

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

April 28, 1988

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, KS 67211

Re: Final Plat S/D 88-34 - MORNING DEW ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 28, 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 April 22, 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 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 platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner

DL:dlk

cc: Reflection Ridge, Inc., Attn: Reg Boothe, 2301 N. Ridge Road,  
Wichita, KS 67205

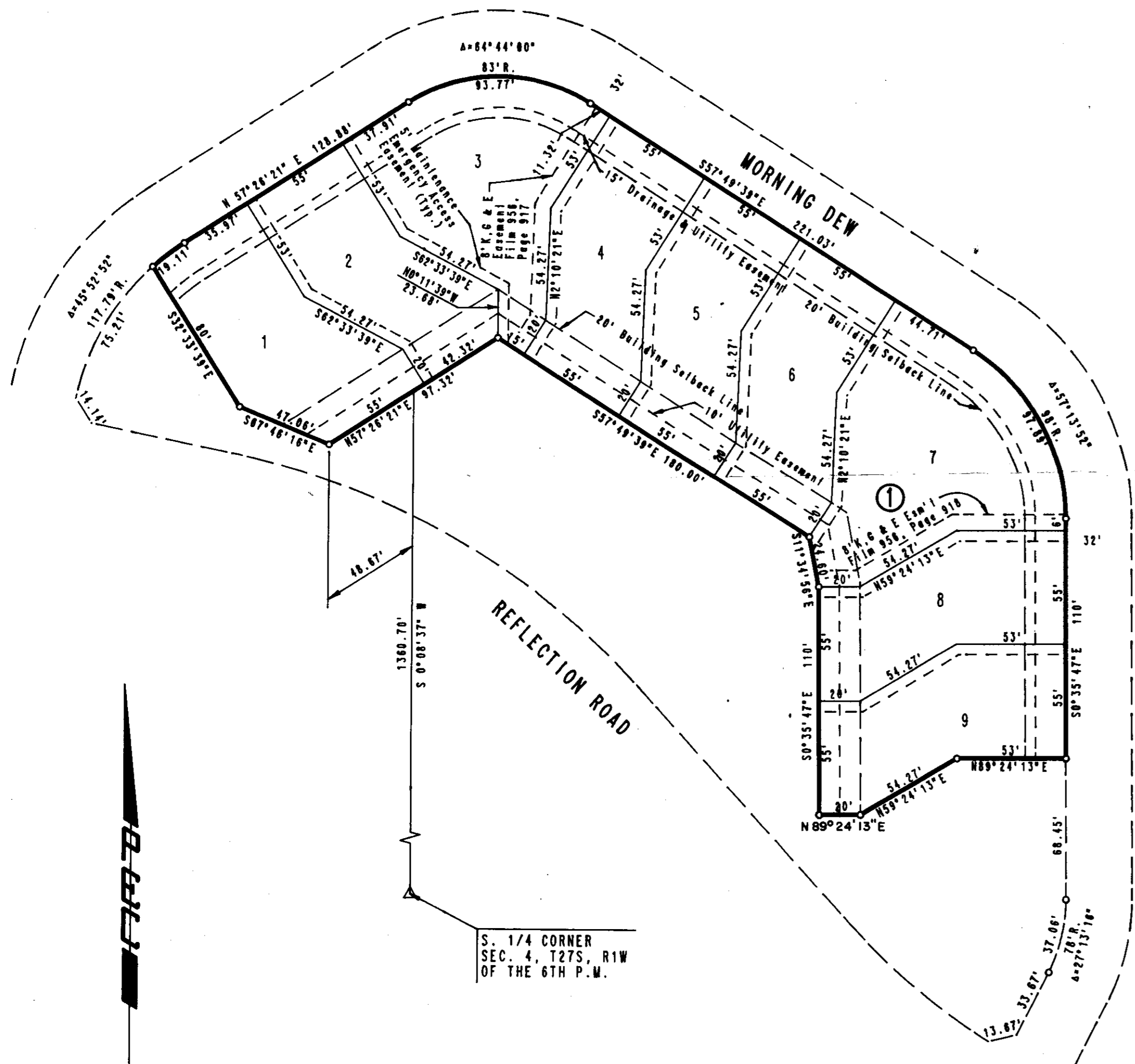
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# MORNING DEW ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 4/22/88 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 4/22/88



STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

I, R.W. LINN, A PROFESSIONAL ENGINEER AND 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 MORNING DEW ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS AND A BLOCK THE SAME DESCRIBED AS BEING A REPLAT OF LOTS 1 THROUGH 9 INCLUSIVE IN BLOCK 4, REFLECTION RIDGE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

R.W. LINN  
P.E. #3684, R.L.S. #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 MORNING DEW ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE MAINTENANCE/EMERGENCY ACCESS EASEMENTS, AS SHOWN, ARE HEREBY PLATTED FOR THE PURPOSE OF PEDESTRIAN EMERGENCY ACCESS, CONSTRUCTION, MAINTENANCE, THE EXTENSION OF THE FOOTING AND A 2-FOOT OVERHANG OF THE STRUCTURE ON THE ADJACENT LOT.

THE REQUIRED SIDEYARD BUILDING SETBACKS ARE PER THE PROVISIONS OF REFLECTION RIDGE RESIDENTIAL COMMUNITY UNIT PLAN (DP-170).

ALL PARTS OF LOTS 1 THROUGH 9 INCLUSIVE IN BLOCK 4, REFLECTION RIDGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512 (B) AMENDED.

OWNER: REFLECTION RIDGE, INC.

BY \_\_\_\_\_ PRESIDENT  
REGINALD V. BOOTHE

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 REGINALD V. BOOTHE, 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 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 COMMISSION EXPIRES \_\_\_\_\_

WE, WICHITA STATE BANK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF MORNING DEW ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY \_\_\_\_\_ PRESIDENT  
GREGORY K. WILSON

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 GREGORY K. WILSON, OF WICHITA STATE 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 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 \_\_\_\_\_

WE, NATIONAL BANK OF WICHITA IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF MORNING DEW ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY \_\_\_\_\_ PRESIDENT  
M.R. LINNENS

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 M.R. LINNENS, OF NATIONAL BANK OF WICHITA 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 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-SEGWICK 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.

ROBERT G. KNIGHT 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

SCALE: 1" = 50'

o = IRON SET

BM - R.R. SPIKE IN SW SIDE OF POWER POLE LOCATED 75' NORTH AND 58' EAST OF THE CENTERLINE INTERSECTION OF RIDGE ROAD AND 21ST STREET NORTH

ELEV. = 1330.70 M.S.L. = 143.30 (CITY DATUM)

THE REQUIRED SIDEYARD BUILDING SETBACKS ARE PER THE PROVISIONS OF REFLECTION RIDGE RESIDENTIAL COMMUNITY UNIT PLAN (DP-170).

- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

APRIL 21, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-34 - MORNING DEW ADDITION

OWNER/APPLICANT: Reflection Ridge, Inc., Attn: Reg Boothe,  
2301 N. Ridge Road, Wichita, KS 67205

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

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

SITE SIZE: 1.53 Acres

NUMBER OF LOTS:

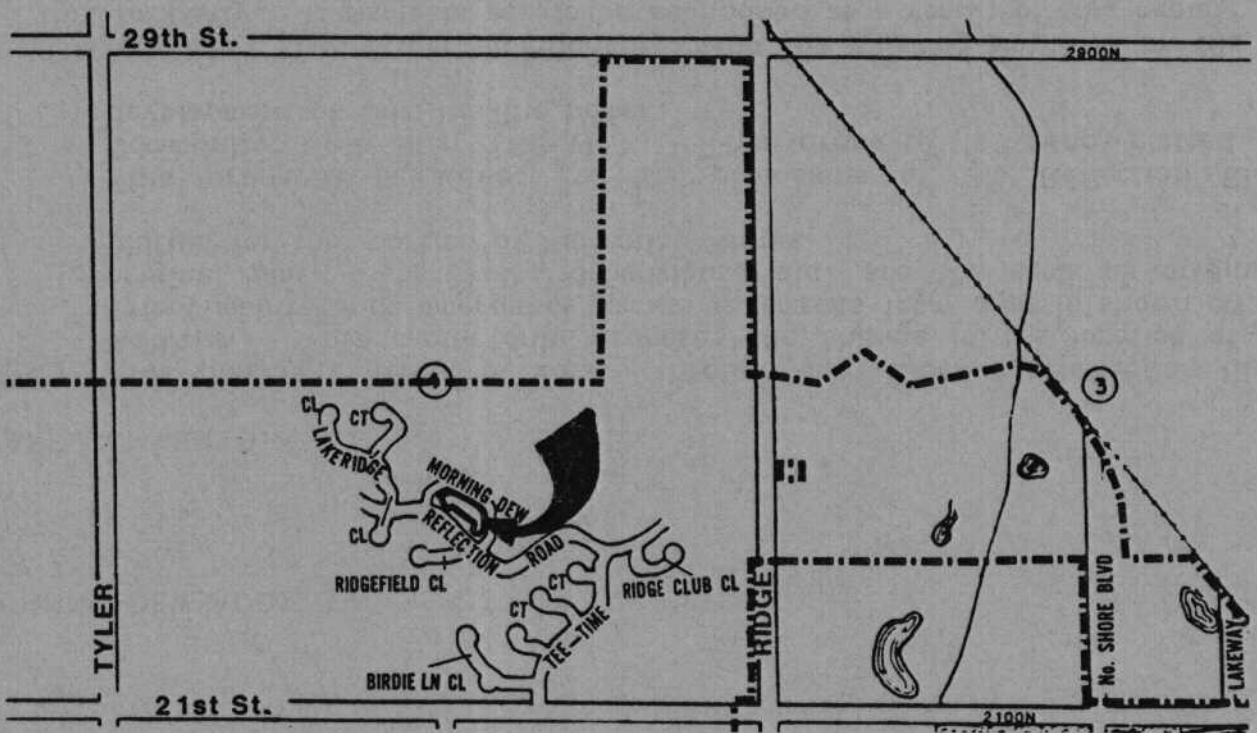
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 6,500 Sq. Ft.

CURRENT ZONING: "AA" with DP-170

PROPOSED ZONING: "AA" with DP-170

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is a replat of Lots 1 through 9 of Block 4, Reflection Ridge Addition. This replat only proposes the change in the location of the 5-foot maintenance/emergency access easements from what is shown on the original plat. Lot sizes, dimensions, etc. are the same as originally platted for this portion of Reflection Ridge.

This property is subject to the provisions of the Reflection Ridge Community Unit Plan (DP-170). This property is being platted for development of zero lot line homes.

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- D. On the final plat tracing, the "maintenance/emergency access easements" shall be shortened up so as not to overlap into either the "15-foot street, drainage and utility easement" or the rear lot line utility easement.
- E. On the final plat tracing, the granting of the "15-foot street, drainage and utility easement" shall be mentioned in the plat's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- F. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and street easement," 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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- G. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).
- H. On the final plat tracing, the centerline of Morning Dew shall be labeled.