


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

**TO:** Pat Burnett, Deputy City Clerk

**DATE:** October 26, 1990

**FROM:** Steve Lackey, Director of Public Works 

**SUBJECT:** Fourth Addition to Cedar  
Ridge

Attached for placement on the Consent Agenda is a Drainage Easement from Cherry Creek Development, Inc. dated October 16, 1990, for a tract in the subject addition.

The easement was received in connection with the subject at no cost to the City.

The recommended action is to accept the easement and upon acceptance file the instrument in the City Clerk's files.

SL/JL:wt  
Attach.

cc: Jim Armour, Construction Engineer

Page 1 of 2

DRAINAGE EASEMENT

THIS EASEMENT made this 16th day of October, 1990,  
by and between Cherry Creek Development, Inc. of  
the first and the City of Wichita of the second part.

WITNESSETH: That the said first part Y, in consideration  
of the sum of One Dollar (\$1.00) and other valuable consid-  
eration, the receipt whereof is hereby acknowledged, do hereby  
grant and convey unto the said second party a perpetual  
right-of-way and easement for the purpose of constructing,  
maintaining and repairing a drainage system, over, along and  
under the following described real estate situated in Sedgwick  
County, Kansas; to wit:

The west 20 feet of Lot 9, Block 2,  
Fourth Addition to Cedar Ridge,  
Wichita, Kansas.

STATE OF KANSAS } ss  
SEDGWICK COUNTY }  
FILED FOR RECORD AT  
7-30 P M

Oct 16 90 1099037

PAT KETTLER  
REGISTER OF DEEDS

*Ed Reno  
Deputy*

And said second party is hereby granted the right to enter  
upon said premises at any time for the purpose of constructing,  
operating, maintaining and repairing such drainage system.

*\$1.00 Clifford Tries  
ca 9415 East Harry 67207*

Drainage Easement  
Page 2 of 2

IN WITNESS WHEREOF: The said first part Y haS signed  
these presents the day and year first written.

Cherry Creek Development, Inc.

Clifford A. Nies President  
Clifford A. Nies

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

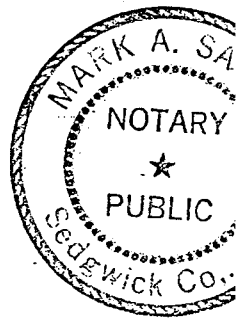
City of Wichita)  
Sedgwick County) SS  
State of Kansas)

The foregoing instrument was acknowledged before me this  
16th day of October, 1990.  
(Date)

by Clifford A. Nies, President of  
Cherry Creek Development, Inc.

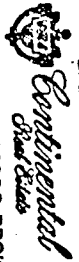
Seal or Stamp

Mark A. Savoy, Notary Public  
(signature of notary officer)  
Mark A. Savoy  
My appointment expires: 16 May, 1992



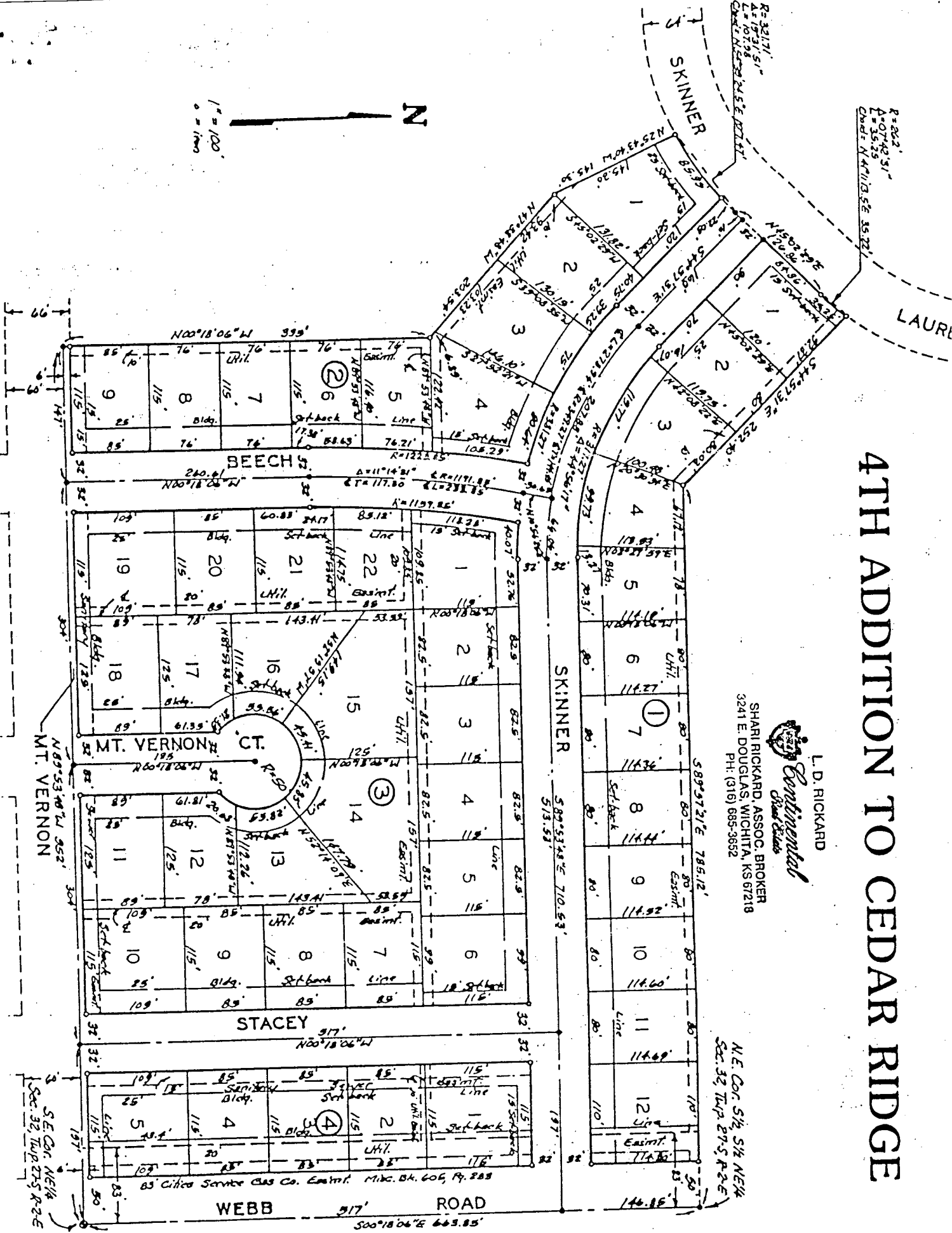
# 4TH ADDITION TO CEDAR RIDGE

L. D. RICKARD



SHARI RICKARD, ASSOC. BROKER  
3241 E. DOUGLAS, WICHITA, KS 67218  
PH: (316) 685-3652

N.E. COR. 5 1/2 S. 34 N.E. 1/4  
SEC. 32, T4P 27S, R-2-E



SE COR. NE 1/4  
SEC. 32, T4P 27S, R-2-E

Complete Access Control

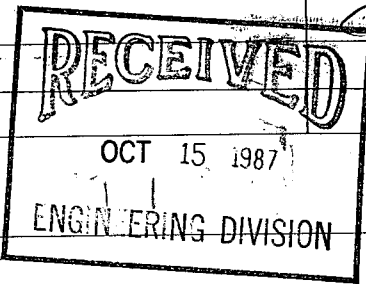
Complete Access Control

To

Brent Wooten  
Boughman Co.

From

Bill Morris  
City Engineer's Office



Subject

Key #'s

Date

Message

Please submit key #'s on attached  
4c's per letter dated 8-20-87 from  
Larry Henry (also attached)

Bill Morris  
268-4548

The Key #'s can be submitted on a blank sheet of  
paper.

SIGNED

DATE

Reply

All provided herein are the tax  
key #'s for the lots on Fourth A Road  
to Cedar Ridge you requested.  
Please proceed

SIGNED

THIS COPY FOR PERSON ADDRESSED



47-223  
Made in U.S.A.

IRREVOCABLE LETTER OF CREDIT

Date: September 15, 1987	No. 2059	Advising bank reference no.
Advising bank CITADEL BANK OF WICHITA	For account of Cherry Creek Development, Inc.	
To beneficiary City of Wichita 455 North Main Wichita, Kansas 67202	Amount \$39,200.00	
Expiration date September 15, 1989		

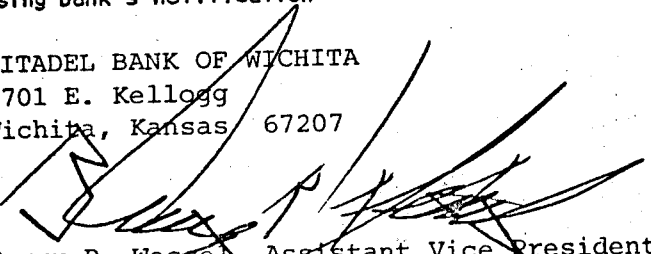
Gentlemen:  
We hereby establish our irrevocable letter of credit in your favor available by payment for your drafts drawn at sight on and accompanied by documents specified below

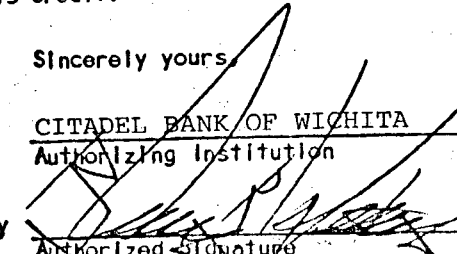
- A statement signed by an authorized representative of the City of Wichita certifying that the amount of the draft presented therewith constitutes a penalty for nonpayment of special assessments covering the installation of the following described improvements in the City of Wichita, Kansas:  
Mt. Vernon - WL Lot 10, Block 3, Fourth Addition to Cedar Ridge and WL Lot 8, Block 1, Hedgecliff 3rd Addition to WL Webb Road. Stacey - NL Mt. Vernon to SL Skinner.  
  
(Project No. 472-76-245-31351-000-000-001)

Said special assessments having been levied against the following described properties:  
Lots 4 thru 10 inclusive, Block 3, Lots 1-5 inclusive, Block 4, 4th Addition to Cedar Ridge.  
Lots 1-8 inclusive, Block 1, Hedgecliff 3rd Addition.  
Special Conditions:

Partial drawings are permitted.  
This original letter of credit must be presented with any drafts drawn hereunder and the amount available shall be reduced by the amount of any drafts drawn not exceeding in the aggregate a total of \$39,200.00.  
Notwithstanding the expiration date noted above, it is understood that this letter of credit shall be automatically renewed for additional two-year periods unless we notify you in writing at least sixty (60) days prior to the then relevant expiration date that it will not be renewed at which time you may draw up to the full amount of the credit available at that time. Upon development (issuance of occupancy permits by the City of Wichita) of 35 percent of the above-described properties, the City of Wichita will, by written instruction, authorize the release of this letter of credit.

Drafts drawn hereunder must be marked "Drawn under CITADEL BANK OF WICHITA IRREVOCABLE, Letter of Authorizing Institution  
Credit No. 2059, dated September 15, 1987."

Advising bank's notification  
  
CITADEL BANK OF WICHITA  
7701 E. Kellogg  
Wichita, Kansas 67207  
  
  
Barry R. Wessel, Assistant Vice President  
September 15, 1987  
  
Place, date, name and signature of the advising bank.

We hereby engage with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored if drawn and presented for payment at this office on or before the expiration date of this credit.  
  
Sincerely yours,  
  
CITADEL BANK OF WICHITA  
Authorizing Institution  
  
  
By Barry R. Wessel, Assistant Vice Pres.

IRREVOCABLE LETTER OF CREDIT

Date: September 15, 1987	No. 2060	Advising bank reference no.
Advising bank CITADEL BANK OF WICHITA	For account of Cherry Creek Development, Inc.	
To beneficiary City of Wichita 455 North Main Wichita, Kansas 67202	Amount \$22,050.00	Expiration date September 15, 1989

Gentlemen:  
We hereby establish our Irrevocable letter of credit in your favor available by payment for your drafts drawn at sight on and accompanied by documents specified below

1. A statement signed by an authorized representative of the City of Wichita certifying that the amount of the draft presented therewith constitutes a penalty for nonpayment of special assessments covering the installation of the following described improvements in the City of Wichita, Kansas:  
Water Lines to serve Lots 5-8, Blk 2, Lots 7-22, Blk 3, and Lots 2-5, Blk 4, Fourth Addition to Cedar Ridge; and Lots 1, 8, and 9 Blk 1, and Lot 12, Blk 2, Hedgecliff Addition.  
(Project No. 448-76-245-88254 -000-000-001

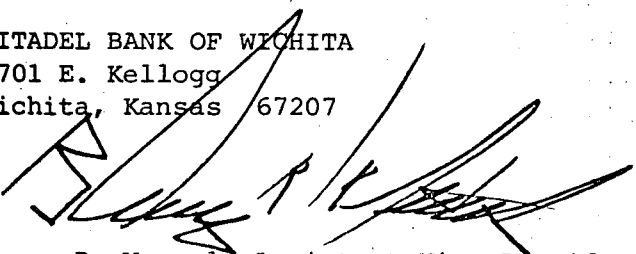
Said special assessments having been levied against the following described properties:  
Lots 5-8 inclusive, Block 2, Lots 7-22, inclusive, Block 3, and Lots 2-5 inclusive, Block 4, Fourth Addition to Cedar Ridge; and Lots 1, 8, and 9, Block 1, and Lot 12,  
Special Conditions: Block 2, Hedgecliff Addition.

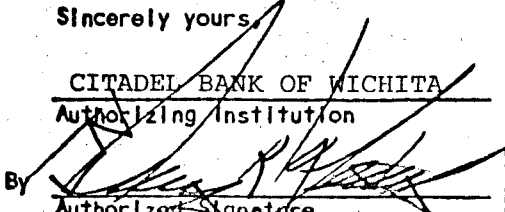
Partial drawings are permitted.

This original letter of credit must be presented with any drafts drawn hereunder and the amount available shall be reduced by the amount of any drafts drawn not exceeding in the aggregate a total of \$22,050.00

Notwithstanding the expiration date noted above, it is understood that this letter of credit shall be automatically renewed for additional two-year periods unless we notify you in writing at least sixty (60) days prior to the then relevant expiration date that it will not be renewed at which time you may draw up to the full amount of the credit available at that time. Upon development (issuance of occupancy permits by the City of Wichita) of 35 percent of the above-described properties, the City of Wichita will, by written instruction, authorize the release of this letter of credit.

Drafts drawn hereunder must be marked "Drawn under CITADEL BANK OF WICHITA IRREVOCABLE, Letter of Authorizing Institution  
Credit No. 2060, dated September 15, 1987."

Advising bank's notification  
CITADEL BANK OF WICHITA  
7701 E. Kellogg  
Wichita, Kansas 67207  
  
Barry R. Wessel, Assistant Vice President  
September 15, 1987  
Place, date, name and signature of the advising bank.

We hereby engage with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored if drawn and presented for payment at this office on or before the expiration date of this credit.  
Sincerely yours,  
CITADEL BANK OF WICHITA  
Authorizing Institution  
  
By Barry R. Wessel, Assistant Vice Pres.

IRREVOCABLE LETTER OF CREDIT

<b>Date:</b> September 15, 1987	<b>No.</b> 2058	<b>Advising bank reference no.</b>
<b>Advising bank</b> CITADEL BANK OF WICHITA	<b>For account of</b> Cherry Creek Development, Inc.	
<b>To beneficiary</b> City of Wichita 455 North Main Wichita, Kansas 67202	<b>Amount</b> \$71,050.00	
	<b>Expiration date</b> September 15, 1989	

**Gentlemen:**  
We hereby establish our Irrevocable letter of credit in your favor available by payment for your drafts drawn at sight on and accompanied by documents specified below

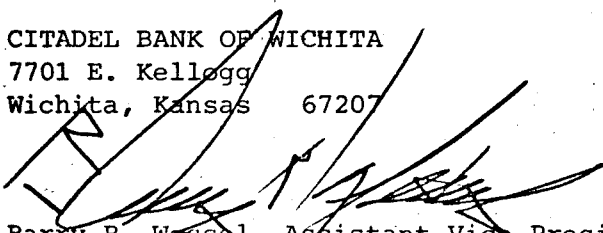
1. A statement signed by an authorized representative of the City of Wichita certifying that the amount of the draft presented therewith constitutes a penalty for nonpayment of special assessments covering the installation of the following described improvements in the City of Wichita, Kansas:  
Mt. Vernon - WL of Lot 9, Block 2, Fourth Addition to Cedar Ridge and WL Lot 28, Block 3, Hedgecliff 3rd Addition to the EL Lot 11, Block 3, Fourth Addition to Cedar Ridge and the EL Lot 9, Block 1, Hedgecliff 3rd Addition; Beech - NL Mt. Vernon to the SL Skinner; and Mt. Vernon Court - NL Mt. Vernon to & incl. Cul De Sac.  
(Project No. 472-76-245-81352-000-001)

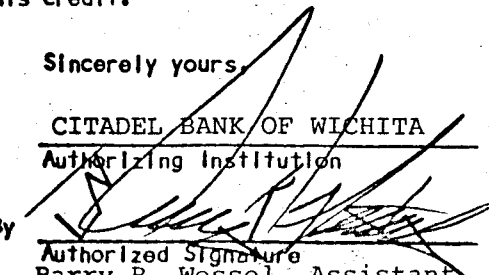
Said special assessments having been levied against the following described properties:  
Lots 2-9 inclusive, Block 2, Lots 1-3 inclusive, and Lots 11-22 inclusive, Block 3, Fourth Addition to Cedar Ridge, Lots 9-12 inclusive and N. 23.79' of Lot 13, Block 1, Lots 1-3 and N. 40.33 feet of Lot 4 and N. 18.75 feet of Lot 8 and Lots 9-12, Block 2,  
**Special Conditions:** Lots 25-28 inclusive, Block 3, Hedgecliff Addition.

Partial drawings are permitted.  
This original letter of credit must be presented with any drafts drawn hereunder and the amount available shall be reduced by the amount of any drafts drawn not exceeding in the aggregate a total of \$71,050.00

Notwithstanding the expiration date noted above, it is understood that this letter of credit shall be automatically renewed for additional two-year periods unless we notify you in writing at least sixty (60) days prior to the then relevant expiration date that it will not be renewed at which time you may draw up to the full amount of the credit available at that time. Upon development (issuance of occupancy permits by the City of Wichita) of 35 percent of the above-described properties, the City of Wichita will, by written instruction, authorize the release of this letter of credit.

Drafts drawn hereunder must be marked "Drawn under CITADEL BANK OF WICHITA IRREVOCABLE, Letter of Authorizing Institution  
Credit No. 2058, dated September 15, 1987."

**Advising bank's notification**  
CITADEL BANK OF WICHITA  
7701 E. Kellogg  
Wichita, Kansas 67207  
  
Barry R. Wessel, Assistant Vice President  
September 15, 1987  
**Place, date, name and signature of the advising bank.**

We hereby engage with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored if drawn and presented for payment at this office on or before the expiration date of this credit.  
  
Sincerely yours,  
CITADEL BANK OF WICHITA  
Authorizing Institution  
By   
Authorized Signature  
Barry R. Wessel, Assistant Vice Pres.

August 20, 1987

:

We have recently revised the irrevocable letter of credit form to require key numbers to be submitted along with legal descriptions (copy attached). This applies only to letters of credit submitted to the City Engineer's office as 35 percent development guarantees. This addition to our records will better enable us to monitor outstanding special assessments.

In the future, no letters of credit will be accepted without this information.

Sincerely,

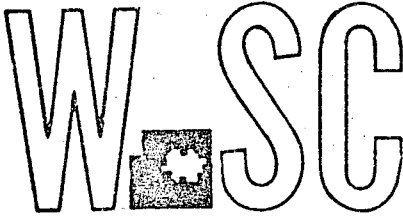
Larry Henry, P.E.  
Interim Assistant City Engineer

LH:LN/ck

Attachment

(2651K)

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



March 16, 1984

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 83-84 - Revised final plat of Fourth Addition to  
Cedar Ridge.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 15, 1984, the above-captioned plat was considered. The action of the Committee was to approve the 20-foot front yard setback for Block 4 and the revised easement location between Lots 4 and 5, Block 2. Reapprove the plat as previously recommended last November subject to the same conditions.

This matter will be forwarded to the Planning Commission for their consideration on March 22, 1984, at 1:30 p.m.

If you have any questions concerning this matter, please call.

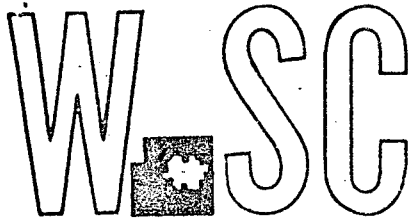
Sincerely,

Louise Olivarez  
Senior Planner

LO:bh

cc: Clifford Nies, 7603 E. Harry, 67207  
Pete Russell, 1231 Longfellow, 67207  
\* Mike Lindebak, City Engineer

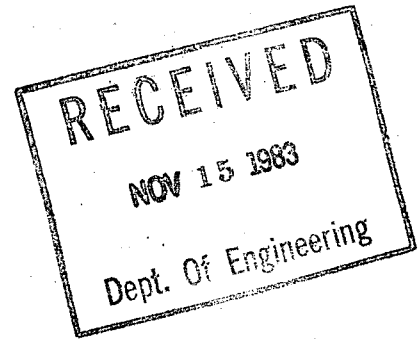
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

November 14, 1983



Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 83-84 - Final plat of Fourth Addition to Cedar Ridge

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve those lots not already served.
- B. The applicant shall guarantee the extension of City water to serve those lots not already served.
- C. The applicant shall guarantee the paving of the proposed interior streets (Skinner, Beech, Stacey and Mt. Vernon Court), including storm sewers.
- D. The applicant shall petition for the paving of Mt. Vernon from Webb Road to the west line of this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The following side-lot utility easements were requested at the preliminary plat review, but have not been shown on the final plat:
  1. 10-foot easement between Lots 2 and 3 and Lots 10 and 11, Block 1;
  2. 10-foot easement between Lots 1 and 2, Block 2.

These easements, if still needed by K.G. and E., shall be added to the final plat tracing.

- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property.

Baughman Company, P.A.

Page 2

November 14, 1983

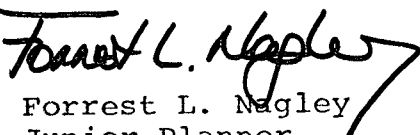
- H. The applicant shall provide proof, by letter from the Cities Service Gas Company or by copy of the pipeline easement agreement that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation or lowering of this pipeline caused by development of this property will not be at the expense of the City.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are 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 November 17, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

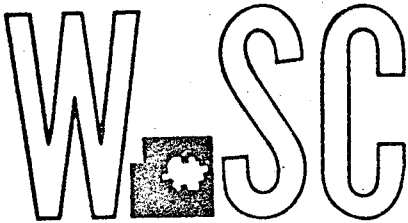
Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

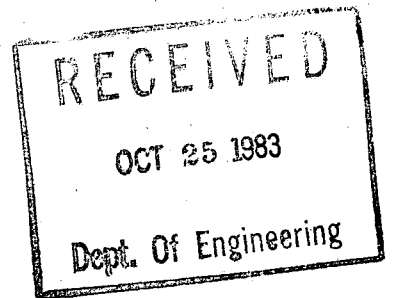
cc: Clifford Nies, 7603 E. Harry, 67207  
Pete Russell, 1231 Longfellow, 67207  
X Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



October 14, 1983

Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 83-84 - Preliminary plat of Fourth Addition to  
Cedar Ridge.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 13, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee all drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve those lots not already served.
- C. The applicant shall guarantee the extension of City water to serve those lots not already served.
- D. The applicant shall guarantee the paving of the proposed interior streets (Skinner, Beech, Stacey and Mt. Vernon Court).
- F. The applicant shall petition for the paving of Mt. Vernon Street adjacent to this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall indicate a 10-foot utility easement adjacent to the north line of Mt. Vernon.
- H. The final plat shall indicate the following side lot utility easements:

WICHITA - SEDGWICK COUNTY

Baughman Company, P.A. - 10-16-83

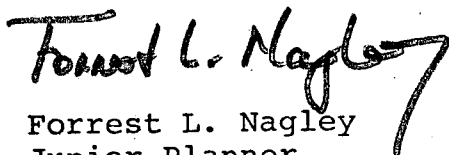
Page 2

1. 10-foot utility easement between Lots 2 and 3, and Lots 10 and 11, Block 1;
  2. 10-foot utility easement between Lots 1 and 2, Block 2;
  3. 10-foot utility easement between Lots 1 and 2, Block 4;
- I. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- J. The applicant shall provide proof, by letter from the Cities Service Gas Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that buildidngs may be located adjacent to the easement without restriction of an established setback from the pipeline. Any relocation or lowering of this pipline caused by development of the property will not be at the expense of the City.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Cherry Creek Dev., Inc., Clifford Nies, 7603 E. Harry, 67207  
Red Oaks, Inc., Pete Russell, 1231 Longfellow, 67207  
XMike Lindebak, City Engineer



# BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

## CONFIRMATION MEMO

PROJECT Fourth Addition to Cedar Ridge

DATE 10-7-83

JOB NO. \_\_\_\_\_

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

The plat is scheduled for subdivision for preliminary plat stage for October 13, 1983.

The developed runoff for this area will be 0.45. Lots will drain to the street as indicated on the plan.

Skinner will drain west to Skinner and Laurel. Mt. Vernon also will drain west. A major storm sewer is proposed for this area and will lie in Mt. Vernon. Proposed storm sewer is under design by the City of Wichita. Beech, Mt. Vernon Ct., and Stacey drain both to Skinner to the west and to Mt. Vernon to the south. Drainage areas and flos are indicated. Top of Curb grades are shown and conform to the established City grades on file for this area.

S/D No. 83-84 Name Fourth Addition to Cedar Ridge  
Date Application Rec'd. 9-30-83 Preliminary Approval 10-13-83  
Scheduled S/D Meeting 11-10-83

DESCRIPTION

General Location On the north side of Mt. Vernon in an area west of Webb Road

Owner Cherry Creek Development, Inc., c/o Clifford Nies  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>16.0</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :  | a. <u>50</u> R/W <u>664</u> ft.                            |
| Residential <u>48</u>  | b. <u>64</u> R/W <u>2422</u> ft.                           |
| Commercial _____   | c. <u>6</u> R/W <u>902</u> ft.                             |
| Industrial _____   | d. _____ R/W _____ ft.                                     |
| Other _____  | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>48</u>   | TOTAL <u>3988</u> ft.                                      |
| 3. Minimum Lot Frontage _____  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>"AA"</u>  |  |
| 5. Existing Zoning <u>"A" (Z-2530)</u>   |  |
| 6. Proposed Zoning _____   |  |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>    |  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> |  |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No  |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |  |

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve those lots not already served.
- B. The applicant shall guarantee the extension of City water to serve those lots not already served.
- C. The applicant shall guarantee the paving of the proposed interior streets (Skinner, Beech, Stacey and Mt. Vernon Court), including storm sewers.
- D. The applicant shall petition for the paving of Mt. Vernon from Webb Road to the west line of this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The following side-lot utility easements were requested at the preliminary plat review, but have not been shown on the final plat:
  - 1. 10-foot easement between Lots 2 and 3 and Lots 10 and 11, Block 1;
  - 2. 10-foot easement between Lots 1 and 2, Block 2.These easements, if still needed by K.G. and E., shall be added to the final plat tracing.
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- H. The applicant shall provide proof, by letter from the Cities Service Gas Company or by copy of the pipeline easement agreement that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation or lowering of this pipeline caused by development of this property will not be at the expense of the City.

- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-84 Name Fourth Addition to Cedar Ridge  
Date Application Rec'd. 9-30-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 10-13-83

DESCRIPTION

General Location On the north side of Mt. Vernon in an area west of Webb Road  
Owner Cherry Creek Development, Inc., c/o Clifford Nies  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat	<u>16.0</u>	7. Lineal Feet of New Street	
2. Number of Lots :		a. <u>50</u> R/W <u>664</u> ft.	
Residential	<u>48</u>	b. <u>64</u> R/W <u>2422</u> ft.	
Commercial	_____	c. <u>6</u> R/W <u>902</u> ft.	
Industrial	_____	d. _____ R/W _____ ft.	
Other	_____	e. _____ R/W _____ ft.	
3. Total Number of Lots	<u>48</u>	TOTAL	<u>3988</u> ft.
4. Minimum Lot Frontage	_____	8. Sidewalk adjacent to all streets	<u>yes</u> <u>x</u> <u>no</u>
5. Existing Zoning	<u>"AA"</u>		
6. Proposed Zoning	<u>"A" (Z-2530)</u>		
9. Is public water available	<u>X</u> Yes _____ No, Name <u>City of Wichita</u>		
10. Is sanitary sewer available	<u>X</u> Yes _____ No, Name <u>City of Wichita</u>		
11. Has Health Dept. approval been obtained	(where applicable) <u>Yes</u> _____ <u>No</u>		
12. City of Wichita	<u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____		

STAFF COMMENTS:

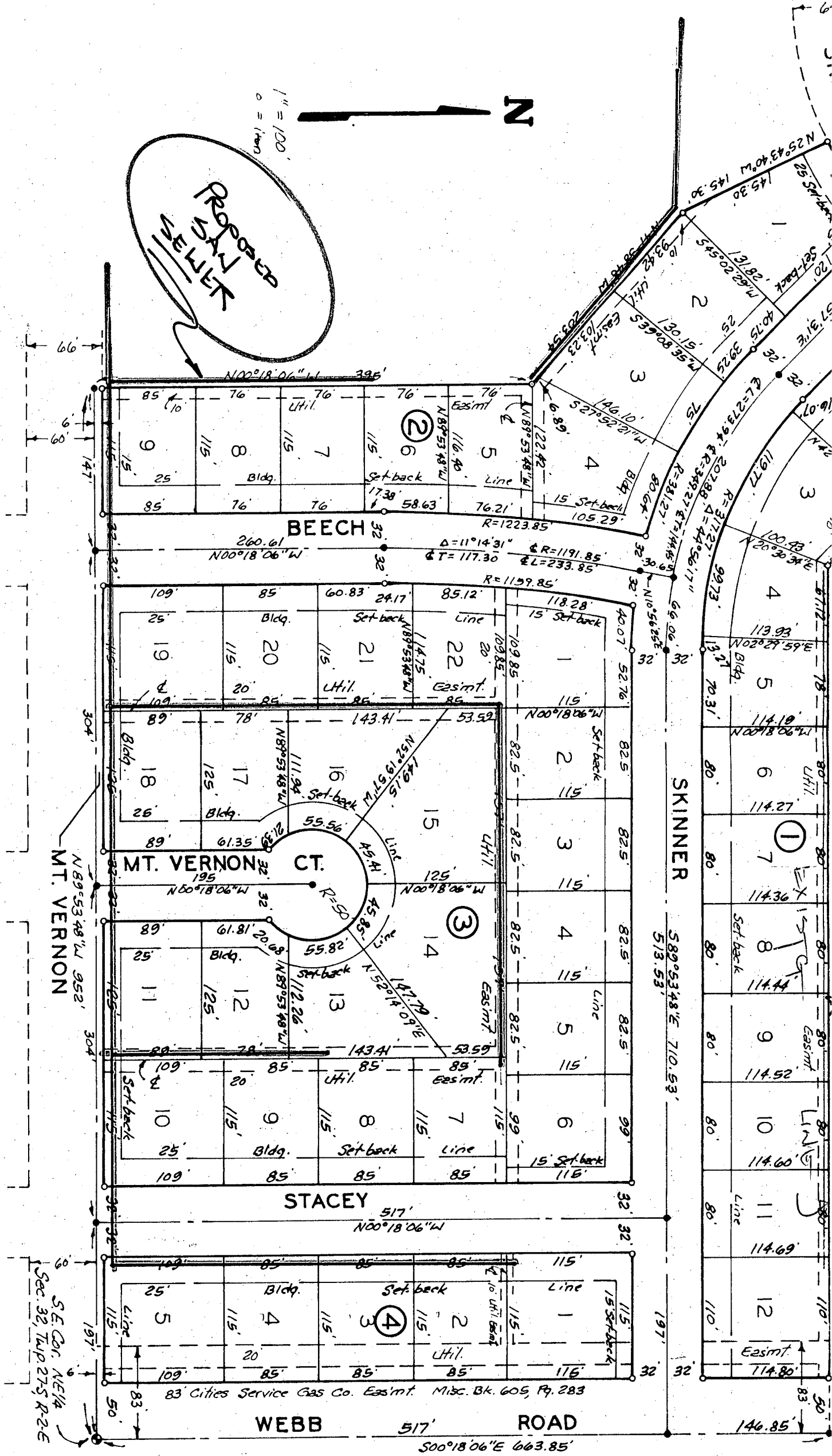
- NOTE: This property was originally included in the preliminary plat of 6th Addition to Cherry Creek Hills (S/D 80-28) which was renamed Second Addition to Cedar Ridge. Because of a large Cities Service easement on the north side of Mt. Vernon, this portion of the property was not included in the final plat of the Second Addition. Street alignment has been slightly revised. A request for duplex zoning has been recommended for approval by the MAPC and will be considered by the City Commission on October 18, 1983.
- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this property.
  - B. The applicant shall guarantee all drainage improvements required by the platting of this property.
  - C. The applicant shall guarantee the extension of sanitary sewer to serve those lots not already served.
  - D. The applicant shall guarantee the extension of City water to serve those lots not already served.
  - E. The applicant shall guarantee the paving of the proposed interior streets (Skinner, Beech, Stacey and Mt. Vernon Court).
  - F. The entire 66 feet of right-of-way already exists for Mt. Vernon adjacent to this plat, having been dedicated by separate instrument when the Second Addition to Cedar Ridge was platted. A petition for paving this portion of Mt. Vernon, including sidewalks, was submitted with the plat of Hedgecliff 3rd Addition. The City Engineer shall be prepared to comment on the possible need for a new paving guarantee.
  - G. If improvements are guaranteed by petition, a notarized certificate listing the improvements shall be submitted to the Planning Department for recording.

- H. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- I. The applicant shall provide proof, by letter from the Cities Service Gas Company or by copy of the pipeline easement agreement that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that buildings may be located adjacent to the easement without restriction of an established setback from the pipeline. Any relocation or lowering of this pipeline caused by development of the property will not be at the expense of the City.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



1" = 100'  
0 = 1/4" = 100'

PROPOSED  
KELLEY  
WELL



MT. VERNON

MT. VERNON CT.

STACEY

WEBB

ROAD

SKINNER

SE COR. NE 1/4  
Sec. 32, Twp 27S, R-2-E

Complete Access Control

Complete Access Control

698 WETMORE DR.  
MICHITA KS 67209 6702  
LOT 5  
BLOCK 2  
FOURTH ADDITION TO CEDAR RIDGE

CHERRY CREEK DEVELOPMENT INC  
-C-44467-  
PF1-MENU, ENTER-CONTINUE

07 VACANT LOTS

TOTAL	20	0	20
	IMPROVE	LAND	

698  
WETMORE DR.  
MICHITA K.S. 67209 6702  
LOT 6  
BLOCK 2  
FOURTH ADDITION TO CEDAR RIDGE

FF1-MENU, ENTER-CONTINUE  
-C-44468-  
CHERRY CREEK DEVELOPMENT INC

07 VACANT LOTS

LAND	20	IMPROVE	0	TOTAL	20
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FOURTH ADDITION TO CEDAR RIDGE  
BLOCK 2

LOT 7

MICHITA

KS 67209 6702

698

WETMORE DR.

20

LAND

0

IMPROVE

20

TOTAL

07 VACANT LOTS

CHERRY CREEK DEVELOPMENT INC

-C-44469-

PF1-MENU, ENTER-CONTINUE

F4-MENU, ENTER-CONTINUE

-C-44470-

CHERRY CREEK DEVELOPMENT INC

698 WETMORE DR.  
WICHITA KS 67209 6702  
LOT 8  
BLOCK 2  
FOURTH ADDITION TO CEDAR RIDGE

07 VACANT LOTS

LAND	20	IMPROVE	0	TOTAL	20
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698 WETMORE DR.  
MICHITA K.S. 67209 6702  
LOT 9  
BLOCK 2  
FOURTH ADDITION TO CEDAR RIDGE

FF1-MENU, ENTER-CONTINUE  
-C-44471-  
CHERRY CREEK DEVELOPMENT INC

07 VACANT LOTS

LAND	30
IMPROVE	0
TOTAL	30

698  
WETMORE DR.  
MICHITA  
LOT 7  
BLOCK 3  
FOURTH ADDITION TO CEDAR RIDGE  
KS 67209 6702

FF1-MENU, ENTER-CONTINUE  
-C-44478-  
CHERRY CREEK DEVELOPMENT INC

07 VACANT LOTS

LAND 30  
IMPROVE 0  
TOTAL 30

FOURTH ADDITION TO CEDAR RIDGE  
BLOCK 3

LOT 8

WICHITA

KS 67209 6702

698

WETMORE DR.

30

LAND

0

IMPROVE

30

TOTAL

07 VACANT LOTS

CHERRY CREEK DEVELOPMENT INC

-C-44479-

PF1-MENU, ENTER-CONTINUE

698  
WETMORE DR.  
KS 67209 6702  
LOT 9  
BLOCK 3  
FOURTH ADDITION TO CEDAR RIDGE

PF1-MENU, ENTER-CONTINUE  
-C-44480-  
CHERRY CREEK DEVELOPMENT INC

07 VACANT LOTS

TOTAL	30	0	30
	IMPROVE	LAND	

FOURTH ADDITION TO CEDAR RIDGE  
BLOCK 3

LOT 10

MICHITA

KS 67209 6702

698

WETMORE DR.

CHERRY CREEK DEVELOPMENT INC

-C-44481-  
PF1-MENU, ENTER-CONTINUE

07 VACANT LOTS

LAND

40

IMPROVE

0

TOTAL

40

FOURTH ADDITION TO CEDAR RIDGE  
BLOCK 3  
LOT 11

WICHITA  
698  
METMORE DR.  
KS 67209 6702

TOTAL  
30

IMPROVE  
0

LAND  
30

07 VACANT LOTS

CHERRY CREEK DEVELOPMENT INC

-C-44482-

PF1-MENU, ENTER-CONTINUE

JFH22061 TRANSACTION CSPP ABEND APP2 \* BACKOUT SUCCESSFUL 14:20:15  
JFH22061 TRANSACTION CSPP ABEND APP2 \* BACKOUT SUCCESSFUL 14:20:18

PF1-MENU, ENTER-CONTINUE

-C-44483-

CHERRY CREEK DEVELOPMENT INC

698  
WETMORE DR.  
KS 67209 6702  
MICHITA  
LOT 12  
BLOCK 3  
FOURTH ADDITION TO CEDAR RIDGE

07 VACANT LOTS

TOTAL	IMPROVE	LAND
30	0	30

F4-MENU, ENTER-CONTINUE

-C-44484-

CHERRY CREEK DEVELOPMENT INC

698  
WETMORE DR.  
MICHITA  
KS 67209 6702  
LOT 13  
BLOCK 3  
FOURTH ADDITION TO CEDAR RIDGE

07 VACANT LOTS

LAND 30  
IMPROVE 0  
TOTAL 30

PF1-MENU, ENTER-CONTINUE

-C-44485-

CHERRY CREEK DEVELOPMENT INC

698  
WETMORE DR.  
KS 67209 6702  
MICHITA  
LOT 14  
BLOCK 3  
FOURTH ADDITION TO CEDAR RIDGE

07 VACANT LOTS

TOTAL	40	0	40
	IMPROVE	LAND	

PF1-MENU, ENTER-CONTINUE

-C-44486-

CHERRY CREEK DEVELOPMENT INC

698  
MICHITA  
WETMORE DR.  
KS 67209 6702  
LOT 15  
BLOCK 3  
FOURTH ADDITION TO CEDAR RIDGE

07 VACANT LOTS

50	0	50	TOTAL
	IMPROVE	LAND	

PF1-MENU, ENTER-CONTINUE

-C-44487-

CHERRY CREEK DEVELOPMENT INC

698  
WETMORE DR.  
MICHITA  
LOT 16  
BLOCK 3  
FOURTH ADDITION TO CEDAR RIDGE  
KS 67209 6702

07 VACANT LOTS

TOTAL	IMPROVE	LAND
30	0	30

PF1-MENU, ENTER-CONTINUE

-C-44488-

CHERRY CREEK DEVELOPMENT INC

698  
MICHITA  
WETMORE DR.  
KS 67209 6702  
LOT 17  
BLOCK 3  
FOURTH ADDITION TO CEDAR RIDGE

07 VACANT LOTS

LAND 30  
IMPROVE 0  
TOTAL 30

F4-MENU, ENTER-CONTINUE

-C-44489-

CHERRY CREEK DEVELOPMENT INC

698  
WETMORE DR.  
KS 67209 6702  
MICHITA  
LOT 18  
BLOCK 3  
FOURTH ADDITION TO CEDAR RIDGE

07 VACANT LOTS

LAND 30  
IMPROVE 0  
TOTAL 30

PF4-MENU, ENTER-CONTINUE

-C-44490-

CHERRY CREEK DEVELOPMENT INC

698  
MICHITA  
WETMORE DR.  
KS 67209 6702  
FOURTH ADDITION TO CEDAR RIDGE  
BLOCK 3  
LOT 19

07 VACANT LOTS

LAND	40
IMPROVE	0
TOTAL	40

PF1-MENU, ENTER-CONTINUE

-C-44491-

CHERRY CREEK DEVELOPMENT INC

698  
METMORE DR.  
MICHITA  
LOT 20  
BLOCK 3  
FOURTH ADDITION TO CEDAR RIDGE  
KS 67209 6702

07 VACANT LOTS

LAND	30
IMPROVE	0
TOTAL	30

FOURTH ADDITION TO CEDAR RIDGE  
BLOCK 3

LOT 24

WICHITA

698

WETMORE DR.

KS 67209 6702

CHERRY CREEK DEVELOPMENT INC

-C-44492-

PF1-MENU, ENTER-CONTINUE

07 VACANT LOTS

LAND

IMPROVE

TOTAL  
30

PF1-MENU, ENTER-CONTINUE

-C-44493-

-

CHERRY CREEK DEVELOPMENT INC

698

WETMORE DR.

KS 67209 6702

WICHITA

LOT 22

BLOCK 3

FOURTH ADDITION TO CEDAR RIDGE

07 VACANT LOTS

LAND

20

IMPROVE

0

TOTAL

20

698 WETMORE DR.  
MICHITA KS 67209 6702  
LOT 2  
BLOCK 4  
FOURTH ADDITION TO CEDAR RIDGE

PF4-MENU, ENTER-CONTINUE  
-C-44495-  
CHERRY CREEK DEVELOPMENT INC

07 VACANT LOTS

TOTAL	30	0	30
	IMPROVE	LAND	

698  
WETMORE DR.  
KS 67209 6702  
MICHITA  
LOT 3  
BLOCK 4  
FOURTH ADDITION TO CEDAR RIDGE

PF1-MENU, ENTER-CONTINUE  
-C-44496-  
CHERRY CREEK DEVELOPMENT INC

07 VACANT LOTS

LAND 30  
IMPROVE 0  
TOTAL 30

698  
WETMORE DR.  
KS 67209 6702  
MICHITA  
LOT 4  
BLOCK 4  
FOURTH ADDITION TO CEDAR RIDGE

PF1-MENU, ENTER-CONTINUE  
-C-44497-  
CHERRY CREEK DEVELOPMENT INC

07 VACANT LOTS

LAND	30	IMPROVE	0	TOTAL	30
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PF1-MENU, ENTER-CONTINUE

-C-44498-

CHERRY CREEK DEVELOPMENT INC

698  
WETMORE DR.  
MICHITA  
LOT 5  
BLOCK 4  
FOURTH ADDITION TO CEDAR RIDGE  
KS 67209 6702

07 VACANT LOTS

LAND	40
IMPROVE	0
TOTAL	40