



METROPOLITAN AREA PLANNING  
DEPARTMENT

April 28, 1989

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

Professional Engineering Consultants  
Attn: Gary Willey  
1440 East English  
Wichita, KS 67211

Re: S/D 89-26 - WILDERNESS 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 27, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 21, 1989.

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  
Associate Planner

RTB:svm

cc: Ritchie Development Corporation, Attn: Jack Ritchie, 8100  
E. 22nd St. N., Bldg. 500, Wichita, KS 67226  
Mike Lindebak, City Engineer

FILE COPY

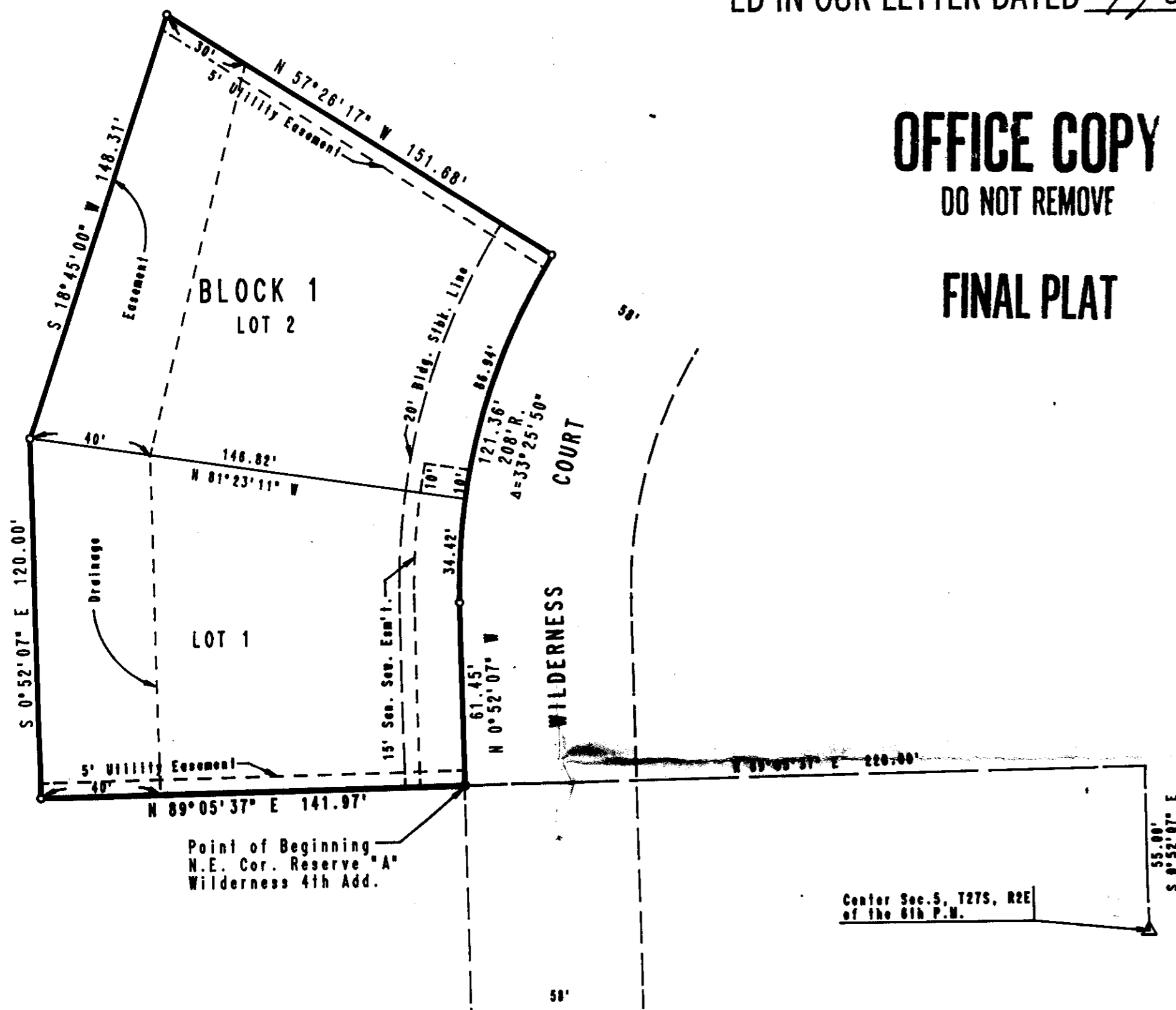
# WILDERNESS 5TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/20/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/21/89

**OFFICE COPY**  
DO NOT REMOVE

**FINAL PLAT**



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 \_\_\_\_\_, 1989, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF WILDERNESS 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS AND A BLOCK THE SAME BEING A TRACT OF LAND IN THE NW 1/4 OF SECTION 5, T27S, R2E OF THE 6TH P.M. DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF RESERVE "A", WILDERNESS 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N0°52'07" W ALONG THE WEST LINE OF WILDERNESS CT. A DISTANCE OF 81.45 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 208 FEET AND A CENTRAL ANGLE OF 33°25'50" AN ARC DISTANCE OF 121.36 FEET TO THE SOUTHEAST CORNER OF LOT 22, BLOCK 1, IN SAID WILDERNESS 4TH ADDITION; THENCE BEARING N57°26'17" W ALONG THE SOUTH LINE OF SAID LOT 22 A DISTANCE OF 151.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE BEARING S18°45'00" W A DISTANCE OF 148.31 FEET; THENCE BEARING S0°52'07" E A DISTANCE OF 120 FEET TO THE NORTHWEST CORNER OF SAID RESERVE "A"; THENCE BEARING N89°05'37" E A DISTANCE OF 141.97 FEET TO THE POINT OF BEGINNING.

R.W. LINN, P.E., LIC. NO. 3684 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 ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, AND A BLOCK THE SAME TO BE KNOWN AS WILDERNESS 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STORM WATER SEWER EASEMENT ON FILE 601, PAGE 1173, OF RECORD, ABOVE DESCRIBED TRACT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF THIS PLAT AMENDED.

MINIMUM PAD ELEVATION AS FOLLOWS:

BLOCK	CITY DATUM FT.	M.S.L. FT.
LOT 1	201.0	1388.40
LOT 2	201.5	1388.90

OWNER: RITCHIE DEVELOPMENT CORPORATION

BY: JACK D. RITCHIE, C.E.O.

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, CHIEF EXECUTIVE OFFICER OF RITCHIE DEVELOPMENT CORPORATION, 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 VOLUNTARY 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, BANK IV WICHITA, NATIONAL ASSOCIATION IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF WILDERNESS 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: GARY K. BROWN, VICE PRESIDENT

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GARY K. BROWN, VICE PRESIDENT OF BANK IV WICHITA, NATIONAL ASSOCIATION, 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 VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, 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 HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989.

\_\_\_\_\_, CHAIRMAN  
SUE L. CROCKETT

\_\_\_\_\_, 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 \_\_\_\_\_, 1989.

\_\_\_\_\_, MAYOR  
ROBERT G. KNIGHT

\_\_\_\_\_, CITY CLERK  
JOHN MOIR

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989.

\_\_\_\_\_, REGISTER OF DEEDS  
PAT KETTLER

\_\_\_\_\_, DEPUTY  
ED RESA

SCALE: 1" = 40'  
o = IRON SET

B.M. - CITY OF WICHITA BM DISC 44' NORTH AND 38' WEST OF THE INTERSECTION OF THE CENTERLINES OF 29TH STREET NORTH AND WEBB ROAD. ELEV. = 220.528 CITY DATUM ELEV. = 1407.926 M.S.L.

MINIMUM PAD ELEV. AS FOLLOWS:

BLOCK	CITY DATUM FT.	M.S.L. FT.
LOT 1	201.0	1388.40
LOT 2	201.5	1388.90

**S/D 89-26 Staff Report**

**Page 3**

- L. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].**
- M. Recording of the plat within 30 days after approval by the City Council.**



- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. Square footage figures shall be provided to City Engineering for the lots within this plat so existing special assessments and petitions (those associated with Wilderness 4th) may be amended.
- 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 shall obtain by separate instrument an off-site utility easement adjacent to the south line of Lot 1 which is required to serve the lots being platted with sanitary sewer.
- E. On the final plat tracing, the drainage easement along the west end of the plat shall also be indicated as a utility easement.
- F. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 29-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.
- G. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks [Section 5-402(N)].
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. 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.
- J. 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.
- K. 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.