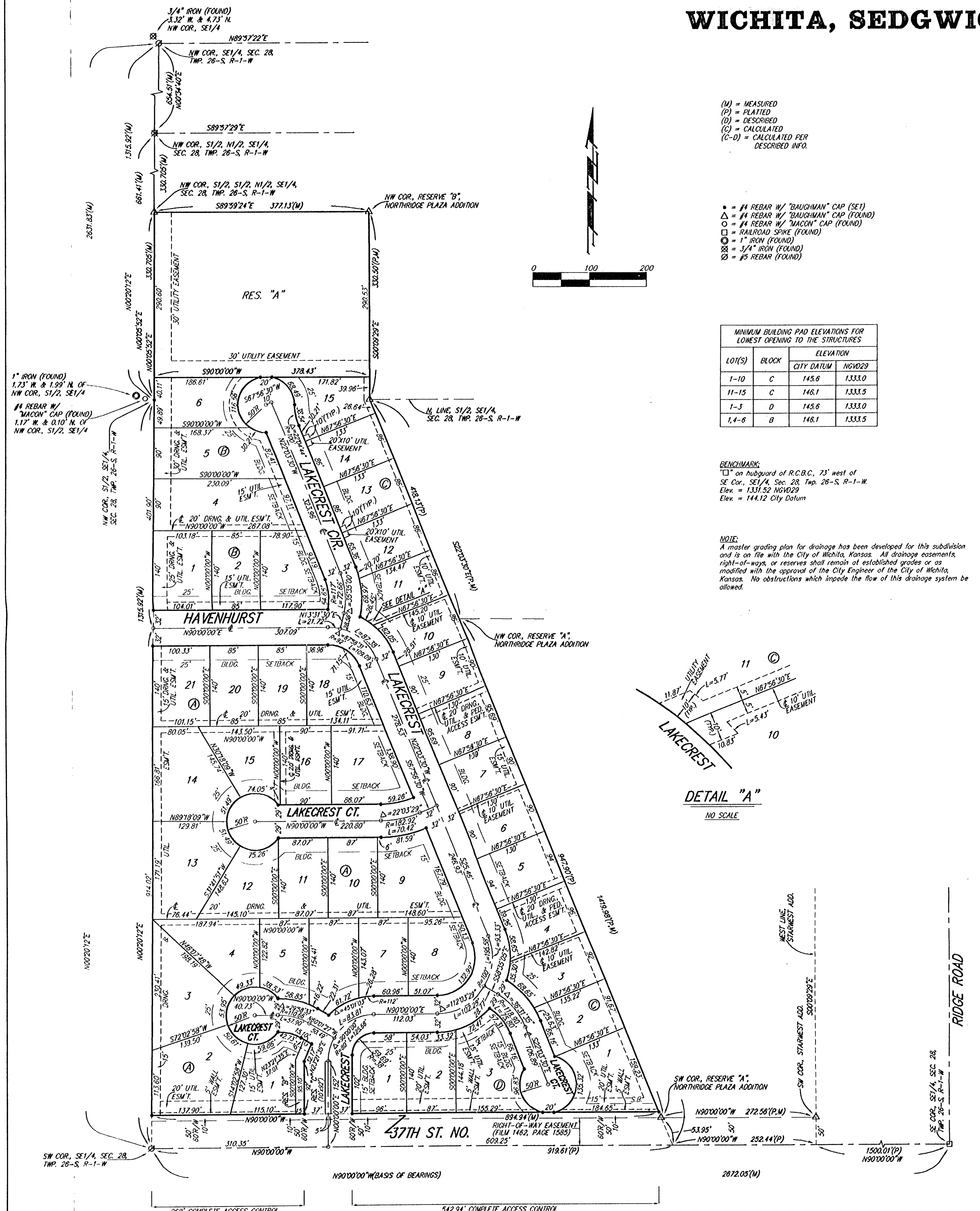
RIDGE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C) = CALCULATED
(C-D) = CALCULATED PER DESCRIBED INFO.

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
△ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = #4 REBAR W/ "MACON" CAP (FOUND)
□ = RAILROAD SPIKE (FOUND)
◎ = 1" IRON (FOUND)
⊠ = 3/4" IRON (FOUND)
Ø = #5 REBAR (FOUND)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT(S)	BLOCK	ELEVATION CITY DATUM	ELEVATION NGVD29
1–10	C	145.6	1333.0
11–15	C	146.1	1333.5
1–3	D	145.6	1333.0
1,4–6	B	146.1	1333.5

BENCHMARK:
"□" on hubguard of R.C.B.C., 73' west of SE Cor., SE1/4, Sec. 28, Twp. 26-S, R-1-W.
Elev. = 1331.52 NGVD29
Elev. = 144.12 City Datum

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system be allowed.

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "RIDGE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the S1/2 of the SE1/4, Sec. 28, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas and that part of the S1/2 of the S1/2 of the N1/2 of said SE1/4 lying west of the west line of Northridge Plaza Addition, Wichita, Sedgwick County, Kansas, subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

8-19-2003 Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "RIDGE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage, utility, and pedestrian access easements are hereby granted as indicated for drainage purposes, for the construction and maintenance of all public utilities, and for pedestrian access to or from Reserve "A" as platted in Northridge Plaza Addition, Wichita, Sedgwick County, Kansas, and no fences or other obstructions shall be constructed or placed on or within these easements. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, landscaping, open space, berms, lakes, and utilities as confined to easements. Reserve "B" is hereby reserved for entry monuments, landscaping, open space, berms, drainage purposes, and utilities as confined to easements. Reserve "C" is hereby reserved for entry monuments, landscaping, open space, berms, drainage purposes, streets, and utilities. Reserve "A", "B", and "C" shall be owned and maintained by the homeowners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Ritchie Investment Company, Inc.,
a Kansas corporation

__________, President
Kevin M. Mullen

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 21st day of August, 2003, by Kevin M. Mullen, President of Ritchie Investment Company, Inc., a Kansas corporation, on behalf of the corporation.

ANGIE M. HOLDEN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 7-25-07

__________, Notary Public
ANGIE M. HOLDEN

My App't. Exp. 7-25-07

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "RIDGE ADDITION", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

__________, Senior V.P.
GARY D. SCHMITT (Title)

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 16th day of September, 2003, by Gary D. Schmitt, Senior Vice President (Title) of INTRUST Bank, N.A., on behalf of the bank.

__________, Notary Public
MICHELE C. BAKER

My App't. Exp. 4.17.04

MICHELE C. BAKER
Notary Public - State of Kansas
My Appt. Expires 4.17.04

This plat of "RIDGE ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 23rd day of January, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

__________, Chair
Bernard A. Hentzen

__________, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 18th day of November, 2003.

__________, Mayor
Carlos Mayans

__________, City Clerk
~~Pat Graves~~
Karen Schofield,

Reviewed in accordance with K.S.A. 58-2005 on this 5th day of November, 2003.

TRICIA L. ROBELLO LICENSED LS-1246 KANSAS LAND SURVEYOR

____
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of ________, 200_.

__________, County Clerk
Don Brace

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of ________, 200_ at _____ o'clock ___ M; and is duly recorded.

__________, Register of Deeds
Bill Meek

__________, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\ RIDGE ADD\DWG\ RIDGEF.DWG-MGC

RIDGE ADDITION

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 23, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-131 -- Final Plat of Northridge Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 23, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated January 17, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with four (4) copies. Also, if a change is required on the tracing after submittal, four (4) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting. (Cost: $8.00 for the first page; $4.00 for each additional page); and

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 17, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-131 -- Final Plat of Northridge Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 16, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. ***City Engineering has approved the drainage plan. City Stormwater Management advises of a possible need for a FEMA Map Revision in addition to permit approval by DWR and the Corps of Engineers.***

D. The Applicant shall provide for paved access of 37th St. North between the nearest paved segment and the entrance to the subdivision.

E. 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.

F. 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 the governing body.

G. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

H. 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.

I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

J. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

K. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

L. 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.

M. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

N. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

P. Perimeter closure computations shall be submitted with the final plat tracing.

Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

R. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property. ***Westar Energy has requested additional easements.***

S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, January 23, 2003, at 1:30 p.m.

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

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Rob Ramseyer, Ritchie Investment Company, Inc., 8100 E. 22nd Street North, Bldg. 1000, Wichita, KS 67226
Jay Russell, 12602 W. 13th Street, Wichita, KS 67235
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1
JANUARY 23, 2003

STAFF REPORT

(FINAL PLAT APPROVED 1/16/03; PRELIMINARY PLAT APPROVED 12/12/02)

CASE NUMBER: SUB 2002-131 – NORTHRIDGE ADDITION (Formerly Sand Creek Addition)

OWNER/APPLICANT: Ritchie Investment Company, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. North, Bldg 1000, Wichita, KS 67226; Jay Russell, 12606 W. 13th, Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: North side of 37th St. North, West of Ridge Road

SITE SIZE: 21.2 acres

NUMBER OF LOTS

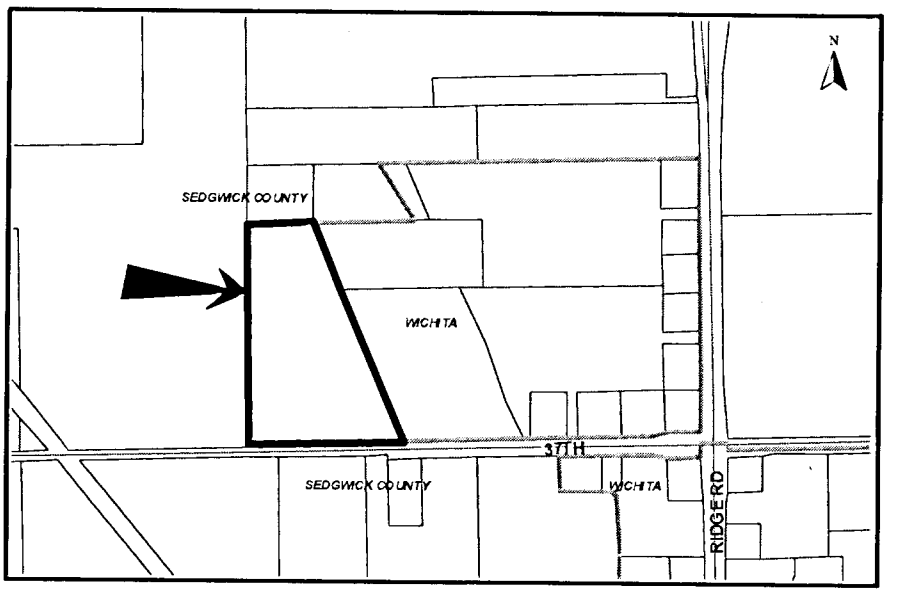
Residential:	45
Office:	
Commercial:	
Industrial:	
Total:	45

MINIMUM LOT AREA: 11,050 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. ***City Engineering has approved the drainage plan. City Stormwater Management advises of a possible need for a FEMA Map Revision in addition to permit approval by DWR and the Corps of Engineers.***

D. The Applicant shall provide for paved access of 37th St. North between the nearest paved segment and the entrance to the subdivision.

E. 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.

F. 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 the governing body.

G. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

H. 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.

I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

J. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

K. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

L. 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.

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O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

P. Perimeter closure computations shall be submitted with the final plat tracing.

Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

R. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property. ***Westar Energy has requested additional easements.***

S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.