

REFLECTION RIDGE COMMERCIAL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

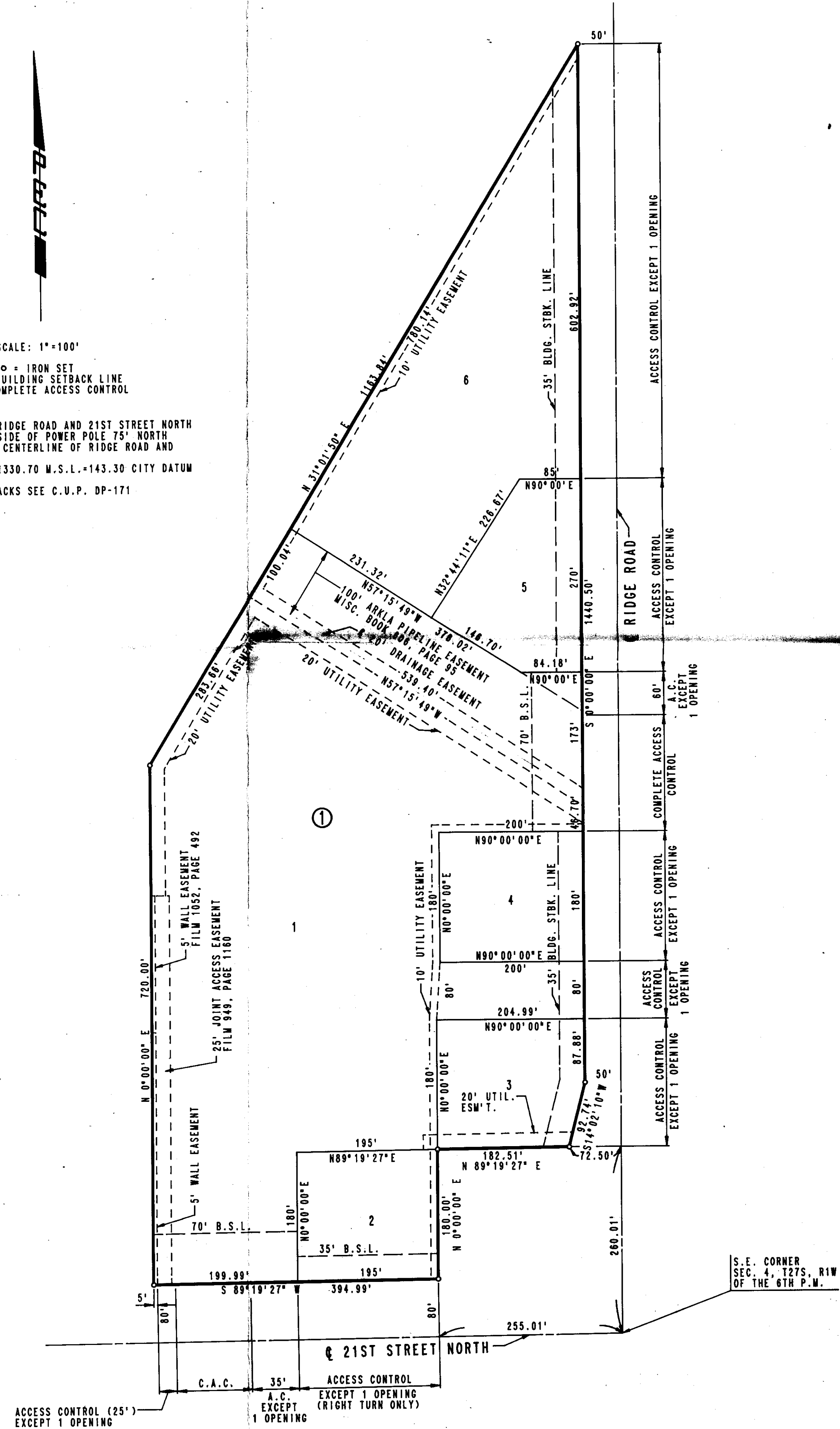


SCALE: 1"=100'

○ = IRON SET
B.S.L.=BUILDING SETBACK LINE
C.A.C.=COMPLETE ACCESS CONTROL

B.M. - N.E. CORNER RIDGE ROAD AND 21ST STREET NORTH
R.R. SPIKE IN S.W. SIDE OF POWER POLE 75' NORTH
AND 58' EAST OF THE CENTERLINE OF RIDGE ROAD AND
21ST STREET NORTH.
ELEV.=1330.70 M.S.L.=143.30 CITY DATUM

FOR ADDITIONAL SETBACKS SEE C.U.P. DP-171



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 _____, 1990, I HAVE CAUSED TO BE SURVEYED AND PLATTED REFLECTION RIDGE COMMERCIAL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, AND A BLOCK, THE SAME BEING A REPLAT OF LOTS 15 AND 16, BLOCK 2, IN REFLECTION RIDGE COMMERCIAL AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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, AND A BLOCK, THE SAME TO BE KNOWN AS REFLECTION RIDGE COMMERCIAL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM RIDGE ROAD AND 21ST STREET NORTH OVER AND ACROSS THE EAST AND SOUTH SIDES OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO RIDGE ROAD AT TWO (2) LOCATIONS AND THAT LOTS 3, 4, 5, AND 6 SHALL HAVE ACCESS TO RIDGE ROAD AT ONE (1) LOCATION EACH. THAT LOT 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT TWO (2) LOCATIONS AND THAT LOT 2 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE (1) LOCATION ON RIGHT TURN BASIS ONLY. ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

THE 5-FOOT WALL EASEMENT, AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL PORTIONS OF REFLECTION RIDGE COMMERCIAL WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED. FOR ADDITIONAL SETBACKS SEE C.U.P. DP-171 ON FILE WITH THE WICHITA, SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER: REFLECTION RIDGE, INC.

BY _____
MARVIN SCHELLENBERG, VICE-PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1990, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MARVIN SCHELLENBERG, VICE-PRESIDENT OF 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 COMMERCIAL 2ND 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 _____, 1990, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GREGG L. LESH, SENIOR VICE-PRESIDENT OF EMPRISE BANK WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND 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 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 _____, 1990.

GEORGE D. SHERMAN, 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 _____, 1990.

BOB KNIGHT, MAYOR

PAT BURNETT, DEPUTY CITY CLERK

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

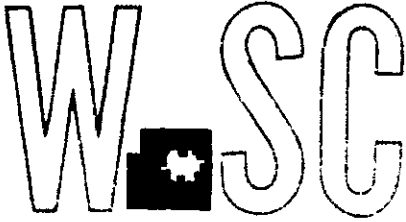
DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1990.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

December 7, 1990

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

Re: S/D 90-59 Reflection Ridge Commercial 2nd Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on December 6, 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 November 30, 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 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: Reflection Ridge Inc., 7926 W. 21st North, Wichita, KS 67212
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

FILE COPY

- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The applicant shall submit to County Engineering a copy of the drainage plan for this site.

December 6, 1990

STAFF REPORT
(Final Plat Approved 11/29/90;
Preliminary Plat Approved 10/18/90)

CASE NUMBER: S/D 90-59 - REFLECTION RIDGE COMMERCIAL 2ND ADDITION

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

SURVEYOR/ENGINEER: Bill Yung Design/Professional Engineering
Consultants

LOCATION: Northwest corner 21st St. No. & Ridge Road

SITE SIZE: 15.9 Acres

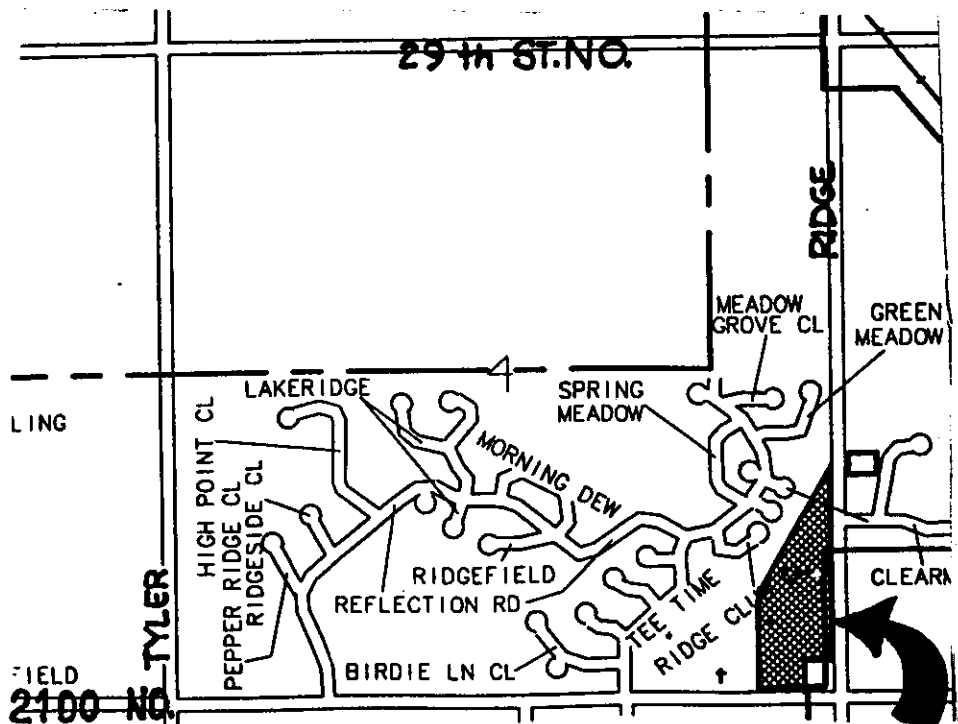
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	6
Industrial:	
Total:	6

MINIMUM LOT AREA: 32,400 sq. ft.

CURRENT ZONING: "LC" Light Commercial (DP-171)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall either resubmit petitions for drainage or other improvements originally guaranteed with the Reflection Ridge Commercial Addition or submit square footage figures for the lots being platted to City Engineering, so that the existing special assessments can be redistributed.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that the conditions involving the ARKLA Pipeline Easement on this plat are the same as those established by the original Reflection Ridge Commercial plat. In particular, ARKLA's requirements for utility and street crossings of this easement and noted in their August 28, 1987 letter, are assumed to still be in effect.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. On the final plat tracing, the 20-foot sanitary sewer easement adjacent to Ridge Road shall be shown.
- G. The applicant should be advised that prior to the final plat tracing being released for recording, certification of taxes being paid needs to be provided to the Planning Department.
- H. The final plat tracing shall more clearly indicate which line is setback and which is easement at the southeast corner of Lot 3.
- I. Prior to the final tracing being released the applicant needs to submit a copy of the 25-foot joint access easement.
- J. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.
- L. 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.