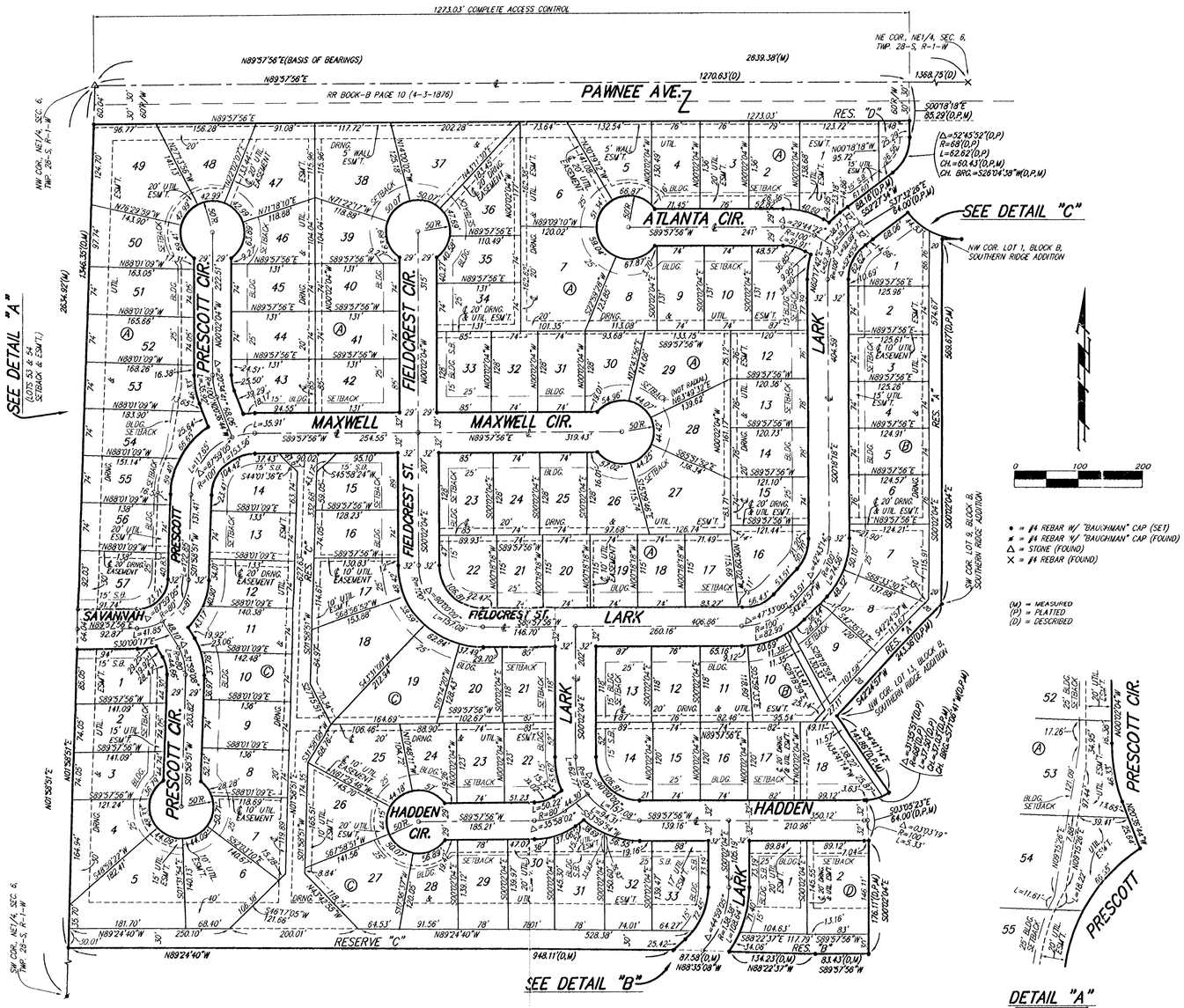
final tracing
rec'd 8/25/04

SOUTHERN RIDGE 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



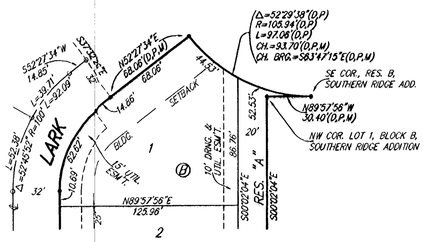
● = ½ REBAR W/ "BAUGHMAN" CAP (SET)
⊠ = ½ REBAR W/ "BAUGHMAN" CAP (FOUND)
△ = STONE (FOUND)
× = ½ REBAR (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED

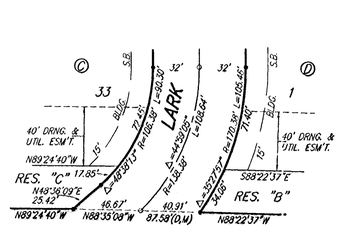
DETAIL "A"
(NO SCALE)

NOTE:
ALL LOTS WITHIN SOUTHERN RIDGE 2ND ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

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, RIGHTS-OF-WAY, 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 SHALL BE ALLOWED.



DETAIL "C"
(NO SCALE)



DETAIL "B"
(NO SCALE)

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "SOUTHERN RIDGE 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Reserve "B", Southern Ridge Addition, Wichita, Sedgwick County, Kansas, together with that part of the NE1/4 of Sec. 6, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the intersection of the north line of said NE1/4 with the northerly extension of the westerly right-of-way line of Lark as dedicated in said Southern Ridge Addition, said intersection being 1368.75 feet west of the NE corner of said NE1/4; thence S00°18'18"E along said extended right-of-way line, 85.29 feet to the P.C. of a curve to the right in said westerly right-of-way line; thence southerly and southwesterly along said curve, having a central angle of 52°45'52" and a radius of 68.00 feet, an arc distance of 62.62 feet, (having a chord length of 60.43 feet bearing S26°04'38"W), to the P.T. of said curve; thence S52°27'34"W along the westerly right-of-way line of said Lark, 88.16 feet to the SW corner of Lark as dedicated in said Southern Ridge Addition; thence S37°32'26"E, 64.00 feet to the SW corner of Reserve "B" in said Southern Ridge Addition; thence N89°57'56"E along the south line of said Reserve "B", 107.63 feet to the NW corner of Lot 1, Block B, in said Southern Ridge Addition; thence S00°02'04"E along the west line of said Block B, 569.67 feet to a deflection corner in said west line; thence S42°24'57"W along the west line of said Block B, 243.36 feet to a deflection corner in said west line; thence S34°41'14"E along the west line of said Block B, 141.86 feet to the most southerly corner of Lot 13 in said Block B, said corner being on the westerly right-of-way line of Westgate as dedicated in said Southern Ridge Addition; thence southwesterly along said westerly right-of-way line, being a curve to the right, having a central angle of 31°35'51" and a radius of 68.00 feet, an arc distance of 37.50 feet, (having a chord length of 37.03 feet bearing S71°06'41"W); thence S03°05'23"E, 64.00 feet to the NW corner of Reserve "D" in said Southern Ridge Addition; thence S00°02'04"E along the extended west line of said Reserve "D", 176.11 feet; thence S89°57'56"W, 83.43 feet; thence N88°22'37"W, 134.23 feet; thence N88°35'08"W, 87.58 feet; thence N89°24'40"W, 948.11 feet to a point on the west line of said NE1/4; thence N01°58'51"E along the west line of said NE1/4, 1346.35 feet to the NW corner of said NE1/4; thence N89°57'56"E along the north line of said NE1/4, 1270.63 feet to the point of beginning, all being 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.

Michael D. Conrey 8-5-2004
Michael G. Conrey, Surveyor

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 "SOUTHERN RIDGE 2ND 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 easements are hereby granted as indicated for drainage purposes. The wall easement is 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 this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A", "B", and "C" are hereby reserved for landscoping, open space, sidewalks, walking paths, berms, drainage purposes, and utilities. Reserve "D" is hereby reserved for open space, entry monuments, landscaping, berms, screening walls, drainage purposes, and utilities as confined to easements. Any utilities installed in Reserves "A", "B", "C", and "D" shall be installed below finished grade, and no utilities or related appurtenances shall be allowed to be installed above finished grade. Reserves "A", "B", "C", and "D" 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.

Maize Road, L.L.C.

Jay W. Russell, Managing Member

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 17th day of AUGUST, 2004, by Jay W. Russell, Managing Member of Maize Road, L.L.C., on behalf of the limited liability company.

JUDITH M TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2005

This plat of "SOUTHERN RIDGE 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2004.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2004.

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

Entered on transfer record this_____day of_____, 2004.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2004 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "SOUTHERN RIDGE 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Stillwater National Bank and Trust Company

Jeffery D. Webster, Senior V.P.
JEFFERY D. WEBSTER (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 18th day of August, 2004, by Jeffery D. Webster Sr. Vice President (Title) of Stillwater National Bank and Trust Company, on behalf of the bank.

Kathleen Laubhan, Notary Public
KATHLEEN LAUBHAN
My App't. Exp. 10/18/07

KATHLEEN LAUBHAN
Notary Public - State of Kansas
My Appt. Expires 10/18/07

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\SOUTHERN RIDGE 2ND\DWG\SOUTHERNRDG2FD.DWG MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 22, 2004

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

RE: SUB 2004-82 -- One-Step Final Plat of Southern Ridge Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 22, 2004, 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 July 16, 2004.

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 five (5) copies. Also, if a change is required on the tracing after submittal, five (5) 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 ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e'mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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

July 16, 2004

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

RE: SUB 2004-82 -- One-Step Final Plat of Southern Ridge Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 15, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step 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 needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved by City Engineering. An off-site drainage easement is needed. County Engineering requests a drainage plan.*

D. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac (64-ft) streets.

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. 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.

H. The 25-ft building setback for Lots 12-15, Block A needs to be labeled correctly.

I. GIS needs to comment on the plat's street names. ***Revised street names are needed. The west Maxwell Ct should be Prescott Cir. The east Maxwell Ct should be Fieldcrest Cir. Fieldcrest St should continue south around the curve to the Lark intersection. Savannah should be deleted. Lark continues from the north around the curve meeting with Fieldcrest at the intersection. Atlanta should be Atlanta Cir.***

J. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

K. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

L. 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.

M. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)

N. 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.

O. 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.

P. 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.

Q. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control

devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

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

S. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

T. 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 and SBC have requested additional easements.***

U. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). 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, July 22, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Jay Russell, Maize Road, LLC, P.O. Box 75337, Wichita, KS 67275-5337
The Galicia Medical Group, P.A., 2600 N. Woodlawn Blvd., Wichita, KS 67220
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-7
JULY 22, 2004

STAFF REPORT
(One-Step Final Plat Approved 7/15/04)

CASE NUMBER: SUB 2004-82 -- SOUTHERN RIDGE SECOND ADDITION

OWNER/APPLICANT: Maize Road, LLC, Attn: Jay Russell, P.O. Box 75337, Wichita, KS 67275-5337

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

LOCATION: South side of Pawnee, West of Maize

SITE SIZE: 38.25 Acres

NUMBER OF LOTS

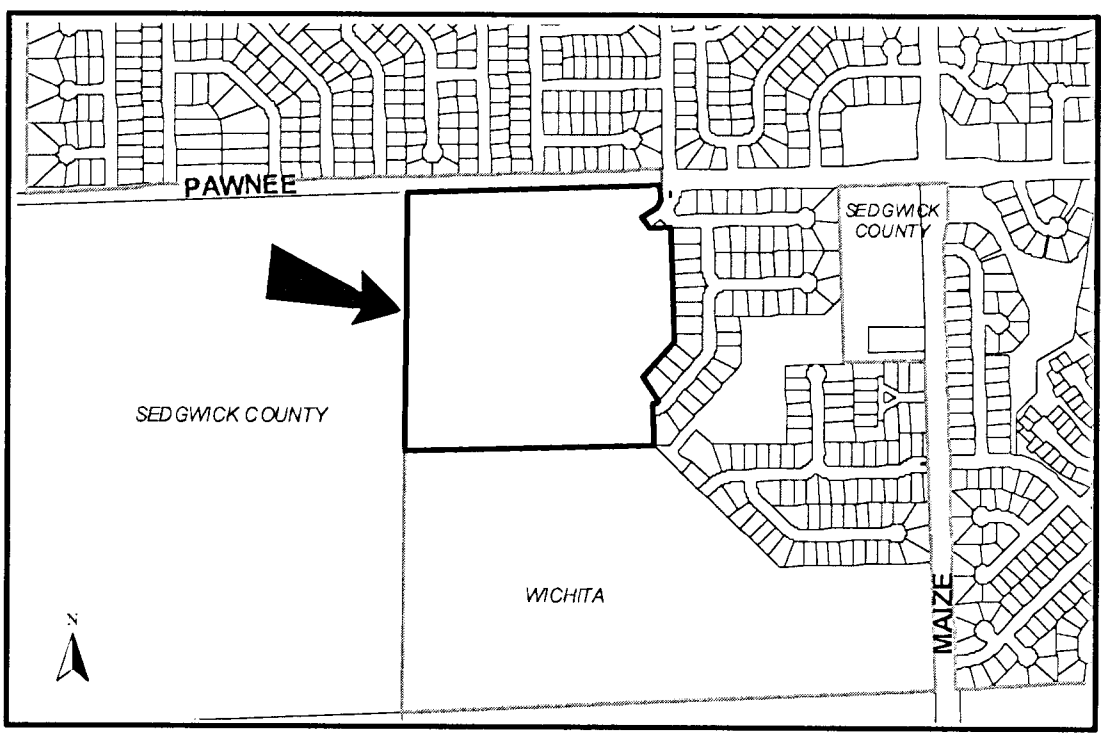
Residential:	109
Office:	
Commercial:	
Industrial:	
Total:	109

MINIMUM LOT AREA: 8,510 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: An overall preliminary plat was approved for the site in October 2002. The street layout has been revised with this 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 needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved by City Engineering. An off-site drainage easement is needed. County Engineering requests a drainage plan.***

D. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac (64-ft) streets.

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. 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.

H. The 25-foot building setback for Lots 12-15, Block A needs to be labeled correctly.

I. GIS needs to comment on the plat's street names. ***Revised street names are needed. The west Maxwell Ct should be Prescott Cir. The east Maxwell Ct should be Fieldcrest Cir. Fieldcrest St should continue south around the curve to the Lark intersection. Savannah should be deleted. Lark continues from the north around the curve meeting with Fieldcrest at the intersection. Atlanta should be Atlanta Cir.***

J. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

K. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

L. 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.

M. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)

N. 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.

O. 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.

P. 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.

Q. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

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

S. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

T. 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 and SBC have requested additional easements.***

U. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.