

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

April 25, 1991

STAFF REPORT
(Final Plat Approved 4/18/91,
Preliminary Plat Approved 3/21/91)

CASE NUMBER: S/D 91-16 - RIO VISTA ESTATES 3RD ADDITION

OWNER/APPLICANT: J.E. Rexroat, P.O. Box 215, Valley Center,
KS 67147

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303 S.
Topeka, Wichita, KS 67202

LOCATION: 1/2 Mile South of 69th Street North in an area
east of Meridian

SITE SIZE: 20.2 Acres

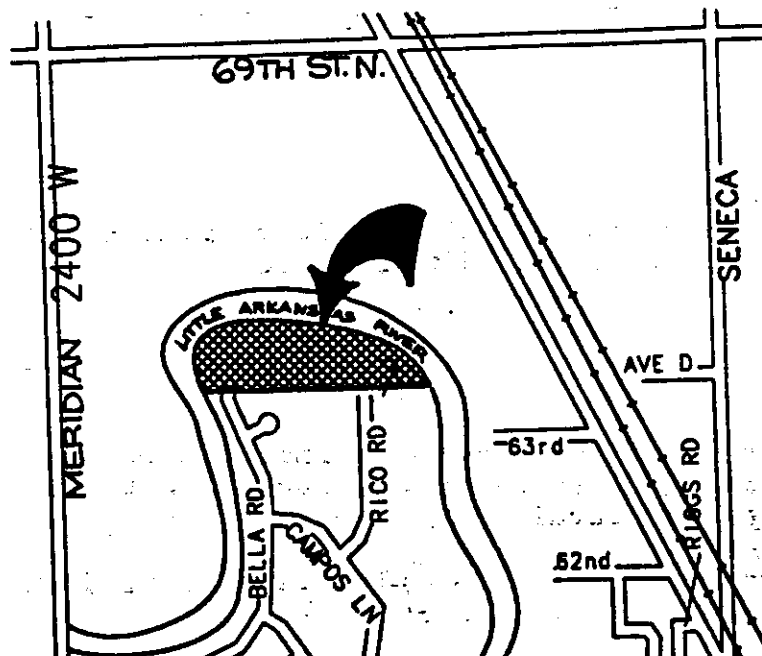
NUMBER OF LOTS

Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	13

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

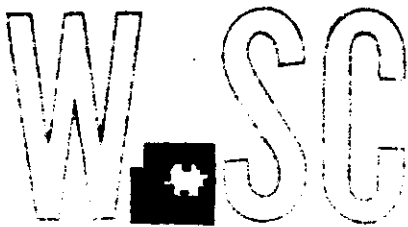
VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the construction of Evanston to the suburban street standard.
- B. As indicated in the title binder, Philomena E. Rexroat is a mortgagee along with her husband, and therefore may need to be listed along with her signature on the final plat tracing, unless a revised title binder is submitted indicating otherwise.
- C. 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.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 26, 1991

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

Re: S/D 91-16 (Final Plat) Rio Vista Estates 3rd Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on April 25, 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 April 19, 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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: J.E. Rexroat, P.O. Box 114, Valley Center, KS 67147
Don Satterwaite, 250 N. Kansas, Suite 205, Wichita, KS 67214
Harlan Foraker, County P.E.

FILE COPY

RIO VISTA ESTATES 3RD ADDITION TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/18/91 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/19/91

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

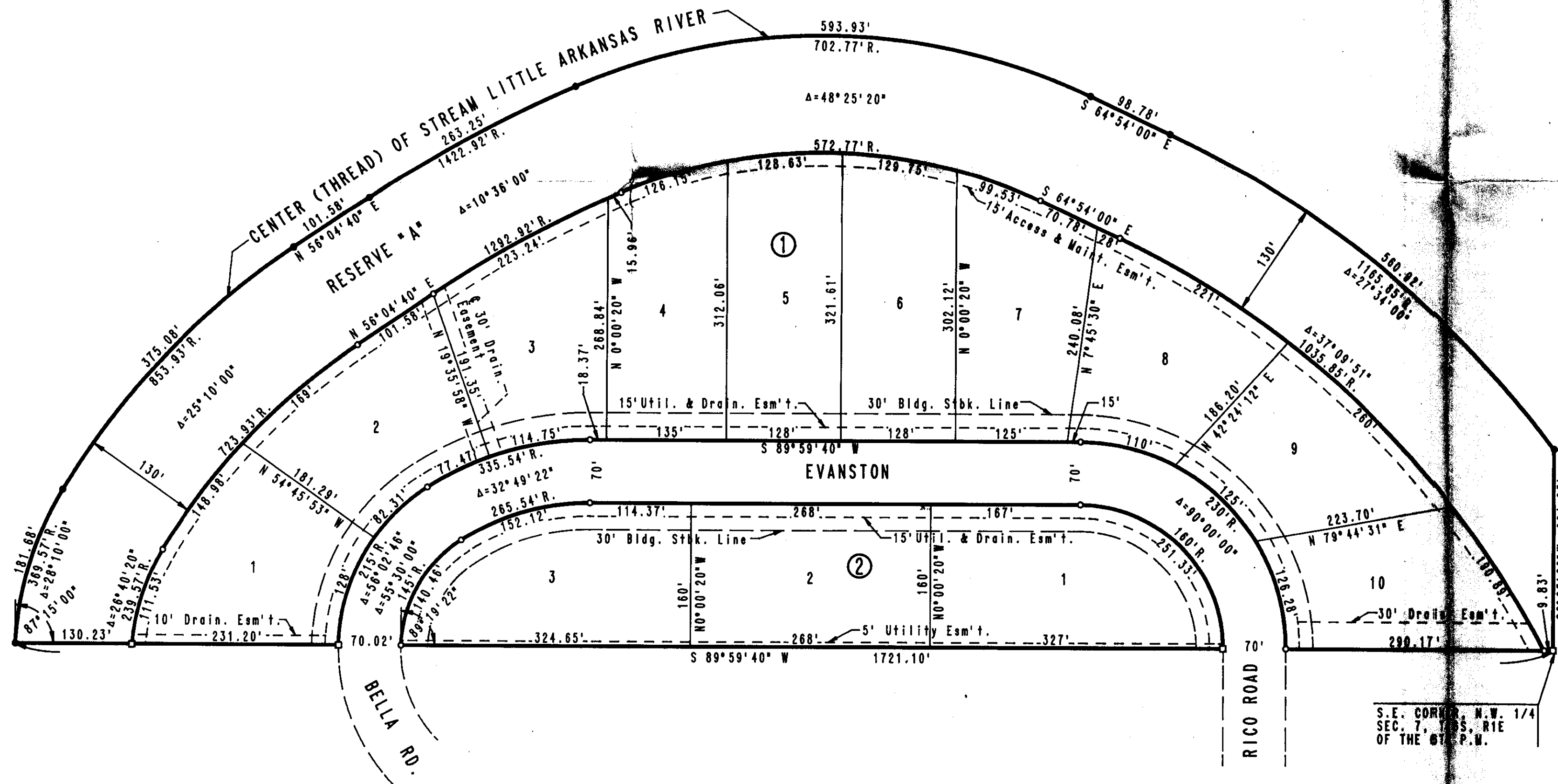
SCALE: 1"=100'

○ = IRON SET
● = NO MONUMENT SET
□ = IRON FOUND

B.M. - N.E. CORNER BRIDGE OVER LITTLE ARKANSAS
ON MERIDIAN NORTH OF 61ST STREET NORTH
ELEV.=1340.43 W.S.L.

ON SITE B.M.:
CHISELED "D" TOP OF EAST END 30" RCP 106 FT. WEST
AND 8 FT. SOUTH OF S.E. CORNER LOT 1, BLOCK 1,
RIO VISTA ESTATES 3RD ADDITION.
ELEV.=1334.45 W.S.L.

MINIMUM PAD ELEVATION (LOWEST OPENING)
FOR LOTS 1 THROUGH 5, BLOCK 1 INCLUSIVE SHALL
BE 1333.00 W.S.L. FOR LOT 6 THROUGH 10,
BLOCK 1 SHALL BE 1332.00 W.S.L.



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 4/18/91 DAY OF APRIL, 1991, I HAVE CAUSED TO BE SURVEYED AND PLATTED RIO VISTA ESTATES 3RD ADDITION, SEDGWICK COUNTY, KANSAS, INTO BLOCKS, LOTS, A STREET AND A RESERVE THE SAME BEING ALL THE LAND LYING SOUTH OF THE CENTER (THREAD) OF THE STREAM OF THE LITTLE ARKANSAS RIVER IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE S.E. CORNER OF THE NW 1/4 OF SECTION 7, T26S, R1E OF THE 6TH PM; THENCE BEARING S89°59'40"W ALONG THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 1721.10 FEET TO THE CENTER (THREAD) OF THE LITTLE ARKANSAS RIVER AND TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 369.57 FEET AND A CHORD OF 179.86 FEET BEARING N16°49'40"E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°10'00" AN ARC DISTANCE OF 181.68 FEET TO THE POINT OF A COMPOUND CURVE ALONG SAID CENTER (THREAD) OF THE STREAM, HAVING A RADIUS OF 853.93 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°10'00" AN ARC DISTANCE OF 375.08 FEET; THENCE BEARING N56°04'40"E ALONG SAID CENTER (THREAD) A DISTANCE OF 101.58 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1422.92 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°36'00" AN ARC DISTANCE OF 263.25 FEET TO THE POINT OF A COMPOUND CURVE ALONG SAID CENTER (THREAD) HAVING A RADIUS OF 702.77 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°25'20" AN ARC DISTANCE OF 593.93 FEET; THENCE BEARING S64°54'00" ALONG SAID CENTER (THREAD) A DISTANCE OF 98.78 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1165.85 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°34'00" AN ARC DISTANCE OF 560.92 FEET TO A POINT IN THE EAST LINE OF THE NW 1/4 OF SAID SECTION 7; THENCE ALONG SAID EAST LINE BEARING S0°05'00"W A DISTANCE OF 224.95 FEET TO THE POINT OF BEGINNING.

CHARLES S. BROWN, P.E. LIC. NO. 75811 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, A STREET AND A RESERVE, THE SAME TO BE KNOWN AS RIO VISTA ESTATES 3RD ADDITION TO SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. RESERVE "A" IS HEREBY DEDICATED TO THE PUBLIC FOR DRAINAGE, RIVER BANK MAINTENANCE, FLOOD CONTROL AND RIVER BEAUTIFICATION.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 1 THROUGH 5 INCLUSIVE, BLOCK 1 SHALL BE 1333.00 W.S.L. FOR LOTS 6 THROUGH 10 INCLUSIVE, BLOCK 1 SHALL BE 1332.00 W.S.L.

DRAINAGE EASEMENT AS PER FILM 302, PG. 1088 IS HEREBY VACATED BY VIRTUE OF K.S.A. 12-512-(b) AMENDED.

OWNER: SOUTH CENTRAL KANSAS, INC.

JOE E. REXROAT, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED THAT ON THIS 4/18/91 DAY OF APRIL, 1991, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JOE E. REXROAT, PRESIDENT OF SOUTH CENTRAL KANSAS, INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE 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 _____

WE, CHISHOLM TRAIL STATE BANK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF RIO VISTA ESTATE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED THAT ON THIS 4/18/91 DAY OF APRIL, 1991, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF CHISHOLM TRAIL STATE BANK TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY 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 APPOINTMENT EXPIRES _____

THIS PLAT OF 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
WARVIN 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 _____, 1991.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1991.

_____, CHAIR
BILLY Q. MCCRAY

_____, PRO-TEM CHAIR
BETSY GWIN

_____, COMMISSIONER
PAUL W. HANCOCK

_____, COMMISSIONER
BERNARD A. HENTZEN

_____, COMMISSIONER
MARK F. SCHROEDER

ATTEST:
_____, COUNTY CLERK
DON WRIGHT

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 _____ W. ON THIS _____ DAY OF _____, 1991.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA