

PLAT NO. S/D 79-117 MAP NO. 4946

NAME RIDGE PLAZA <sup>7TH</sup> ADDITION

LOCATION: Southwest corner of Ridge and Maple

ENGINEER Baughman Company, P.A.

OWNER Bowen Brady & Dale Hecox

APPLICATION FILED 9-10-79

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

FINAL FILED 9-10-79

S/D ACTION 9-20-79 approve

MAPC ACTION 9-27-79 approve

BCC ACTION 10-23-79 Approval

RECORDED 10-31-79

REMARKS Z-1192

**ACTION**

*POSTED*  
*9-11-79*  
*[Signature]*

DATE 9-20-79

S/D COMMITTEE (*final*) approve

M.A.P.C. approve 9-27-79

B.C.C./B.C.C.C. Approved 10-23-79

S/D 79-117 - RIDGE PLAZA 7TH ADD. -  
Southwest corner of Ridge & Maple.  
Baughman Co., P.A.



November 8, 1979

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1192 - Zone change from "AA" to "LC"; and  
S/D 79-117 - Ridge Plaza 7th Addition.

At the regular meeting of the Board of City Commissioners on September 1, 1970, the above captioned request for zone change was considered and approved, subject to platting and approval of the C.U.P., and the City Clerk was instructed to withhold publication of the ordinance establishing the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on October 23, 1979. Please note that this is just a portion of the original area in the zone case and additional ordinances will follow as platting occurs.

This is to advise you that the final plat of Ridge Plaza 7th Addition was recorded with the Register of Deeds on October 31, 1979 and, therefore, the ordinance establishing the zone change may now be published.

Jack H. Galbraith  
Chief Planner

JHG:el

November 5, 1979

Donald C. Gisick, City Clerk  
Louise Olivarez, Senior Planner

Release of letter of credit for  
Ridge Plaza 7th

On October 23, 1979, the Board of City Commissioners approved the plat of Ridge Plaza 7th Addition and received and filed a letter of credit in the amount of \$10,500.00 from the First National Bank in Wichita for the account of Dale Hecox and Bowen Brady. This letter of credit guaranteed the extension of City water to the lot being platted by January 31, 1980.

On November 2, 1979, a 100% petition for water to serve Ridge Plaza 7th Addition was submitted to the Wichita Water Department. Therefore, an alternate guarantee for water service has been received and the letter of credit may be released at the request of the bank or one of the purchasers.

Louise Olivarez  
Senior Planner

LO:bh

cc: Dale Hecox and Bowen Brady, 3202 W. 13th St. North, 67203  
First National Bank in Wichita, Attention: Mr. Whitney, Jr.  
P.O. Box One, 67201

THE CITY OF WICHITA  
OFFICE OF WATER DEPARTMENT

DATE November 5, 1979

TO Jack H. Galbraith, Chief Planner  
FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Ridge Plaza 7th Addition

The plattors of Ridge Plaza 7th Addition have submitted a valid 100% petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval on or about November 13, 1979. The letter of credit may be released.

*Bill H. Otten*  
Bill H. Otten  
Chief Engineer-Water Engineering

BHO/b

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 79-117                      Name Ridge Plaza 7th Addition  
Application & Sketch Filed: 9-10-79  
Preliminary Plat Filed: NA                      Approved by S/D: NA  
Final Plat Filed: 9-10-79                      Approved by S/D: 9-20-79  
Approved by Metropolitan Area Planning Commission: 9-27-79

DESCRIPTION

General Location: Southwest corner of Ridge and Maple

Surveyor or Engineer: Baughman Company, P.A.  
Owner: Dale Hecox, et al.  
Address: 3202 W. 13th, Wichita, Ks. 67203

1. Gross Acreage of Plat <u>8.8</u> acre $\pm$ .	Access Control	
2. Number of Lots:	St. <u>Maple</u>	No. Openings <u>2</u>
Residential _____	St. <u>Ridge</u>	No. Openings <u>2</u>
Commercial _____	St. _____	No. Openings _____
Industrial <u>1</u>	7. Req'd Improvements	
Other _____	St. Paving <u>x</u>	Water <u>x</u>
Total Number of Lots: <u>1</u>	Sidewalk _____	Drainage _____
3. Minimum Lot Area: <u>8</u> Acres	Sewer _____	Other _____
4. Existing Zoning <u>AA</u>		
5. Special Problems Discussed _____		

Zone case Z-1192 "AA" to "LC" has been approved subject to platting. The applicants have submitted a 100% petition for a deceleration lane on Maple adjacent to their plat and a certificate certifying the petitions. A \$10,500.00 letter of credit guarantees the extension of City water to the site. An avigational easement and restrictive noise covenant have also been submitted.

Planning Comm. ssion Recommendation: That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Jones seconded and it carried unanimously. Cole, Hennessy and Savina were absent.

ACTION: Approve the paving petition and instruct the Director of Law to prepare the necessary resolution; receive and file the letter of credit; accept the avigational easement; instruct the City Clerk to file the certificate, avigational easement and restrictive noise covenant with the Register of Deeds, the recording costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

I, Dale F. Hecox, owner of

(give name of proposed plat, if appropriate) Ridge Plaza 7th  
Addition

do hereby certify that petitions for the following improvements  
have been submitted to the Board of Commissioners of the City of  
Wichita, Kansas:

1. Deceleration Lane
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for  
improvements, lots or portions thereof within Ridge Plaza 7th  
Addition may be subject to special  
assessments assessed thereto for the cost of constructing the  
above-described improvements.

Signed this 9th day of October, 1979.

Dale F. Hecox  
Dale F. Hecox

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

Be it remembered that on this 9th day of October,  
1979, before me, a notary public in and for said County and State,  
came DALE F. Hecox, to me personally  
known to be the same person who executed the foregoing instrument  
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and  
affixed my notarial seal the day and year above written.

Mark A. J. V. C.  
Notary Public

My Commission Expires: 4/19/80

T9-207



IRREVOCABLE LETTER OF CREDIT

First National Bank in Wichita  
(Name and address of bank)  
Box One, Wichita, KS 67201

Date: October 9, 1979

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 10,500.00 for the account of Dale Hecox & Bowen Brady (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before January 31, 1980 (6)  
(Insert date two years from MAPC approval of plat)

1. Water Extension on Lot 1
- 2.
- 3.

in Ridge Plaza 7th Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First

National Bank in Wichita, Credit No. C-1060, dated October 9, 1979  
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before April 30, 1980 (insert a date at least 60 days after the date on line 6)

Very truly yours,

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

By: [Signature]  
(Authorized signature)

(CORPORATE SEAL)



RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING Ridge Plaza 7th ADDITION

THIS DECLARATION made this \_\_\_\_\_ day of \_\_\_\_\_ by  
Dale F. Hecox etal, hereinafter called the Grantor.

WITNESSETH

WHEREAS, Grantor is owner of Ridge Plaza 7th  
Addition to Wichita, which property  
is located near Wichita Mid-Continent Airport and is accordingly  
subject to considerable noise from the operation of aircraft, and

WHEREAS, the City of Wichita in connection with approval of  
the plat of said addition considers it to be in the public interest  
to require any buildings constructed on said addition to be designed  
and constructed giving proper consideration to noise pollution in  
the area:

NOW THEREFORE, Grantor, hereby declares that Ridge Plaza 7th  
Addition, shall be and the same is subjected to the following  
restrictive covenant, to-wit:

Any building constructed on the premises  
shall be so designed and constructed as to  
minimize noise pollution in any such struc-  
ture, giving due consideration to the use  
for which such structure is designed and  
built. This covenant is for the benefit of  
said property and shall run with the land  
and shall inure to the benefit of and pass  
with said property and shall apply to and  
bind the successors in interest and any owner  
thereof.

EXECUTED the day and year first above written.

Dale F. Hecox  
Dale F. Hecox  
Norma J. Hecox  
Norma J. Hecox  
Bowen N. Brady  
Bowen N. Brady  
Mary E. Brady  
Mary E. Brady

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the  
County and State aforesaid Dale E. Hecox, Norma J. Hecox, Bowen N. Brady,  
and Mary E. Brady

to me personally known to be the same person \_\_\_\_\_ who executed the  
foregoing instrument of writing and said person \_\_\_\_\_ duly acknowledged  
the execution thereof.

Dated at Wichita, Kansas, this \_\_\_\_\_ day of October, 1979.

Dale E. Hecox  
Notary Public

(My Commission expires January 1, 1981)

## CHICAGO TITLE INSURANCE COMPANY

### COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor, all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:  
THE SECURITY ABSTRACT &  
TITLE COMPANY, INC.  
434 North Main Street  
Wichita, Kansas 67202  
(316) 267-8371

CHICAGO TITLE INSURANCE COMPANY

*Alvin W. Long*  
President.

ATTEST:

*Chester C. McCullough*  
Secretary.

*Donald R. [Signature]*  
Authorized Signatory



## CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.



SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Eneorachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Year 1978 Taxes \$2,120.83 Paid. Key #D-294-UP.
9. Rights of the public, if any, over the North 30 feet of subject property for road purposes.
10. Dedication to the public for Ridge Road over a portion of captioned property as established on Film 165, Page 1281.
11. Dedication to the public for Ridge Road over a portion of captioned property as established on Film 165, Page 1248 and Film 192, Page 176.
12. Lack of direct access to Ridge Road from the premises in question, such right of access having been deeded to the City of Wichita, on Film 165, Page 1248 and Film 192, Page 176. *see endorsement*
13. Sewer right of way granted to the City of Wichita over a portion of captioned property as established in Book Misc. 691, Page 406; Book Misc. 691, Page 366; Book Misc. 691, Page 408; and in Book Misc. 693, Page 36.
14. It is noted for informational purposes only and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Ordinance and Resolution, filed in Book Misc. 693, Page 29; Film 68, Page 51; Film 88, Page 1360; and Film 377, Page 133.

(See Added Page)

ADDED PAGE

(Schedule B continued)

FORM 3147R-4-67

Policy Number \_\_\_\_\_  
Owners

Policy Number \_\_\_\_\_  
Loan

15. Mortgage dated July 1, 1976, executed by Bowen H. Brady and Mary E. Brady, husband and wife, and Dale F. Hecox and Norma J. Hecox, husband and wife, to First National Bank in Wichita, Wichita, Kansas, filed July 2, 1976, on Film 198, Page 760, in the original amount of \$259,000.00. (Covers additional property.)
16. Personal Tax Lien filed December 20, 1978, Year 1977 #11937, Dale Hecox, 620 Keith, \$122.02 + .

ENDORSEMENT

Attached to and forming a part of  
Commitment No. 281738

Issued by  
CHICAGO TITLE INSURANCE COMPANY

Item 12 of Schedule B is hereby deleted.

This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

DATED: October 10, 1979

CHICAGO TITLE INSURANCE COMPANY



*Alvin W. Long*  
President.

ATTEST:

*Chester C. McCullough*  
Secretary.

*John M. Bell*  
Authorized Signatory jwp

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

**SEDGWICK COUNTY TREASURER,**  
COURTHOUSE, WICHITA, KS. 67203

SALE/REDEMPTION NO: **78-05041**

DATE: **8-29-79**

PAYER: **B & H Devel**  
HAS THIS DAY PAID TO COUNTY TREASURER, FOR THE REDEMPTION OF THE REAL ESTATE DESCRIBED BELOW FROM THE SALE OF THE FIRST TUESDAY IN SEPTEMBER, 19**79**

COUNTY TREASURER: **J. Shreffell**  
BY: **[Signature]**

**BRADY BOWEN H ETAL**

**E 33 FT N1/2 NW1/4 NW1/4 NE1/4 EXC  
N 30 FT FOR STREET  
SEC 28-27-1W**

**78-RE-10-0042-02-5  
D -00294-000L-01UP  
FULL 6702  
4.87 R453 806161**

<input type="checkbox"/> CA	INT. AFTER SALE =	TOTAL <b>4.87</b>
<input checked="" type="checkbox"/> CK		
<input type="checkbox"/> TAX		
<input type="checkbox"/> CHG		

GENERAL TAX	MISC. SPECIALS	TAX AMOUNT	INT. & ADV. BEFORE SALE	SALE AMOUNT
2.27	67 1.19	3.46	<del>1.16</del> 1.41	4.87

IF PROPERTY OWNER OR MAILING ADDRESS IS INCORRECT, ADVISE THE COUNTY CLERK'S OFFICE.

**SEDGWICK COUNTY TREASURER,**  
COURTHOUSE, WICHITA, KS. 67203

SALE/REDEMPTION NO: **78-05042**

DATE: **8-29-79**

PAYER: **B & H Devel**  
HAS THIS DAY PAID TO COUNTY TREASURER, FOR THE REDEMPTION OF THE REAL ESTATE DESCRIBED BELOW FROM THE SALE OF THE FIRST TUESDAY IN SEPTEMBER, 19**79**

COUNTY TREASURER: **J. Shreffell**  
BY: **[Signature]**

**BRADY, BOWEN H ETAL  
6405 E KELLOGG  
WICHITA KS 67207**

**E 33 FT S1/2 NW1/4 NW1/4 NE1/4  
SEC 28-27-1W**

**78-RE-10-0042-03-7  
D -00294-000M-01UP  
FULL 6702  
4.62 R453 806162**

<input type="checkbox"/> CA	INT. AFTER SALE =	TOTAL <b>4.62</b>
<input checked="" type="checkbox"/> CK		
<input type="checkbox"/> TAX		
<input type="checkbox"/> CHG		

GENERAL TAX	MISC. SPECIALS	TAX AMOUNT	INT. & ADV. BEFORE SALE	SALE AMOUNT
2.27	67 1.19	3.46	<del>1.16</del> 1.16	4.62

IF PROPERTY OWNER OR MAILING ADDRESS IS INCORRECT, ADVISE THE COUNTY CLERK'S OFFICE.

**SEDGWICK COUNTY TREASURER,**  
COURTHOUSE, WICHITA, KS. 67203

SALE/REDEMPTION NO: **78-05043**

DATE: **8-29-79**

PAYER: **B & H Devel**  
HAS THIS DAY PAID TO COUNTY TREASURER, FOR THE REDEMPTION OF THE REAL ESTATE DESCRIBED BELOW FROM THE SALE OF THE FIRST TUESDAY IN SEPTEMBER, 19**79**

COUNTY TREASURER: **J. Shreffell**  
BY: **[Signature]**

**BOWEN H BRADY ETAL  
6405 E KELLOGG  
WICHITA KS 67207**

**N 1/2 NE 1/4 NW 1/4 NE 1/4 EXC ST  
SEC 28-27-1W**

**78-RE-10-0042-04-9  
D -00294-000M-00UP  
FULL 6702  
282.41 R453 806163**

<input type="checkbox"/> CA	INT. AFTER SALE =	TOTAL <b>382.41</b>
<input checked="" type="checkbox"/> CK		
<input type="checkbox"/> TAX		
<input type="checkbox"/> CHG		

GENERAL TAX	MISC. SPECIALS	TAX AMOUNT	INT. & ADV. BEFORE SALE	SALE AMOUNT
158.72	67 110.34	269.10	<del>12.31</del> 13.31	282.41

IF PROPERTY OWNER OR MAILING ADDRESS IS INCORRECT, ADVISE THE COUNTY CLERK'S OFFICE.

SEDGWICK COUNTY TREASURER,  
COURTHOUSE, WICHITA, KS 67203

SALE/REDEMPTION NO: 8-05060

DATE: 8-29-79

PAYER: Brady Bowen

HAS THIS DAY PAID TO COUNTY TREASURER,  
FOR THE REDEMPTION OF THE REAL ESTATE  
DESCRIBED BELOW FROM THE SALE OF THE  
FIRST TUESDAY IN SEPTEMBER, 1979

COUNTY TREASURER \_\_\_\_\_

BY \_\_\_\_\_

BRADY, BOWEN H ETAL  
6405 E KELLOGG  
WICHITA KS 67209

E 33 FT N1/2 SW1/4 NW1/4 NE1/4  
SEC 28-27-1W

9.26 1.42 10.68

78-RE-10-0041-10-0  
D -00294-000D-01UP  
FULL 6702  
R453 806164

<input type="checkbox"/> CA	INT. AFTER SALE	TOTAL
<input checked="" type="checkbox"/> CK	=	10.68
<input type="checkbox"/> TAX		
<input type="checkbox"/> CHG		

GENERAL TAX	MISC. SPECIALS	TAX AMOUNT	INT. & ADV. BEFORE SALE	SALE AMOUNT
3.40	07 5.86	9.26	.42 1.00 1.42	10.68

IF PROPERTY OWNER OR MAILING ADDRESS IS INCORRECT, ADVISE THE COUNTY CLERK'S OFFICE

SEDGWICK COUNTY TREASURER,  
COURTHOUSE, WICHITA, KS. 67203

SALE/REDEMPTION NO: 78-05039

DATE: 8-29-79

PAYER: Brady Bowen

HAS THIS DAY PAID TO COUNTY TREASURER,  
FOR THE REDEMPTION OF THE REAL ESTATE  
DESCRIBED BELOW FROM THE SALE OF THE  
FIRST TUESDAY IN SEPTEMBER, 1979

COUNTY TREASURER \_\_\_\_\_

BY \_\_\_\_\_

BRADY, BOWEN H ETAL  
6405 E KELLOGG SUITE  
WICHITA KS 67207

BEG NE COR NE1/4 W 1320 FT S 330  
FT W 660 FT S 657.03 FT W 33 FT  
S 100.3 FT W 587 FT S 33 FT E 735  
FT NE1/4 SW1/4 NE1/4 NW1/4  
1293.75 FT E TO E LI NE1/4 A  
658.02 FT W 660 FT N 329.01  
FT E 660 FT N 987.04 FT TO BEG  
EXC RD EXC TH PT DED FOR ST  
SEC 28-27-1W

78-RE-10-0041-02-3  
D -00294-000P-  
FULL 6702  
R453 806165

<input type="checkbox"/> CA	INT. AFTER SALE	TOTAL
<input checked="" type="checkbox"/> CK	=	2220.62
<input type="checkbox"/> TAX		
<input type="checkbox"/> CHG		

GENERAL TAX	MISC. SPECIALS	TAX AMOUNT	INT. & ADV. BEFORE SALE	SALE AMOUNT
1,005.59	67 1,115.24	2,120.83	97.94 2.15 99.99	2220.62

IF PROPERTY OWNER OR MAILING ADDRESS IS INCORRECT, ADVISE THE COUNTY CLERK'S OFFICE



September 28, 1979

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 79-117 - Final plat of Ridge Plaza 7th Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, September 27, 1979, 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 Commission subject to the conditions stated in our letter of September 24, 1979.

In addition to complying with those conditions, it is necessary that you meet the following requirements before the plat can be forwarded to the Board of City Commissioners for consideration:

- 10-10-79 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 10-10 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.
- 10-10 3. Certification that all taxes due and payable for 1978 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez  
Senior Planner

LO:bh

cc: Dale Hecox and Bowen Brady, 3202 W. 13th St. No., 67203

September 24, 1979

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 79-117 - Final plat of Ridge Plaza 6th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 20, 1979, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved, subject to:

- A. A one-lot plat with a 100-foot setback from both Ridge and Maple is authorized and recommended for approval. The applicant's surveyor shall submit 15 copies of this revised plat prior to September 27, 1979.
- 10-10 B. The applicant shall guarantee the extension of city water *letter of credit* and sanitary sewer *already existing for a 1-lot plat* to serve the site.
- 10-10 C. The applicant shall guarantee the construction of a decel lane on Maple adjacent to this plat. *petition*
- D. The City Engineer's Office, on behalf of this plat, has asked the State Highway Department to revise its Ridge Road construction plans to include a left turn bay which would provide access into this site from northbound Ridge Road traffic. If the State will not absorb the cost of this change, the plat, will need to guarantee this turn bay if he wants access to this site from northbound Ridge Road traffic.
- 10-10 E. 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 any habitable structures constructed on subject property.

Baughman Company  
9-24-79  
Page 2

- F. The applicant's surveyor shall contact the City Engineer regarding the need for a lot grading plan. If the need exists, the grading plan shall be submitted to, and approved by, the City Engineer prior to scheduling this plat for City Commission approval. *Mike said no need*
- G. The Subdivision Committee recommends that a revised C.U.P. not be required prior to completion of this one-lot plat but that any future plats in this general C.U.P. area may necessitate an amended C.U.P.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

After the meeting last Thursday, we realized that there is already a recorded plat by the name of Ridge Plaza 6th Addition. Therefore, this plat should be known as Ridge Plaza 7th Addition. Regarding an amended CUP, it will continue to be our recommendation that the CUP be brought up-to-date to show the appropriate road alignments and parcel boundaries. We will assist you in every way possible to expedite the processing of an amended CUP.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 24, 1979, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez  
Senior Planner

LO:bh

cc: Bowen Brady and Dale Hecox, 3202 W. 13th St. North, 67203  
Dean Sellers, Assistant City Engineer

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 79-117 Name Ridge Plaza 6th Addition  
Date Application Rec'd. 9-10-79 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 9-20-79

DESCRIPTION

General Location S.W. corner, Ridge and Maple

Owner Bowen Brady and Dale Hecox

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, 67211 Phone 262-7271

- |   |                                 |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>8.8 acres</u>                                 | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. _____ R/W _____ ft.          |
| Residential _____   | b. _____ R/W _____ ft.          |
| Commercial <u>2</u> _____   | c. _____ R/W _____ ft.          |
| Industrial _____  | d. _____ R/W _____ ft.          |
| Other _____   | e. _____ R/W _____ ft.          |
| Total Number of Lots <u>2</u>   | TOTAL _____ ft.                 |
| 3. Minimum Lot Frontage <u>175</u> ft.                                    | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area <u>30,625 sq. ft.</u> ft.                             | streets? <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>LC HW</u>   |                                 |
| 6. Proposed Zoning <u>LC</u>  |                                 |
| 9. Public Water Supply <u>X</u> (Yes-No), Name <u>City of Wichita</u>     |                                 |
| 10. Public Sanitary Sewers <u>X</u> (Yes-No), Name <u>City of Wichita</u> |                                 |
| 11. Health Department Approval (where applicable) _____ (Yes-No)          |                                 |
| 12. City of Wichita <u>X</u> ; Three-Mile Area _____                      |                                 |

STAFF COMMENTS:

- A. This plat represents one more portion of the overall Ridge Plaza C.U.P. which included most of the area between Maple and Kellogg and between Ridge Road and Woodchuck. Parcels are being reduced in size and street alignments are now quite different from those shown on the C.U.P. Prior to this final plat being scheduled for City Commission review, the owners shall submit and obtain approval of a revised C.U.P. One other parcel owner has previously been required to amend the C.U.P. and it is recommended that these owners combine efforts and submit the necessary revised C.U.P. prior to the City Commission approving any additional final plats.
- B. The original C.U.P. indicated a 100-foot building setback line from both Maple and Ridge. In order for that setback to be reduced to the 35 feet shown on the plat, the C.U.P. must be amended.
- C. The applicant shall guarantee the extension of sanitary sewer to Lot 2.
- D. The applicant shall guarantee water to serve Lots 1 and 2.
- E. The applicant shall guarantee the construction of a decel lane on Maple adjacent to this plat.
- F. The City Engineer's office and the Traffic Engineer's office shall be prepared to comment on the location of proposed access points to Maple and to Ridge.
- G. 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 any habitable structures constructed on subject property.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

T9-303

Map No.: 4946  
Section: 28  
Twp.: 27  
Range: 1W

S/D No. 79-117

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Ridge Plaza 6th Addition

General Location: S.W. Corner, Ridge and Maple

Name of Property Owner: Bowen Brady & Dale Hecox  
Address: 3202 W. 13th St. No. Zip Code: \_\_\_\_\_ Phone: 267-3891  
Name of Subdivider: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Engineer/Surveyor: Baughman Company, P.A.  
Address: 330 Laura, Wichita, Kansas Zip Code: 67211 Phone: 262-7271  
Date of Application: September 10, 1979

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 8.8 Acres
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 2
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Total Number of Lots 2
4. Minimum Lot Frontage 175 ft.
5. Minimum Lot Area 30,625 sq. ft.
6. Existing Zoning LC
7. Proposed Zoning LC
7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
8. Are Sidewalks existing?  
Yes \_\_\_\_\_ No X
9. Is a public water supply available? X Yes \_\_\_\_\_ No, Name City of Wichita
10. Is a sanitary sewer available? X Yes \_\_\_\_\_ No, Name City of Wichita
11. Has Health Department approval been obtained (where applicable) \_\_\_\_\_ Yes \_\_\_\_\_ No
12. City of Wichita X Three Mile Area \_\_\_\_\_ Outside of Wichita \_\_\_\_\_

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: *Dale Hecox*

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202

Received by Faust  
Date 9/16/79  
Fee Submitted paid with preliminary