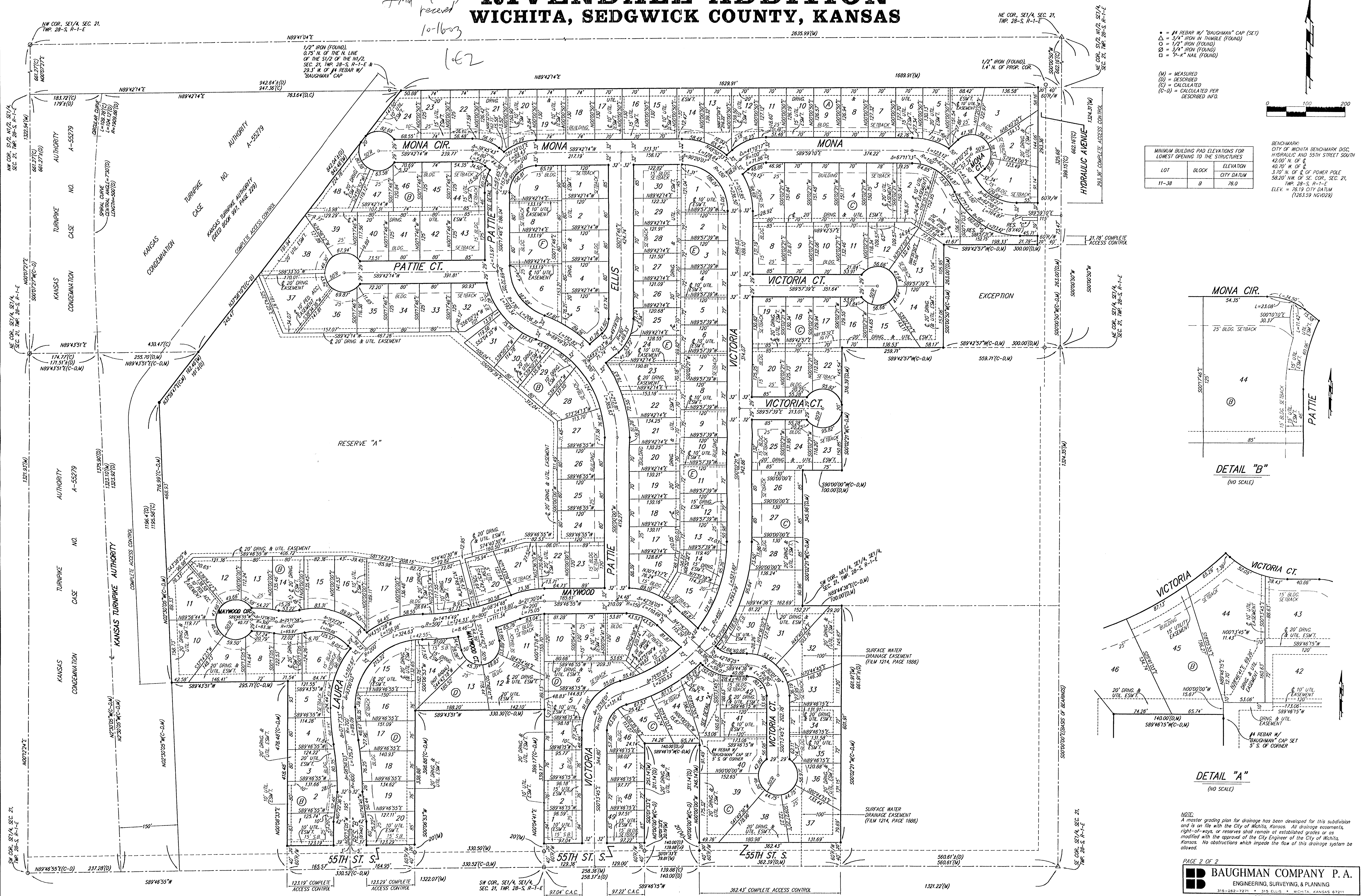


*find tracing
received
10-16-03*

RIVENDALE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



RIVENDALE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "RIVENDALE ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: That part of the SE1/4 of
the SE1/4 of Sec. 21, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick
County, Kansas, described as commencing at the SE corner of said
Sec. 21; thence west along the south line of the SE1/4 of said Sec. 21,
560.61 feet, more or less, to a point 100.00 feet east of the
SW corner of the SE1/4 of the SE1/4 of the SE1/4 of said Sec. 21
for a point of beginning; thence continuing west along the south line
of the SE1/4 of said Sec. 21, 362.39 feet; thence north, 311.14 feet;
thence west, 140.00 feet; thence south, 311.14 feet to a point on
the south line of said SE1/4, said point being 106.300 feet west of
the SE corner of said Sec. 21; thence west, 258.37 feet, more or
less, to the SW corner of the SE1/4 of the SE1/4 of said Sec. 21;
thence north 1323.09 feet, more or less, to the NW corner of the
SE1/4 of the SE1/4 of said Sec. 21; thence east along the north
line of the SE1/4 of the SE1/4 of said Sec. 21, 759.71 feet, more
or less, to a point 100.00 feet east of the NW corner of the NE1/4
of the SE1/4 of the SE1/4 of said Sec. 21; thence south parallel
with and 100.00 feet east of the west line of the NE1/4 of the
SE1/4 of the SE1/4 of said Sec. 21, 316.39 feet; thence west
deflecting right 89°57'39", 100.00 feet, more or less, to a point on
the west line of the NE1/4 of the SE1/4 of the SE1/4 of said Sec. 21,
thence south along the west line of the NE1/4 of the SE1/4 of
the SE1/4 of said Sec. 21, 345.96 feet to the SW corner of the
NE1/4 of the SE1/4 of the SE1/4 of said Sec. 21; thence east
along the south line of the NE1/4 of the SE1/4 of the SE1/4 of
said Sec. 21, 100.00 feet; thence south parallel with the west line
of the SE1/4 of the SE1/4 of the SE1/4 of said Sec. 21, 661.91 feet,
more or less, to the point of beginning, subject to road right-
of-way over the south 40.00 feet thereof, TOGETHER with the
north 844 feet of the E1/2 of the W1/2 of the SW1/4 of the SE1/4,
Sec. 21, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County,
Kansas, exception therefrom, however, that portion of land included
within said tract and condemned in Sedgwick County District Court
Action A-55279 by and acquired by the Kansas Turnpike Authority,
TOGETHER with the W1/2 of the E1/2 of the SW1/4 of the SE1/4 of
Sec. 21, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County,
Kansas, TOGETHER with the north 7 Acres of the E1/4 of the SW1/4
of the SE1/4 of Sec. 21, Twp. 28-S, R-1-E of the 6th P.M.,
Sedgwick County, Kansas, and TOGETHER with the N1/2 of of the
SE1/4 of Sec. 21, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick
County, Kansas, except Kansas Turnpike Authority, (Condemnation
Case No. A-55279, and Deed Book 997, Page 229), and except the
north 40 Acres thereof, and except the south 263.00 feet of the
east 300.00 feet thereof.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

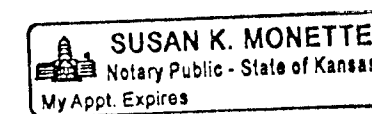

Michael G. Conrey 4-19-2003 Surveyor

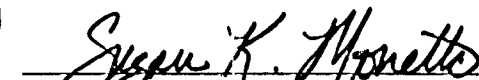
Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Streets, and Reserves, to be known as
"RIVENDALE ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The drainage and utility easements are
hereby granted as indicated for drainage purposes and for the
construction and maintenance of all public utilities. The drainage
easements are hereby granted as indicated for drainage purposes. The
pedestrian access easements are hereby granted as indicated for
pedestrian access to or from Reserve "A" and no fences or other
obstructions shall be constructed or placed on or within these easements.
The streets are hereby dedicated to and for the use of the public.
Reserve "A" is hereby reserved for lakes, open space, landscaping, berms,
drainage purposes, and utilities as confined to easements. Reserves "B"
and "C" are hereby reserved for entry monuments, open space, streets,
landscaping, drainage purposes, and utilities. Reserve "D" is hereby
reserved for entry monuments, open space, landscaping, drainage purposes,
and utilities as confined to easement. Reserves "A", "B", "C", and "D"
shall be owned and maintained by the homeowners association for the
addition. Access controls shall be as depicted on the face of the plat
and are hereby granted to the City of Wichita, Kansas. The Minimum
Building Pad Elevations for the lowest opening to the structures shall be
as indicated on the face of the plat.

Rivendale, L.L.C.


Tim J. Malone, Member

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 20th day of September, 2003, by Tim J. Malone, Member of
Rivendale, L.L.C., on behalf of the limited liability company.




Susan K. Monette, Notary Public

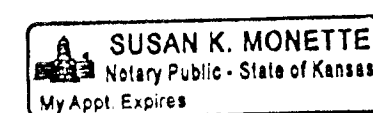
My App't. Exp. 11-9-03

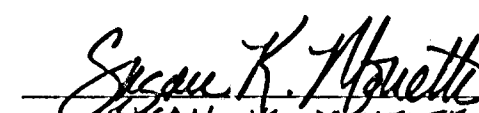
We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "RIVENDALE
ADDITION", Wichita, Sedgwick County, Kansas.

Conway Bank


RAY BURFORD (Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 30th day of September, 2003, by RAY BURFORD,
Sr. Vice President of Conway Bank, on behalf of the bank.




Susan K. Monette, Notary Public

My App't. Exp. 11-9-03

This plat of "RIVENDALE ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,
Kansas.

Dated this ____ day of _____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

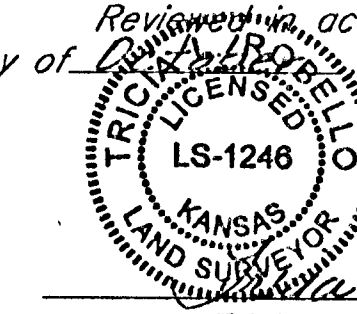
_____, Secretary
John L. Schlegel

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this ____ day of _____, 2003.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Schofield

Reviewed in accordance with K.S.A. 58-2005
on this 10th day of October, 2003.




Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this ____ day
of _____, 2003.

_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this ____ day
of _____, 2003 at ____ o'clock ____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

PAGE 1 OF 2



Wichita-Sedgwick County Metropolitan Area Planning Department

August 7, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-65: Final Plat -- Rivendale Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 7, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated August 1, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e'mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

August 1, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-65: Final Plat -- Rivendale Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 31, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. An off-site drainage easement is needed. A guarantee is required.*
- D. Traffic Engineering has requested left turn lanes are needed along Hydraulic and for the major entrance on 55th St. South.
- E. The plat proposes complete access control along the plat's frontage to perimeter streets. Complete access control shall be platted along Turnpike. *MAPC has approved the relocation of the Rivendale street opening in alignment with Mona.*
- F. County Surveying has advised that the benchmark needs an elevation.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- H. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

- I. 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.
- J. 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 the governing body.
- K. 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.
- L. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- M. The lots located along the north side of Rivendale should be included in a new block.
- N. GIS needs to comment on the plat's street names. *Rivendale shall be revised to Mona. Maywood Ct needs to be labeled.*
- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Q. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- R. 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.
- S. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- T. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. *Westar Energy has requested additional easements.*
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, August 7, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

STAFF REPORT

(Final Plat Approved 7/31/03; Preliminary Plat Approved 6/26/03)

CASE NUMBER: SUB 2003-65 -- RIVENDALE ADDITION

OWNER/APPLICANT: Tim Malone, 1608 S. Washington, Wichita, KS 67211

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North side of 55th St. South, West side of Hydraulic

SITE SIZE: 70.26 acres

NUMBER OF LOTS

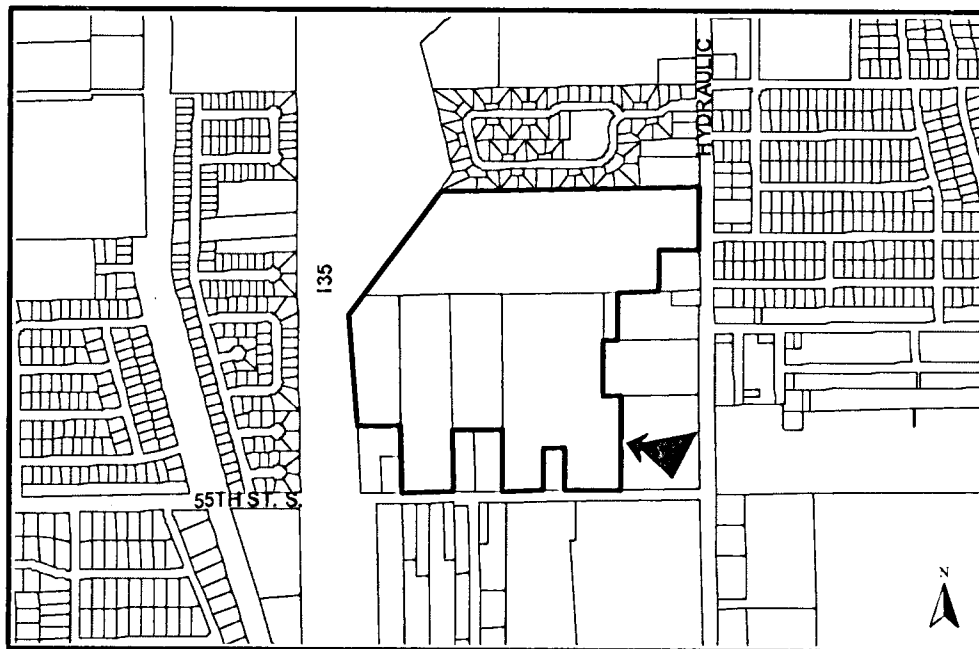
Residential:	182
Office:	
Commercial:	
Industrial:	
Total:	182

MINIMUM LOT AREA: 6,984 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. An off-site drainage easement is needed. A guarantee is required.*
- D. **Traffic Engineering** has requested left turn lanes are needed along Hydraulic and for the major entrance on 55th St. South.
- E. The plat proposes complete access control along the plat's frontage to perimeter streets. Complete access control shall be platted along Turnpike. *MAPC has approved the relocation of the Rivendale street opening in alignment with Mona.*
- F. **County Surveying** has advised that the benchmark needs an elevation.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- H. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- I. 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.
- J. 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 the governing body.
- K. 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.
- L. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised.

More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- M. The lots located along the north side of Rivendale should be included in a new block.
- N. GIS needs to comment on the plat's street names. *Rivendale shall be revised to Mona. Maywood Ct needs to be labeled.*
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- U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
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SUB 2003-65 -- Final Plat of RIVENDALE ADDITION
August 7, 2003 - Page 4

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