

- K. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- L. The final plat tracing shall indicate, in the MAPC signature block, the current MAPC chairman.
- M. Easements, as shown on the final plat, to be established by separate instruments shall be submitted with the final plat tracing.
- 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.
- 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.

May 24, 1990

STAFF REPORT
(Final Plat Approved 5/17/90)

CASE NUMBER: S/D 90-26 - REFLECTION RIDGE 5TH ADDITION

OWNER/APPLICANT: Reflection Ridge, Inc., c/o Marvin Schellenberg, 7926 W. 21st Street N., Wichita, KS 67212

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A. c/o Gary Wiley

LOCATION: In an area north of 21st Street North and east of Tyler.

SITE SIZE: 5.75 Acres

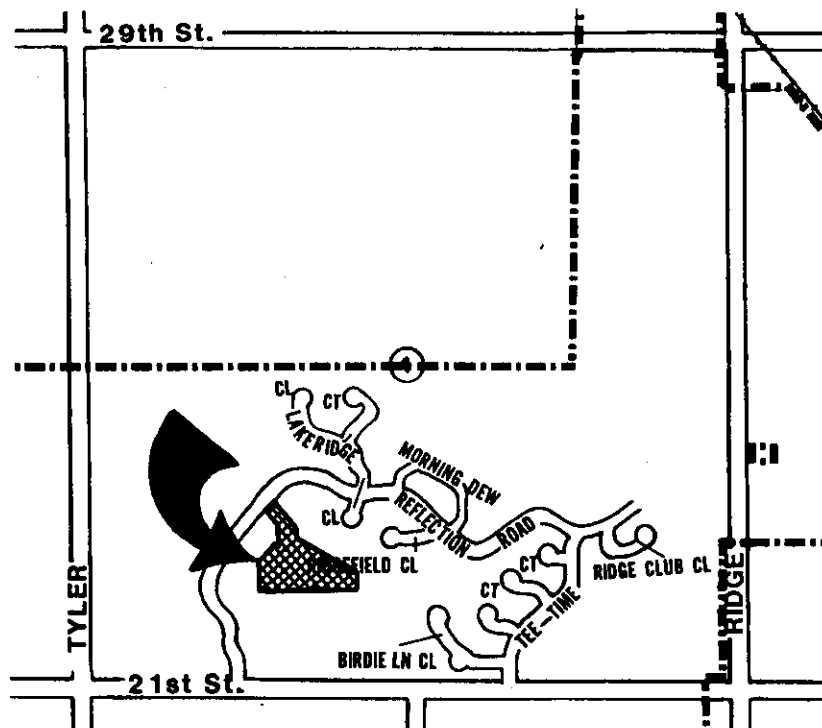
NUMBER OF LOTS

Residential:	21
Office:	
Commercial:	
Industrial:	
Total:	21

MINIMUM LOT AREA: 6,930 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-170)

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. This guarantee may be included with the paving guarantee.
- D. The applicant shall guarantee the paving of the proposed narrow interior streets to the 29-foot paving standard.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- H. Hole #8, as shown on the preliminary plat, will need to be platted as a reserve at some future date. The applicant is advised that this should be done with one of the future developments immediately west of this plat.
- I. The applicant shall submit a covenant which provides for four (4) off street parking spaces per dwelling unit on each lot within this plat. The covenant shall run with the land and be binding on future owners and assigns.
- J. Since Reserve B is being platted to allow various structures, a 20-foot building setback shall be indicated from adjacent streets.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

May 29, 1990

Reflection Ridge, Inc., c/o Marvin Schellenberg
7926 W. 21st Street N.
Wichita, KS 67212

Re: S/D 90-26 REFLECTION RIDGE 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 24, 1990, 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 May 18, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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,

Don Losew
Senior Planner

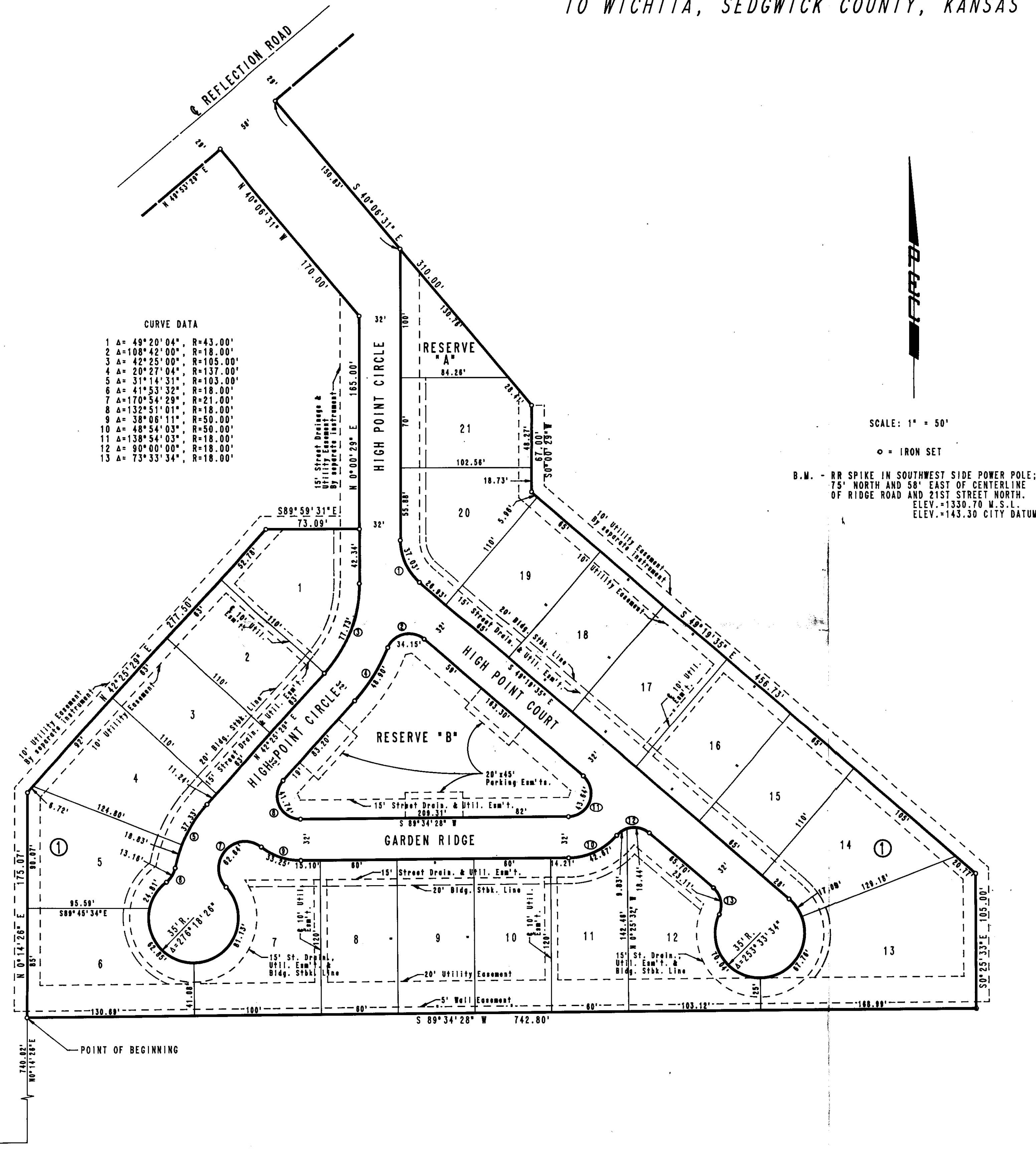
DL:sm

cc: Professional Engineering Consultants, 303 South Topeka,
Wichita, KS 67202
Mike Lindebak, City Engineer

FILE COPY

REFLECTION RIDGE 5TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



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 _____ DAY OF _____, 1990, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF REFLECTION RIDGE 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, STREETS AND RESERVES: THE SAME BEING A TRACT OF LAND IN THE SW 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. AND DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE BEARING N 89°34'28" E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1317.05 FEET; THENCE BEARING N 0°14'26" E, A DISTANCE OF 740.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON A BEARING OF N 0°14'26" E, A DISTANCE OF 175.07 FEET; THENCE BEARING N 42°25'29" E, A DISTANCE OF 277.50 FEET; THENCE BEARING S 89°53'31" E, A DISTANCE OF 73.09 FEET; THENCE BEARING N 0°00'29" E, A DISTANCE OF 165.00 FEET; THENCE BEARING N 40°06'31" W, A DISTANCE OF 170.00 FEET TO A POINT ON THE SOUTHERLY LINE OF REFLECTION ROAD AS PLATTED IN REFLECTION RIDGE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE ALONG SAID SOUTHERLY LINE BEARING N 49°53'29" E, A DISTANCE OF 58.00 FEET; THENCE BEARING S 40°06'31" E, ALONG THE WESTERLY LINE OF RESERVE "B" AS PLATTED IN REFLECTION RIDGE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, A DISTANCE OF 310.00 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE BEARING S 0°00'29" W, A DISTANCE OF 67.00 FEET; THENCE BEARING S 49°19'35" E, A DISTANCE OF 456.73 FEET; THENCE BEARING S 0°25'33" E, A DISTANCE OF 105.00 FEET; THENCE BEARING S 89°34'28" W, A DISTANCE OF 742.80 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 LOTS, A BLOCK, STREETS AND RESERVES, THE SAME TO BE KNOWN AS REFLECTION RIDGE 5TH 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 FIVE-FOOT WALL EASEMENTS SHOWN ALONG THE SOUTH LINE OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

RESERVE "A" IS PLATTED FOR LANDSCAPING, IRRIGATION SYSTEMS, WALKS, MAIL BOX STRUCTURES, AND UTILITIES AND DRAINAGE CONFINED TO EASEMENTS. RESERVE "B" IS PLATTED FOR OFF-STREET PARKING, LANDSCAPING, IRRIGATION SYSTEMS, WALKS, MAIL BOX STRUCTURES, GAZEBOS, SHELTERS, AND UTILITIES AND DRAINAGE CONFINED TO EASEMENTS. RESERVES "A" AND "B" SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY AN OWNERS' ASSOCIATIONS TO BE FORMED WITHIN THE REFLECTION RIDGE 5TH ADDITION.

THOSE PORTIONS OF RESERVE "B" REFLECTION RIDGE, AND FIRST MENNONITE BROTHERN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(c) AMENDED.

OWNER: REFLECTION RIDGE, INC.

BY: _____
MARVIN SCHELLENBERG, VICE PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1990, 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 COMMISSION EXPIRES _____

WE, EMPRISE BANK, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REFLECTION RIDGE 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____
GREGG L. LESH, SENIOR VICE PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1990, 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-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1990.

_____, CHAIRMAN
WAYNE L. BRINEGAR

_____, 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 _____, 1990.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
JOHN MOIR

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1990.

_____, 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 _____, 1990.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA