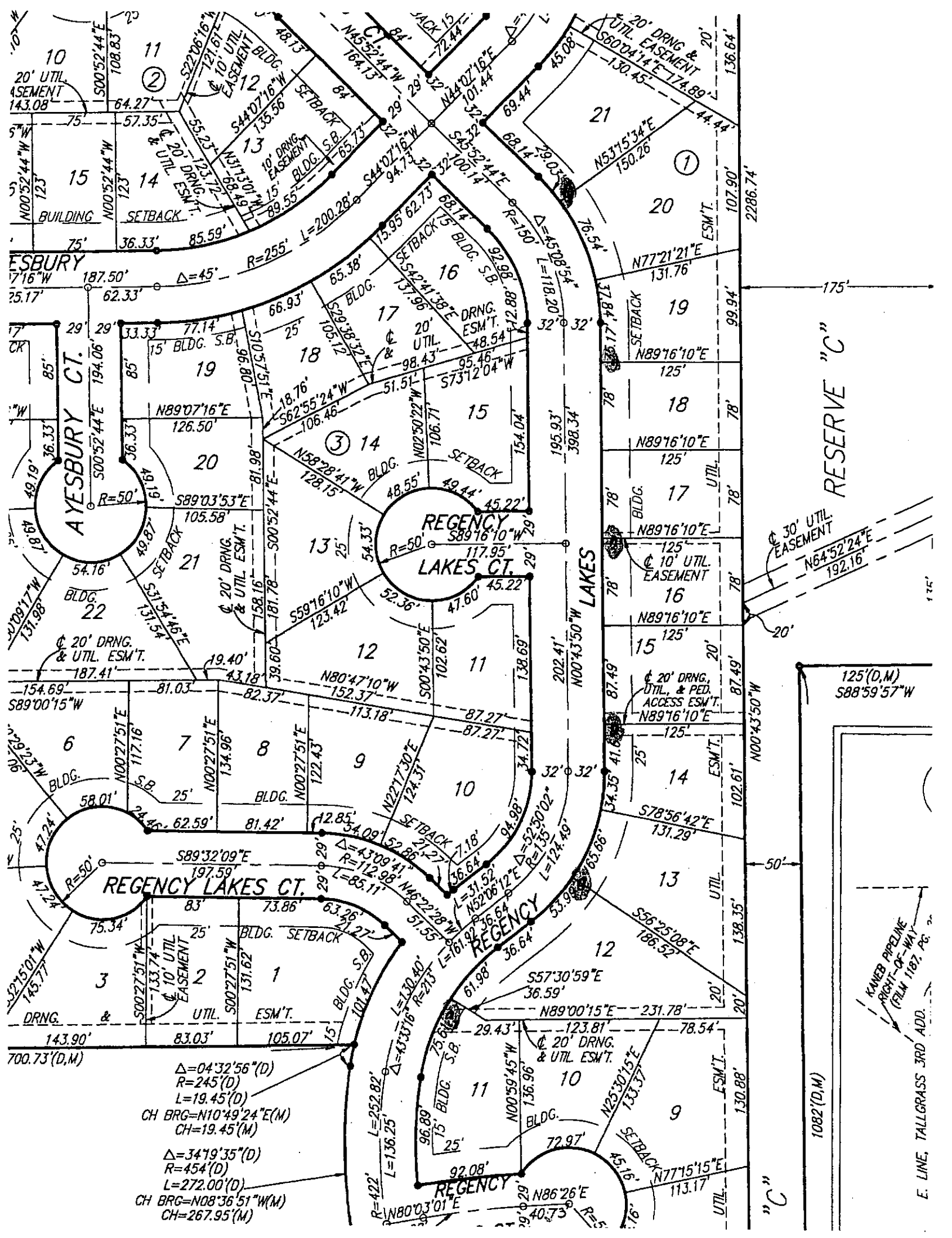


TOP LEFT
 COLORS: LEGEND - WHITE
 BACKGROUND - RED

TOP RIGHT & BOTTOM
 LEGEND - RED
 BACKGROUND - WHITE

* REDUCE SPACING 60%

** REDUCE SPACING 50%



10
20' UTIL. EASEMENT
143.08'

15
BUILDING
N00°52'44"W
123'

ESBURY
7°16'W
187.50'

17
CK
85'

19
BLDG. S.B.
N89°07'16"E
126.50'

20
BLDG.
S89°03'53"E
105.58'

21
BLDG.
S51°54'46"E
137.15'

22
BLDG.
S89°00'15"W
154.69'

6
BLDG.
N00°27'51"E
117.16'

7
BLDG.
N00°27'51"E
134.96'

8
BLDG.
N00°27'51"E
122.43'

9
BLDG.
N22°17'30"E
124.31'

10
BLDG.
N22°17'30"E
124.31'

3
DRNG. & UTIL. ESM'T.
S00°27'51"W
133.74'

1
BLDG. SETBACK
S00°27'51"W
131.62'

143.90'
83.03'
105.07'

700.73'(D.M.)

Δ=04°32'56"(D)
R=245'(D)
L=19.45'(D)
CH BRG=N10°49'24"E(M)
CH=19.45'(M)

Δ=34°19'35"(D)
R=454'(D)
L=272.00'(D)
CH BRG=N08°36'51"W(M)
CH=267.95'(M)

11
20' UTIL. EASEMENT
S22°06'16"W
121.67'

12
BLDG. S.B.
S44°07'16"W
135.58'

13
BLDG. S.B.
N11°30'11"W
148.94'

14
BLDG. S.B.
S44°07'16"W
94.73'

15
BLDG. S.B.
S62°55'24"W
106.46'

16
BLDG. S.B.
S52°41'38"E
131.98'

17
BLDG. S.B.
S59°16'10"W
123.42'

18
BLDG. S.B.
S59°16'10"W
123.42'

19
BLDG. S.B.
S89°16'10"W
117.95'

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BLDG. S.B.
S89°16'10"W
117.95'

21
BLDG. S.B.
S89°16'10"W
117.95'

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BLDG. S.B.
S89°16'10"W
117.95'

11
BLDG. S.B.
S00°43'50"E
102.62'

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BLDG. S.B.
S00°43'50"E
102.62'

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S00°43'50"E
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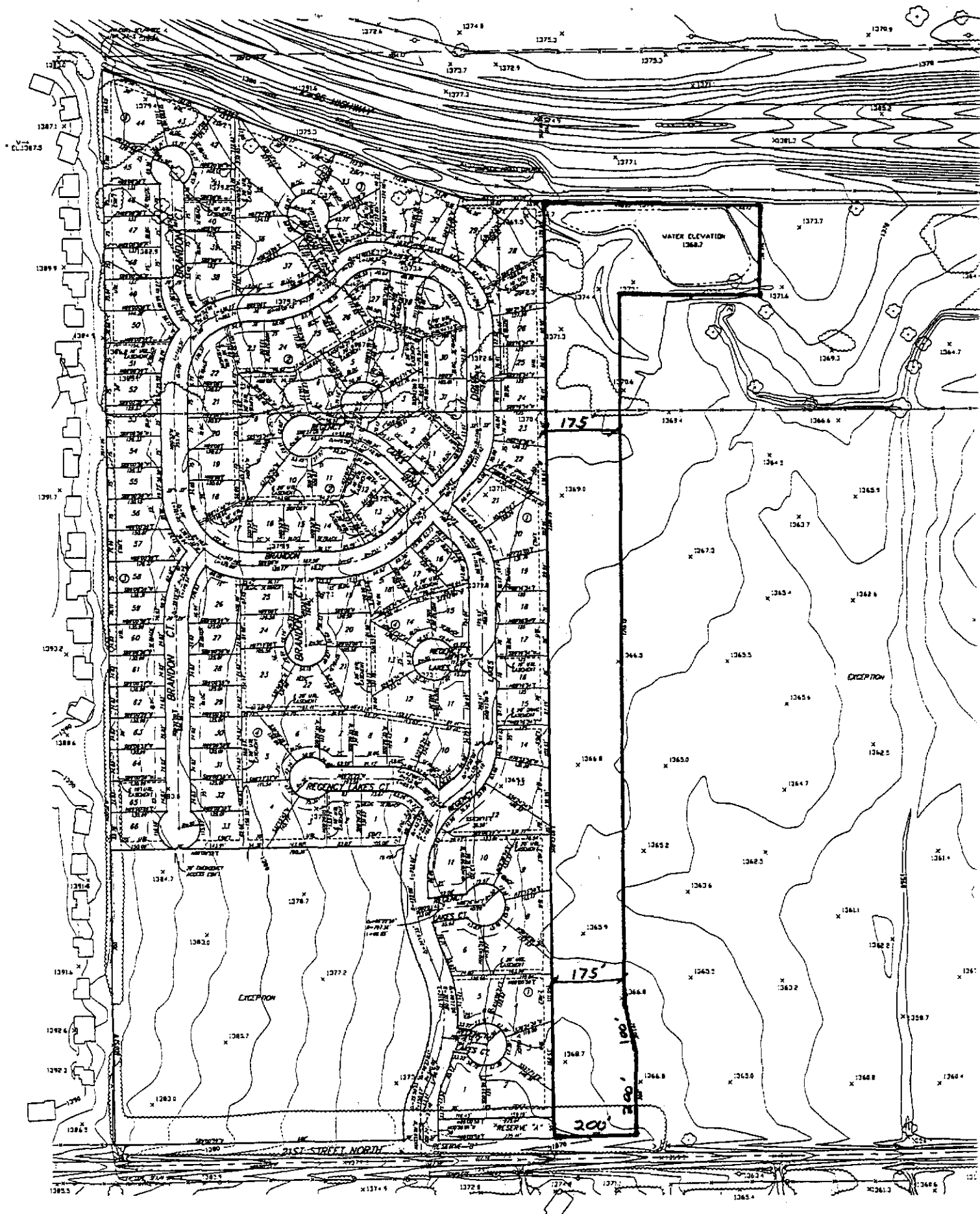
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BLDG. S.B.
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S44°07'16"W
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REGENCY LAKES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



CLOSURE - REGENCY LAKES

 L001

1	S 88-59'57.0"W	409.170	N	5000.000	E	5000.000	S	0+00
2	N 01-00'03.0"W	90.020	N	4992.853	E	4590.892	S	4+09.170
PC1			N	5082.859	E	4589.320	S	4+99.190
	R = 187.670	L = 90.348		DEL = + 27-35'00.0"				
	T = 48.067	LC = 89.478		N 12-47'27.0"E				
PT1			N	5170.117	E	4609.130	S	5+89.538
	null distance and bearing							
PC2			N	5170.117	E	4609.130	S	5+89.538
	R = 508.000	L = 107.799		DEL = - 12-09'30.0"				
	T = 54.103	LC = 107.597		N 20-30'12.0"E				
PT2			N	5270.898	E	4646.817	S	6+97.337
	null distance and bearing							
PC3			N	5270.898	E	4646.817	S	6+97.337
	R = 275.000	L = 192.954		DEL = - 40-12'06.0"				
	T = 100.640	LC = 189.020		N 05-40'36.0"W				
PT3			N	5458.991	E	4628.120	S	8+90.291
	null distance and bearing							
PC4			N	5458.991	E	4628.120	S	8+90.291
	R = 454.000	L = 271.995		DEL = + 34-19'35.0"				
	T = 140.217	LC = 267.946		N 08-36'51.3"W				
PT4			N	5723.914	E	4587.987	S	11+62.287
	null distance and bearing							
PC5			N	5723.914	E	4587.987	S	11+62.287
	R = 245.000	L = 19.451		DEL = + 04-32'56.0"				
	T = 9.731	LC = 19.446		N 10-49'24.0"E				
PT5			N	5743.015	E	4591.638	S	11+81.738
	S 89-00'15.0"W	700.730						
14			N	5730.836	E	3891.014	S	18+82.468
	N 00-54'25.0"W	1896.260						
15			N	7626.858	E	3860.999	S	37+78.728
	N 89-02'03.0"E	1.580						
16			N	7626.885	E	3862.579	S	37+80.308
	S 00-52'21.0"E	31.970						
17			N	7594.919	E	3863.066	S	38+12.278
	S 70-38'40.0"E	925.120						
18			N	7288.307	E	4735.898	S	47+37.398
	S 89-11'19.0"E	184.970						
19			N	7285.688	E	4920.849	S	49+22.368
	S 89-11'19.0"E	175.060						
20			N	7283.209	E	5095.892	S	50+97.428
	S 00-43'50.0"E	1199.200						
21			N	6084.106	E	5111.182	S	62+96.628
	S 88-59'57.0"W	125.000						
22			N	6081.923	E	4986.201	S	64+21.628
	S 00-43'50.6"E	1082.011						

1
 LENGTH= 7503.639 AREA= 2374513.252 SF 5000.000 S 75+03.639
 52.262 ACRES