

- K. 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.
- L. 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.
- M. If sanitary sewer will pass through either of Reserves A or C, the plat's text shall state that "Installation of any monuments or structures within these Reserves will need to obtain approval by the City's Sewer Maintenance Division."
- N. On the final plat, corner Lot 4, Block 2, indicates two (2) 25 foot building setbacks. The applicant may reduce one of these setbacks to a 15 foot side yard setback.
- O. Prior to submitting the final plat tracing, the applicant shall meet with the representative from K.G. & E. to determine if a wall easement and wall can be allowed within the 150 foot K.G. & E. easement at the southwest corner of this plat. If a wall cannot be located here, no wall easement shall be shown on the final plat tracing. If a wall can be constructed, a letter from K.G. & E. shall be submitted by the applicant to Planning, indicating that a wall is allowable.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 22

August 29, 1991

STAFF REPORT
(1st Final Approved 8/22/91,
Preliminary Plat Approved 7/11/91)

CASE NUMBER: S/D 91-27 - REFLECTION RIDGE 7TH ADDITION

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

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

LOCATION: South of 29th Street North and 1/4 mile west
of Ridge Road

SITE SIZE: 55.65 Acres

NUMBER OF LOTS

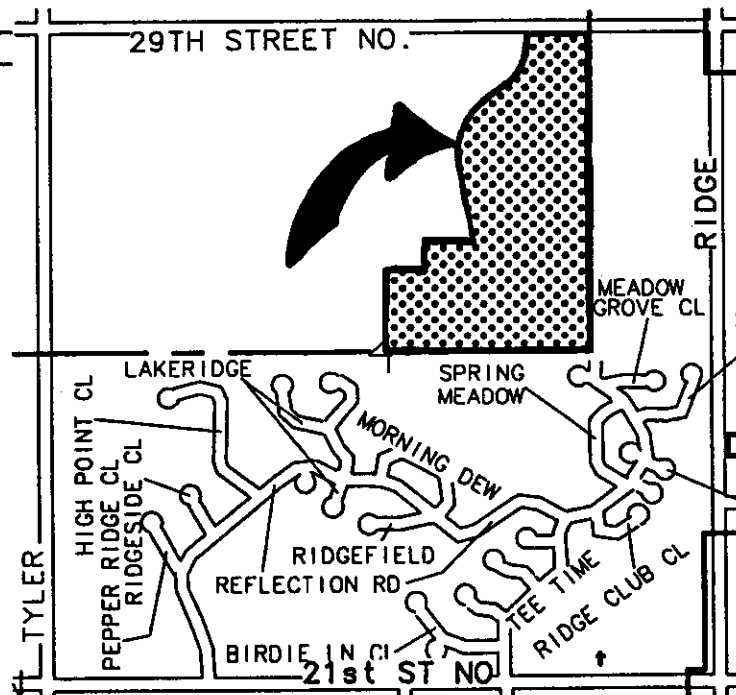
Residential:	117
Office:	
Commercial:	
Industrial:	
Total:	117

MINIMUM LOT AREA: 9,400 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING: "AA" Single Family (Z-3032)

VICINITY MAP:



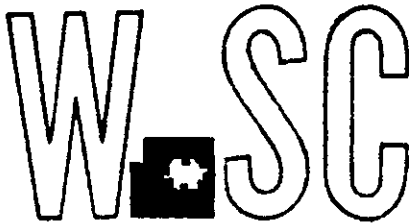
STAFF COMMENTS:

- A. Prior to this plat being forward to City Council, the zone change to "AA" one family zoning needs to be completed. This plat shall be subject to any conditions or requirements of this zone change.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by City Engineering an off site drainage easement shall also be provided. This easement should be submitted to Engineering for approval and subsequently to Planning for recording.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalk along both sides of Tee Time (collector).
- G. This plat will require the applicant to participate in the paving of 29th Street North, adjacent to this site.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Section 7-201(v) of the Subdivision Regulations notes: "When a proposed subdivision is adjacent to unplatted property, the platting of stub streets to provide future access to the adjacent unplatted tract, shall be provided." For the overall preliminary plat, two such stubs should be provided to the tract west of this site. The extension of Meadow Pass along the south line of this plat was suggested as one such connection. At the most, a decrease of one lot may be involved and a small number of trees in an existing hedgerow would be effected.

Because of the applicant's concern with the type of development that may occur to the west of this site, the Metropolitan Area Planning Commission recommends waiver of the Subdivision requirements.

- J. On the final plat tracing, the dedication of complete access control to 29th Street North shall also be indicated on the face of the plat across the north line of the reserve and lots in Block 1.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 30, 1991

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

Re: S/D 91-27 (Final Plat) Reflection Ridge 7th Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on August 29, 1991, 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 August 23, 1991.

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,

A handwritten signature in dark ink, appearing to read 'Don Losew'.

Don Losew
Senior Planner

cc: Reflection Ridge Inc., 7926 W. 21st St. North, Wichita, KS
67212

Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220

Mike Lindebak, City Engineer

FILE COPY

REFLECTION RIDGE 7TH ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1991. I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATING REFLECTION RIDGE 7TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS, BLOCKS, STREETS AND RESERVES. THE SAME BEING A REPLAT OF THE SOUTH 37.00 FEET OF RESERVE "B" IN REFLECTION RIDGE 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. TOGETHER WITH A TRACT OF LAND DESCRIBED AS:
BEGINNING AT THE NE CORNER OF THE W 1/2 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. THENCE BEARING S0°31'00"W ALONG THE EAST LINE OF THE W 1/2 OF SAID NE 1/4 A DISTANCE OF 2626.21 FEET TO THE SE CORNER OF SAID W 1/2; THENCE BEARING S89°24'10"W ALONG THE SOUTH LINE OF SAID W 1/2 A DISTANCE OF 1324.26 FEET TO THE SW CORNER OF THE NE 1/4 OF SAID SECTION 4; THENCE BEARING N0°35'58"E ALONG THE WEST LINE OF SAID NE 1/4 A DISTANCE OF 896.77 FEET; THENCE BEARING S89°24'02"E A DISTANCE OF 130.48 FEET; THENCE BEARING N86°06'41"E A DISTANCE OF 58.79 FEET; THENCE BEARING S89°11'15"E A DISTANCE OF 127.01 FEET; THENCE BEARING N0°48'45"E A DISTANCE OF 241.39 FEET; THENCE BEARING S89°55'09"E A DISTANCE OF 368.19 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 393.33 FEET AND A CHORD OF 28.64 FEET BEARING N10°26'10"W; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°10'24" AN ARC DISTANCE OF 28.65 FEET; THENCE BEARING N12°31'22"W A DISTANCE OF 574.73 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 419.62 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°00'00" AN ARC DISTANCE OF 424.78 FEET; THENCE BEARING N45°28'38"E A DISTANCE OF 167.02 FEET TO THE P.C. OF A CURVE TO THE LEFT 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 BEARING N0°31'22"W A DISTANCE OF 180.00 FEET TO A POINT IN THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE BEARING N89°28'38"E A DISTANCE OF 456.36 FEET TO THE POINT OF BEGINNING. AND ALSO A TRACT OF LAND IN THE S 1/2 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. DESCRIBED AS: BEGINNING AT THE S.W. CORNER OF THE E 1/2 OF THE NE 1/4 OF SAID SECTION 4; THENCE BEARING N89°24'10"E ALONG THE SOUTH LINE OF SAID NE 1/4 A DISTANCE OF 332.70 FEET TO THE NW CORNER OF LOT 1, BLOCK 1, REFLECTION RIDGE 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, THENCE ALONG THE WEST LINE OF SAID LOT 1, ON THE CURVE TO THE LEFT HAVING A RADIUS OF 262.00 FEET AND A CHORD OF 58.00 FEET BEARING S 0°59'34"E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'37" AN ARC DISTANCE OF 58.12 FEET; THENCE BEARING S 89°24'10"W ALONG THE NORTH LINE OF LOT 1, BLOCK 3 IN SAID REFLECTION RIDGE 4TH ADDITION EXTENDED WEST; A DISTANCE OF 333.10 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.85 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°55'08" AN ARC DISTANCE OF 147.07 FEET TO A POINT IN THE NORTH LINE OF THE S 1/2 OF SAID SECTION 4; THENCE BEARING N89°24'10"E ALONG SAID NORTH LINE A DISTANCE OF 130.52 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 LOTS, BLOCKS, STREETS AND RESERVES, THE SAME TO BE KNOWN AS REFLECTION RIDGE 7TH 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 LINE OF BLOCK 1, AND WEST LINE OF BLOCK 5 AS SHOWN, 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.

RESERVES "A", "B", "C", "D", "E", "F", AND "K" ARE HEREBY PLATTED FOR LANDSCAPING, UTILITIES IRRIGATION SYSTEMS AND ENTRY FEATURES.

RESERVE "G" IS HEREBY PLATTED FOR LANDSCAPING, DRAINAGE, ENTRY MONUMENTS, PLAY EQUIPMENT, AND UTILITIES, CONFINED TO EASEMENTS.

RESERVE "H", "I", AND "J" ARE HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF GOLF COURSE AND RELATED FACILITIES, I.E.: CART PATHS, RESTROOMS, SHELTERS, SIDEWALKS, LANDSCAPING, ENTRY MONUMENTS, IRRIGATION SYSTEMS, DRAINAGE AND ETC. ALL UTILITIES AND STORM WATER SEWERS SHALL BE CONFINED TO EASEMENTS, RESERVES "H", "I", AND "J" SHALL BE OWNED AND MAINTAINED BY REFLECTION RIDGE, INC., THEIR SUCCESSORS OR ASSIGNS.

RESERVES "A" THROUGH "G" AND RESERVE "K" SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS' ASSOCIATION AGREEMENT AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS ASSOCIATIONS TO BE FORMED WITHIN REFLECTION RIDGE 7TH ADDITION.

ALL PORTIONS OF REFLECTION RIDGE 6TH ADDITION WITHIN THE ABOVE DESCRIBED TRACT OF LAND AND DRAINAGE EASEMENT AS PER FILM 1135, PG. 91 ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B) AMENDED.

OWNER: REFLECTION RIDGE INC.

BY _____, VICE PRESIDENT
MARVIN SCHELLENBERG

OWNER: ELGIN M. GUPTON LIVING TRUST

BY _____ BY _____
ELGIN M. GUPTON, TRUSTEE ODESSA M. GUPTON, TRUSTEE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1991, 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 FORGOING 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 COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 1991, BY ELGIN M. GUPTON AND ODESSA M. GUPTON AS TRUSTEES OF THE ELGIN M. GUPTON LIVING TRUST.

_____, NOTARY PUBLIC

MY COMMISSION 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 7TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____
GREGG L. LESH, SENIOR VICE PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1991, 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 BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1991.

_____, CHAIRMAN
GEORGE D. SHERMAN

_____, SECRETARY
MARVIN S. KROUT

THIS PLATT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1991.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1991.

_____, 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 _____, 1991.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

SCALE: 1" = 100'

○ = IRON SET
● = EXISTING IRON

B.S.L.=BUILDING SETBACK LINE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/23/91 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 8/23/91

OFFICE COPY
DO NOT REMOVE

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

The diagram illustrates a ship's hull cross-section with the following labeled dimensions and features:

- RES. "J"**: Vertical dimension on the left side.
- S89°24'10"**: Angle at the top left corner.
- 123.59'**: Horizontal distance from the vertical centerline to the outer edge at the top left.
- RES. "K"**: Vertical dimension below RES. "J".
- S89°24'10"**: Angle at the bottom left corner.
- 151.18'**: Horizontal distance from the vertical centerline to the outer edge at the bottom left.
- RES. "B"**: Vertical dimension indicated by a box on the right side.
- 17.90'**: Small horizontal offset near the bottom left.
- S89°24'10"**: Angle at the bottom left corner.
- 150x101**: Dimensions of a rectangular feature on the right side.
- RES. "H"**: Vertical dimension on the far right side.
- N29°41'10"E**: Orientation angle at the bottom right corner.
- U11.1' Esm t.**: Dimension along the curved hull surface.
- 220.38'**: Horizontal distance from the vertical centerline to the outer edge at the bottom right.
- 149.23'**, **150 R.**, **1450 R.**: Various radii and distances related to the hull curvature.
- Δ = 11°00'00"**, **Δ = 19°00'00"**, **Δ = 1°00'00"**: Angular measurements between different sections of the hull.
- TEE LINE**: A central longitudinal reference line.
- 308.42' R.**, **369.21'**: Radii and distances from the TEE LINE to other points.
- 37.01'**: Small vertical dimension at the top right corner.
- 75.98'**, **229.33' R.**: Additional radii and distances on the right side.

- REFLECTION ROAD

N.E. CORNER WEST 1/2, N.E. 1/4
SEC. 4, T27S, R1W OF THE 6TH P.M.

RESERVES "D", "E" AND "F"