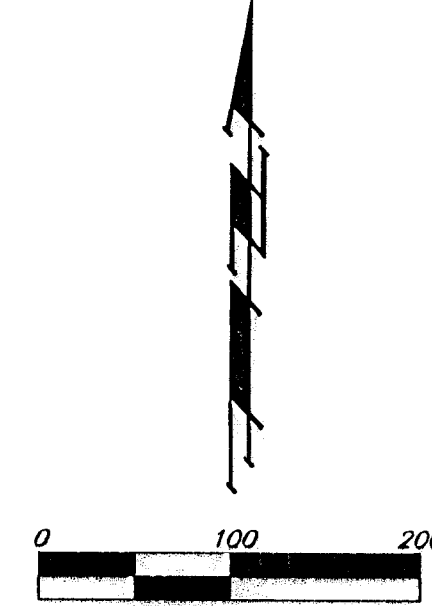
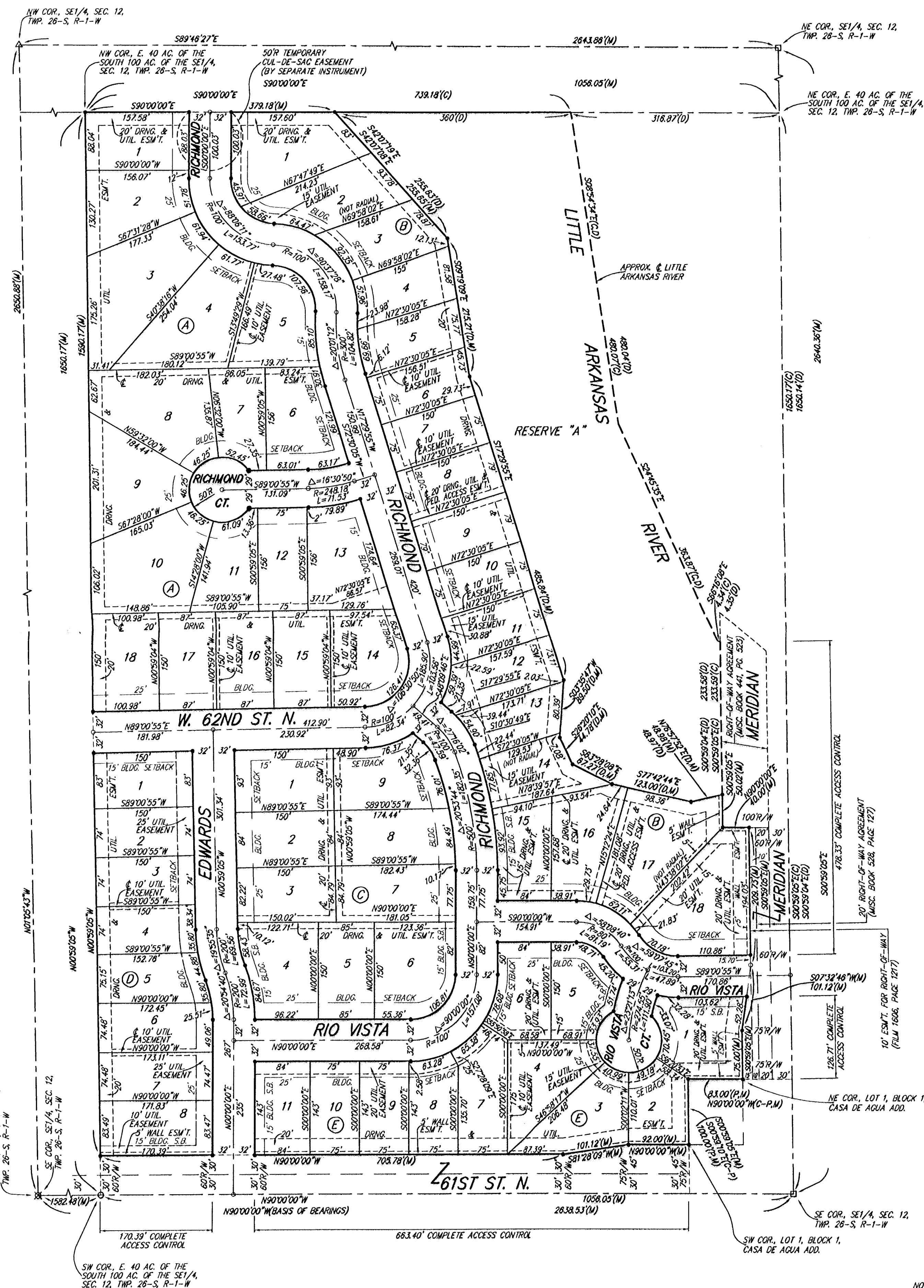


RIO VISTA ESTATES 4TH

WICHITA, SEDGWICK COUNTY, KANSAS



- 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
- 1" SQUARE REBAR OVER IRON (FOUND)
- 1/2" IRON (SET)
- 1/4 REBAR W/ "CARBON" CAP (FOUND)
- 1/4 REBAR IN & BROKEN STONE (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED
- (C-P) = CALCULATED PER PLATTED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-13	B	148.2 133.8

BENCHMARK:
R.R. SPIKE IN H.P. 150' E. & 30' S.
OF THE SW COR., SE 1/4, SEC. 12,
TWP. 26-S, R-1-W
ELEV. = 151.58 CITY DATUM
133.98 NGVD29
(PER COUNTY RECORD)

CITY OF WICHITA (VALLEY CENTER
FLOOD CONTROL) BENCHMARK -
TOP OF BRASS PLATE IN NE COR.
OF EAST HUBBARD OF BRIDGE
OVER LITTLE ARKANSAS RIVER,
650'± NORTH OF SE COR., SE 1/4,
SEC. 12, TWP. 26-S, R-1-W
ELEV. = 153.03 CITY DATUM
150.45 NGVD29
(PER COUNTY RECORD)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) the
aforesaid county and state do hereby certify that we have surveyed and
platted "RIO VISTA ESTATES 4TH", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as all that part of the east 40 acres of the south
100 acres of the Southeast Quarter of Section 12, Township 26 South,
Range 1 West of the Sixth Principal Meridian, which lies westerly of the
center of the Little Arkansas River, in Sedgwick County, Kansas, EXCEPT
roads and that part platted as Casa De Agua Addition.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey, Surveyor
Michael G. Conrey

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Streets, and a Reserve to be known as "RIO
VISTA ESTATES 4TH", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The drainage and utility easements are
hereby granted as indicated for drainage purposes and for the
construction and maintenance of all public utilities. The drainage, utility
and pedestrian access easements are hereby granted as indicated for
drainage purposes, for the construction and maintenance of all public
utilities, and for access to or from Reserve "A" and no fences or other
obstructions shall be constructed or placed on or within these easements.
The wall easements are hereby granted as indicated for the construction
and maintenance of a private screening wall and utility main lines and
service lines shall be allowed to cross these easements. The temporary
cul-de-sac easement on Richmond shall expire at such time as said
Richmond is extended further north or terminated as a permanent
cul-de-sac. The streets are hereby dedicated to and for the use of the
public. Reserve "A" is hereby reserved for a river system, landscaping,
open space, berms, gazebos, drainage purposes and utilities as confined
to easements. Reserve "A" shall be owned and maintained by the
homeowners association for the addition. Access controls shall be as
depicted on the face of the plat and are hereby granted to the City of
Wichita, Kansas. The Minimum Building Pad Elevations for the lowest
opening to the structures shall be as indicated on the face of the plat.

Lariat Construction Co., L.P.

James A. Catron, Partner
James A. Catron

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 26th day of MAY, 2004, by James A. Catron, Partner of
Lariat Construction Co., L.P., on behalf of the limited partnership.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App'l. Exp. 11-1-2005

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "RIO VISTA
ESTATES 4TH", Wichita, Sedgwick County, Kansas.

Legacy Bank

Scotty Bryan Kent, HUP
SCOTT BRYAN KENT

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 26th day of May, 2004, by Scotty Bryan Kent,
A/R Resident of Legacy Bank, on behalf of the bank.

Sam J. Rubin, Notary Public
SAM J. RUBIN

My App'l. Exp. 04-24-08

This plat of "RIO VISTA ESTATES 4TH",
Wichita, Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this 26th day of May, 2004,
Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen, Chairman

Dale Miller, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 26th day of May, 2004.

Carlos Mayans, Mayor

Pat Graves, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 26th day of May, 2004.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 26th day
of May, 2004.

Don Brace, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this 26th day
of May, 2004 at 2:00 o'clock P.M. and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

NOTE:
A master grading plan for drainage has been developed for this subdivision
and is on file with the City of Wichita, Kansas. All drainage easements,
right-of-ways or reserves shall remain at established grades or as
modified with the approval of the City Engineer of the City of Wichita,
Kansas. No obstructions which impede the flow of this drainage system be
allowed.

Sam J. Rubin, Notary Public
SAM J. RUBIN

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-282-7271 • 318-2415 • WICHITA, KANSAS 67211
F:\PLAT\RIO VISTA ESTATES 4TH ADDITION\DWG\DWG001.DWG-000



Wichita-Sedgwick County Metropolitan Area Planning Department

January 23, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2000-88 -- Final Plat of Rio Vista Fourth Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 23, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated January 17, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with four (4) copies. Also, if a change is required on the tracing after submittal, four (4) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting. (Cost: \$8.00 for the first page; \$4.00 for each additional page); and
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

January 17, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2000-88 -- Final Plat of Rio Vista Estates Fourth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 16, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. The Applicant shall guarantee the paving of the proposed interior streets.
- F. The Applicant will submit a petition for the half-street paving of 61st St. North.
- G. Traffic Engineering has requested a guarantee for a left turn lane on Meridian.
- H. City Fire Department/GIS needs to comment on the street names. The street names are approved.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

- I. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Richmond at the plat's north line. The plat's text should be revised to reference Richmond and indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street northward.
- 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.
- K. 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.
- L. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- M. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.

- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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 AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, January 23, 2003, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

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



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Jim Catron, 6545 Bella Road, Wichita, KS 67204
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT

(FINAL PLAT, REVISED PRELIMINARY PLAT APPROVED 11/14/02)

CASE NUMBER: SUB 2000-88 – RIO VISTA ESTATES FOURTH ADDITION

OWNER/APPLICANT: Jim Catron, 6545 Bella Road, Wichita, KS 67204

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of 61st St. North and Meridian Avenue

SITE SIZE: 32.3 acres

NUMBER OF LOTS

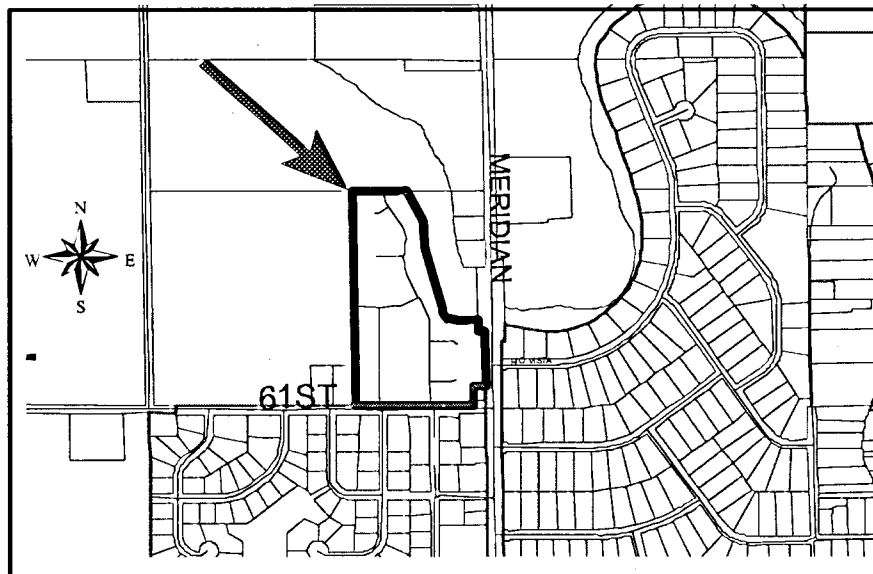
Residential:	64
Office:	
Commercial:	
Industrial:	
Total:	64

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The Applicant shall guarantee the paving of the proposed interior streets.
- F. The Applicant will submit a petition for the half-street paving of 61st St. North.
- G. Traffic Engineering has requested a guarantee for a left turn lane on Meridian.
- H. City Fire Department/GIS needs to comment on the street names.
- I. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Richmond at the plat's north line. The plat's text should be revised to reference Richmond and indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street northward.
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SUB 2000-88 – Final Plat of RIO VISTA ESTATES FOURTH ADDITION
January 16, 2003 - Page 3

- N. The platlor'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.
- O. 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.)
- P. 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.
- Q. 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 316-046-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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