

# REFLECTION RIDGE 8TH ADDITION

TO WICHITA SEDGWICK, COUNTY, KANSAS

**OFFICE COPY**  
 DO NOT REMOVE  
 THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/8/92 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2/7/92

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1992, BY ELGIN W. GUPTON AND ODESSA M. GUPTON AS TRUSTEES OF THE ELGIN W. GUPTON LIVING TRUST.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

WE, EMPRISE BANK, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REFLECTION RIDGE 8TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: \_\_\_\_\_  
 GREGG L. LESH, SENIOR VICE PRESIDENT

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GREGG L. LESH, SENIOR VICE PRESIDENT, EMPRISE BANK, IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992.

\_\_\_\_\_, CHAIRMAN  
 CHRISTOPHER J. GOEBEL

\_\_\_\_\_, SECRETARY  
 MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992.

\_\_\_\_\_, MAYOR  
 BOB KNIGHT

\_\_\_\_\_, DEPUTY CITY CLERK  
 PAT BURNETT

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1992.

\_\_\_\_\_, COUNTY CLERK  
 DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992.

\_\_\_\_\_, REGISTER OF DEEDS  
 PAT KETTLER

\_\_\_\_\_, DEPUTY  
 ED RESA

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1992, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING REFLECTION RIDGE 8TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS, BLOCKS, STREETS AND A RESERVE THE SAME BEING DESCRIBED AS: THE W 1/2 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. EXCEPT THAT PART PLATTED AS REFLECTION RIDGE 7TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NW CORNER OF THE NE 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. THENCE BEARING N89°28'38"E ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 864.07 FEET; THENCE BEARING S0°31'22"E ALONG THE WESTERLY LINE OF TEE TIME AS PLATTED IN REFLECTION RIDGE 7TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, A DISTANCE OF 180.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 305.85 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°00'00" AN ARC DISTANCE OF 245.55 FEET; THENCE ALONG SAID WESTERLY LINE BEARING S45°28'38"W A DISTANCE OF 167.02 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 419.82 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°00'00" AN ARC DISTANCE OF 424.78 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE BEARING S12°31'22"E A DISTANCE OF 574.73 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 393.33 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°10'24" AN ARC DISTANCE OF 28.65 FEET; TO THE NE CORNER OF LOT 20, BLOCK 4 IN SAID REFLECTION RIDGE 7TH ADDITION; THENCE BEARING N89°55'09"W A DISTANCE OF 368.19 FEET; TO THE NW CORNER OF LOT 17, BLOCK 4 IN SAID REFLECTION RIDGE 7TH ADDITION; THENCE BEARING S0°48'45"W A DISTANCE OF 241.39 FEET; TO THE NE CORNER OF LOT 12, BLOCK 4 IN SAID REFLECTION RIDGE 7TH ADDITION; THENCE BEARING N89°11'15"W A DISTANCE OF 127.01 FEET; TO THE NW CORNER OF SAID LOT 12; THENCE BEARING S86°06'41"W A DISTANCE OF 58.79 FEET; TO THE NE CORNER OF LOT 6, BLOCK 5 IN SAID REFLECTION RIDGE 7TH ADDITION; THENCE BEARING N89°24'02"W A DISTANCE OF 130.48 FEET TO THE NW CORNER OF SAID LOT 6 AND TO A POINT IN THE WEST LINE OF THE NE 1/4 OF SAID SECTION 4; THENCE ALONG SAID WEST LINE BEARING N0°35'58"E A DISTANCE OF 1731.23 FEET TO THE POINT OF BEGINNING.

CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991  
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO BLOCKS, LOTS, STREETS AND A RESERVE, THE SAME TO BE KNOWN AS REFLECTION RIDGE 8TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE 5-FOOT WALL EASEMENT, ALONG THE NORTH AND WEST LINE OF BLOCK 1, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL, UTILITIES AND DRAINAGE MAY CROSS THE WALL EASEMENT.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 29TH STREET NORTH; OVER AND ACROSS THE NORTH LINE OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA.

RESERVE "A" IS HEREBY PLATTED FOR LANDSCAPING, IRRIGATION SYSTEMS, ENTRY FEATURES, WALL, AND UTILITIES CONFINED TO EASEMENTS.

RESERVE "A" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LAND OWNERS ASSOCIATION AGREEMENT AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS ASSOCIATION TO BE FORMED WITHIN REFLECTION RIDGE 8TH ADDITION.

OWNER: REFLECTION RIDGE, INC.

BY: \_\_\_\_\_ VICE PRESIDENT  
 MARVIN SCHELLENBERG

OWNER: ELGIN W. GUPTON LIVING TRUST

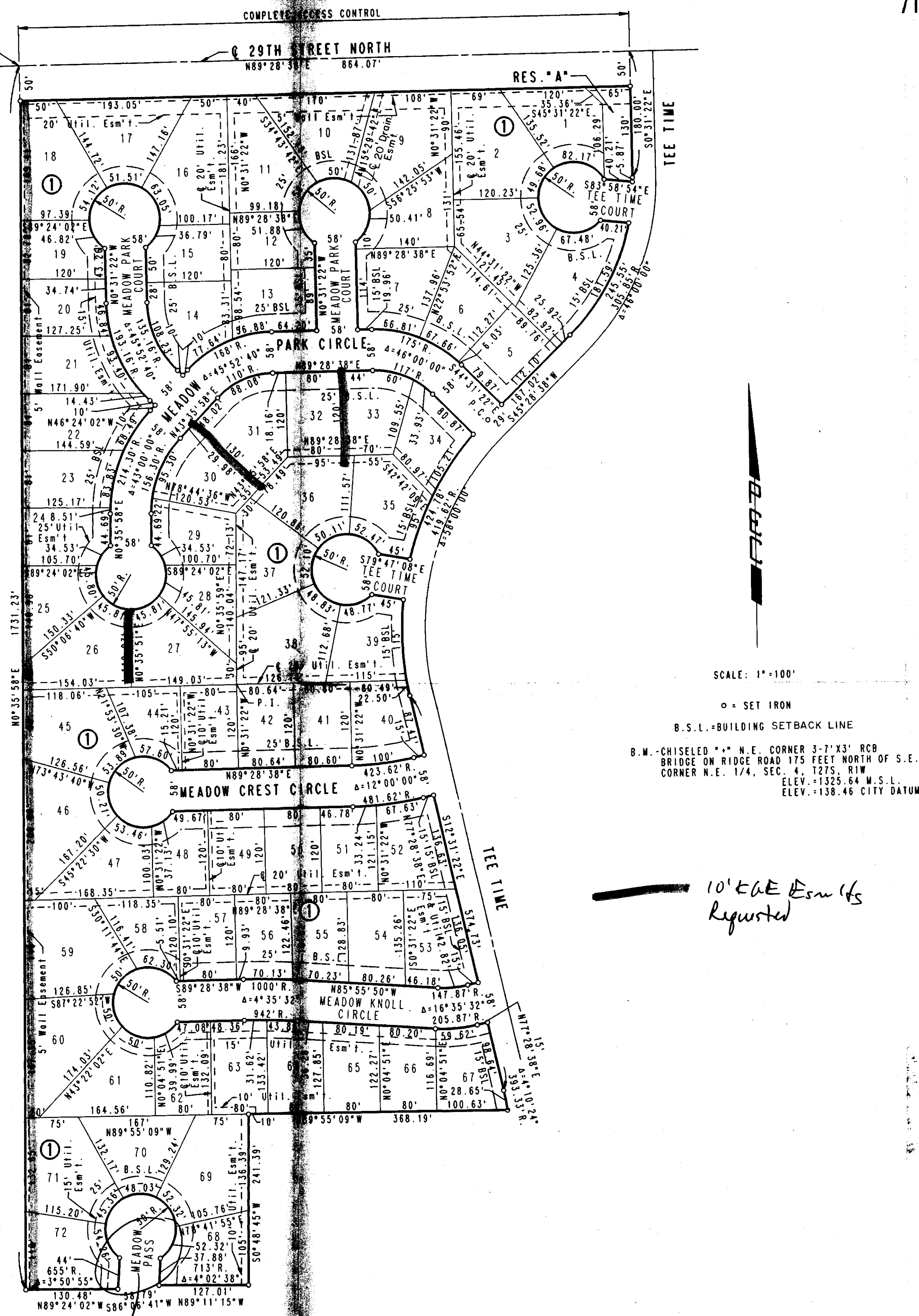
BY: \_\_\_\_\_ BY: \_\_\_\_\_  
 ELGIN W. GUPTON, TRUSTEE ODESSA W. GUPTON, TRUSTEE

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MARVIN SCHELLENBERG, VICE PRESIDENT, REFLECTION RIDGE, INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

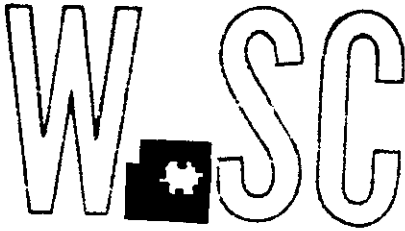


N.W. CORNER N.E. 1/4  
 SEC. 4, T27S, R1W  
 OF THE 6TH P.M.  
 POINT OF BEGINNING

10' EGE Esm (fs)  
 Requested

Circles

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 288-4561

February 14, 1992

Gary Wiley  
Professional Engineering Consultants  
303 South Topeka  
Wichita, KS 67202

Re: S/D 91-63 (Final Plat) Reflection Ridge 8th Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on February 13, 1992, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 7, 1992.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

cc: Reflection Ridge, Inc., 7926 W. 21st St., Wichita, KS 67212  
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,  
KS 67220  
Mike Lindebak, City Engineer

FILE COPY

- J. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- M. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

February 6, 1992

STAFF REPORT

(Final Plat, Preliminary Plat Approved 12/12/91)

CASE NUMBER: S/D 91-63 - REFLECTION RIDGE 8TH ADDITION

OWNER/APPLICANT: Reflection Ridge, Inc., 7926 W. 21st St.,  
Wichita, KS 67212

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303  
South Topeka, Wichita, KS 67202; Bill G. Yung  
Design, 4912 E. 29th St. N., Suite 1, Wichita,  
KS 67220

LOCATION: South of 29th St. North and west of Ridge  
Road.

SITE SIZE: 23.9 acres

NUMBER OF LOTS

Residential:	72
Office:	
Commercial:	
Industrial:	
Total:	72

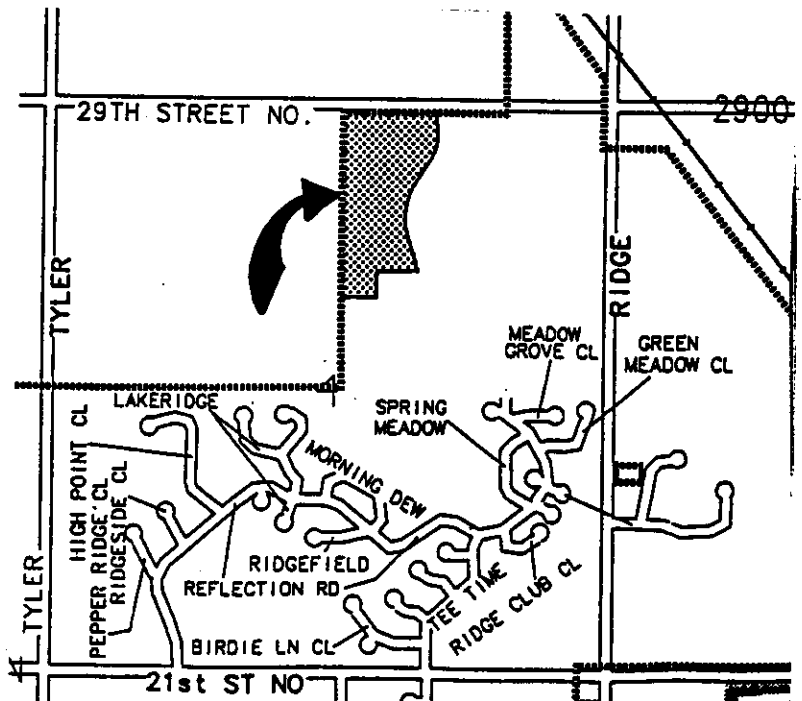
MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

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VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. These guarantees may be included in the street paving petitions.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. Twenty-ninth Street North adjacent to this site is unpaved. Although a paving guarantee was required for 29th Street to the east of Tee Time with the Reflection Ridge 7th Addition, traffic to and from both that and this Addition should require 29th Street to be paved also west of Tee Time. The applicant shall guarantee the paving of 29th Street North adjacent to this site. This guarantee shall provide for the equivalent of a 2-lane standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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 that the homeowner's association will be responsible for maintaining the landscaped area adjacent to this plat, along 29th St. North.
- H. 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.
- I. Since Meadow Crest Circle is used in no other part of the City and for such a short street segment it is more appropriate to make it a court off of Tee Time, this street shall be named Tee Time Court. Also, Meadow Pass at the south end of the plat should apparently be called a circle.