

CROSS CREEK

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- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- X. Recording of the plat within 30 days after approval by the City Council.
- Y. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering should be prepared to comment on the pavement geometric plans for the intersection of Gatewood and Cross Creek.

DECEMBER 17, 1987

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

CASE NUMBER: S/D 87-120 - CROSS CREEK

OWNER/APPLICANT: Lakepoint Company

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

LOCATION: North of Shannon Way Circle, between Webb Road and Gatewood.

SITE SIZE: 26.15 Acres

NUMBER OF LOTS:

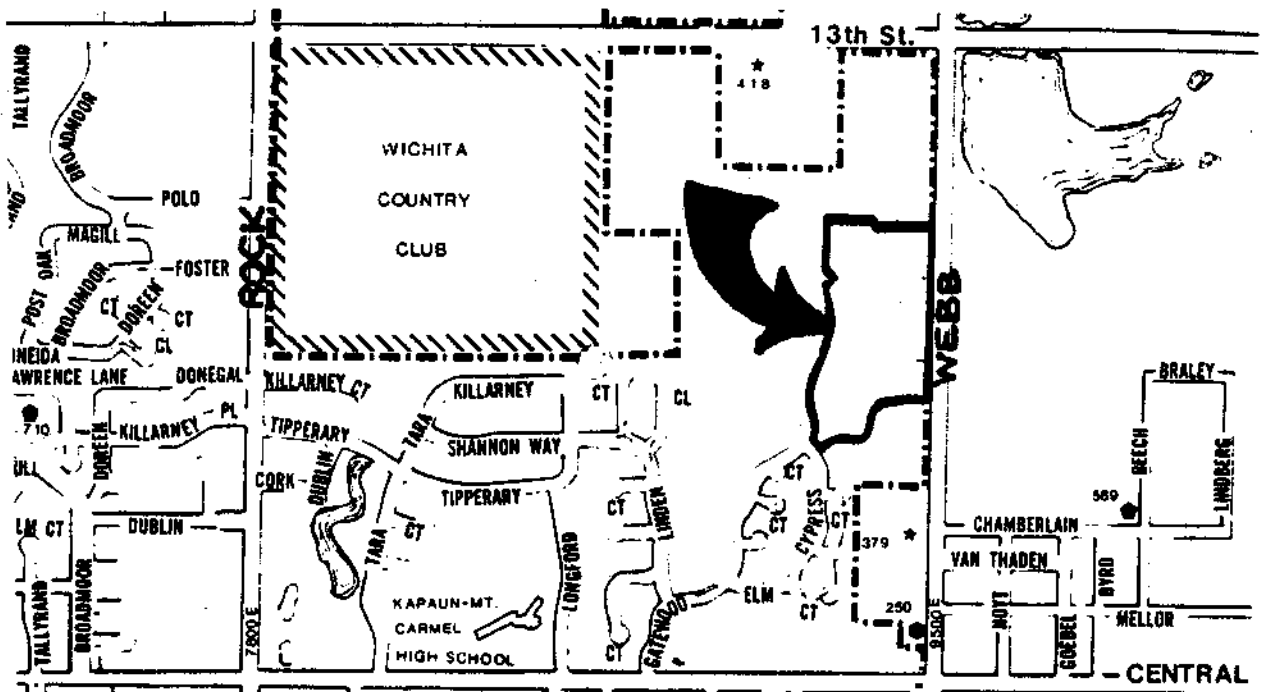
Residential:	36
Office:	
Commercial:	
Industrial:	
Total:	36

MINIMUM LOT AREA: 11,850 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Lakepoint Community Unit Plan (DP-166). The lots are being platted for development of conventional single-family homes. This plat represents the third final plat of the overall Country Walk preliminary plat approved 10/8/87. Previous finals were Bradford Place and Country Walk.

- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. As noted during the review of the preliminary plat, the street indicated as Cross Creek Circle was far in excess of the allowable length for a cul-de-sac. The use of Circle on the present plat implies a cul-de-sac is definitely planned. The Circle suffix should, therefore, be dropped from this street's name.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owner's 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 a method similar to special assessments.

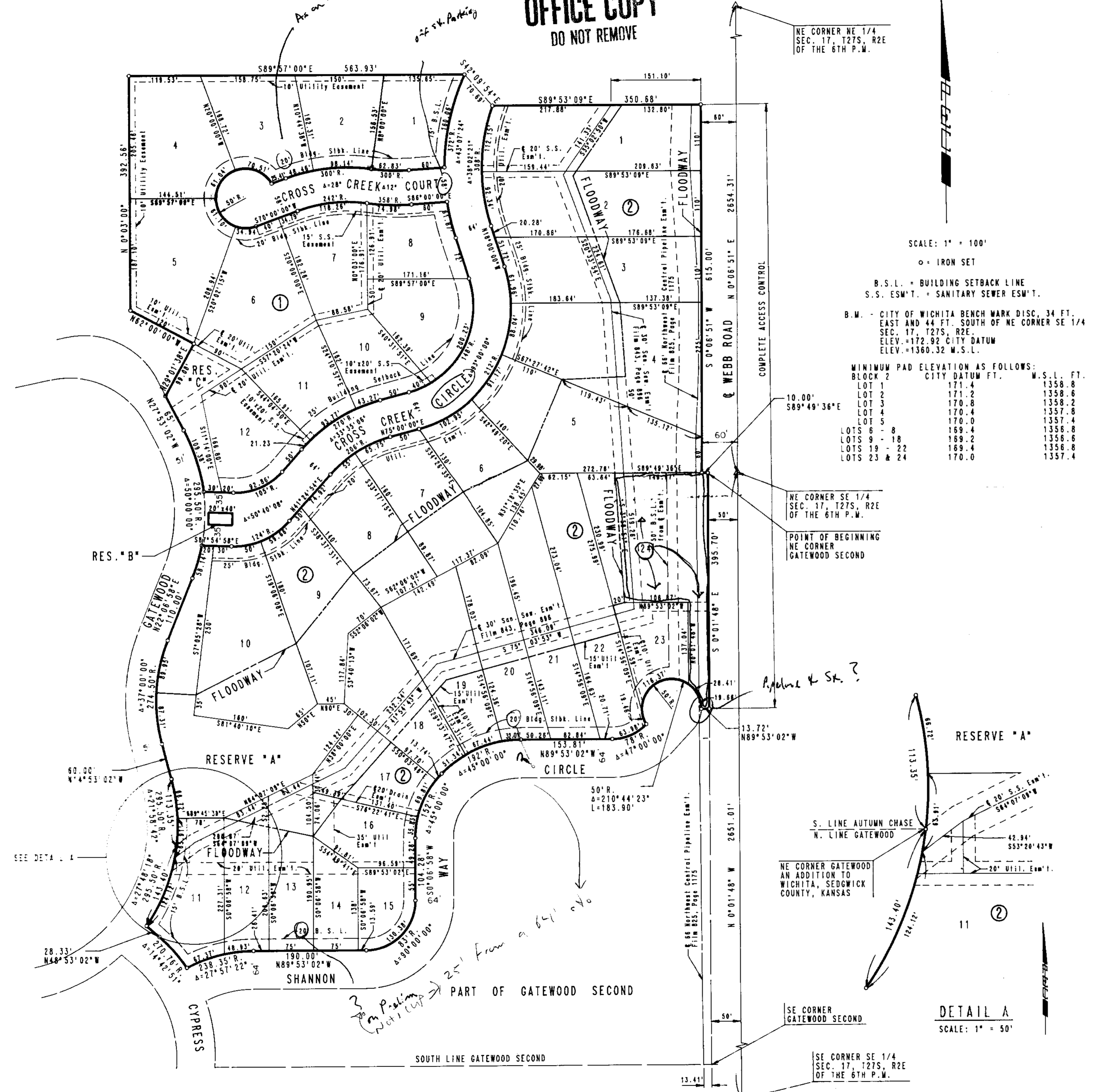
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future 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 submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- N. The applicant shall provide proof, by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- O. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- P. On the final plat tracing, the pipeline easement shall be dimensioned from lot corners of all involved lots. This is needed to locate where the pipeline exists on each lot.
- Q. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all lots shall not exceed $2\frac{1}{2}$ times the width thereof."
- R. On the final plat tracing, a 25-foot front yard building setback shall be shown on all lots adjacent to Shannon Way Circle. The Community Unit Plan requires a 25-foot setback on all lots along a 64-foot street right-of-way.
- S. On the final plat tracing, the westerly line of adjacent Gatewood Street shall be labeled.
- T. 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.
- U. 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.

10' Util. Esm'ts Requested
by KATE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/17/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/17/87 **CROSS CREEK** AN ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE



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 _____, 1988 THAT I WAS IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF CROSS CREEK 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 ALL OF LOTS 1 TO 14, BLOCK 1 IN GATEWOOD SECOND AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AND MORE PRECISELY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF GATEWOOD SECOND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE S0°01'48"E ALONG THE EAST LINE OF SAID GATEWOOD SECOND, A DISTANCE OF 395.70 FEET TO THE SE CORNER OF SAID LOT 14; THENCE N89°53'02"W ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 13.72 FEET TO THE EAST LINE OF SHANNON WAY CIRCLE; THE NEXT NINE COURSES FOLLOW ALONG THE NORTHERLY OR WESTERLY LINE OF SHANNON WAY CIRCLE; THENCE NORTHERLY, WESTERLY AND SOUTHERLY A DISTANCE OF 183.90 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 502.00 FEET, A CENTRAL ANGLE OF 210°44'23", LONG CHORD OF 96.42 FEET AND A CHORD BEARING OF S74°44'47"W; THENCE WESTERLY A DISTANCE OF 63.98 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 78.00 FEET, A CENTRAL ANGLE OF 47°00'00", A LONG CHORD OF 62.20 FEET AND A CHORD BEARING OF S66°36'58"W TO THE PT OF SAID CURVE; THENCE N89°53'02"W A DISTANCE OF 153.81 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 150.79 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 192.00 FEET, A CENTRAL ANGLE OF 45°00'00", A LONG CHORD OF 146.95 FEET AND A CHORD BEARING OF S67°36'58"W TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTERLY A DISTANCE OF 119.38 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 152.00 FEET, A CENTRAL ANGLE OF 45°00'00", A LONG CHORD OF 116.34 FEET AND A CHORD BEARING OF S22°36'58"W TO THE PT OF SAID CURVE; THENCE S0°06'51"W A DISTANCE OF 104.28 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 30.38 FEET ALONG A TANGENT CURVE TO THE RIGHT AND HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD OF 117.38 FEET, AND A CHORD BEARING OF S45°06'58"W TO THE PT OF SAID CURVE; THENCE N89°53'02"W A DISTANCE OF 190.00 FEET; THENCE WESTERLY A DISTANCE OF 116.30 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 238.35 FEET, A CENTRAL ANGLE OF 27°57'22", A LONG CHORD OF 115.14 FEET AND A CHORD BEARING OF S76°08'17"W TO THE EASTERLY LINE OF CYPRESS STREET; THENCE NORTHERLY A DISTANCE OF 69.54 FEET ALONG THE EASTERLY LINE OF CYPRESS STREET BEING A NON-TANGENT CURVE TO THE LEFT AND HAVING A RADIUS OF 270.76 FEET, A CENTRAL ANGLE OF 14°42'51", A LONG CHORD OF 69.34 FEET AND A CHORD BEARING OF N41°31'36"W TO THE PT OF SAID CURVE; THENCE N48°53'02"W A DISTANCE OF 28.33 FEET ALONG THE NORTHEASTERLY LINE OF CYPRESS STREET TO THE EASTERLY LINE OF GATEWOOD STREET; THENCE NORTHERLY A DISTANCE OF 143.40 FEET ALONG THE EASTERLY LINE OF GATEWOOD STREET BEING A NON-TANGENT CURVE TO THE LEFT AND HAVING A RADIUS OF 295.50 FEET, A CENTRAL ANGLE OF 27°48'18", A LONG CHORD OF 142.00 FEET AND A CHORD BEARING OF N20°59'49"E TO THE NW CORNER OF LOT 1 BLOCK 1 OF SAID GATEWOOD SECOND; THE NEXT SIX COURSES FOLLOW ALONG THE EASTERLY LINE OF GATEWOOD STREET AS PLATTED IN AUTUMN CHASE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE NORTHERLY A DISTANCE OF 113.35 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 295.50 FEET, A CENTRAL ANGLE OF 21°58'42", A LONG CHORD OF 112.86 FEET AND A CHORD BEARING OF N3°53'41"W TO THE PT OF SAID CURVE; THENCE N14°53'02"W A DISTANCE OF 80.00 FEET; THENCE NORTHERLY A DISTANCE OF 177.26 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 274.50 FEET, A CENTRAL ANGLE OF 37°00'00", A LONG CHORD OF 174.20 FEET AND A CHORD BEARING OF N3°36'58"E TO THE PT OF SAID CURVE; THENCE N22°06'58"E A DISTANCE OF 110.00 FEET; THENCE NORTHERLY A DISTANCE OF 257.87 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 295.50 FEET, A CENTRAL ANGLE OF 50°00'00", A LONG CHORD OF 249.77 FEET AND A CHORD BEARING OF N2°53'02"W TO THE PT OF SAID CURVE; THENCE N27°53'02"W A DISTANCE OF 65.00 FEET; THENCE N29°01'38"E A DISTANCE OF 99.08 FEET; THENCE N62°00'00"W A DISTANCE OF 120.00 FEET; THENCE N0°03'00"E A DISTANCE OF 392.56 FEET; THENCE S89°57'00"E A DISTANCE OF 563.93 FEET; THENCE S42°09'54"E A DISTANCE OF 70.69 FEET; THENCE S89°53'09"E A DISTANCE OF 350.68 FEET TO A LINE 60 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NE 1/4 SAID SECTION 17; THENCE S0°06'51"W ALONG A LINE 60 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NE 1/4 SAID SECTION 17 A DISTANCE OF 615.00 FEET TO THE NORTH LINE OF SAID GATEWOOD SECOND; THENCE S89°49'36"E ALONG THE NORTH LINE OF SAID GATEWOOD SECOND A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING ENCOMPASSING 26.15 ACRES MORE OR LESS.

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 CROSS CREEK AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED, THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNERS UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY, PROVIDED FURTHER THAT NO STRUCTURES SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE GOVERNING BODY. MINIMUM PAD ELEVATION FOR LOTS 1 TO 24 BLOCK 2 ARE INDICATED ON THE FACE OF THE PLAT. ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM WEBB ROAD OVER AND ACROSS THE EAST LINE OF CROSS CREEK ARE HEREBY GRANTED TO THE CITY OF WICHITA.

ALL PORTIONS OF GATEWOOD SECOND, WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(C) AMENDED.

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

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 CROSS CREEK 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 _____, 1988, 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 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-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1988.

_____, CHAIRMAN
ELTON PARSONS

_____, 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 _____, 1988.

_____, MAYOR
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

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

_____, COUNTY CLERK
DON WRIGHT

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
PAT KETTLER

_____, DEPUTY
ED RESA

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 21, 1987

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

Re: Final Plat S/D 87-120 - CROSS CREEK

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 21, 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 17, 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: ✓ Lakepoint Company, Attn: Jack Ritchie, 8100 E. 22nd St. N.,
Bldg. 500, Wichita, KS 67226

FILE COPY