



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
135 NORTH MAIN STREET
WICHITA, KANSAS 67202-1551
(316) 268-4551

December 10, 1987

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

Re: Final Plat S/D 87-113 - COUNTRY WALK

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 10, 1987, 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 December 4, 1987.

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 plattor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dik

cc: Jack D. Ritchie, Lakepoint Company, 8100 E. 22nd St. N., Bldg. 500,
Wichita, KS 67226

FILE COPY

COUNTRY WALK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/3/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 12/3/87

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY ON THIS _____ DAY OF _____ 1987, THAT I WAS IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF COUNTRY WALK AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS, BLOCKS, STREETS AND RESERVES, AS SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED AS A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 17, T27S, R2E, OF THE 6TH P.M. AND INCLUDING A REPLAT OF PART OF GATEWOOD STREET AND ALL OF RESERVE "G", LOT 17 AND LOT 18 OF BLOCK 1 IN AUTUMN CHASE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NE 1/4 SEC. 17, T27S, R2E, OF THE 6TH P.M.; THENCE S89°57'00"E ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 800.00 FEET; THENCE S0°03'00"W A DISTANCE OF 933.43 FEET WHERE FOUND A 1/2" I.P., BEING THE POINT OF BEGINNING; THENCE S89°57'00"E, A DISTANCE OF 499.86 FEET; THENCE S0°03'00"W, A DISTANCE OF 342.03 FEET; THENCE S89°57'00"E, A DISTANCE OF 185.45 FEET; THENCE S50°27'30"E, A DISTANCE OF 279.84 FEET; THENCE S38°52'08"W, A DISTANCE OF 94.39 FEET; THENCE S0°03'00"W, A DISTANCE OF 850.00 FEET; THENCE S62°00'00"E, A DISTANCE OF 120.00 FEET; THENCE S28°01'38"W, A DISTANCE OF 99.08 FEET TO THE WEST LINE OF GATEWOOD STREET AS PLATTED IN AUTUMN CHASE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE S27°53'02"E ALONG THE WEST LINE OF SAID STREET, A DISTANCE OF 65.00 FEET TO THE P.C. OF THE WEST LINE OF SAID STREET THENCE S62°06'58"W, A DISTANCE OF 51.00 FEET TO THE EAST LINE OF SAID STREET; THENCE N27°53'02"W, ALONG THE EAST LINE OF SAID GATEWOOD STREET, A DISTANCE OF 31.22 FEET TO THE NORTHEAST CORNER OF LOT 19, BLOCK 1, AUTUMN CHASE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE S50°27'30"E ALONG THE NORTHERLY LINE OF SAID LOT 19, A DISTANCE OF 122.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTHERLY AND WESTERLY A DISTANCE OF 146.00 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, BEING THE FRONT LINE OF LOTS 17 AND 18, BLOCK 1, AUTUMN CHASE ADDITION AND HAVING A RADIUS OF 123.50 FEET, A CENTRAL ANGLE OF 67°44'03"; A LONG CHORD OF 137.65 FEET AND A CHORD BEARING OF N73°17'15"W, TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 1, AUTUMN CHASE ADDITION; THENCE N17°19'17"W ALONG THE EASTERLY LINE OF SAID LOT 16, A DISTANCE OF 103.55 FEET TO A POINT ON THE SOUTH LINE OF SAID GATEWOOD STREET BEING THE NORTHEAST CORNER OF SAID LOT 16; THENCE EASTERLY A DISTANCE OF 32.24 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, BEING THE SOUTH LINE OF SAID GATEWOOD STREET AND HAVING A RADIUS OF 840.21 FEET, A CENTRAL ANGLE OF 2°11'54"; A LONG CHORD OF 32.23 FEET AND A CHORD BEARING OF N77°01'01"E; THENCE N11°53'02"W ALONG A RADIAL LINE TO SAID CURVE, A DISTANCE OF 84.00 FEET TO THE NORTH LINE OF SAID GATEWOOD STREET; THE NEXT TWELVE COURSES FOLLOW ALONG THE NORTHERLY OR EASTERLY LINE OF GATEWOOD STREET AS PLATTED IN AUTUMN CHASE ADDITION; THENCE WESTERLY A DISTANCE OF 208.35 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 904.21 FEET, A CENTRAL ANGLE OF 13°12'09"; A LONG CHORD OF 207.89 FEET AND A CHORD BEARING OF S71°30'54"W TO A POINT OF REVERSE CURVE; THENCE WESTERLY A DISTANCE OF 292.44 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 358.00 FEET, A CENTRAL ANGLE OF 34°00'00"; A LONG CHORD OF 209.34 FEET AND A CHORD BEARING OF S81°54'49"W, TO A POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY A DISTANCE OF 143.00 FEET, A CENTRAL ANGLE OF 56°30'00"; A LONG CHORD OF 135.37 FEET AND A CHORD BEARING OF N52°50'11"W TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY A DISTANCE OF 160.74 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 307.00 FEET, A CENTRAL ANGLE OF 30°00'00"; A LONG CHORD OF 158.91 FEET AND A CHORD BEARING OF N39°35'11"W TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY A DISTANCE OF 211.34 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 222.18 FEET, A CENTRAL ANGLE OF 54°30'00"; A LONG CHORD OF 203.46 FEET AND A CHORD BEARING OF N27°20'11"W TO THE PT OF SAID CURVE; THENCE N0°05'11"W A DISTANCE OF 177.61 FEET; THENCE NORTHERLY A DISTANCE OF 145.68 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 288.00 FEET, A CENTRAL ANGLE OF 40°07'56"; A LONG CHORD OF 142.73 FEET AND A CHORD BEARING OF N19°58'47"E TO THE PT OF SAID CURVE; THENCE N40°02'45"E A DISTANCE OF 247.55 FEET; THENCE NORTHERLY A DISTANCE OF 325.30 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 342.00 FEET, A CENTRAL ANGLE OF 54°29'54"; A LONG CHORD OF 313.18 FEET AND A CHORD BEARING OF N12°47'48"E; THENCE N2°49'18"W A DISTANCE OF 85.45 FEET; THENCE N31°27'15"W A DISTANCE OF 85.00 FEET; THENCE N0°34'26"W A DISTANCE OF 79.38 FEET; THENCE N31°27'15"W A DISTANCE OF 215.00 FEET; THENCE N38°55'28"E A DISTANCE OF 31.64 FEET TO THE POINT OF BEGINNING, ENCOMPASSING 26.28 ACRES MORE OR LESS.

JAMES P. MOORE, LS 829
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 LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME TO BE KNOWN AS COUNTRY WALK AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE WALL EASEMENTS, AS SHOWN, ARE RESERVED 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. ALL PORTIONS OF AUTUMN CHASE, WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

RESERVES A, C AND D ARE HEREBY PLATTED FOR ENTRY MONUMENTS, EARTH BERMS, WALKS, LANDSCAPING, DRAINAGE, AND FOR UTILITIES CONFINED WITHIN EASEMENTS. RESERVE B IS HEREBY PLATTED FOR LANDSCAPING, WALKS, EARTH BERMS, DRAINAGE, AND FOR UTILITIES CONFINED WITHIN EASEMENTS. RESERVES E, F, AND G ARE HEREBY PLATTED FOR LANDSCAPING.

ALL RESERVES SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN COUNTRY WALK AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS: LAKEPOINT COMPANY, A KANSAS GENERAL PARTNERSHIP
BY RITCHIE DEVELOPMENT CORPORATION
MANAGING PARTNER OF SAID PARTNERSHIP

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

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME RITCHIE DEVELOPMENT CORPORATION, BY JACK D. RITCHIE, C.E.O., ON BEHALF OF LAKEPOINT COMPANY, A KANSAS GENERAL PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF I HAVE HERETO 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-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1988.

_____, CHAIRMAN

_____, 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.

_____, MAYOR

_____, DEPUTY CITY CLERK

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

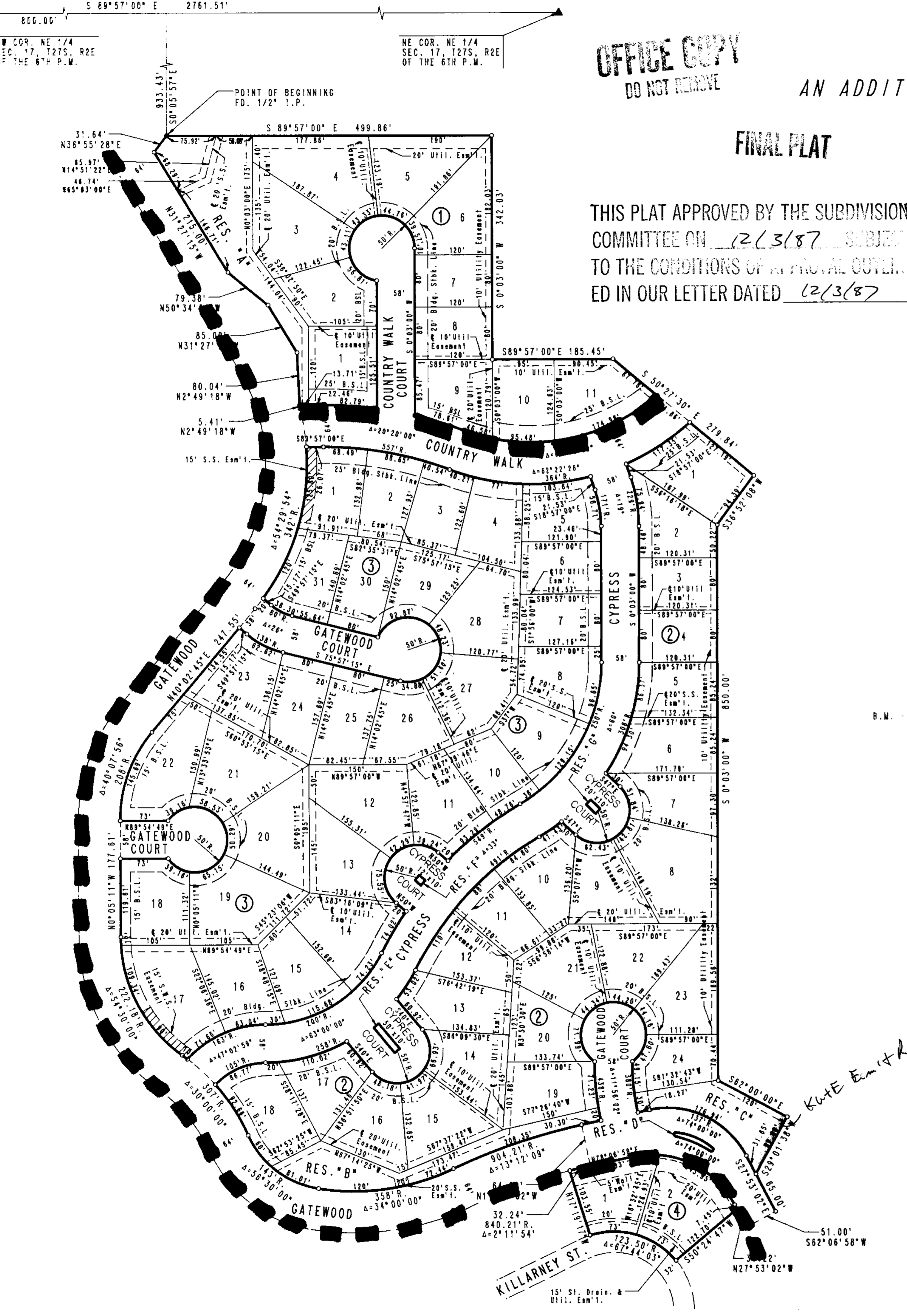
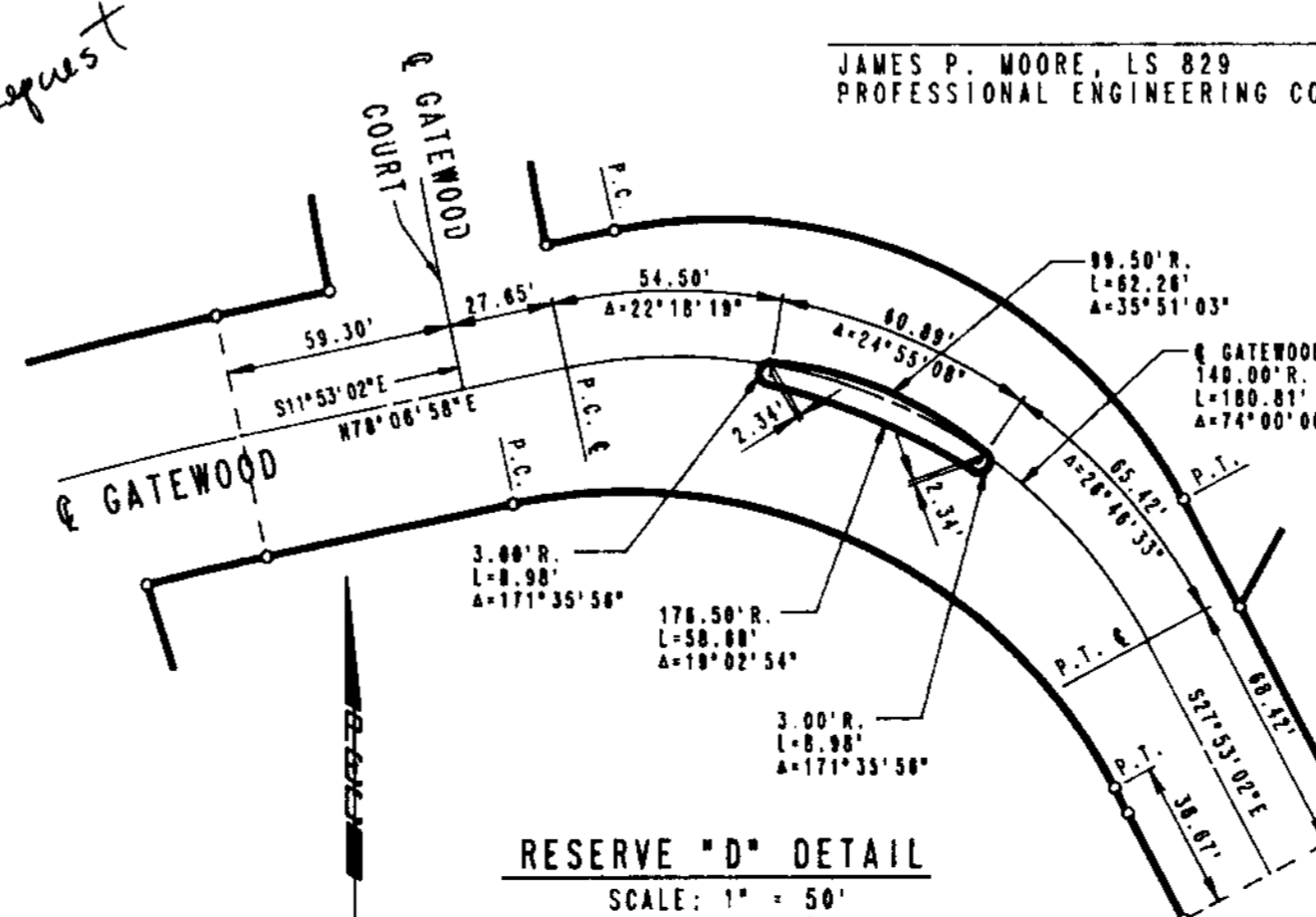
_____, COUNTY CLERK

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

_____, REGISTER OF DEEDS

_____, DEPUTY

ED RESA



- 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 a method similar to special assessments.
- 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. 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 structure constructed on subject property.
- M. 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.
- N. 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.
- O. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- T. At the time the preliminary plat was approved, a requirement was established for the applicant to submit a pavement geometric plan for Gatewood Street around Reserve D. The representative from City Engineering should be prepared to comment on the acceptability of the pavement geometric plan.

DECEMBER 3, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 10/8/87)

CASE NUMBER: S/D 87-113 - COUNTRY WALK

OWNER/APPLICANT: Lakepoint Company

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

LOCATION: East side of Gatewood, in an area south of 13th Street North.

SITE SIZE: 26.3± Acres

NUMBER OF LOTS:

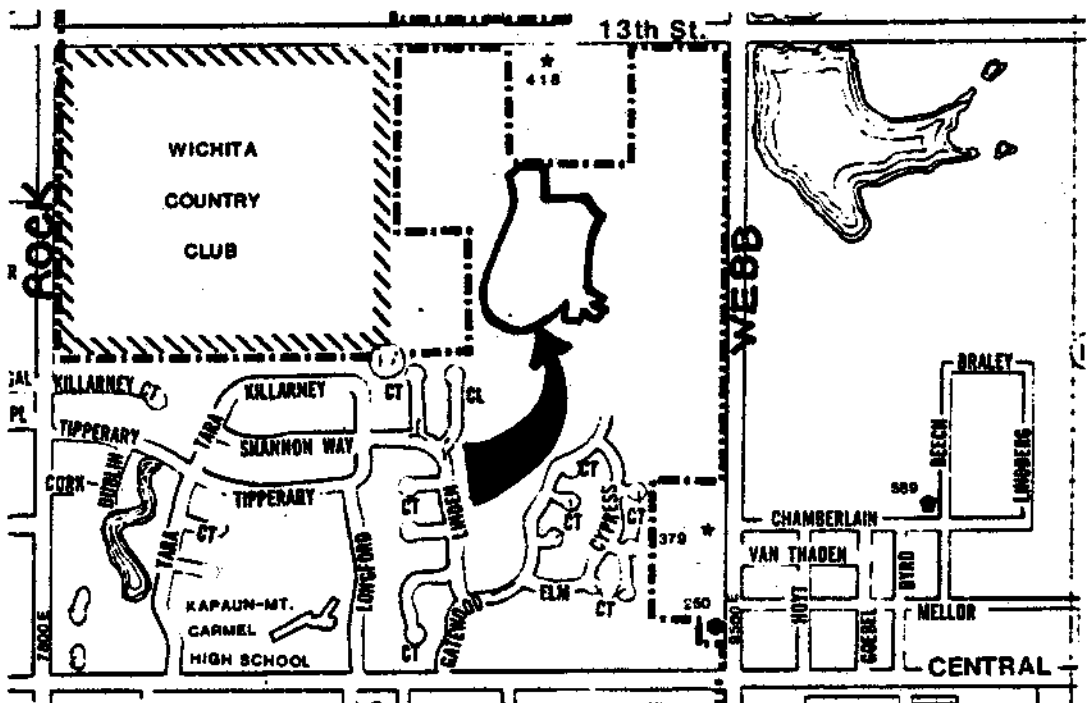
Residential:	68
Office:	
Commercial:	
Industrial:	
Total:	68

MINIMUM LOT AREA: 10,200 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (DP-166)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents the second final plat of an overall preliminary plat approved on October 8, 1987 (Bradford Place, formerly Country Walk). This property is subject to the provisions of the Lakepoint Community Unit Plan (DP-166). The lots are being platted for development of traditional single-family homes.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. When the applicant began platting the "overall Lakepoint Subdivision", a sidewalk plan for the overall development was approved. Basically, this plat depicted a continuous sidewalk on the westerly side of Gatewood (collector street) from Central to 13th Street North. This sidewalk has been guaranteed by including it in past paving petitions for Gatewood Street.

The only remaining segment of sidewalk needed to complete the sidewalk plan for Lakepoint is between Gatewood and Webb Road. With this requirement in mind, the paving petition for Country Walk Street shall provide for a sidewalk on the north side of this Street.
- G. 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.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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.