

September 1, 1988

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- M. Since this property is being platted for development of single-family homes, and the applicant has filed an associated zone case (Z-2928) requesting "E" to "AA" on a portion of the land previously included in former zone case Z-2895, zone case Z-2895 has been marked closed.
- N. Since this property abuts the current City of Wichita city limits, the applicant shall request annexation. The property needs to be annexed into the City, prior to the City Council considering the plat.
- O. The final plat tracing shall indicate the front lot line utility easement requested by K.G. and E at the time the preliminary plat was approved.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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.
- 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. 2-7

September 1, 1988

STAFF REPORT
(Final Plat; Preliminary approval 7/28/88)

CASE NUMBER: S/D 88-45 - MERE RIDGE ADDITION (Les Eck Addition)

OWNER/APPLICANT: Les Eck, 601 Powell, Wichita, KS 67230

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: In an area east of Ridge Road and north of 21st Street North

SITE SIZE: 91.22 acres

NUMBER OF LOTS

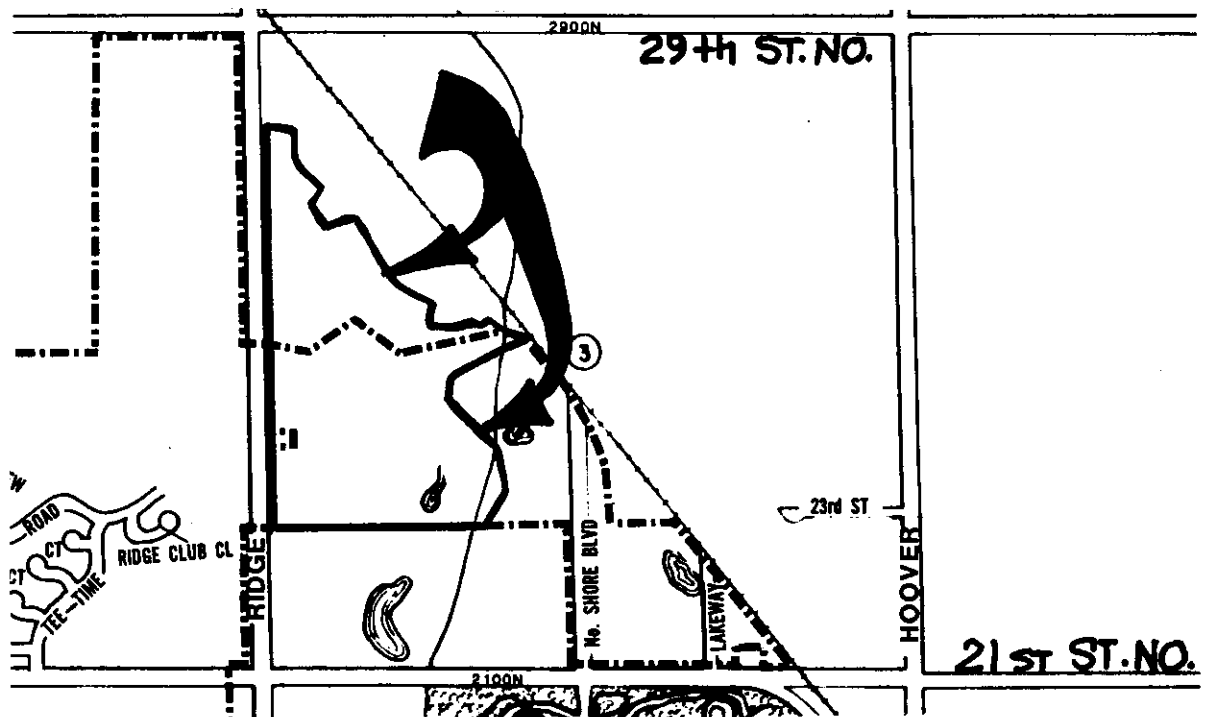
Residential:	18
Office:	
Commercial:	
Industrial:	1
Total:	19

MINIMUM LOT AREA: 23,000 Sq. Ft.

CURRENT ZONING: "AA", "R-5" and "E"

PROPOSED ZONING: "AA" and "E" (Z-2928)

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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.
- H. 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 a method similar to special assessments.
- I. Prior to scheduling this case before the City Council, the structure(s) which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- J. On the final plat tracing, Reserve A shall also be platted for floodway purposes. The platting text shall be amended to reference the standard floodway language.
- K. The applicant shall submit an acreage figure for that portion of this plat which is within the perimeter of the Residential Community Unit Plan (DP-75). This figure is necessary in order to recalculate permitted density figures for areas 4 and 5 of the Community Unit Plan.
- 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.

MÈRÈ RIDGE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

29TH STREET NORTH

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R. W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF MÈRÈ RIDGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A BLOCK, LOTS, RESERVES, AND STREETS BEING DESCRIBED AS:
A TRACT OF LAND IN THE W 1/2 OF SEC. 3, T27S, R1W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE W 1/2 OF SAID SEC. 3; THENCE BEARING N0°00'00"E ALONG THE WEST LINE OF SAID SEC. 3 A DISTANCE OF 561.91 FEET TO A POINT 1879.06 FEET NORTH OF THE SW CORNER OF SAID SW 1/4; THENCE BEARING N89°35'20"E A DISTANCE OF 290.40 FEET; THENCE BEARING N0°00'00"E A DISTANCE OF 150.29 FEET; THENCE BEARING S89°35'20"W A DISTANCE OF 290.40 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 3; THENCE BEARING N0°00'00"E ALONG SAID WEST LINE A DISTANCE OF 605.05 FEET TO THE W 1/4 CORNER OF SAID SEC. 3; THENCE BEARING N0°28'01"E A DISTANCE OF 1681.30 FEET; THENCE BEARING N88°20'24"E A DISTANCE OF 417.00 FEET; THENCE BEARING S12°38'00"W A DISTANCE OF 254.00 FEET; THENCE BEARING S9°34'00"E A DISTANCE OF 205.00 FEET; THENCE BEARING S36°28'00"W A DISTANCE OF 227.00 FEET; THENCE BEARING S11°34'00"E A DISTANCE OF 134.00 FEET; THENCE BEARING S42°10'00"E A DISTANCE OF 171.00 FEET; THENCE BEARING S72°59'00"E A DISTANCE OF 110.00 FEET; THENCE BEARING N64°57'00"E A DISTANCE OF 102.00 FEET; THENCE BEARING N77°30'00"E A DISTANCE OF 138.00 FEET; THENCE BEARING N62°45'00"E A DISTANCE OF 223.00 FEET; THENCE BEARING S57°52'00"E A DISTANCE OF 151.00 FEET; THENCE BEARING N89°55'00"E A DISTANCE OF 117.00 FEET; THENCE BEARING S19°22'08"E A DISTANCE OF 361.32 FEET; THENCE BEARING S59°13'00"E A DISTANCE OF 166.03 FEET; THENCE BEARING N68°58'00"E A DISTANCE OF 72.00 FEET; THENCE BEARING S46°35'00"E A DISTANCE OF 113.00 FEET; THENCE BEARING S17°00'00"E A DISTANCE OF 53.00 FEET; THENCE BEARING S38°24'00"W A DISTANCE OF 48.00 FEET; THENCE BEARING S18°45'00"E A DISTANCE OF 62.00 FEET; THENCE BEARING S68°56'00"E A DISTANCE OF 171.00 FEET; THENCE BEARING N68°02'00"E A DISTANCE OF 59.00 FEET; THENCE BEARING N26°12'00"E A DISTANCE OF 51.00 FEET; THENCE BEARING S80°30'00"E A DISTANCE OF 157.00 FEET; THENCE BEARING S58°27'00"E A DISTANCE OF 143.00 FEET; THENCE BEARING N73°23'55"E A DISTANCE OF 97.94 FEET; THENCE BEARING S0°24'04"E A DISTANCE OF 133.01 FEET; THENCE BEARING S44°46'00"W A DISTANCE OF 211.00 FEET; THENCE BEARING S53°02'00"W A DISTANCE OF 233.00 FEET; THENCE BEARING N81°41'00"W A DISTANCE OF 166.00 FEET; THENCE BEARING S50°20'00"W A DISTANCE OF 82.00 FEET; THENCE BEARING S0°17'00"E A DISTANCE OF 74.00 FEET; THENCE BEARING S39°59'00"E A DISTANCE OF 305.00 FEET; THENCE BEARING S44°09'00"E A DISTANCE OF 284.00 FEET; THENCE BEARING S21°33'00"W A DISTANCE OF 125.00 FEET; THENCE BEARING S14°50'00"E A DISTANCE OF 90.00 FEET; THENCE BEARING S3°41'00"W A DISTANCE OF 202.00 FEET; THENCE BEARING S65°10'00"W A DISTANCE OF 108.00 FEET; THENCE BEARING S89°46'22"W A DISTANCE OF 80.49 FEET; THENCE BEARING S0°20'10"E A DISTANCE OF 40.00 FEET TO A POINT IN THE SOUTH LINE OF THE N1/2, SW 1/4, OF SAID SECTION 3; THENCE ALONG SAID SOUTH LINE BEARING S89°39'50"W A DISTANCE OF 515.45 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE BEARING S89°35'20"W A DISTANCE OF 1321.35 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 40 FEET OF THE WEST HALF OF SAID SECTION 3.

R. W. LINN, P.E., LIC. NO. 3884 R.L.S. NO. 934
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 A BLOCK, LOTS, RESERVES AND STREETS THE SAME TO BE KNOWN AS MÈRÈ RIDGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

A 5-FOOT WALL EASEMENT ALONG THE WEST AND SOUTH LINES OF BLOCK 1 AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR DRAINAGE, LAKE, RECREATION FACILITIES, AND LANDSCAPING. RESERVE A SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2, BLOCK 1, ITS SUCCESSORS OR ASSIGNS.

RESERVES "C" THROUGH "G" INCLUSIVE ARE HEREBY PLATTED FOR IRRIGATION, LANDSCAPING, ENTRY MONUMENTS, UTILITIES AND WALLS CONFINED WITHIN EASEMENTS. RESERVES "B" THROUGH "G" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF OWNERS' ASSOCIATION AGREEMENT AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS' ASSOCIATIONS TO BE FORMED WITHIN MÈRÈ RIDGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

MINIMUM PAD ELEVATION FOR LOTS 1 AND 2 AND LOTS 7 THROUGH 18 INCLUSIVE IN BLOCK 1 SHALL BE 1323.5 M.S.L. OR 136.1 CITY DATUM.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM RIDGE ROAD, OVER AND ACROSS THE WEST LINES OF RESERVE "A" AND OF LOTS 1, 2, 3, 4, 5 AND 19 IN BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOTS 1 AND 2 AND RESERVE "A" SHALL HAVE ACCESS TO RIDGE ROAD AT ONE (1) LOCATION EACH, SAID LOCATION TO BE DETERMINED BY THE CITY ENGINEER OF WICHITA, KANSAS.

THAT PORTION OF NORTH LAKES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS WITHIN THE ABOVE DESCRIBED TRACT, IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNER:

LES ECK

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LES ECK, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS HIS VOLUNTARY ACT AND DEED 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, RITCHIE CORPORATION AND RICH MIX PRODUCTS, INC. HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLATTING OF MÈRÈ RIDGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

RITCHIE CORPORATION

RICH MIX PRODUCTS, INC.

BY

H.T. RITCHIE, PRESIDENT

BY

HALE D. RITCHIE, JR., PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, H.T. RITCHIE AND HALE D. RITCHIE, JR., PRESIDENTS OF RITCHIE CORPORATION AND RICH MIX PRODUCTS, INC. RESPECTIVELY; TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATIONS, 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 _____, 1988.

ELTON PARSONS, CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

SHELDON KAMEN, MAYOR

DALE E. REA, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1988.

DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1988.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

MINIMUM PAD ELEVATION FOR LOTS 1 AND 2 AND LOTS 7 THROUGH 18 INCLUSIVE IN BLOCK 1 SHALL BE 1323.5 M.S.L. OR 136.1 CITY DATUM.

SCALE 1"=100'
○= IRON SET

CTR. SEC. 3, T27S, R1W
OF THE 6TH P.M.

425.00'
N 89°35'56" E

WICHITA - SEDGWICK COUNTY

Professional Engineering Consultants
September 2, 1988
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cc: Les Eck, 601 Powell, Wichita, 67230
Bill Yung Design, 4912 E. 29th St. No., Suite One, Wichita,
67220
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4581

September 2, 1988

Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: S/D 88-45 - MERE RIDGE ADDITION. Located in an area
east of Ridge Road and north of 21st Street North.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 1, 1988, 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 26, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:rme

FILE COPY